



City of Gainesville
Department of Sustainable Development
Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: May 27, 2021

PROJECT NAME AND NUMBER: Lincoln Ventures Land Use Change (PB-21-55 LUC)

APPLICATION TYPE: Land Use Change (Legislative)

RECOMMENDATION: Approve with conditions

CITY PROJECT CONTACT: Brittany McMullen, AICP

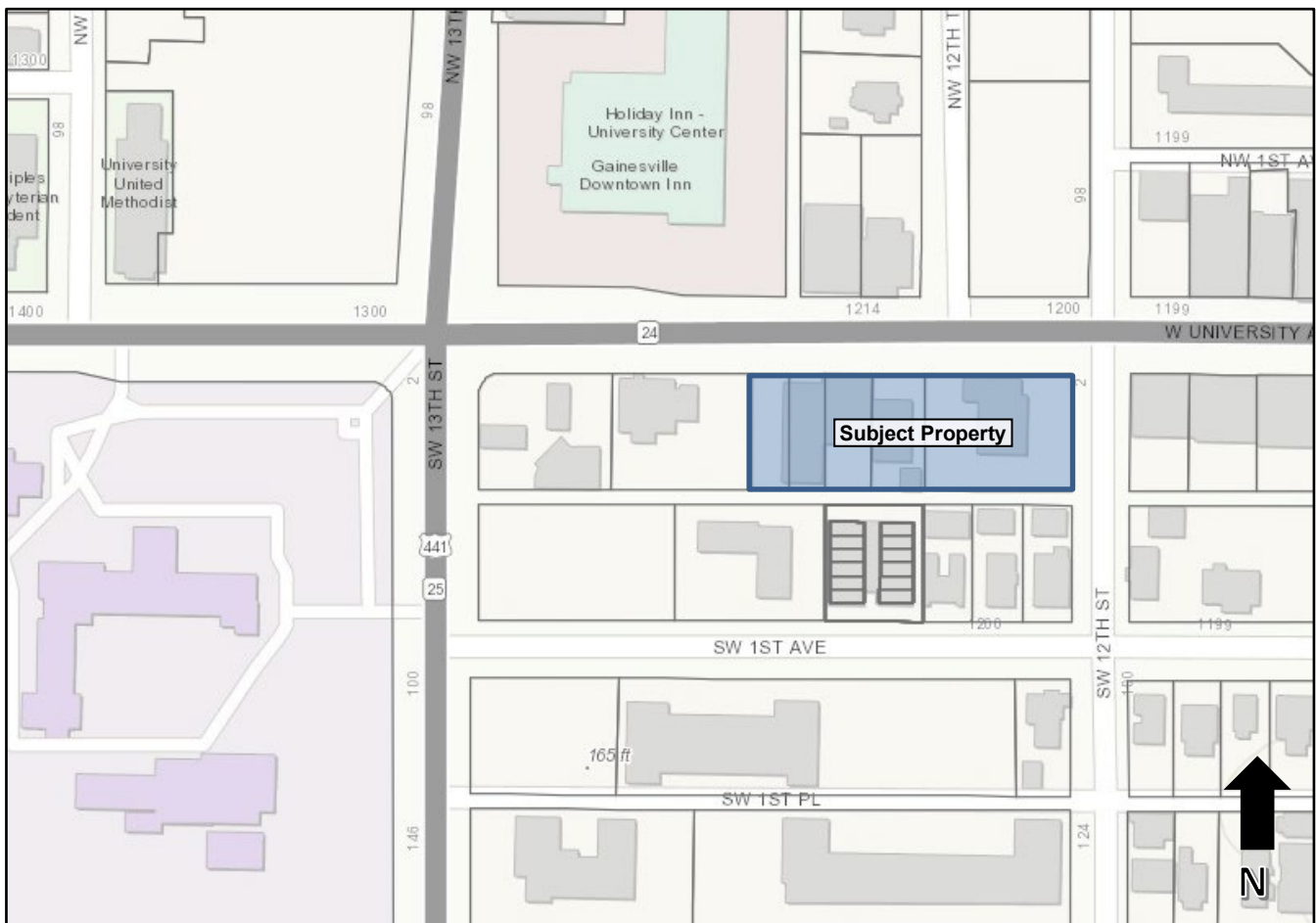


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Lincoln Ventures, LLC
Property Owner(s): KLM Holdings Midtown LLC
Related Petition(s): PB-21-57 ZON
Neighborhood Workshop: March 10, 2021

SITE INFORMATION:

Address: 1209 W University Ave, 1219 W University Ave, 1221 W University Ave, 1223 W University Ave, 1225 W University Ave, 1227 W University Ave
Parcel Number(s): 13226-000-000; 13227-000-000; 13228-000-000; 13229-001-000; 13229-002-000
Acreage: ±.945 acres
Existing Use(s): Commercial
Land Use Designation(s): UMUH
Zoning Designation(s): U9
Overlay District(s): UF Context Area, Enterprise Zone
Transportation Mobility Program Area (TMPA): Zone A
Water Management District: St. John’s River Water Management District
Special Feature(s): N/A

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	W University Ave ROW / Commercial	UMUH (Urban Mixed-Use High-Intensity)	U9 / PD
South	Multi-Family Residential	UMUH (Urban Mixed-Use High-Intensity)	U9 / PD
East	SW 12 th St ROW / Commercial	UMUH (Urban Mixed-Use High-Intensity)	U9
West	Commercial	UMUH (Urban Mixed-Use High-Intensity)	U9

PB-21-55 LUC



Department of Sustainable Development
 County of Alachua, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | (1) KBN Engineering and Applied Sciences, ed.

Figure 2: Subject Property and Adjacent Future Land Use Designations

PURPOSE AND DESCRIPTION:

The subject property currently has a future land use designation of City of Gainesville Urban Mixed-Use High-Intensity (UMUH). The current zoning district of the property is U9 (Urban 9). The subject application requests to change the future land use designation of the property to Planned Use District (PUD). The property is subject to a related rezoning request (PB-21-57 ZON).

The proposed PUD would allow for a maximum building height of 10 stories for the portion of the building abutting the west, West University Avenue, rear alley, and the portion of the eastern façade that lies outside of the University Heights South Historic District. The portion of the building located within this area will be limited to four stories. The PUD proposes to allow for 151 dwelling units and 506 bedrooms, which is an increase as compared to the currently allowable density at the property given the existing UMUH future land use. The increase in units and bedrooms will allow for 10% of units to be provided at affordable housing rates to qualified residents earning between 50% and 80% AMI. Non-residential uses are to be limited to 6,500 gross square feet.

The PUD land use category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. The proposed PUD designation and associated PD zoning designation recognize the character of surrounding land uses and will implement regulations which account for existing conditions at the property and surrounding properties.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

1. Consistency with the Comprehensive Plan

This application is consistent with the Comprehensive Plan as outlined below and in Appendix A (attached).

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 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

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.

Finding: The requested land use change encourages compact urban development which is appropriate for the location. The provision of a mix of uses in an area with established commercial uses as well as residential development, and in close proximity to the University of Florida will promote interconnectivity of uses and transportation choice for neighbors and residents at the property.

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

Planned Use District (PUD)

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development Zoning shall be required to implement a PUD land use category.

Finding: Designation of the Planned Use District land use category at the subject property considers the unique proposal of uses. The proposal addresses allowable density, intensity, uses, access, transit, environmental features and buffering of adjacent uses. Trip generation and distribution data has been provided as part of the application.

The proposed land use change will support a comprehensive development plan which allows for appropriate uses given the location of the property. The proposed PUD designation meets the intent of the PUD land use category which is created to allow the consideration of unique, innovative or narrowly construed land use proposals that

because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses of the subject land.

Housing Element

GOAL 1 ASSIST THE PRIVATE AND NON-PROFIT HOUSING SECTOR IN PROVIDING HOUSING FOR LOW-INCOME, VERY LOW-INCOME, AND EXTREMELY LOW INCOME HOUSEHOLDS.

Policy 1.1.6 Housing programs and projects, where feasible, shall be coordinated with Alachua County, the Housing Authorities and any other groups involved in providing affordable housing.

Policy 1.2.5 The City shall support the dispersal of low-income, very low-income and extremely low-income housing units throughout the City by providing housing densities throughout the City that will allow low-income, very low income and extremely low-income housing to be provided by the private sector. The City shall use Community Development Block Grant Funds and Section 8 Programs, the Home Investment Partnerships Grant (HOME) and State Housing Initiative Program (S.H.I.P.), as well as not-for-profit organizations in the State, to support the dispersal of affordable housing units throughout the City.

Objective 3.3 Assist low-income, very low-income, extremely low-income, and moderate-income households each year in locating and affording low-cost rental and owner-occupied housing.

Finding: The proposed land use change will support both the private and non-profit housing sector to develop and maintain housing for low and very low-income households within the core of the City. Additionally, the change will support the use of housing subsidy vouchers within new market rate development through direct coordination with the Gainesville Housing Authority and will help connect affordable housing units within the development with their clients waiting for affordable housing.

2. Compatibility and surrounding land uses

The proposed PUD land use category will facilitate redevelopment of the property for mixed-use high-intensity development. Surrounding properties have the future land use designation of Urban Mixed-Use High-Intensity which allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. The Urban Mixed-Use High-Intensity category is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is orientation of structures to

the street and the multi-modal character of the area. The proposed PUD land use category supports these goals and is considered to be compatible with the surrounding land uses.

3. Environmental impacts and constraints

There are no known wetlands, surface waters, or natural or archaeological resources regulated by Divisions 3 and 4 of the Land Development Code on the subject property.

4. Support for urban infill and/or redevelopment

Approval of the land use change will facilitate urban infill and redevelopment. The accompanying PD zoning proposal will allow for an increase in the number of units and bedrooms as compared to the existing U9 zoning district which allows for high density mixed-use development. Infill development at this scale within walking distance to the University of Florida and other important destinations is considered appropriate and will support future redevelopment and capital investment in the area. The accompanying PD zoning proposal will allow for an increase in the number of units and bedrooms as compared to the existing zoning designation. The allowance of additional units and rooms will make possible the provision of affordable housing units within the urban core of the city.

5. Impacts on affordable housing

The proposed PUD designation and associated PD zoning designation will require the provision of affordable housing units within the urban core of the city. The proposed redevelopment will provide a variety of housing rates within one mixed use building. The proposed conditions require that ten percent (10%) of the total units constructed must be affordable rate housing for persons between 50% and 80% AMI. All affordable units will be two-bedroom floor plans. Placing affordable housing units within the urban core further promotes affordability as the location is near a large employment center (University of Florida) and will promote and allow for transportation choices of residents. Important amenities are located within walking and biking distance. Several public transit routes are accessible within walking distance (1/4 mile). Overall the land use change will support affordable housing goals.

6. Impacts on the transportation system

Based on a trip generation report provided by the applicant, proposed redevelopment of the site is expected to have a minimal impact on the transportation system as compared to the existing maximum development potential. Trip generation information provided by the applicant based on proposed uses indicates that potential net new daily trip count would be 2,210. This would be a decrease in the potential new daily trips as compared to the current maximum development potential which the applicant has estimated as 3,108 (see Trip Generation and Distribution, Appendix C, attached). The location of the property will allow for residents of the multi-family portion of the development to access important locations without the use of a car.

The subject property is located within the Transportation Mobility Program Area (TMPA) Zone A. Future development is subject to improvements to the City's transportation system and

infrastructure consistent with Policies 10.1.3 and 10.1.4 of the Transportation Element of the City’s Comprehensive Plan (see Appendix A, attached).

7. An analysis of the availability of facilities and services

The subject property has access to public facilities and services that include, but are not limited to, utilities, schools, parks, transportation, fire, police, waste collection, and storm water management. Gainesville Regional Utilities (GRU) services are available to the property including potable water, sewer, electric, and gas. Any future development on the property will require water and wastewater capacity evaluations that will determine if off-site upgrades will be required.

8. The need for additional acreage in the proposed future land use category

Affordable housing has been established as a primary goal in regard to future development and redevelopment in the city. The proposed land use would support this goal by providing for 10% of units at affordable housing rates.

The proposed land use designation will increase the total acreage of land within the designated land use category:

Table 2. Future Land Use Categories Total Acreage (2020)

Future Land Use Category	Description	Total Acres 2020	Occupied Acres	Vacant Acres	Percent Occupied
PUD	Planned Use District	870.47	779.39	91.08	89.5%

Note: The data in Table 2 was obtained from the City of Gainesville, Department of Doing, and Geographic Information Systems (GIS) Division.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S.

Urban sprawl is defined in Subsection 163.3164 (51), F.S. as a “development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses”. The following analysis is required to determine whether the proposed small-scale land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6)(a)9.a.,F.S. and listed below.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.**

The subject property is located within a developed urban area of the city and the proposed land use change encourages a mix of uses at the property consistent with uses permissible in the UMUH Future Land Use category which is the land use

designation for surrounding properties. The proposed intensity of development is appropriate for the area which contains a mix of commercial development and is located within walking distance of the University of Florida and other important destinations.

- II. **Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.**

The land use change is proposed for a property within an established area and will utilize existing urban amenities.

- III. **Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.**

The proposed development does not promote radial, strip, isolated or ribbon patterns.

- IV. **Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.**

The subject property does not contain known environmentally sensitive resources.

- V. **Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.**

The subject parcel for the proposed land use amendment is not adjacent to any active or passive agricultural areas and activities.

- VI. **Fails to maximize use of existing public facilities and services.**

The proposed land use amendment involves property that has access to existing public facilities and services.

- VII. **Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, storm water management, law enforcement, education, health care, fire and emergency response, and general government.**

The proposed land use amendment involves property that has access to existing public facilities and services (e.g., roadways, utilities, schools, etc.), which helps to minimize related costs. Required improvements will be at the expense of the developer.

- VIII. **Fails to provide a clear separation between rural and urban uses.**

The proposed land use amendment does not involve a property located near rural uses.

IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed land use change supports the redevelopment of an existing property which is adjacent to existing neighborhoods. The provision of a mix of uses will support surrounding existing neighborhoods.

X. Fails to encourage a functional mix of uses.

The proposed land use category allows for and encourages a mix of uses and will include a variety of unit types for the residential portion of the development.

XI. Results in poor accessibility among linked or related land uses.

Redevelopment at the subject property based on the proposed land use designation will result in enhanced accessibility among linked or related land uses in a developed urban area.

XII. Results in the loss of significant amounts of functional open space.

The proposal does not result in a significant loss of open space. The property is currently developed and redevelopment will not cause a loss of additional open space.

Additional analysis required to determine whether the proposed small-scale land use amendment discourages the proliferation urban sprawl, using at least four (4) of the criteria identified in Subsection 163.3177(6)(a)9.b.,F.S., is as follows:

I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The property does not contain protected natural resources and ecosystems.

II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed land use amendment involves property that has access to existing public facilities and services.

III. Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The proposal to place commercial uses in addition to multi-family residential dwelling units in close proximity to important destinations will promote a walkable and connected community.

IV. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The designation provides for a balance of land uses in the area which is comprised of a mix of developed residential and commercial properties and educational services. Ten percent of residential units will be required to be provided as affordable housing for persons earning between 50% and 80% AMI.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy.

Approval of the proposed land use change will facilitate redevelopment of the subject property which will promote capital investment in the area and create both temporary and permanent jobs.

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

This amendment does not involve an antiquated subdivision, which is defined in Subsection 163.3164(5), F.S., as follows: *"a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located"*.

RECOMMENDATION

Staff has evaluated the land use change according to criteria in the Land Development Code and Comprehensive Plan and recommends **approval** with the following conditions:

Condition 1. The maximum number of bedrooms shall be 506 (151 dwelling units).

Condition 2. A maximum building height of 10 stories shall be allowed for that portion of the building abutting the west, West University Avenue, the rear alley, and that portion of the eastern façade that lies outside of the University Heights-South Historic District 100' buffer, which shall be a maximum four (4) stories.

Condition 3. The non-residential uses shall have a maximum of 6,500 gross square feet. Accessory uses to the multi-family residential, such as leasing office and amenities exclusive to residents, shall not count against the maximum non-residential square footage allowed.

Condition 4. The minimum number of Affordable Housing Units, hereinafter defined, on the property, subject to rezoning the property to PD and development plan approval is as follows: 10% of the total units constructed. These units must be maintained as permanent Affordable Housing Units for Qualified Tenant Applicants with a legal mechanism as approved by the City Attorney's Office.

Condition 5. Affordable Housing Units shall be affordably priced for area residents earning between 50% and 80% of the Gainesville Metropolitan Statistical Area (MSA) Area Median Income (AMI), as established by the United States Department of Housing and Urban Development (HUD).

Condition 6. Affordable Housing Units shall be constructed such that all unit finishes are identical to and locations within the structure are equitable relative to market-rate units.

Condition 7. Tenants of Affordable Housing Units shall have the same access to all amenities constructed on the property as the market-rate units.

Condition 8. Pursuant to a written Memorandum of Understanding and a HUD-HAP (Housing Assistance Payment) Agreement between Developer and the Gainesville Housing Authority, either project- or tenant-based housing subsidy vouchers shall be provided to Qualified Tenant Applicants for the Affordable Housing Units.

Condition 9. Qualified Tenant Applicants shall be those persons who are determined by the Gainesville Housing Authority to be eligible for housing vouchers to occupy Affordable Housing Units

Condition 10. In the event Gainesville Housing Authority is unable to identify Qualified Tenant Applicant(s) within 60 days of a notice of vacancy in an Affordable Housing Unit(s), Developer may in its discretion fill an Affordable Housing Unit(s) with market-rate tenant(s).

Condition 11. Provision of Affordable Housing Units, as defined herein, shall fully satisfy Developer's obligation to provide subsidized housing units on the property.

LIST OF APPENDICES:

Appendix A Comprehensive Plan Goals, Objectives and Policies

Appendix B Land Use Maps

Appendix C Application Documents

- Application
- Affidavits
- Deeds
- Justification Report
- Legal Description
- Map Set
- Neighborhood Workshop Materials
- Proof of Payment of Taxes
- Property Appraiser Data Sheets
- Trip Generation and Distribution
- Proposed PD Conditions

Appendix D Environmental Memo

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 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

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.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity use by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of the site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and free canopy.

Transportation Element

Objective 10.1 The Gainesville Transportation Mobility Program Area (TMPA) shall include all property within city limits (although the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category) and shall be subdivided into designated Zones A, B, C, D, E and M as mapped in the Transportation Mobility Element Data and Analysis Report and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.

Policy 10.1.2 All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.

Policy 10.1.3

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

Policy 10.1.4

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

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

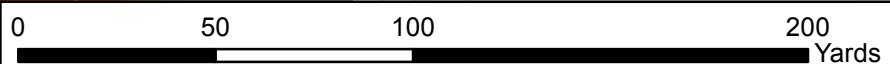
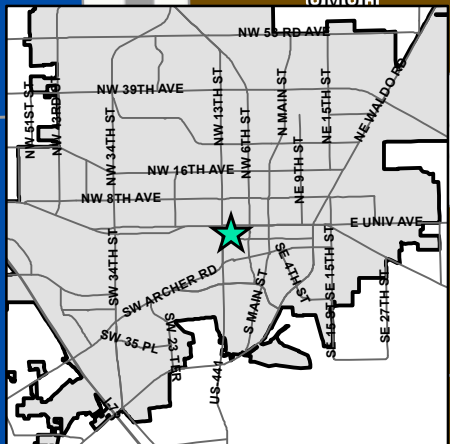
Appendix B – Land Use Maps

Existing Land Use Map

Proposed Land Use Map

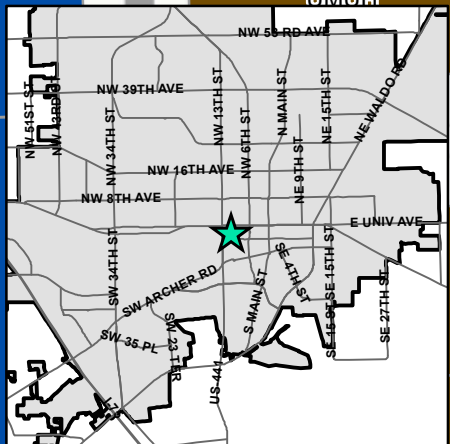


PB-21-00055 - Lincoln Ventures Land Use Change - Existing Land Use



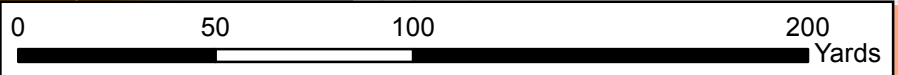


PB-21-00055 - Lincoln Ventures Land Use Change - Proposed Land Use



Legend

- Project Area
- Parcels
- Land Use Categories**
- E: Education
- MUR: Mixed-Use Residential
- PUD: Planned Use District
- UMU: Urban Mixed-Use
- UMUH: Urban Mixed-Use High-Intensity



Appendix C – Application Documents

Application
Affidavits
Deeds
Justification Report
Legal Description
Map Set
Neighborhood Workshop Materials
Proof of Payment of Taxes
Property Appraiser Data Sheets
Trip Generation and Distribution



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-21-55 LUC</u>	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

Owner(s) of Record (please print)
Name: <u>KLM Holdings Midtown LLC</u>
Address: <u>8585 South Tropical Trail</u> <u>Merritt Island, FL 32952</u>
Phone: <u>Contact Agent</u> Fax: _____
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: <u>Lincoln Ventures, LLC</u>
Address: <u>2324 Guadalupe Street</u> <u>Suite 200</u> <u>Austin, TX 78705</u>
Phone: <u>312-952-4867</u> Fax: _____

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

REQUEST		
Check applicable request(s) below:		
Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: <u>UMUH</u>	Present designation: _____	Other <input type="checkbox"/> Specify: _____
Requested designation: <u>PUD</u>	Requested designation: _____	

INFORMATION ON PROPERTY
1. Street address: _____
2. Map no(s): _____
3. Tax parcel no(s): <u>13226-000-000; 13227-000-000; 13228-000-000; 13229-001-000; 13229-002-000</u>
4. Size of property: <u>+0.945</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 must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

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

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

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

A. What are the existing surrounding land uses?

North [W University Avenue right-of-way; commercial](#)

South [Alley; residential](#)

East [SW 12th Street right-of-way; commercial/residential](#)

West [Vacant restaurant](#)

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

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

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

Residential streets

Please see Justification Report.

Noise and lighting

Please see Justification Report.

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

NO

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

Activity Center _____

Strip Commercial _____

Urban Infill _____

Urban Fringe _____

Traditional Neighborhood _____

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

Please see [Justification Report](#).

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

Please see [Justification Report](#).

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

Roadways

Please see [Justification Report](#).

Recreation

Please see [Justification Report](#).

Water and Wastewater

Please see [Justification Report](#).

Solid Waste

Please see [Justification Report](#).

Mass Transit

Please see [Justification Report](#).

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

NO

YES (please explain)

The site is located at the southwest corner of the W University Avenue/SW 12th Street intersection. There are sidewalks along both streets, and 12th Street is a Bicycle Boulevard.

RTS has multiple stops in the area surrounding the site, including: a stop for bus routes 5 and 10 immediately west of the project site; a stop for bus routes 5 and 10 ±725 feet east of the project site; and stops for bus routes 1, 25, 46, 126, 301, 302, 303, and 305 ±1,277 feet southeast of the site (by road).

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:	1209 W University Ave LLC
Address:	1775 Hurricane Harbour Lane Naples, FL 34102
Phone:	Fax:
Signature:	

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

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

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

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

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

[Signature]
Owner/Agent Signature

3/12/21
Date

STATE OF FLORIDA
COUNTY OF Alachua

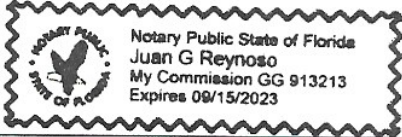
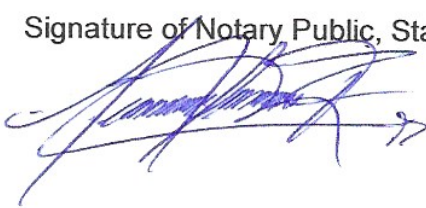
Sworn to and subscribed before me this 12th day of March 2021, by (Name)
Ryan Thompson




[Signature]
Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

PROPERTY OWNER AFFIDAVIT

Owner Name: 1209 W University Ave LLC			
Address: 1775 Hurricane Harbour Lane Naples, FL 34102		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: (352) 331-1976	
Parcel No.: 13226-000-000			
Acreage: ±0.44		S: 05	T: 10 R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional Utilities, Florida Department of Transportation, and Florida Department of Environmental Protection			
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: <u>Thomas C. Heiderman</u>			
Printed name: <u>THOMAS C. HEIDERMAN</u>			
Date: <u>MARCH 5 2021</u>			
The foregoing affidavit is acknowledged before me this <u>5</u> day of <u>MARCH</u> , 2021, by <u>THOMAS HEIDERMAN</u> , who is/are <u>personally known to me</u> , or who has/have produced _____ as identification.			
NOTARY SEAL			
Signature of Notary Public, State of <u>Florida</u>			
			

PROPERTY OWNER AFFIDAVIT

Owner Name: KLM Holdings Midtown LLC			
Address: 8585 South Tropical Trail Merritt Island, FL 32952		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: (352) 331-1976	
Parcel No.: 13227-000-000; 13228-000-000; 13229-001-000; 13229-002-000			
Acreage: ±0.5		S: 05	T: 10 R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional Utilities, Florida Department of Transportation, and Florida Department of Environmental Protection			
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: <u>[Signature]</u> as MGR of KLM Holdings Midtown, LLC			
Printed name: <u>SHAWN McMANUS</u>			
Date: <u>8 MAR 21</u>			
The foregoing affidavit is acknowledged before me this <u>10th</u> day of <u>March</u> , <u>2021</u> , by <u>Shawn K McManus</u> , who is/are personally known to me, or who has/have produced <u>FL Drivers License</u> as identification.			
NOTARY SEAL		<u>[Signature]</u>	
Signature of Notary Public, State of <u>FLORIDA</u>			
			
Josmeli Gonzalez State of Florida My Commission Expires 08/06/2023 Commission No. GG 362761			

27⁰⁰/₁₀₀ record
8400 doo.
\$8427

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2943319 3 PG(S)
August 11, 2015 08:59:49 AM
Book 4371 Page 853
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$8,400.00


Prepared by and return to:
JESSE CAEDINGTON

HOLDEN, CARPENTER & ROSCOW, PL
5608 NW 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: 11670.0001
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of August, 2015 between Big Boy Bailey LLC, a Florida limited liability company whose post office address is 1827 N Bel Aire Drive, Burbank, CA 91504, grantor, and 1209 W UNIVERSITY AVE, LLC, a Florida limited liability company whose post office address is 1775 Hurricane Harbour Lane, Naples, FL 34102, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

Lots 1, 2 and 3, Block 3, University Place, according to the plat thereof as recorded in Plat Book A, Page 77, Public Records of Alachua County, Florida.

Parcel Identification Number: 13226-000-000

SUBJECT TO easements, restrictions, reservations or limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

BIG BOY BAILEY, LLC, a Florida limited liability company

By: [Signature]
LEO ZORIAN, Manager

[Signature]
Witness Name: Clifford Roll

[Signature]
Witness Name: Donald Corey

[Signature]
Witness Name: Clifford Roll

By: [Signature]
HEIDI ZORIAN, Manager

[Signature]
Witness Name: Donald Corey

SEE FOLLOWING PAGE FOR ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of Los Angeles)

On Aug 2, 2015 before me, Christy Morse, Notary Public
(here insert name and title of the officer)

personally appeared Leo Zorian and Heidi Zorian

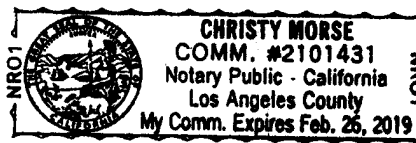
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Christy Morse



(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing 2 pages, and dated 8-2-15

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

Doc Stamp-Deed: \$5,775.00



Prepared by and return to:

Jose I Moreno
Attorney at Law
Jose I. Moreno PA
240 NW 76th Drive, Suite D
Gainesville, FL 32607
File Number: 17-323S

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Warranty Deed

This Warranty Deed made this 30 day of JUNE, 2017 between **Frat House LLC, a Florida limited liability company** whose post office address is **2120 SW 55th Street Road, Ocala, FL 34471**, grantor, and **KLM Holdings Midtown, LLC, a Florida limited liability company** whose post office address is **8585 S. Tropical Trail, Merritt Island, FL 32952**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

Lot 4, Block 3, University Place, according to the plat thereof as recorded in Plat Book A, Page 77, Public Records of Alachua County, Florida.

Parcel Identification Number: 13227-000-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

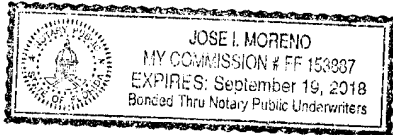
Witness Name: [Signature]
Witness Name: Seema & Monna

Frat House LLC, a Florida limited liability company
By: [Signature]
Seema Khanna, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30 day of June, 2017 by Seema Khanna, Manager of Frat House LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

65.00
8,645.00

Prepared by and return to:
Scruggs & Carmichael, P.A.
Raymond M. Ivey, Esq.
2234 NW 40th Terrace, Suite B
Gainesville, FL 32605
352-416-3481
(Statutory Form §689.02 F.S.)
RMI 15-1597 KLM

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3077124 7 PG(S)
August 21, 2017 04:31:56 PM
Book 4540 Page 47
J.K. 'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$8,645.00


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THIS WARRANTY DEED, made and entered into on this 18th day of **August**, 2017 between

**BRUCE DUNNING JONES, JULIE ELIZABETH JONES, MAGAN AHLUWALIA ,
RAVINDER AHLUWALIA, ROBERT K. MULLALLY, MELODY MULLALLY and
RUSSELL ERICKSEN**

whose address is **602 NW 39th Drive, Gainesville, FL 32607** , grantor(s)*, and

KLM HOLDINGS MIDTOWN, LLC, a Florida Limited Liability Company

whose address is **4819 Chastain Drive, Melbourne, FL 32940**, grantee(s)*,

WITNESSETH, that said grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee(s), and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

Lot 5, Block 3 of UNIVERSITY PLACE, according to the Plat thereof as recorded in Plat Book A, Page(s) 77, of the Public Records of Alachua County, Florida.

**SUBJECT TO covenants, conditions, and restrictions of record, if any;
SUBJECT TO taxes subsequent to December 31, 2016;
TAX PARCEL #13228-000-000.**

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND said grantor(s) does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor(s)" and "Grantee(s)" are used for singular or plural, as context requires.

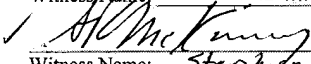
WARRANTY DEED - PAGE 2
TP#13228-000-000

IN WITNESS WHEREOF, grantor(s) has /have hereunto set grantor(s)'s hand and seal the day and year first above written.

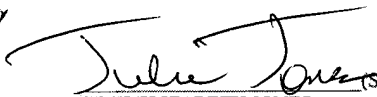
Signed, sealed and delivered in our presence:

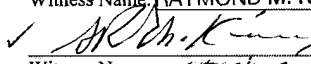

Witness Name: RAYMOND M. IVEY

 (Seal)
BRUCE DUNNING JONES

✓ 
Witness Name: Stephen McKinney

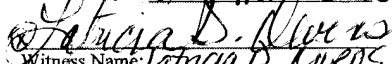

Witness Name: RAYMOND M. IVEY

 (Seal)
JULIE ELIZABETH JONES

✓ 
Witness Name: Stephen McKinney


Witness Name: Jess HOFFMEISTER

 (Seal)
MAGAN AHLUWALIA

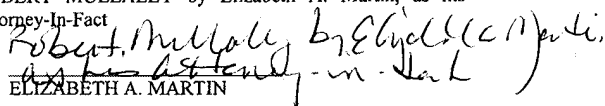

Witness Name: Patricia D. OWENS

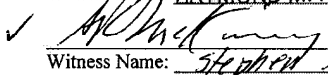
Witness Name: _____

(Seal)
RAVINDER AHLUWALIA

Witness Name: _____


Witness Name: RAYMOND M. IVEY


ROBERT MULLALLY by Elizabeth A. Martin, as his
Attorney-In-Fact
By:  (Seal)
ELIZABETH A. MARTIN

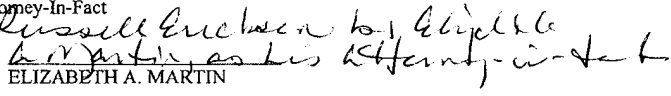
✓ 
Witness Name: Stephen McKinney


Witness Name: _____

(Seal)
MELODY MULLALLY

Witness Name: _____


Witness Name: RAYMOND M. IVEY

RUSSELL ERICKSEN by Elizabeth A. Martin, as his
Attorney-In-Fact
By:  (Seal)
ELIZABETH A. MARTIN

✓ 
Witness Name: Stephen McKinney

WARRANTY DEED - PAGE 2
TP#13228-000-000

IN WITNESS WHEREOF, grantor(s) has /have hereunto set grantor(s)'s hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: _____

BRUCE DUNNING JONES (Seal)

Witness Name: _____

Witness Name: _____

JULIE ELIZABETH JONES (Seal)

Witness Name: _____

Witness Name: _____

MAGAN AHLUWALIA (Seal)

Witness Name: _____

Debra Hampton
Witness Name: Debra Hampton
Tina Roper
Witness Name: TINA ROPER

Ravinder Ahluwalia

RAVINDER AHLUWALIA (Seal)

ROBERT MULLALLY by Elizabeth A. Martin, as his Attorney-In-Fact

Witness Name: _____

By: _____
ELIZABETH A. MARTIN

Witness Name: _____

Witness Name: _____

MELODY MULLALLY (Seal)

Witness Name: _____

RUSSELL ERICKSEN by Elizabeth A. Martin, as his Attorney-In-Fact

Witness Name: _____

By: _____
ELIZABETH A. MARTIN

Witness Name: _____

WARRANTY DEED - PAGE 2
TP#13228-000-000

IN WITNESS WHEREOF, grantor(s) has /have hereunto set grantor(s)'s hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: _____

_____(Seal)
BRUCE DUNNING JONES

Witness Name: _____

Witness Name: _____

_____(Seal)
JULIE ELIZABETH JONES

Witness Name: _____

Witness Name: _____

_____(Seal)
MAGAN AHLUWALIA

Witness Name: _____

Witness Name: _____

_____(Seal)
RAVINDER AHLUWALIA

Witness Name: _____

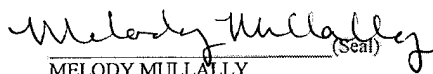
ROBERT MULLALLY by Elizabeth A. Martin, as his Attorney-In-Fact

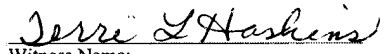
Witness Name: _____

By: _____
ELIZABETH A. MARTIN

Witness Name: _____


Witness Name: **RAYMOND M. IVEY**


_____(Seal)
MELODY MULLALLY


Witness Name: **TERRIL HASKINS**

RUSSELL ERICKSEN by Elizabeth A. Martin, as his Attorney-In-Fact

Witness Name: _____

By: _____
ELIZABETH A. MARTIN

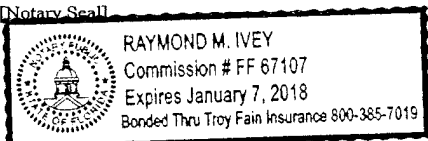
Witness Name: _____

WARRANTY DEED - PAGE 3
TP#13228-000-000

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 18 day of August, 2017 by BRUCE DUNNING JONES, who is personally known or has produced a driver's license as identification.

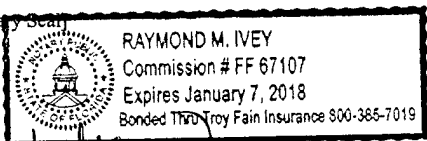
[Notary Seal]



State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 18 day of August, 2017 by JULIE ELIZABETH JONES, who is personally known or has produced a driver's license as identification.

[Notary Seal]



State of Indiana
County of Marion

The foregoing instrument was acknowledged before me this 18th day of August, 2017 by MAGAN AHLUWALIA, who is personally known or has produced a driver's license as identification.

[Notary Seal]

**LATRICIA D OWENS
NOTARY PUBLIC
SEAL**

MARION COUNTY, STATE OF INDIANA

State of IN
County of MI

**MY COMM. EXPIRES JULY 19, 2024
COMMISSION NO. 688208**

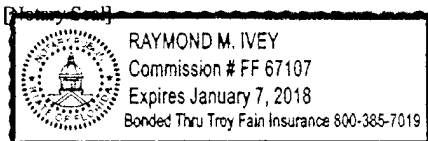
The foregoing instrument was acknowledged before me this ____ day of August, 2017 by RAVINDER AHLUWALIA, who is personally known or has produced a driver's license as identification.

[Notary Seal]

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 18 day of August, 2017 by ROBERT K. MULLALLY, by Elizabeth A. Martin, as his Attorney-in-Fact, who is personally known or has produced a driver's license as identification.

[Notary Seal]



WARRANTY DEED - PAGE 3
TP#13228-000-000

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this _____ day of August, 2017 by BRUCE DUNNING JONES, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this _____ day of August, 2017 by JULIE ELIZABETH JONES, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of August, 2017 by MAGAN AHLUWALIA, who is personally known or has produced a driver's license as identification.

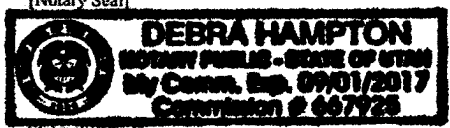
[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____

State of Utah
County of Salt Lake

The foregoing instrument was acknowledged before me this 11th day of August, 2017 by RAVINDER AHLUWALIA, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Debra Hampton
Notary Public
Printed Name: Debra Hampton
My Commission Expires: 09/01/2017

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this _____ day of August, 2017 by ROBERT K. MULLALLY, by Elizabeth A. Martin, as his Attorney-in-Fact, who is personally known or has produced a driver's license as identification.

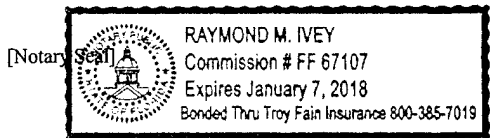
[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____

WARRANTY DEED - PAGE 4
TP#13228-000-000

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 15 day of August, 2017 by MELODY MULLALLY, who is personally known or has produced a driver's license as identification.



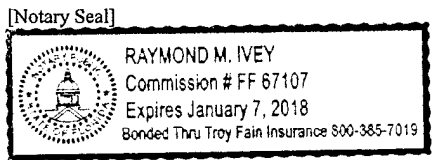
Raymond M. Ivey
Notary Public

Printed Name: RAYMOND M. IVEY

My Commission Expires: _____

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 18 day of August, 2017 by RUSSELL ERICKSEN by ELIZABETH A. MARTIN, as his Attorney-In-Fact, who is personally known or has produced a driver's license as identification.



Raymond M. Ivey
Notary Public

Printed Name: RAYMOND M. IVEY

My Commission Expires: _____

Doc Stamp-Deed: \$9,394.00



Prepared by and return to:

Jose I Moreno
Attorney at Law
Jose I. Moreno PA
240 NW 76th Drive, Suite D
Gainesville, FL 32607
File Number: 17-301S

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Warranty Deed

This Warranty Deed made this 22 day of **June, 2017** between **Bravura Partners LLC, a Georgia limited liability company** whose post office address is **8771 Macon Highway, Ste B, Athens, GA 30606**, grantor, and **KLM Holdings Midtown, LLC, a Florida limited liability company** whose post office address is **8585 S. Tropical Trail, Merritt Island, FL 32952**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

Parcel 1: The West 13.09 feet of Lot 6 and the East 26.91 feet of Lot 7, Block 3, University Place, as per plat thereof recorded in Plat Book "A", Page 77 of the Public Records of Alachua County, Florida.

Parcel 2: The East 39.28 feet of Lot 6, Block 3, University Place, as per plat thereof recorded in Plat Book "A", Page 77 of the Public Records of Alachua County, Florida.

Parcel Identification Number: 13229-001-000 & 13229-002-000

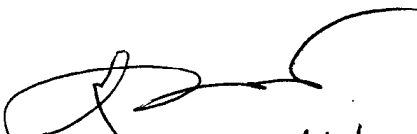

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

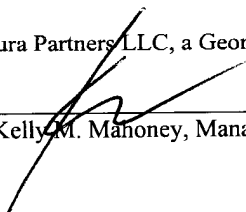
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

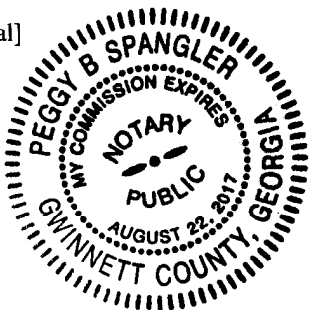

 Witness Name: Fred Mahoney

 Witness Name: Judy Brislin

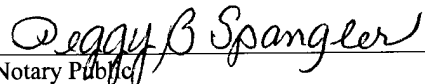
Bravura Partners LLC, a Georgia limited liability company
 By: 
Kelly M. Mahoney, Manager

State of Georgia
 County of DeKalb

The foregoing instrument was acknowledged before me this 22 day of June, 2017 by Kelly M. Mahoney, Manager of Bravura Partners LLC, a Georgia limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]




 Notary Public
 Printed Name: Peggy B. Spangler
 My Commission Expires: 8-22-2017



LINCOLN VENTURES

Small-scale Comprehensive Plan Amendment (SsCPA)

– Justification Report

March 15, 2021 RESUBMITTED May 3, 2021

Prepared for:

City of Gainesville Department of Sustainable Development

Prepared on behalf of:

Lincoln Ventures, LLC

Prepared by:

CHW

PN# 20-0341

N:\2020\20-0341\Departments\02_Planning\Reports\RPT 210503 Lincoln Ventures SsCPA.docx

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1. Executive Summary

To: Mr. Andrew Persons, AICP, Interim Director, Department of Sustainable Development
From: Seth Wood, Project Planner, CHW
Date: ~~March 15, 2024~~ May 3, 2021
Re: Lincoln Ventures – Small-scale Comprehensive Plan Amendment (SsCPA) Application

<p><u>Jurisdiction:</u> City of Gainesville</p>	<p><u>Development Intent:</u> Mixed-use Multi-family Building with Market- and Workforce-Rate Units</p>
<p><u>Location Description/Address:</u> The southwest corner of W University Avenue and SW 12th Street.</p>	
<p><u>Parcel Numbers:</u> 13226-000-000 13227-000-000 13228-000-000 13229-001-000 13229-002-000</p>	<p><u>Site Acreage:</u> ±0.945 acres <i>(Source: CHW Survey)</i></p>
<p><u>Existing Future Land Use:</u> <i>Urban Mixed-Use High Intensity (UMUH)</i> This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. It is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Building height shall be limited to 6 stories and up to 8 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate zoning densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.</p>	<p><u>Proposed Future Land Use:</u> <i>Planned Use District (PUD)</i> This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.</p>
<p><u>Existing Zoning District:</u> <i>Urban 9Transect (U9)</i> The U9 Transect is the second-most dense and intense of Gainesville’s Transect Zones. It consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p><u>Proposed Zoning District:</u> <i>Planned Development (PD)</i> The purpose of this district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the City Commission’s authority</p>

1. Executive Summary

	to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare.
<p>Existing Maximum Density/Intensity</p> <p>Density: Units by right: $\pm 0.945 \text{ ac} * 100 \text{ du/ac} = \pm 94 \text{ du}$ Bedrooms: $2.75 * 94 \text{ du} = \pm 258 \text{ bedrooms}$</p> <p>Units with bonus: $\pm 0.945 \text{ ac} * 125 \text{ du/ac} = \pm 118 \text{ du}$ Bedrooms: $2.75 * 118 \text{ du} = 324 \text{ bedrooms}$</p> <p>Intensity: $\pm 0.945 \text{ ac} * 90\% \text{ nonresidential building coverage} = \pm 37,047.78 \text{ square feet}$</p>	<p>Proposed Maximum Density/Intensity</p> <p>Density: Total units¹: 151 du Bedrooms: 506 bedrooms</p> <p>Intensity: $\pm 6,500 \text{ square feet}$</p> <p>¹ 10% of units provided will be offered at a workforce rate.</p>

Net Change

Approval of this application will result in a potential net increase of **± 33 dwelling units**; a potential net increase of **± 182 bedrooms**; and a potential net decrease of **$\pm 30,547.78$ square feet** of nonresidential uses.

Workforce Rate Housing Formula

- Workforce rate housing—dwelling units made available at prices affordable by persons earning at least and including 80% of Gainesville’s Area Median Income (AMI)
- Area Median Income (AMI)—Per United States Department of Housing and Urban Development (HUD), AMI used in an unqualified manner is synonymous with Median Family Income (MFI). When used with percentage, AMI refers to HUD income limits, calculated as percentages of median incomes and includes adjustments for families of different sizes¹.
- Per HUD, MFI for the Gainesville Metropolitan Statistical Area (MSA) for a family of four is \$69,800.²
- HUD defines households earning less than 80% AMI as “low-income households.”³

Gainesville MSA 80% AMI and Rental Rates

Gainesville MSA MFI: \$69,800 ⁴	Income Limit by Number of Persons in Household, 80% Category ⁵		Rent Limit/ Month Number of Bedrooms in Unit ⁶		
	1	2	0	1	2
	\$39,120	\$44,720	\$978	\$1,048	\$1,258

¹ United States Department of Housing and Urban Development, *FY 2018 Income Limits: Frequently Asked Questions*. Accessed 06 March 2021 from <https://www.huduser.gov/portal/datasets/il/il18/FAQs-18r.pdf>

² United States Department of Housing and Urban Development, *FY 2020 Median Family Income Documentation System, Gainesville MSA*. Accessed 06 March 2021 from https://www.huduser.gov/portal/datasets/il/il2020/select_Geography.odn

³ Marzo, A. *Humanizing Data—Area Median Income (AMI) and Affordable Housing Policy*. Retrieved 06 March 2021 from <https://www.camoinassociates.com/humanizing-data-area-median-income-ami-and-affordable-housing-policy/#:~:text=Households%20less%20than%2080%25%20of.be%20extremely%20low%20income%20households.>

⁴ US Census Bureau, *FY 2020 Median Family Income*.

⁵ Florida Housing Finance Corporation, *2020 Income Limits and Rent Limits—Multifamily Rental Programs and CWHIP Homeownership Program*. Accessed 06 March 2021 from [https://www.floridahousing.org/docs/default-source/default-document-library/2020-florida-housing-rental-programs---mtsp-income-and-rent-limits-\(eff-4-1-2020\).pdf?sfvrsn=fa7dfc7b_0](https://www.floridahousing.org/docs/default-source/default-document-library/2020-florida-housing-rental-programs---mtsp-income-and-rent-limits-(eff-4-1-2020).pdf?sfvrsn=fa7dfc7b_0)

⁶ Florida Housing Finance Corporation, *2020 Income Limits and Rent Limits*

2. STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests to amend the Future Land Use Map (FLUM) designation on ±0.945 acres within the City of Gainesville (Alachua County Tax Parcels 13226-000-000, 13227-000-000, 13228-000-000, 13229-001-000, and 13229-002-000) from Urban Mixed Use High Intensity (UMUH) to Planned Use District (PUD). The project site is located at the southwest corner of W. University Avenue and SW 12th Street, in Gainesville, FL. **Figure 1** is an aerial map showing the site's location and adjacent uses.



Figure 1: Aerial Map

The request is submitted as a companion to a Rezoning Application to amend the site's zoning district from Urban 9 (U9) to Planned Development (PD). The proposed PD is intended to provide workforce-rate housing in perpetuity. These FLU/Zoning amendments are required to increase the allowance for the number of floor levels, provide alternatives to existing design standards, and increase the units-to-bedrooms ratio.

Table 1 and Figures 2 and 4 show the current FLU and Zoning designations adjacent to the project site.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	W University Avenue ROW / UMUH	W University Avenue ROW / PD / U9
East	SW 12 th Street ROW / UMUH	SW 12 th Street ROW / U9
South	Alley ROW / UMUH	Alley ROW / PD / U9
West	UMUH	U9

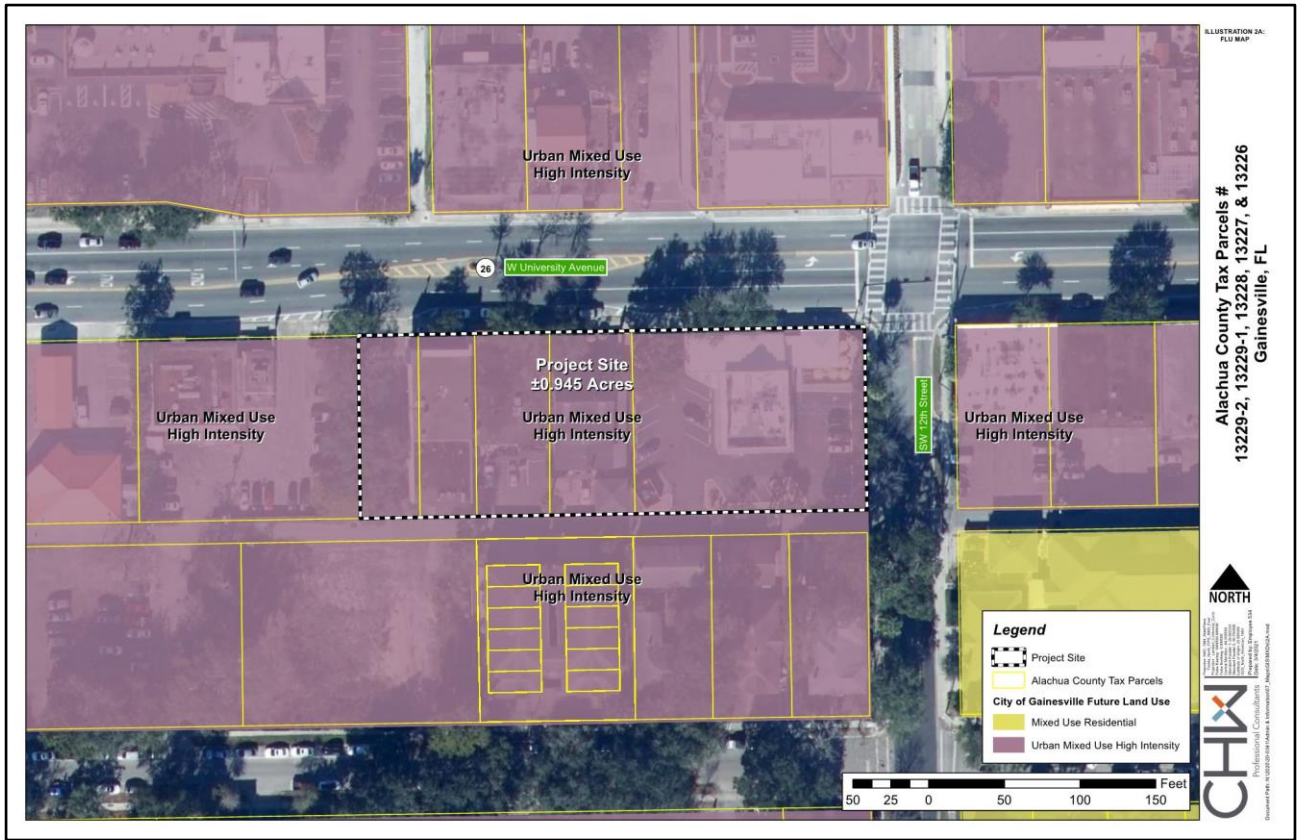


Figure 2: Existing Future Land Use Map

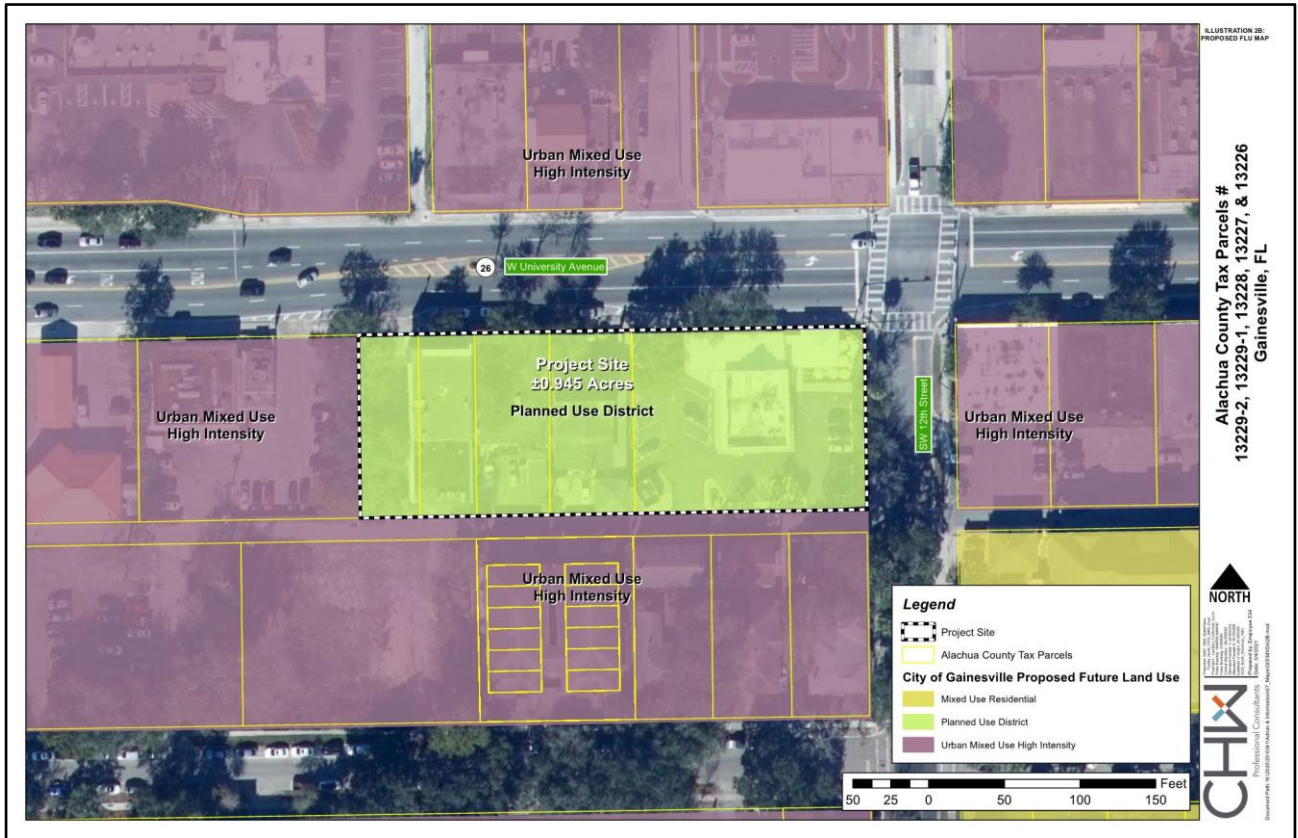


Figure 3: Proposed Future Land Use Map

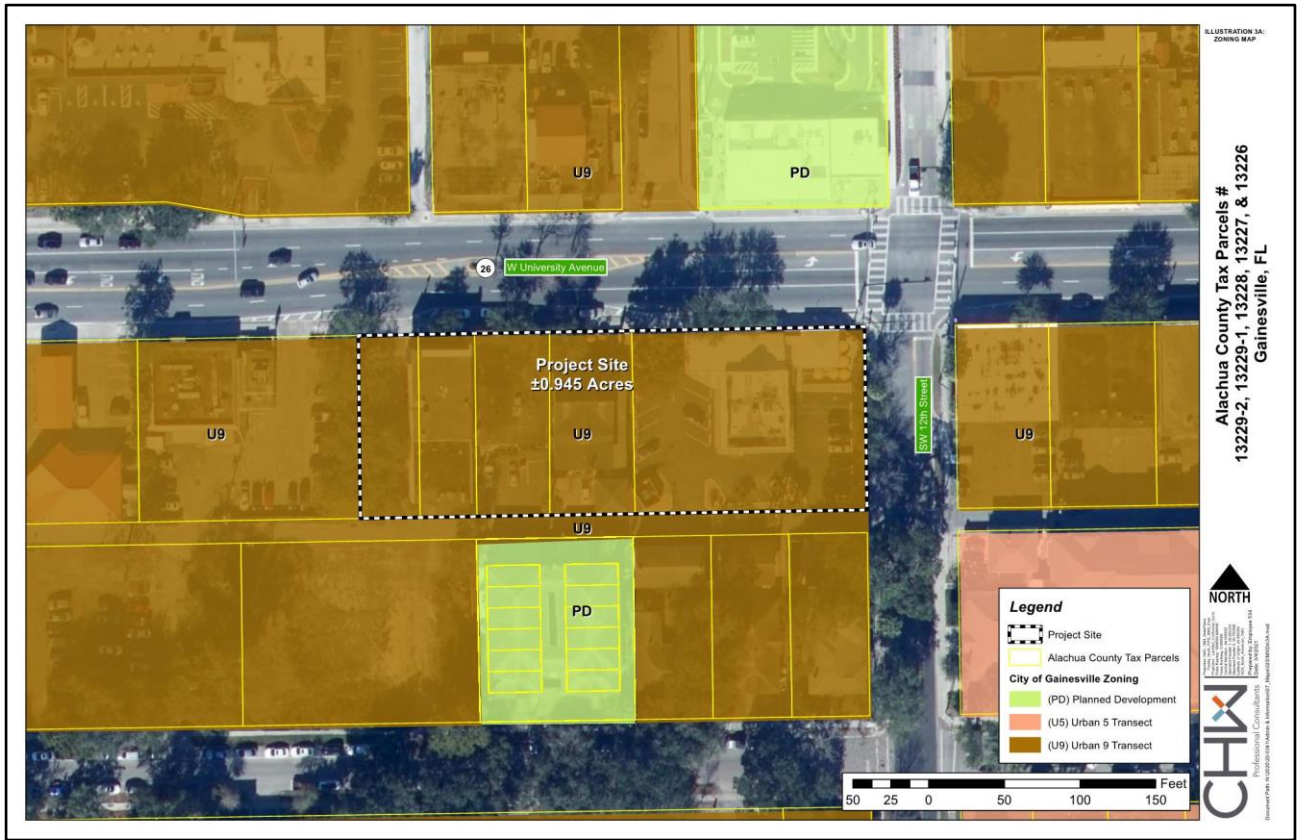


Figure 4: Existing Zoning Map

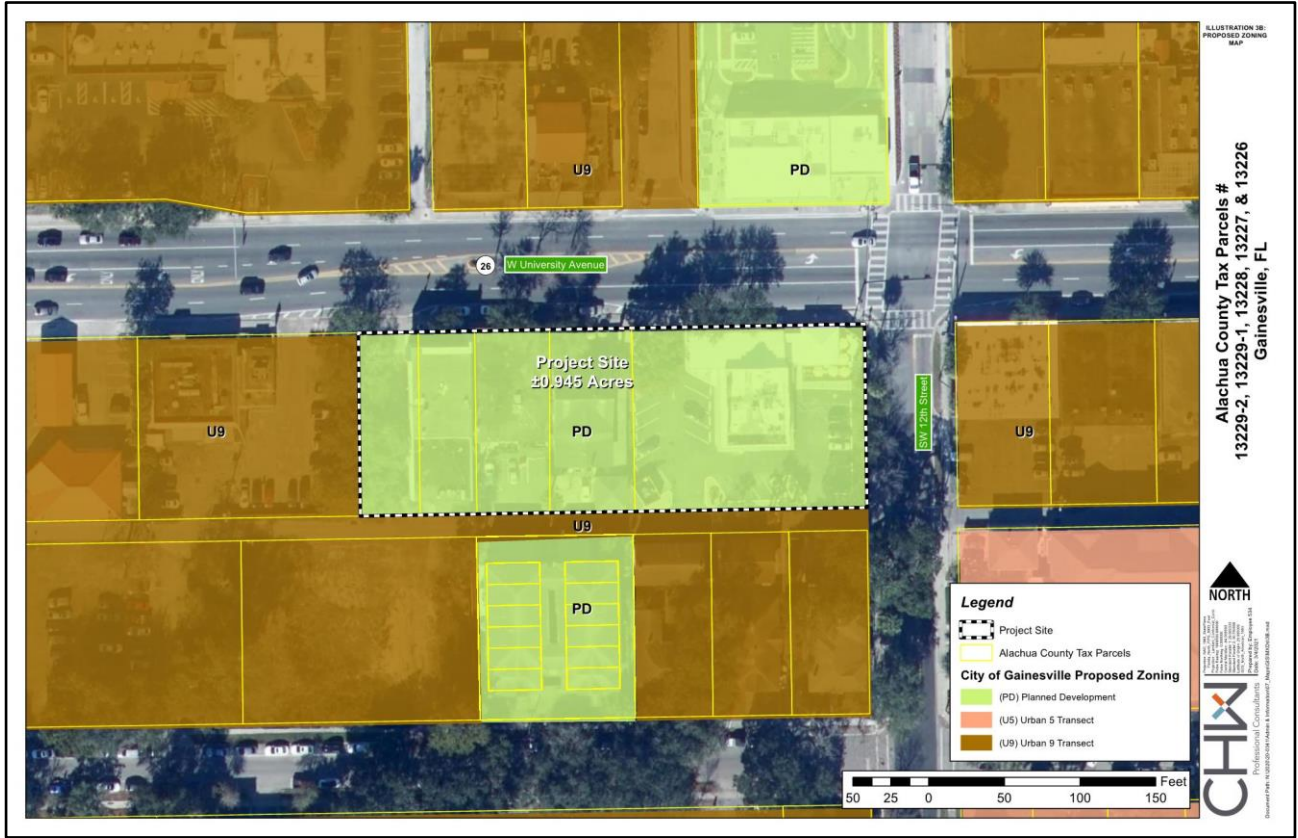


Figure 5: Proposed Zoning Map

3. IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The site is located in the W. University Avenue/SW 12th Street intersection's southwest quadrant. It is bounded by W. University Avenue, also referred to as State Road 26, to the north; SW 12th Street, a local road, to the east; Alligator Alley to the south; and U9-zoned land to the west. The intended development—a multistory, mixed use building with structured parking—will be accessed from the alley to the south. This use may result in a *de minimis impact* on nearby streets when compared to the site's current usage, a restaurant and several retail establishments.

Given the project site's urban context and proximity to the University of Florida main campus, heavy car usage by residents is not anticipated. The walkability of the area allows easy use of alternative transportation modes, such as walking, bicycling, and scooters, and puts residents in close proximity to many of their daily needs and wants. The site is well served by Gainesville's Regional Transit System (RTS) bus network, connecting residents to many other parts of the City without needing a private automobile.

IMPACT ON NOISE AND LIGHTING

The City Land Development Code (LDC) has specific criteria for ensuring adjacent properties are not negatively impacted by onsite noise, odor, and light. The proposed development has structured parking and a refuse area internal to the building that further prevents any noise, glare, or odor effects on surrounding properties.

Lighting of the proposed development shall adhere to the applicable standards in LDC §30-6.12 to prevent light trespass, light glare, and light pollution. A photometric plan demonstrating this will be submitted with development plans following application approvals. Additionally, the proposed development is located in a highly urbanized area, surrounded by similar multifamily developments and commercial properties located throughout the area.

ENVIRONMENTAL FEATURES

As shown in **Figure 6**, the site does not possess any significant environmental features and is not located in any environmentally protected areas. The site is currently developed, with little impervious surface area remaining.

The site is flat, with elevation ranging from ±165 feet to ±167 feet. There are currently no Stormwater Management Facility (SMF) areas onsite. With the site's redevelopment, SMF will address water quantity and quality conditions as appropriate, consistent with City of Gainesville and Water Management District requirements. SMF will be provided in underground vaults. If available, credits in the appropriate City of Gainesville stormwater credit basin facility may be purchased to address water quantity attenuation. This issue will be addressed at the development review phase.

According to the National Resources Conservation Service (NRCS), the onsite soil is Urban Land, as shown in **Figure 7**. This soil type is suitable for the intended building and associated uses.

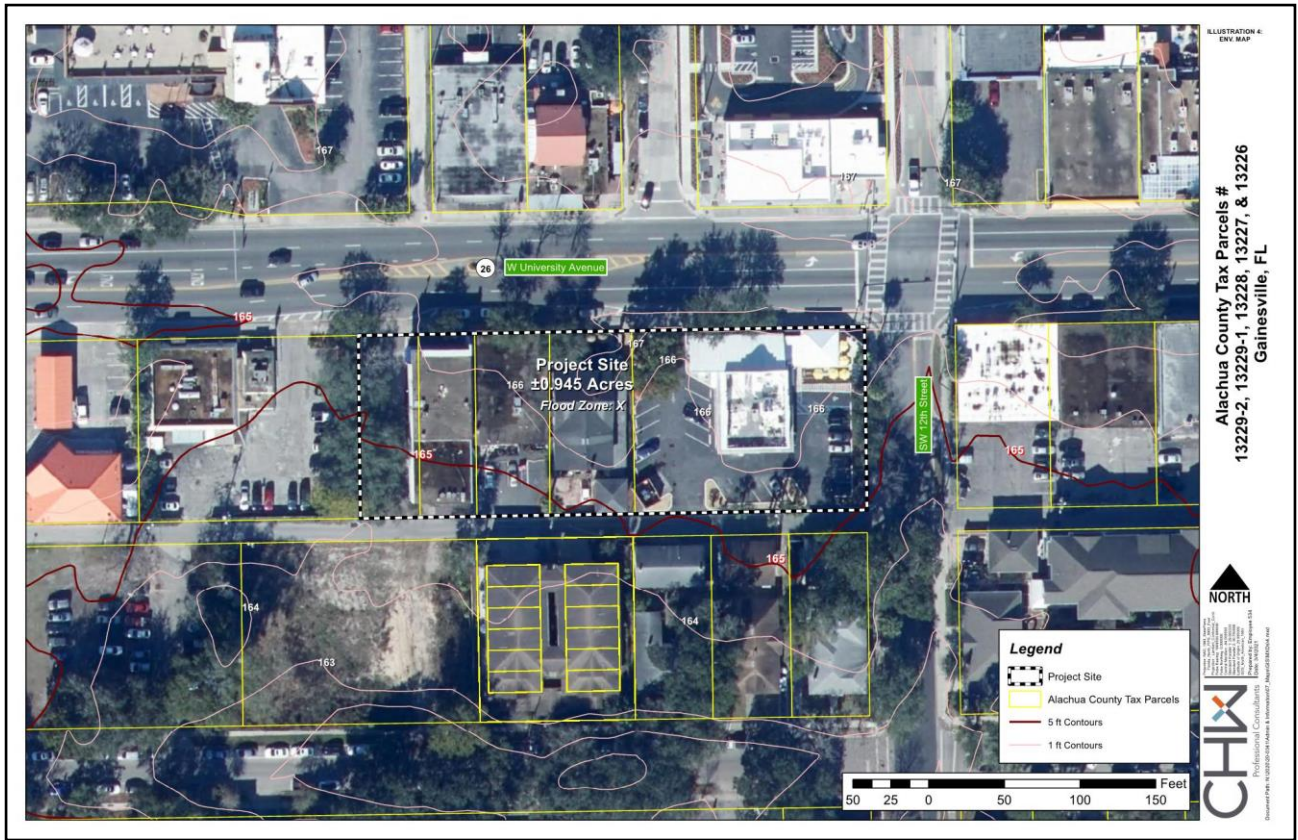


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

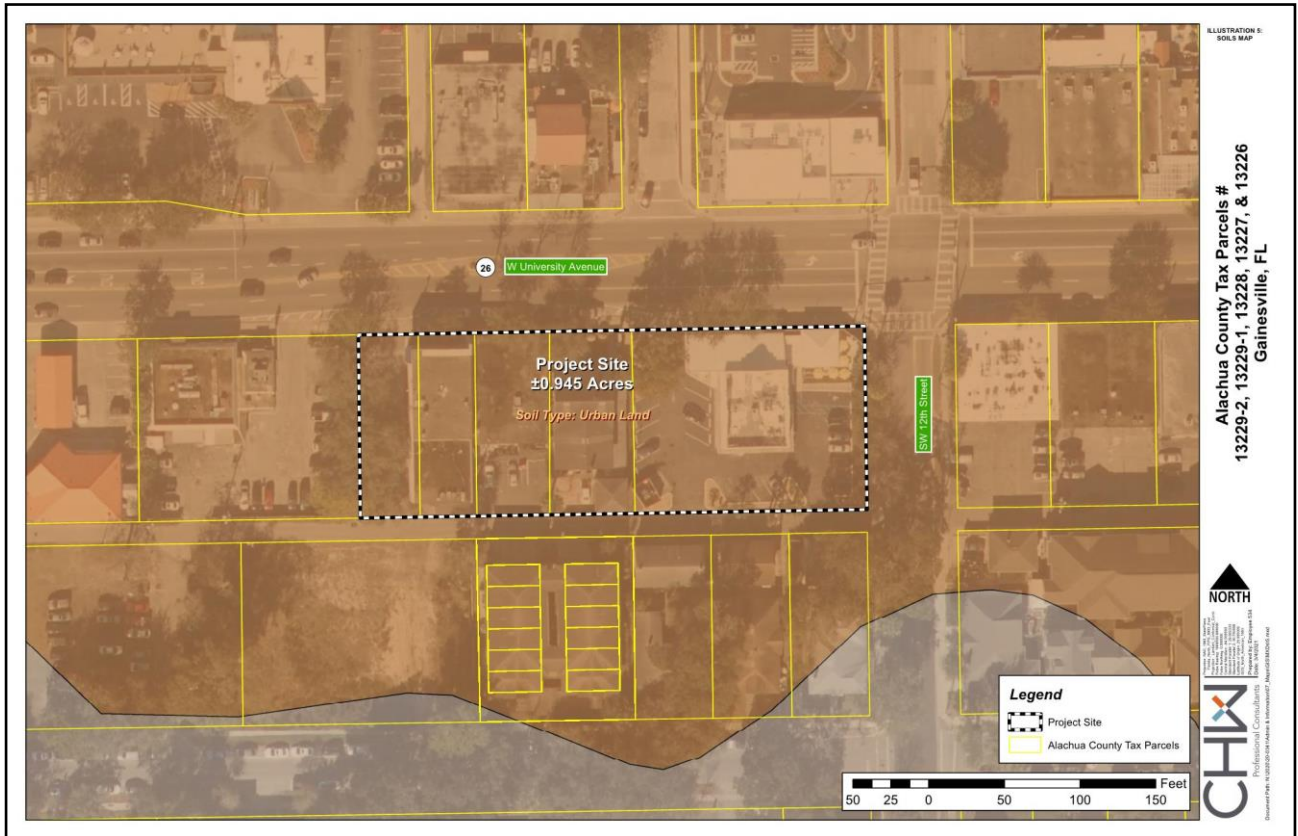


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

The site is not located within a historic district and does not possess documented historical sites or structures. If any items of historical or archeological significance are discovered within the project site during permit approval or development, it will be reported to the appropriate governmental body for further analysis.

COMMUNITY CONTRIBUTIONS

The proposed mixed-use building, made possible by this SsCPA and its companion rezoning, will enable the highest and best use of an underutilized plot of land in urbanized Gainesville by providing pedestrian-scale urban realm enhancements, appropriately-scaled commercial uses, and residential uses; increasing the area's housing supply and diversity, both by type of units available and by price-point offered; empowering more residents to utilize alternative forms of transportation; and providing well-located workforce rate housing in perpetuity, giving more of Gainesville's community access to opportunity at the City's core. As Gainesville strives to be a leader in our nation's drive for greater inclusion and equity, approval of this rezoning will help demonstrate Gainesville's commitment.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

Redevelopment of this site will make it possible for the site's highest and best use to be realized, with both commercial and residential uses. This redevelopment will create job opportunities and will put more shoppers closer to the many businesses near the project site, as well as those that will be within the project site. Redevelopment of the site also will signal reinvestment in the core urban area, demonstrating the value of an urban lifestyle and encouraging more members of the workforce to locate in Gainesville. More residents, in turn, can increase tax revenues for the City.

A significant long-term economic benefit of this project will be the guarantee of workforce-rate housing in perpetuity in the heart of urbanized Gainesville. Gainesville, like many cities in the United States, faces a constant and diverse demand for housing. A major portion of this demand is for workforce-rate housing for the City's essential service personnel—including but not limited to nurses, teachers, police officers, and persons working in the service industries. According to the Florida Agency for Workforce Innovation Labor Market Statistics (2005), much of Florida is employed in low-paying service sector industries, and many of these employees earn less than the median wage. As housing costs rise across the state, many of these workers find themselves having to live further from their jobs in order to afford housing. These increased distances result in longer commutes, added pressure on transportation infrastructure, increased congestion, and increased pollution from car usage. Some workers are compelled to leave the state entirely, which affects the ability of businesses to recruit and retain workers¹.

“Workforce housing” is used broadly by policymakers and housing advocates to refer to housing that is affordable to lower income families and essential workforce personnel. This project uses the term to refer to dwelling units available at prices affordable by persons and households earning at or above 80% of the Gainesville Metropolitan Statistical Area (MSA) Area Median Income (AMI). When used in an unqualified, general manner, AMI is synonymous with Median Family Income (MFI). When qualified with percentage, as is the case in this report, AMI refers to the income limits established by the United States Department of Housing and Urban Development (HUD), calculated as percentages of median incomes and adjusted for household size². HUD defines households earning less than 80% AMI as “low-income

¹ Urban Land Institute Terwilliger Center for Workforce Housing (July 2009). *Community Workforce Housing Innovation Pilot (CWHIP) Program: A Model for Replication*.

² United States Department of Housing and Urban Development, FY 2018 Income Limits: Frequently Asked Questions. Accessed 06 March 2021 from <https://www.huduser.gov/portal/datasets/il/il18/FAQs-18r.pdf>

households.”¹ “Affordable” in this instance means that no more than 30% of household income is spent on housing each month. Beyond that amount, a household is considered “burdened.”² This unofficial “30% rule” is widely used in housing policy and discussion, and in 1981 was first established as a threshold in an amendment to the 1965 Housing and Urban Development Act related to the provision of rent supplements by the federal government³. These incomes, and the resultant rental limits, for the Gainesville MSA are detailed in **Table 2**.

Table 2: 80% AMI Income Limit and Rent Limit for Gainesville Metropolitan Statistical Area

Gainesville MSA MFI*: \$69,800 ⁴	Income Limit by Number of Persons in Household, 80% Category ⁵		Rent Limit/ Month Number of Bedrooms in Unit ⁶		
	1	2	0	1	2
	\$39,120	\$44,720	\$978	\$1,048	\$1,258

*Median Family Income (MFI) reference is for a family of four.

The conditions of this PUD & PD, when adopted by the City Commission, will guarantee that 10% of dwelling units onsite are reserved for persons and households earning at the 80% AMI *in perpetuity*. By guaranteeing workforce-rate housing in the heart of Gainesville for years to come, this PD has the potential to help retain and attract the essential workers that make up the backbone of Florida’s economy, thus bolstering the vitality and longevity of Gainesville’s economy for the future. It will also reduce strain on the transportation system and public utilities, compared to the strain caused by residents moving further from the City center.

¹ Marzo, A. Humanizing Data—Area Median Income (AMI) and Affordable Housing Policy. Retrieved 06 March 2021 from <https://www.camoinassociates.com/humanizing-data-area-median-income-ami-and-affordable-housing-policy#:~:text=Households%20less%20than%2080%25%20of,be%20extremely%20low%2Dincome%20households>

² Schwartz, M., Wilson, E. Who Can Afford to Live in a Home? A Look at Data from the 2006 American Community Survey. *US Census Bureau*. Accessed 06 March 2021.

³ S. 1022.—Housing and Community Development Amendments of 1981. Accessed 06 March 2021 from <https://www.congress.gov/bill/97th-congress/senate-bill/1022>

⁴ United States Department of Housing and Urban Development, FY 2020 Median Family Income Documentation System, Gainesville MSA. Accessed 06 March 2021 from https://www.huduser.gov/portal/datasets/il/il2020/select_Geography.odn

⁵ Florida Housing Finance Corporation, 2020 Income Limits and Rent Limits—Multifamily Rental Programs and CWHIP Homeownership Program. Accessed 06 March 2021 from [https://www.floridahousing.org/docs/default-source/default-document-library/2020-florida-housing-rental-programs---mtsp-income-and-rent-limits-\(eff-4-1-2020\).pdf?sfvrsn=fa7dfc7b_0](https://www.floridahousing.org/docs/default-source/default-document-library/2020-florida-housing-rental-programs---mtsp-income-and-rent-limits-(eff-4-1-2020).pdf?sfvrsn=fa7dfc7b_0)

⁶ Florida Housing Finance Corporation, 2020 Income Limits and Rent Limits

LEVEL OF SERVICE (LOS)

This application is being submitted concurrently with a rezoning application that requests the Planned Development zoning designation for the subject property. Approval of these applications will change the development’s maximum intensity permitted onsite. The calculations for determining both the existing and proposed maximum permitted development potential are summarized in **Table 2**.

Table 3: Existing and Proposed Maximum Permitted Development Potential

Existing FLU / Zoning	Proposed FLU / Zoning
UMUH / U9 (±0.945 ac)	PUD / PD (±0.945 ac)
<i>Existing Maximum Permitted Density</i>	<i>Proposed Maximum Permitted Density</i>
By right: ±0.945 ac * 100 du/ac = 94 du	151 du
With bonus: ±0.945 ac * 125 du/ac = 118 du	
<i>Existing Maximum Permitted Intensity</i>	<i>Proposed Maximum Permitted Intensity</i>
±0.945 ac * 90% building coverage = ±37,047.78 square feet	±6,500 square feet
Net Change	
<ul style="list-style-type: none"> • Net increase of ±33 dwelling units; • Net increase of ±182 bedrooms; and • Net <u>decrease</u> of ±30,547.78 square feet of nonresidential uses. 	

Table 4a: Projected Trip Generation

Land Use	ITE LU Code	Variable Beds, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Off-Campus Student Apartment	225	506	1,587	56	23	33	124	62	62
Non-Vehicular Multi-Modal Reduction ¹			508	23	9	14	29	14	15
Shopping Center ²	820	5.500	837	5	3	2	64	31	33
Shopping Center Pass-by 34% ³			285	2	1	1	22	11	11
Coffee/Donut Shop without Drive-Through Window ⁴	936	1.000	806	101	52	49	36	18	18
Shopping Center Pass-by 89% ⁵			717	90	46	44	32	16	16
Net New Trips (without multi-modal reduction used for analysis)			2,228	70	31	39	170	84	86
Net New Trips (with multi-modal reduction)			1,720	47	22	25	141	70	71

1. Estimated Non-Vehicular Multi-Modal Trips are based on a Multimodal study prepared for the City of Gainesville (updated July 2013) based on The Estates Apartments. The Estates provides the closest comparison to the SW 4th Avenue Apartments based on its location and proximity to UF. Multi-modal rates are provided during the AM peak (41%) and PM peak (23%) but are not provided for the daily total. The Daily Non-Vehicular Multi-Modal Trips were estimated as the average (32%) of the AM and PM.
2. The fitted curve equation was used in all cases, when available, except during the AM peak of the Shopping Center, where the average rate was used. Under this scenario the point cluster is closer to the average rate line for the size of development being proposed.
3. The ITE Trip Generation Manual does not provide pass-by rates for AM and weekday, therefore, the PM pass-by rate of 34% is used for all scenarios.
4. Coffee/Donut Shop without Drive-Through Window does not provide a daily total. Daily total was calculated using a comparison ratio looking at AM and PM peak between Coffee/Donut Shop without a Drive-Through Window and with a Drive-Through Window.
5. The ITE Trip Generation Manual does not provide pass-by rates for Coffee/Donut Shop without Drive-Through Window so pass-by rates for Coffee/Donut Shop with Drive-Through Window and No Indoor Seating was used. Pass-by rates are not provided for AM and PM, therefore, the weekday pass-by rate of 89% is used for all scenarios.

Table 4b: Existing Trip Generation

Land Use	ITE LU Code	Variable Beds, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Off-Campus Student Apartment	225	324	1,036	38	16	22	81	41	40
Shopping Center	820	36.048	3,004	170	105	65	255	122	133
Shopping Center Pass-by 34% ¹			1,021	58	36	22	87	41	46
Coffee/Donut Shop without Drive-Through Window ²	936	1.000	806	101	52	49	36	18	18
Shopping Center Pass-by 89% ³			717	90	46	44	32	16	16
Net New Trips			3,108	161	91	70	253	124	129

1. The ITE Trip Generation Manual does not provide pass-by rates for AM and weekday, therefore, the PM pass-by rate of 34% is used for all scenarios.
2. Coffee/Donut Shop without Drive-Through Window does not provide a daily total. Daily total was calculated using a comparison ratio looking at AM and PM peak between Coffee/Donut Shop without a Drive-Through Window and with a Drive-Through Window.
3. The ITE Trip Generation Manual does not provide pass-by rates for Coffee/Donut Shop without Drive-Through Window so pass-by rates for Coffee/Donut Shop with Drive-Through Window and No Indoor Seating was used. Pass-by rates are not provided for AM and PM, therefore, the weekday pass-by rate of 89% is used for all scenarios.

Conclusion: As shown above, the proposed PUD FLU and PD Zoning District is anticipated to generate **1,388 fewer potential daily trips** (3,108 net new total daily trips – 1,720 net new total daily trips) than the UMH FLU’s and U9 Zoning District’s max development potential. Approval of these applications will not result in adjacent roadways operating below City of Gainesville adopted Level of Service (LOS).

The site is located within the City's Transportation Mobility Program Area (TMPA) Zone A. Development within TMPA Zone A is required to provide any transportation modifications that are site-related and required for operational or safety reasons, as well as transportation mobility requirements listed in City Comprehensive Plan Transportation Mobility Element, Policy 10.1.4., items a.—e.

Potable Water

Based on the Gainesville Regional Utilities (GRU) potable water infrastructure map (**Figure 9**), the site currently connects to a 6" Cast Iron Pipe (CIP) water main within the University Avenue right-of-way.

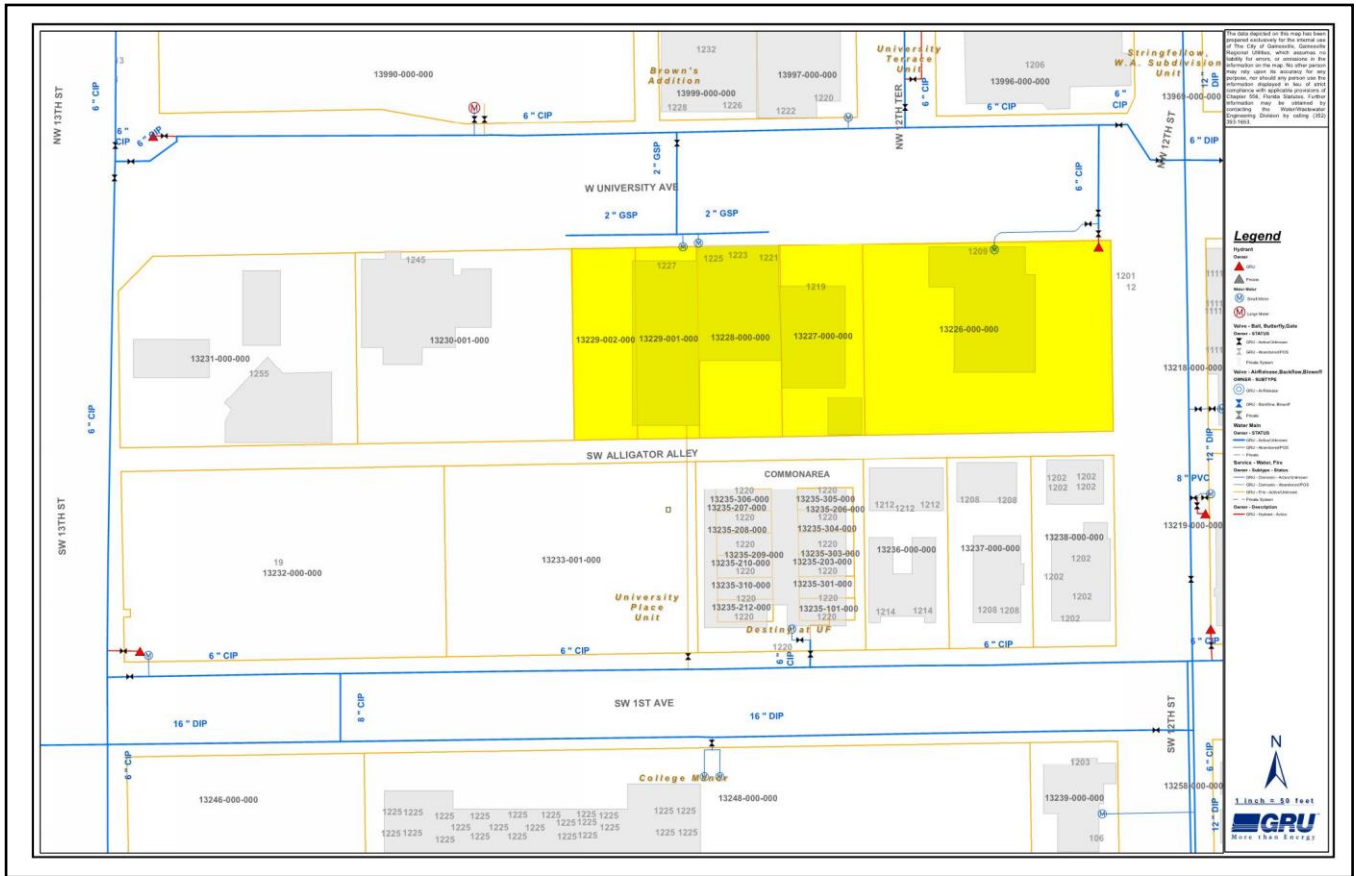


Figure 9. GRU Potable Water Infrastructure Map

Table 5: Projected Potable Water Demand

Land Use	Units¹	Generation Rate^{2,3,4}	Estimated Demand (GPD)
Proposed (Max Potential)			
Residential	151	200 gallons / du / day	71,090.8
Coffee Shop	1,000	40 gallons / seat / day	1,600
Retail	5,500	0.1 gallons / square foot of floor space	550
<i>Subtotal</i>	-	-	73,240.8
Existing (Max Potential)			
Residential	118	200 gallons / du / day	55,554.4
Coffee Shop	1,000	40 gallons / seat / day	1,600
Retail	36,047.78	0.1 gallons / square foot of floor space	3,604.8
<i>Subtotal:</i>	-	-	60,759.2
Net Demand	-	-	12,481.6

1. Units are calculated as follows:
 - a. Residential units are based on number of units permitted by Gainesville Land Development Code and PD Ordinance.
 - b. Nonresidential units are based on maximum square feet permitted by Gainesville Land Development Code and PD Ordinance.
2. Generation rates per Ch. 64E-6.008, F.A.C. and City of Gainesville Comprehensive Plan Potable Water and Wastewater Data and Analysis Report.
3. Residential number of units and gpd estimated to be 2.354 person per unit, per City of Gainesville Comprehensive Plan, Potable Water and Wastewater Data and Analysis Report
4. Coffee shop – number of seats estimated by determining 60% of square footage devoted to dining space and estimating 15 square feet/ seat.

Conclusion: Approval of this request may result in a **net increase of 12,481.6 gallons per day**, based on the site’s max development potential. The projected potable water demand *will not* negatively impact the City’s adopted LOS.

Sanitary Sewer

As shown on the GRU sanitary sewer infrastructure map (**Figure 10**), the site is served by multiple active GRU service laterals that connect to active GRU gravity mains in the University Avenue and 12th Street rights-of-way.

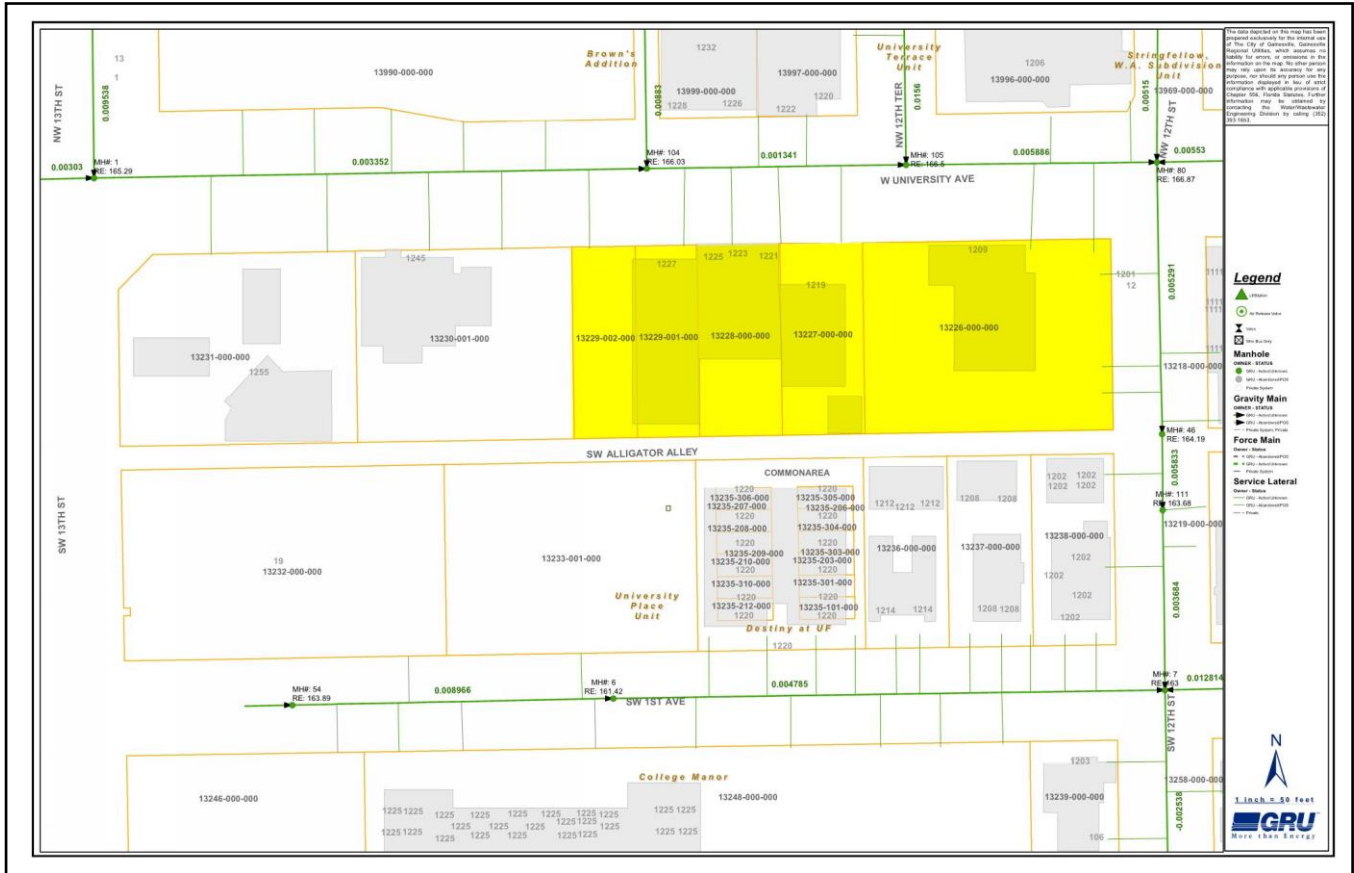


Figure 10. GRU Sanitary Sewer Infrastructure Map

Table 6: Projected Sanitary Sewer Demand

Land Use	Units ¹	Generation Rate ^{2,3,4}	Estimated Demand (GPD)
Proposed (Max Potential)			
Residential	151	113 gallons / du / day	40,166.3
Coffee Shop	1,000	40 gallons / seat / day	1,600
Shopping	5,500	0.1 gallons / square foot of floor space	550
<i>Subtotal</i>	-	-	42,316.3
Existing (Max Potential)			
Residential	118	113 gallons / du / day	31,388.2
Coffee Shop	1,000	40 gallons / seat / day	1,600
Shopping	36,047.78	0.1 gallons / square foot of floor space	3,604.8
<i>Subtotal:</i>	-	-	36,593
Net Demand	-	-	5,723.3

1. Units are calculated as follows:
 - a. Residential units are based on number of units permitted by Gainesville Land Development Code and PD Ordinance.
 - b. Nonresidential units are based on maximum square feet permitted by Gainesville Land Development Code and PD Ordinance.
2. Generation rate per Ch. 64E-6.008, F.A.C. and City of Gainesville Comprehensive Plan Potable Water and Wastewater Data and Analysis Report.
3. Residential – number of units and gpd estimated to be 2.354 person per unit, per City of Gainesville Comprehensive Plan, Potable Water and Wastewater Element Data and Analysis Report
4. Coffee shop – number of seats estimated by determining 60% of square footage devoted to dining space and estimating 15 square feet/ seat.

Conclusion: Approval of this request may result in a **net increase of 5,723.3 gallons per day**, based on the site's max development potential. The projected potable water demand *will not* negatively impact the City's adopted LOS.

Solid Waste

Table 7: Projected Solid Waste Demand and Capacity

Land Use	Maximum Units ¹	Solid Waste Generated ² (Tons Per Year)
Proposed (Max. Potential)		
Residential	151	286.6
Nonresidential	6,500	14.24
<i>Subtotal</i>	-	<i>300.84</i>
Existing (Max. Potential)		
Residential	118	223.96
Nonresidential	37,047.78	81.13
<i>Subtotal</i>	-	<i>305.09</i>
Net Demand	-	-4.25
Leveda Brown Environmental Park and Transfer Station Capacity²		20 years

1. Units are calculated as follows:
 - a. Residential units are based on number of units permitted by Gainesville Land Development Code and PD Ordinance.
 - b. Nonresidential units are based on maximum square feet permitted by Gainesville Land Development Code and PD Ordinance.
2. Formulas per Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996
 - a. Residential: # of dwelling units * 2.6 persons per dwelling unit * 0.73 per capita
 - b. Nonresidential: (((12 lbs. / 1,000 sq. ft. / day * square footage) * 365) / 2,000)
3. Source: Alachua County Comprehensive Plan, Solid Waste Element, Objective 1.4

Conclusion: As calculated in **Table 6**, solid waste facility capacity exists to adequately serve the proposed uses. The applications' approval *would not* negatively impact the adopted LOS. The Leveda Brown Environmental Park and Transfer Station has the capacity to process various components of the solid waste stream for the next 20 years. This facility has adequate capacity to meet the proposed change's demand.

Education Facilities

Table 8: Potential Student Generation

Land Use (ITE)	Units	Elementary		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed (Max. Potential)							
Multi-Family Residential	151	0.09	14	0.03	5	0.03	5
Existing (Max. Potential)							
Multi-Family Residential	118	0.09	11	0.03	4	0.03	4
Net Change	24	-	3	-	1	-	1

1. Source: Alachua County Public Schools Five Year District Facilities Plan

Conclusion: Approval of this request may result in a **potential net increase of 3 elementary-school age children; 1 middle-school age child; and 1 high-school age child** compared to what is currently possible onsite. The project site is in the school zones of Parker Elementary School; Kanapaha Middle School; and Gainesville High School, per available Alachua County Growth Management resources.

Recreation Facilities

Table 9: LOS Standards for Parks

Park ^{1,2}	Adopted LOS Standard ¹	Existing LOS ¹
Local Nature/Conservation	6.00 ac.	15.71 ac.
Community Park	2.00 ac.	2.13 ac.
Neighborhood Park	.80 ac.	1.33 ac.
Total Acres per 1000	8.80 ac.	19.73 ac.

1. Source: City of Gainesville Comprehensive Plan, Recreation Element, Table 1, based on 2011 City population estimate and available facilities.
2. Park standards are in acres per 1,000 people.

Conclusion: Approval of this application will increase the theoretical impact to the City's recreational facilities but **will not** cause them to operate below the adopted LOS. As Table 7 indicates, the City's Existing LOS for parks exceed the Adopted LOS. This means the City currently has more recreation facilities than the minimum required to serve the existing population. Additionally, the mixed-use development includes amenities, such as a pool and other recreation areas onsite for residents.

4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from the City of Gainesville is provided in normal font while consistency statements are provided in **bold font**.

The proposed PUD Future Land Use and companion proposed PD Zoning District are consistent with the following 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.

The proposed redevelopment, made possible by this SsCPA and its companion rezoning, will improve the quality of life in Gainesville by providing new market rate and workforce rate housing choices within walking distance of multiple important destinations within the City's urban core, such as groceries, restaurants, essential goods, cultural organizations, and education. Furthermore, this project ensures and increases mixed use development within the City's core, creating choice in office, retail, and workspaces, and positioning residents within walking distance of important nonresidential destinations. Finally, the proposed development will help the City achieve this goal sustainably, by providing infill redevelopment in the urbanized area of Gainesville that utilizes existing infrastructure, rather than requiring the extension of infrastructure.

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

The proposed redevelopment will contribute to creating a complete and integrated community within the University Heights community by providing a diversity of housing, retail, and service opportunities.

Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

The project site is located in Gainesville's urbanized core, in easy walking distance of many daily needs, including groceries, restaurants, essential goods, cultural organizations, and education. The redevelopment will provide more opportunity for housing, jobs, daily needs, and other activities to be within easy walking distance of its neighbors.

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

The project site is located within walking and bicycling distance of many of the daily needs of residents. The project site is also located in an area hospitable to these active transportation modes. This area will be made more hospitable to pedestrians by redevelopment, with enhanced pedestrian facilities implemented along site frontages. Furthermore, the site is located on multiple bus routes, making accessing transit simple for residents. The ease of access will promote these alternative transportation choices, as well as potentially reduce car traffic and the vehicle miles traveled of residents and neighbors.

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

The proposed development includes a mix of uses with both market rate and workforce rate housing located above non-residential uses. The site is in the appropriate and ideal location for the proposed mixed-use development, as it is in the urban core of the City.

Policy 1.4.3 Mixed-use developments should emphasize transit design and compatible scale, especially when facing each other on a street.

The proposed development will emphasize and encourage transit use by its proximity to numerous bus routes. The development will be compatible in scale to its multi-story, mixed-use neighbors along University Avenue and 13th Street by reflecting similar building massing and street frontage design. The project site is directly west of the Hub on Campus development across SW 12th Street, near The Standard, and near Gator Walk Apartments at 908 W University Avenue, all multi-story mixed-use developments. The proposed redevelopment also will be compatible with its smaller-scale neighbors to the south. The building's southern façade will feature definitive smaller-scale terraces and decks, which reduce the building scale and reflect elements of other housing forms in the area architecturally and aesthetically.

Objective 1.5 Discourage the proliferation of urban sprawl.

The proposed infill redevelopment aims to achieve the highest and best use of a compact piece of land in urbanized Gainesville. This redevelopment offers an alternative to the conversion of greenfield property, and utilizes infrastructure already in place, rather than requiring costly extensions of infrastructure systems. By placing housing, retail, and services together in one mixed use building in urbanized Gainesville, this project demonstrates the possibilities of urban infill redevelopment, thus discouraging the proliferation of urban sprawl. Additional details are provided in Section 5 of this report.

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.

Currently, the project site is not utilized to its fullest potential. The proposed infill redevelopment, made possible by this SsCPA and companion rezoning, will include a mix of new residential and nonresidential uses within the City. This will promote increased quality of life by providing more housing and retail options within walking distance of UF and area businesses, locating housing closer to job opportunities, discouraging sprawl, and enhancing multimodal transportation options.

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

Planned Use District (PUD):

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture;

environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

The land use change to PUD will make possible a unique and innovative land use, mixing residential types and nonresidential uses. This PUD will allow greater density and a practicable integration of land uses. The PUD overlay land use category will address density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; and environmental features as necessary, and will ensure compatibility with the character of the surrounding area.

Policy 4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan;

The proposed SsCPA is consistent with the Comprehensive Plan, as illustrated in this section.

2. Compatibility and surrounding land uses;

The redevelopment proposed is compatible with the surrounding area and surrounding land uses. There are multiple other multi-story mixed use buildings close to the project site, including the Hub on Campus immediately east. The surrounding land uses offer a mix of residential and nonresidential uses.

3. Environmental impacts and constraints;

The project site has no significant environmental features such as floodplains, wetlands, or protected habitats. The ultimate redevelopment has the potential for environmental benefits due to the reduced vehicle miles traveled by residents and neighbors, and the efficient and sustainable reuse of urbanized land rather than the use of greenfield land outside the city center.

4. Support for urban infill and/or redevelopment;

The proposed SsCPA supports urban infill redevelopment by facilitating a dense, intense, mixed-use structure in the heart of urbanized Gainesville. The resultant redevelopment will fill in a piece of land in urbanized Gainesville in a way that demonstrates its full potential.

5. Impacts on affordable housing;

The proposed SsCPA requests an increase in density, which will, in turn, enable sufficient market rate housing to offset the cost of providing workforce rate housing to residents at 80% AMI, all within one structure. Workforce rate units will share the same interior finishes and onsite amenities as market rate units.

6. Impacts on the transportation system;

As demonstrated in Section 3 of this report, the site is expected to have a minimal impact on the area's existing transportation system compared to the site's existing maximum development potential. Sufficient roadway capacity exists to facilitate the intended non-residential development. The site's redevelopment will encourage walking, bicycling, and transit use, as site is located in the urban core, adjacent to nonresidential uses that serve daily needs and public transportation systems.

7. An analysis of the availability of facilities and services;

As demonstrated in Section 3 of this report, the site is expected to minimally increase demand on the City's potable water and sanitary sewer infrastructure relative to what is currently possible on the site with current FLU and zoning. This increase will be within the capacity of the infrastructure. Section 3 also demonstrates that potential demand on solid waste infrastructure can be accommodated by the City's solid waste infrastructure.

The site utilizes existing public facilities and services supplied by Gainesville Regional Utilities (GRU) and the City of Gainesville Public Works Department. Any infill/redevelopment on the site will retain the use of this infrastructure and these services.

8. Need for the additional acreage in the proposed future land use category;

This application seeks to increase the site's development potential through an increase in density compared to the current U9 zoning district; an increase in the bedroom limit compared to the University of Florida Context Area; and an increase in the number of floors permitted in the U9 zoning district standards. These changes, possible only with the proposed PUD FLU, are necessary to enable innovative redevelopment and provide workforce rate housing in the area.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.;

As detailed in Section 5 of this justification report, the intended non-residential infill redevelopment does not constitute urban sprawl as defined in Section 163.3164, F.S. and is consistent with the standards found within Subsection 163.3177(6)(a)9., F.S.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and

The proposed redevelopment will create both temporary construction jobs and permanent jobs in the retail spaces provided; invest capital into the area, simultaneously signaling reinvestment; and contribute to the strength and diversity of the City's economy by increasing the supply of job opportunities and enabling more of Gainesville's essential workers to live in close proximity to said job opportunities.

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

The project site is not located within an antiquated subdivision as defined in Section 163.3164, F.S. The request is required to provide workforce rate housing, which is a critical need within the City's urban core.

HOUSING ELEMENT

OVERALL GOAL: ENCOURAGE A SUFFICIENT SUPPLY OF ADEQUATE, DECENT, SAFE, SANITARY, HEALTHY AND AFFORDABLE RENTAL AND OWNER-OCCUPIED HOUSING FOR ALL INCOME GROUPS.

The proposed redevelopment, made possible by this application, will increase the supply of adequate, decent, safe, sanitary, healthy, and affordable rental housing for a broad range of income groups. This supply will be provided in the center of urbanized Gainesville, providing residents with easy access to many of their daily needs.

Objective 1.2 Provide a variety of housing types and densities for moderate-income, low-income, very low-income, and extremely low-income people.

The proposed redevelopment will provide a variety of housing rates within one mixed use building—both market rate housing and workforce rate housing for persons earning up to 80% AMI. Residents will live as neighbors, interwoven within the same building, with equal access to residential amenities.

Policy 1.2.5 The City shall support the dispersal of low-income, very low-income and extremely low-income housing units throughout the City by providing housing densities throughout the City that will allow low-income, very low-income and extremely low-income housing to be provided by the private sector. The City shall use Community Development Block Grant Funds and Section 8 Programs, the Home Investment Partnerships Grant (HOME) and State Housing Initiative Program (S.H.I.P.), as well as not-for-profit organizations in the State, to support the dispersal of affordable housing units throughout the City.

HUD defines households earning up to 80% AMI as “low-income households.” The proposed redevelopment places workforce rate housing, targeted at individuals and households in the 80% AMI category, in the core of the City. This area of the City currently has few opportunities for workforce rate housing, and this project will assist in the dispersal of such “low-income” housing throughout the City.

Objective 1.5 The City shall collaborate with architects, designers and other housing professionals (providers) to encourage the innovative design of affordable housing.

The proposed redevelopment is an innovative design approach for affordable housing, integrating workforce rate housing and market rate housing in one building and providing equal access to amenities. These innovations are in line with best practices for workforce rate housing, as detailed by the Urban Land Institute in their 2009 report, “Community Workforce Housing Innovation Pilot (CWHIP) Program: A Model for Replication.” These methods include: building housing near employment centers; creating transit-oriented development; allowing a mix of land uses; increasing density; reserving infrastructure capacity; and allowing flexibility in design standards.

Policy 1.5.1 The City shall seek innovative ways to encourage affordable housing, which could include use of Alternative building materials, reduced lot size requirements, design competitions for affordable housing, and a design advisory committee to advise housing providers on the development of affordable housing designs.

The proposed redevelopment presents an innovative way to encourage affordable housing, by offsetting the cost through increased overall onsite density and allowing minor variation from the design and built form standards of straight zoning.

TRANSPORTATION MOBILITY ELEMENT

OVERALL GOAL

ESTABLISH A TRANSPORTATION SYSTEM THAT ENHANCES COMPACT DEVELOPMENT, REDEVELOPMENT, AND QUALITY OF LIFE, THAT IS SENSITIVE TO CULTURAL AND ENVIRONMENTAL AMENITIES, AND THAT IMPLEMENTS THE VISION OF THE “YEAR 2035 LONG RANGE TRANSPORTATION PLAN” WITHIN THE CITY OF GAINESVILLE. THE TRANSPORTATION SYSTEM SHALL BE DESIGNED TO MEET THE NEEDS OF PEDESTRIANS, BICYCLISTS, TRANSIT, AND AUTO USERS. SAFETY AND EFFICIENCY SHALL BE ENHANCED BY LIMITATIONS AND CARE IN THE LOCATIONS OF DRIVEWAYS, PROVISION OF SIDEWALK CONNECTIONS WITHIN DEVELOPMENTS, AND AN OVERALL EFFORT TO ENHANCE AND ENCOURAGE PEDESTRIAN

MOBILITY THROUGHOUT THE COMMUNITY BY IMPROVEMENT AND PROVISION OF SAFE CROSSINGS, COMPLETE SIDEWALK AND TRAIL SYSTEMS, AND SIDEWALKS OF ADEQUATE WIDTHS. BASIC TRANSPORTATION SHOULD BE PROVIDED FOR TRANSPORTATIONDISADVANTAGED RESIDENTS TO EMPLOYMENT, EDUCATIONAL FACILITIES, AND BASIC SERVICES.

Objective 2.1 Create an environment that promotes transportation choices, compact development, and a livable city.

This application and its complementary rezoning application propose to promote transportation choices, compact development, and a livable city, by requesting FLU and zoning designations that will: place housing opportunities on walkable, bikeable streets in close proximity to bus stops; enable development of the land with a high-density, high-intensity mixed use building; and bring more Gainesville residents closer together in the core of the City, closer to one another and to opportunity.

Objective 3.1 Establish land use designations and encourage development plans that reduce vehicle miles traveled and are transit supportive.

The land use designations proposed with these applications, and the resultant development, reduce vehicle miles traveled by placing housing in a walkable, bikeable area that is close to retail and service sources. The land use designations and development are also transit supportive, as they will place a large number of dwelling units in an area well-served by Gainesville RTS.

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

These applications will make possible a mixed-use development that will reduce single-occupant automobile trips and reduce the vehicle miles traveled of residents, guests, employees, and patrons. By building more dwelling units in the walkable, bikeable urban core of Gainesville, residents and visitors alike will have easier, more convenient access to the transportation alternatives that are available.

5. URBAN SPRAWL ANALYSIS

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes, “urban sprawl” means “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses” (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl are formally identified in Chapter 163.3177(6)(a)9.a, Florida Statutes, which states:

“The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

As demonstrated by the following analysis, the proposed SsCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators are shown in normal font, while consistency statements are provided in **bold font**.

1. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The project site is located within the developed, urban core of the City. The proposed PUD FLU overlay will be consistent with the area’s high density, high intensity mix of residential and nonresidential uses. By approving this application, the City will permit the FLU necessary to redevelop the existing, underdeveloped land into a vibrant mixed-use site with appropriate density and intensity, realizing the site’s fullest potential.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The project site is located centrally in Gainesville, just one block east of the intersection of University Avenue and 13th Street, two major roadways in the City’s urban core. Rather than leaping over undeveloped land to build on a large tract of land far from existing urban areas, this project seeks to redevelop just under one acre of land within the existing urban area, utilizing existing infrastructure efficiently and sustainably to fill in underdeveloped land within a developed area. This will concentrate density in the core of the City, where there is adequate public infrastructure and adequate nonresidential land uses to serve the daily needs of residents.

The proposed SsCPA and its companion rezoning will encourage a mixture of uses in the redevelopment of the site that is more consistent with the area’s urbanized development pattern and the site’s fullest potential.

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The project site is currently developed with a strip of single-story and two-story commercial buildings and associated surface parking. Approval of this SsCPA and the accompanying rezoning application will realize the fullest potential of the site, with a vertical mixed use, multistory structure offering housing variety and retail options. Furthermore, the proposed PUD FLU and PD Zoning District designations will require design standards that prohibit strip, non-residential development and encourage multi-modal travel.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

As discussed and illustrated in Section 3 of this report, the site is not located in any environmentally protected areas, nor does it possess any significant environmental features. Furthermore, developments like this one, made possible by this SsCPA and its companion rezoning, protect and conserve natural resources by using existing urban land and infrastructure efficiently, rather than developing on large tracts of greenfield land.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Due to the site's urban setting, no agricultural activities are adjacent to the site, nor will any be interrupted or discontinued as a result of this application's approval.

6. Fails to maximize use of existing public facilities and services.

Following the site's redevelopment, onsite uses will continue to utilize existing public facilities and services currently supplied by Gainesville Regional Utilities (GRU), the City of Gainesville, and Alachua County, including potable water, sanitary sewer, electric, roads, sidewalks, transit, and emergency services.

7. Fails to maximize use of future public facilities and services.

Proposed onsite uses shall maximize the use of future public facilities and services as they become available.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The project site is located in an urban area that is already supported by public facilities and services. The redevelopment attributable to this SsCPA would not disproportionately increase the costs listed for providing and maintaining facilities and services, and, instead, would allow for a more efficient utilization of these facilities through an efficient use of land.

9. Fails to provide a clear separation between rural and urban uses.

The site is located within the City of Gainesville's urbanized core, which is already greatly separated from rural areas within the County. Approval of this SsCPA and the accompanying rezoning application shall allow the continued urbanization of otherwise underutilized land located in the City's core. The intent is to provide appropriately-scaled, residential and nonresidential uses in the urban core, which shall relieve development pressure at the urban fringe.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Approval of the proposed SsCPA and rezoning applications would increase the redevelopment potential of currently underdeveloped land within the City of Gainesville's urbanized area, and, in fact, encourage infill redevelopment of an existing neighborhood. Upon adoption, a mixed-use

structure is intended, which will provide greater housing opportunity and satisfy the daily needs for goods and services of residents. This project site sits adjacent to the historic University Heights neighborhood, which has seen neglect over the years. Approval of this application would allow infill redevelopment of an existing area and potentially spark further reinvestment.

11. Fails to encourage a functional mix of uses.

The conditions of the PUD FLU overlay will allow a mix of residential and nonresidential uses. The project site is located within the City's developed, urbanized area, within walking or biking distance of numerous commercial spaces, civic spaces, and educational spaces. Approval of this SsCPA application will enable more nonresidential uses within this area and further diversify the housing stock in the City's urban core with both market rate and workforce rate housing.

12. Results in poor accessibility among linked or related land uses.

The site is located on a major roadway and a bicycle boulevard and is one block east of another major roadway—W University Avenue, SW 12th Street, and SW 13th Street, respectively. The site is also well-served by numerous bus routes. The redevelopment enabled by this SsCPA and its companion rezoning will be in line with many of the project site's neighbors, including the land directly east across SW 12th Street, which is home to a similarly sized mixed use building. Approval of these applications shall ensure that the site is developed consistent with the existing development pattern, and access among linked or related land uses will be made available to more residents.

Coordination has also occurred between the applicant and the neighboring property owner, the University of Florida, to discuss transportation and mobility opportunities aimed at improving the public realm and accessibility and linking related uses for pedestrians and bicyclists.

13. Results in the loss of significant amounts of functional open space.

The project site is currently developed and has no significant functional open space. Thus, redevelopment will not result in the loss of a significant amount of functional open space. Redevelopment will adhere to pertinent landscaping requirements and will provide outdoor terraces for residents.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(I)): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The site is located in the urban core of Gainesville, in an urbanized, developed geographic area. Development in this area will not have an adverse impact on natural resources, as it will efficiently utilize existing infrastructure, rather than require infrastructure to be extended to the fringes of urban Gainesville to greenfield land. The project site does not contain natural resources or ecosystems that warrant protection.

Approval of these applications will encourage economic growth within the City's urbanized core by providing commercial space and by making it possible for members of Gainesville's workforce

across the income spectrum to live with easy access to work opportunities. This can encourage workforce retention and make it easier for business owners and job seekers to connect.

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The redeveloped site will continue to utilize existing public facilities and services supplied by Gainesville Regional Utilities (GRU), the City of Gainesville, and Alachua County.

3. Sec. (163.3177(6)(a)9.b(III)): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Redevelopment of the project site, made possible by the requested FLU and companion rezoning, will efficiently redevelop a compact piece of land with a mix of uses. The density proposed with this PUD will support a range of housing choices within the site, including both market rate and workforce rate housing.

Redevelopment of the site will also support a multimodal transportation system. The site is within walking or bicycling distance of many daily needs, civic and cultural spaces, and educational facilities, and is located in close proximity to bus stops for numerous bus routes. Walkability and the pedestrian realm will further be prioritized by the provision of an interior structured parking garage, designed to prioritize pedestrian safety over automobile utility.

4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the non-residential needs of an area.

Approval of this SsCPA application will diversify the nonresidential uses available to residents in the area, as well as increase the supply of dwelling units in the area. This will increase the number of residents able to meet retail, service, and employment needs without relying on a vehicle for transportation.

PARCEL I:

LOT 4, BLOCK 3 OF UNIVERSITY PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(S) 77, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL II:

LOT 5, BLOCK 3 OF UNIVERSITY PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(S) 77, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL III:

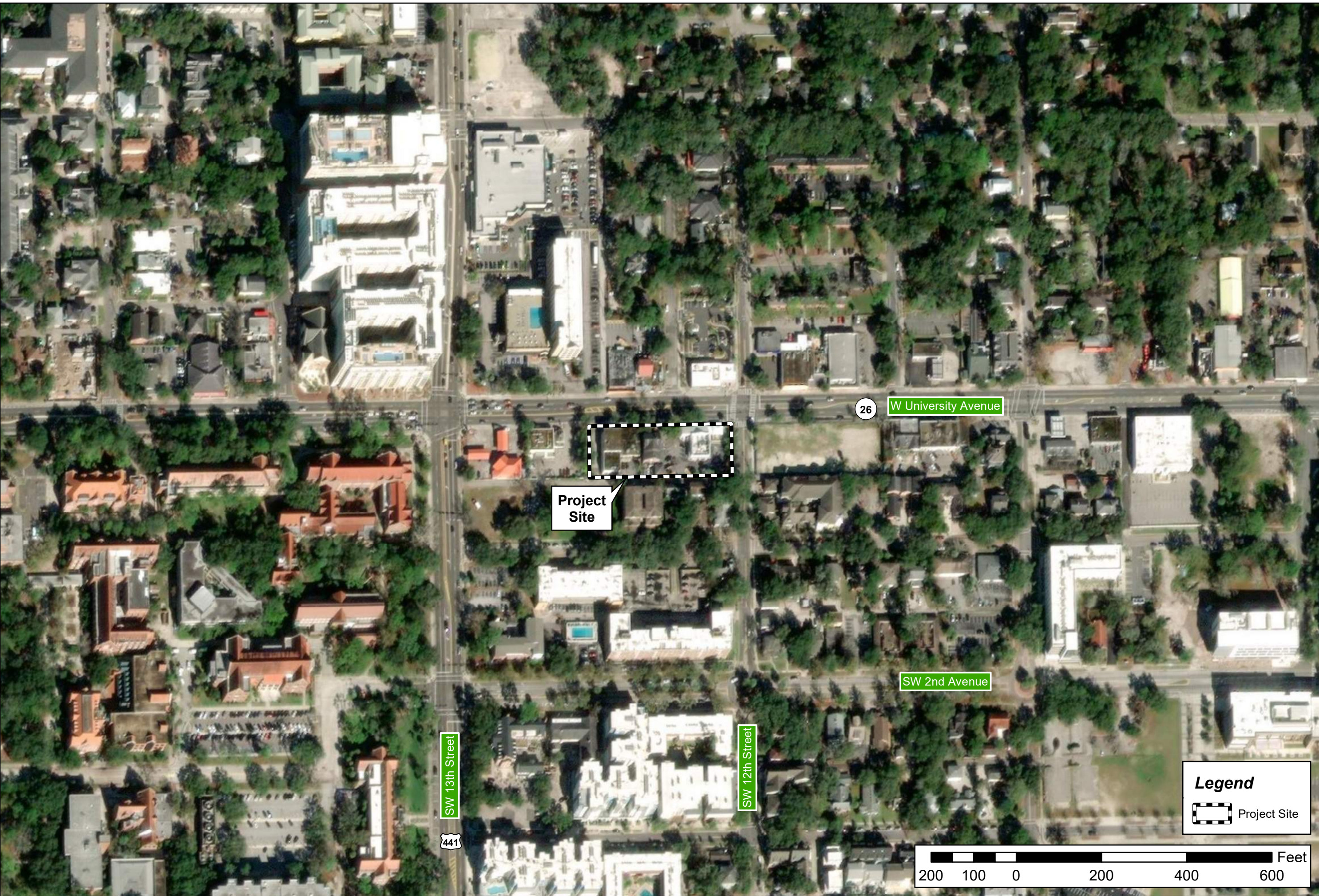
THE EAST 39.28 FEET OF LOT 6, BLOCK 3, UNIVERSITY PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(S) 77, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL IV:

THE WEST 13.09 FEET OF LOT 6 AND THE EAST 26.91 FEET OF LOT 7, BLOCK 3, UNIVERSITY PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(S) 77, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL V:

LOTS 1, 2 AND 3, BLOCK 3 OF UNIVERSITY PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(S) 77, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



Project Site

SW 13th Street
441

SW 12th Street

SW 2nd Avenue

26
W University Avenue

Legend
Project Site

200 100 0 200 400 600 Feet



Projection: NAD_1983_StatePlane_Florida_North_Arizona
Datum: North American 1983
Spheroid: GRS_1980
Prime Meridian: Central Meridian
Standard Parallel 1: 29.533333
Standard Parallel 2: 29.533333
Latitude of Origin: 29.000000
False Easting: 1000000.000000
False Northing: 1000000.000000
Units: Meter
GCS: NAD_1983_StatePlane_Florida_North_Arizona
Date: 2/22/2021

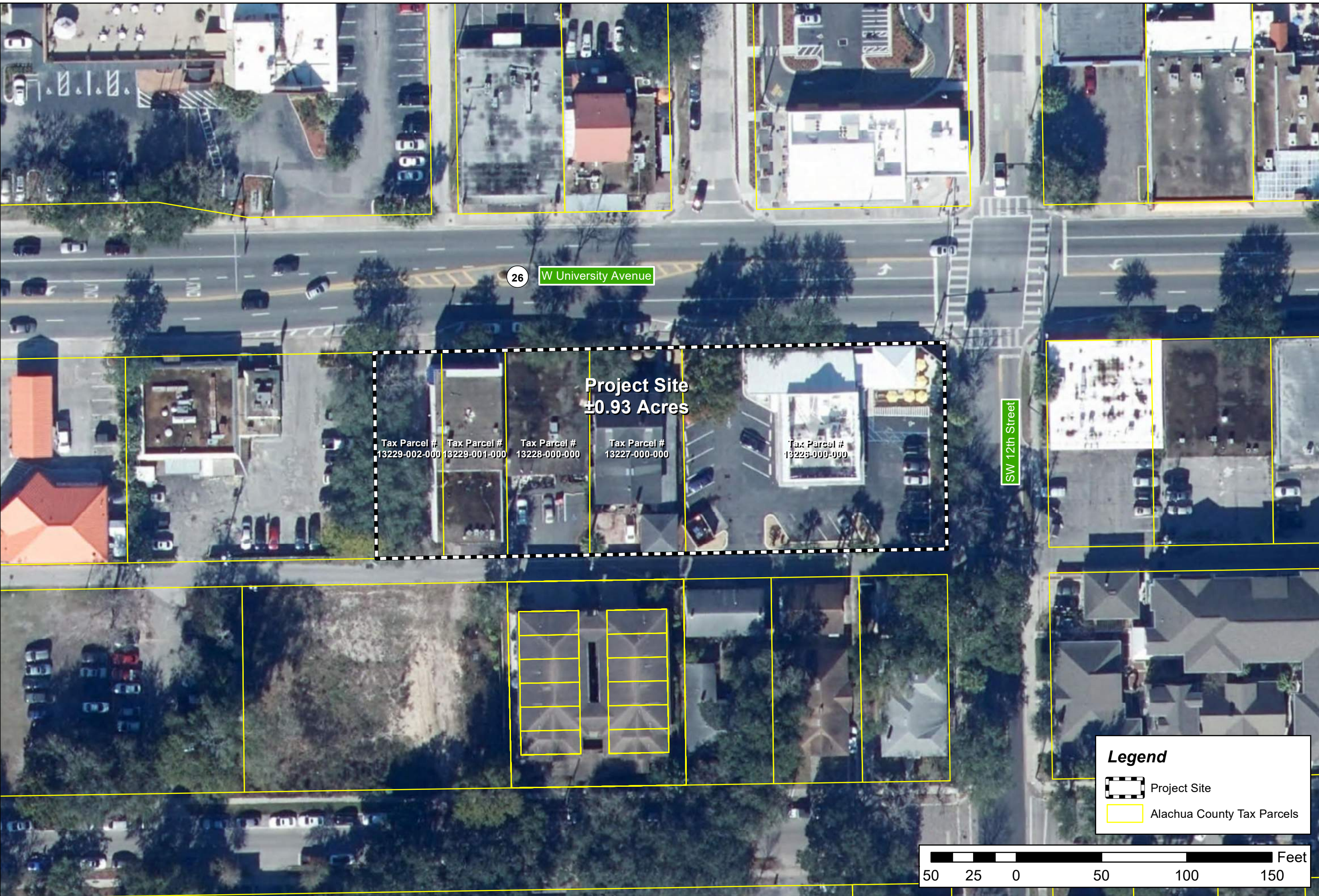


Professional Consultants
Document Path: N:\2020\20-0341\Admin & Information\07_Maps\GIS\MXD\1A.mxd

**Alachua County Tax Parcels #
13229-2, 13229-1, 13228, 13227, & 13226
Gainesville, FL**

ILLUSTRATION 1A:
CONTEXT MAP

**Alachua County Tax Parcels #
13229-2, 13229-1, 13228, 13227, & 13226
Gainesville, FL**



26 W University Avenue

SW 12th Street

**Project Site
±0.93 Acres**

Tax Parcel #
13229-002-000

Tax Parcel #
13229-001-000

Tax Parcel #
13228-000-000

Tax Parcel #
13227-000-000

Tax Parcel #
13226-000-000

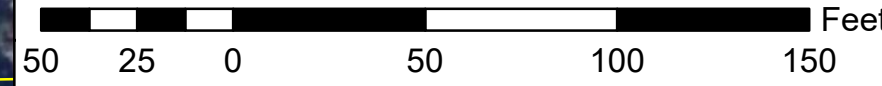
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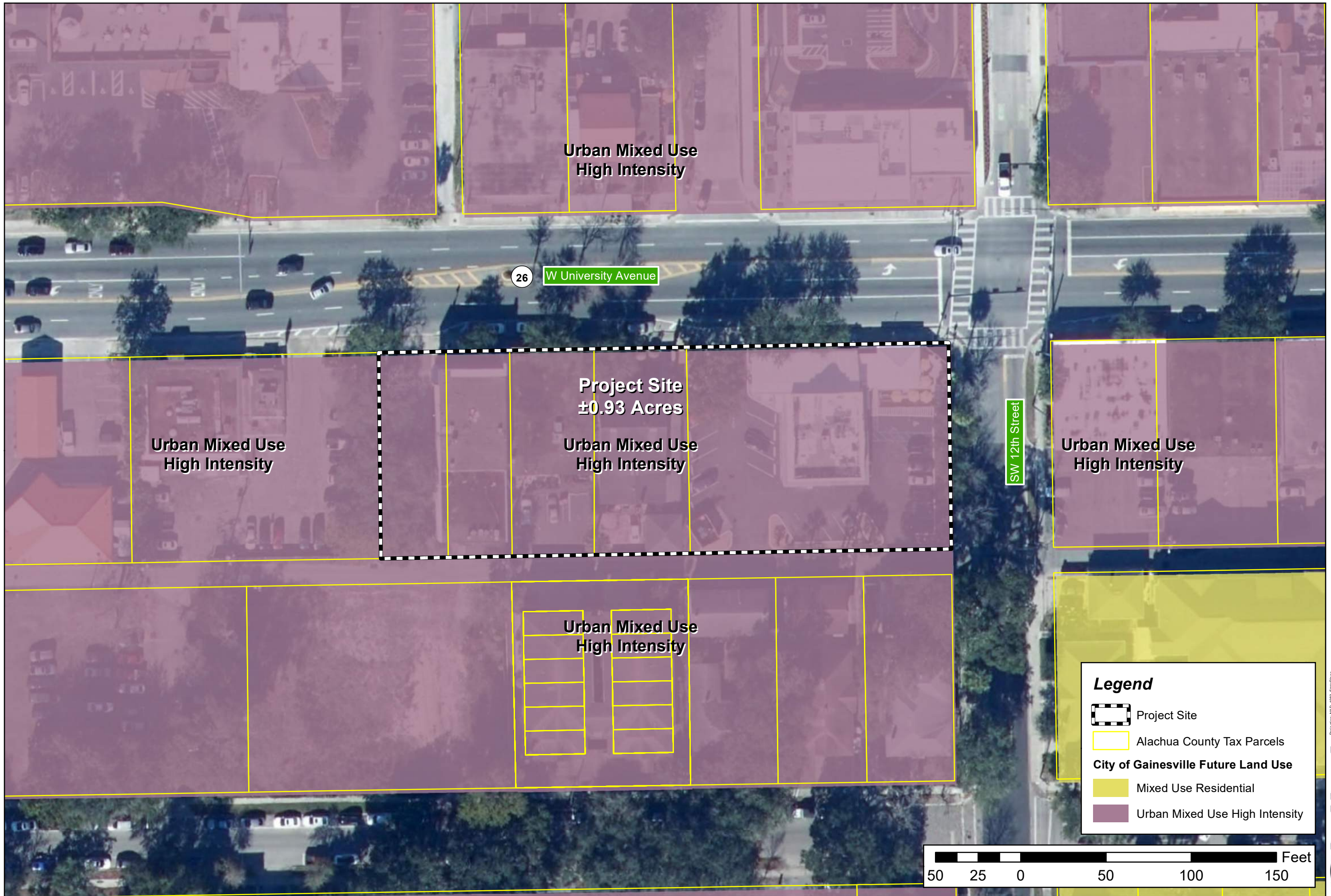
Project Site



Alachua County Tax Parcels



Projection: NAD_1983_StatePlane
Florida North Zone
Datum: North American 1983
Spheroid: GRS80
Semi-Major Axis: 6378137.0
Semi-Minor Axis: 6356755.386
Units: Meter
Standard Parallel 1: 29.533333
Standard Parallel 2: 29.533333
Latitude of Origin: 29.000000
False Easting: 1000000.000000
False Northing: 1000000.000000
Central Meridian: -84.500000
Scale Factor: 1.000000
GCS: NAD_1983_Americas_1983
Date: 2/22/2021



Urban Mixed Use
High Intensity

Urban Mixed Use
High Intensity





Project Site
±0.93 Acres

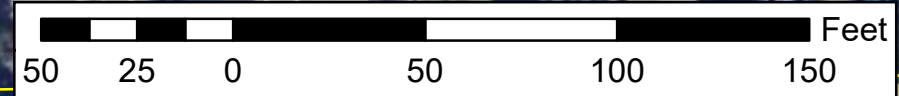
Urban Mixed Use
High Intensity

Urban Mixed Use
High Intensity

Urban Mixed Use
High Intensity

Legend

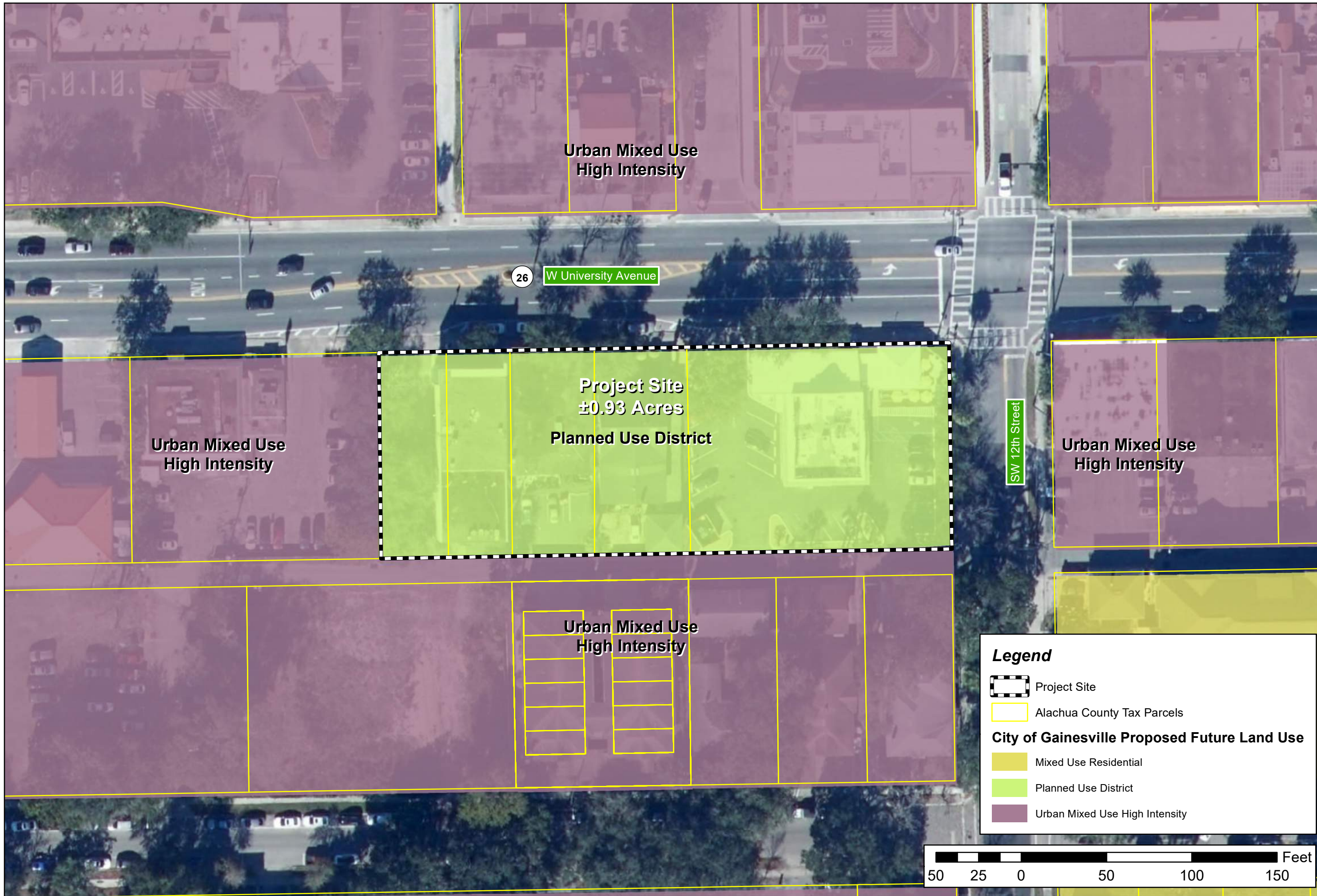
-  Project Site
-  Alachua County Tax Parcels
- City of Gainesville Future Land Use**
-  Mixed Use Residential
-  Urban Mixed Use High Intensity



**Alachua County Tax Parcels #
13229-2, 13229-1, 13228, 13227, & 13226
Gainesville, FL**



Projection: NAD_1983_StatePlane
Florida North Central Zone
Datum: North American 1983
Spheroid: GRS80
Semi-major Axis: 6378137.0
Units: Meter
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Standard Parallel 2: 29.533333
Latitude of Origin: 29.000000
Central Meridian: -84.500000
False Easting: 198450.000000
False Northing: 0.000000
GCS: NAD_1983_Americas_1983
Prepared by: Employee 534
Date: 2/22/2021



Urban Mixed Use
High Intensity






Urban Mixed Use
High Intensity

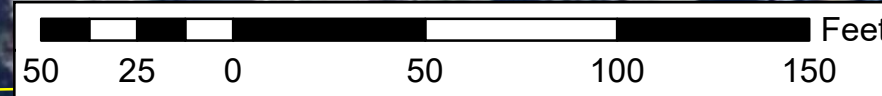
Project Site
±0.93 Acres
Planned Use District

Urban Mixed Use
High Intensity

Urban Mixed Use
High Intensity

Legend

-  Project Site
-  Alachua County Tax Parcels
- City of Gainesville Proposed Future Land Use**
-  Mixed Use Residential
-  Planned Use District
-  Urban Mixed Use High Intensity

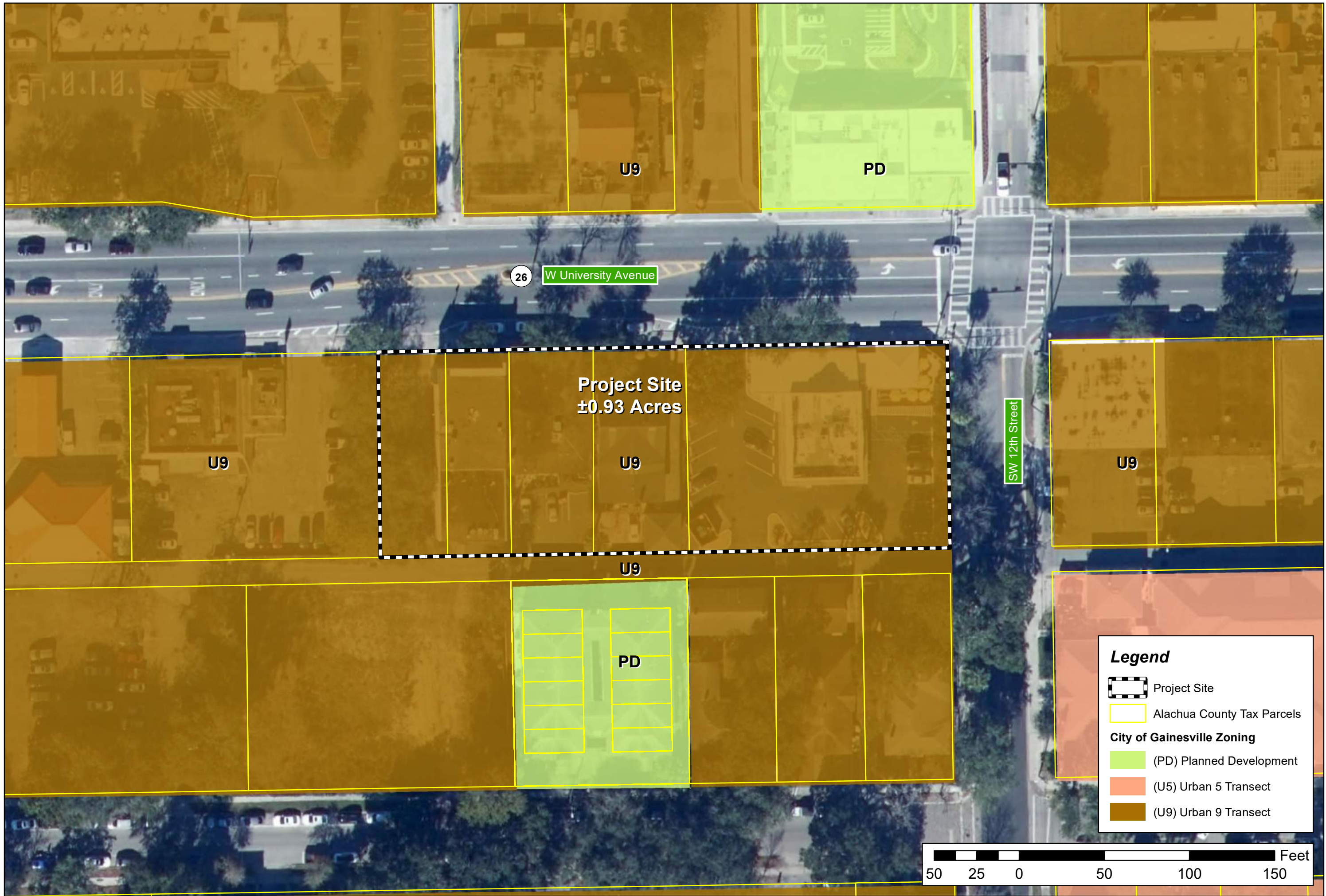


Projection: NAD_1983_StatePlane_Florida_North_Central_GCS
Datum: North American 1983
Spheroid: GRS 1980
Semi-Major Axis: 6378137.0
Semi-Minor Axis: 6378137.0
Units: Meter
Authority: ESRI
Created: 2/22/2021 10:00:00 AM
Prepared by: Employee 634
Date: 2/22/2021





**Alachua County Tax Parcels #
13229-2, 13229-1, 13228, 13227, & 13226
Gainesville, FL**




**Alachua County Tax Parcels #
13229-2, 13229-1, 13228, 13227, & 13226
Gainesville, FL**



Legend

-  Project Site
-  Alachua County Tax Parcels

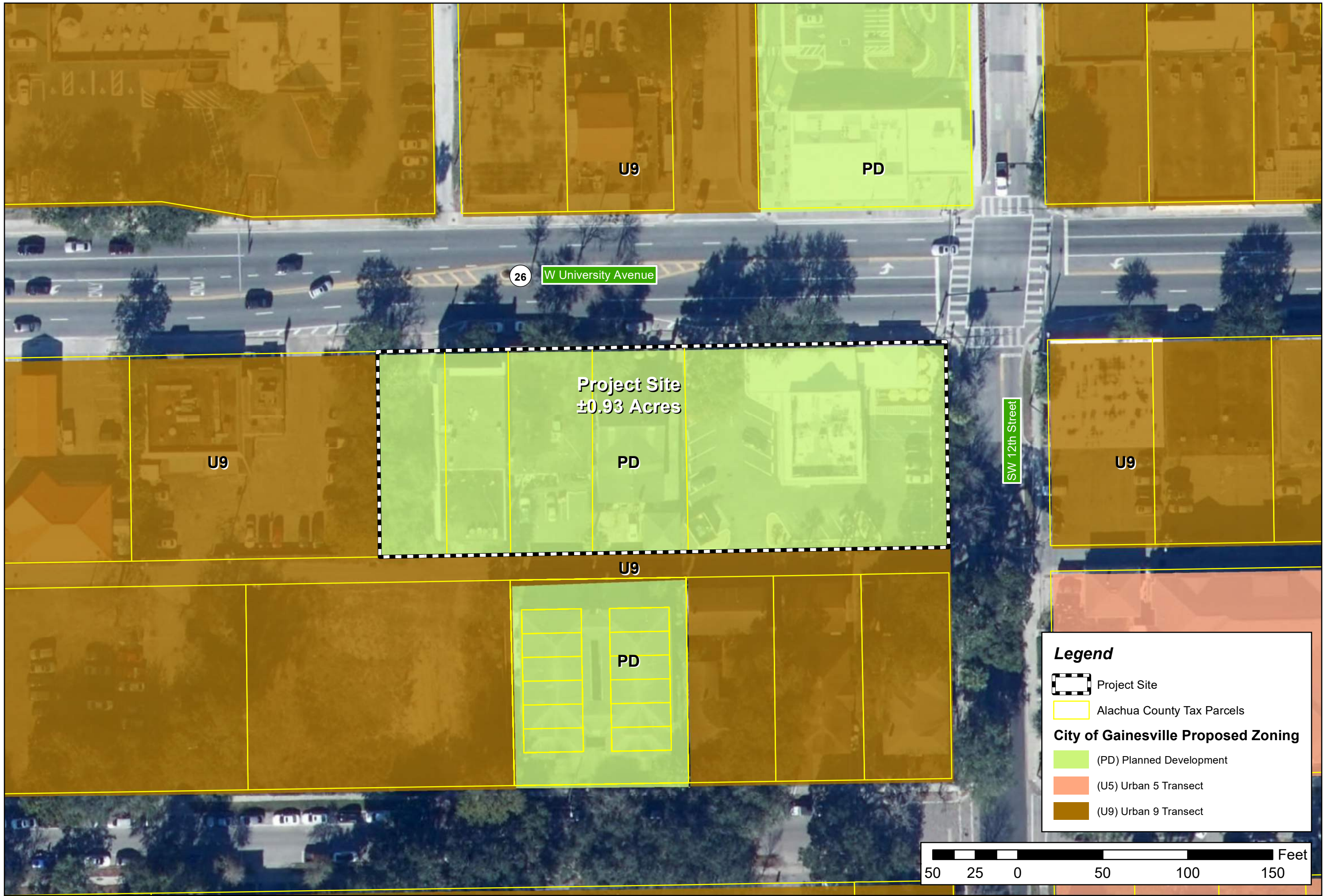
City of Gainesville Zoning

-  (PD) Planned Development
-  (U5) Urban 5 Tract
-  (U9) Urban 9 Tract



Projection: NAD_1983_StatePlane
Florida Alachua County FIPS 5000
Datum: North American Datum of 1983
Spheroid: GRS 1980
Semi-major Axis: 6378137.0
Semi-minor Axis: 6356755.419
Units: Meter
Datum Transformation: NAD 83 to NAD 83
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
False Easting: 1980000.000000
False Northing: 1000000.000000
GCS: NAD_1983_American_1983
Prepared by: Employee 634
Date: 2/22/2021

**Alachua County Tax Parcels #
13229-2, 13229-1, 13228, 13227, & 13226
Gainesville, FL**



Legend

- Project Site
- Alachua County Tax Parcels

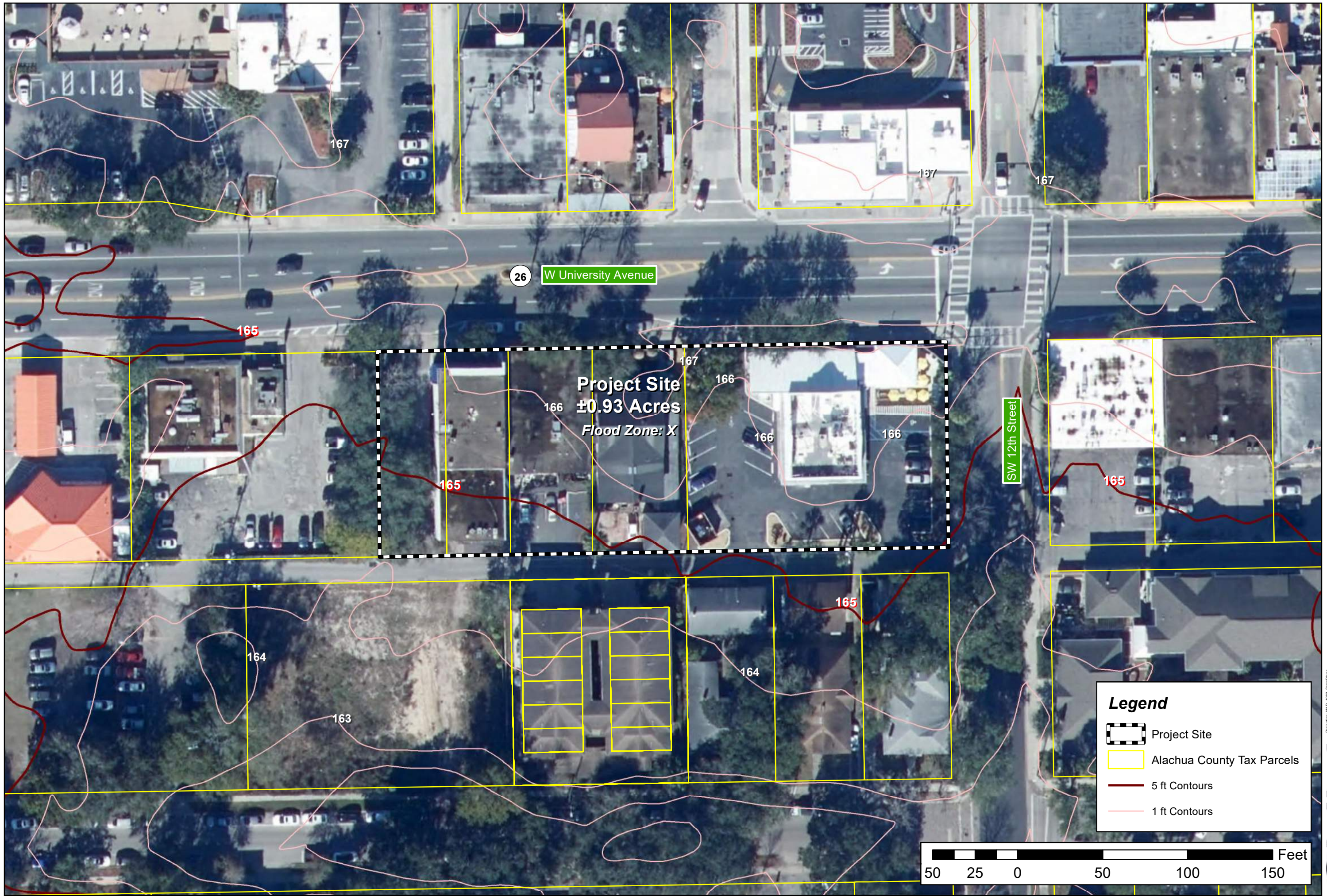
City of Gainesville Proposed Zoning

- (PD) Planned Development
- (U5) Urban 5 Transect
- (U9) Urban 9 Transect







Projection: NAD_1983_StatePlane
Florida North Zone
Datum: North American 1983
Spheroid: GRS80
Semi-Major Axis: 6378137.0
Semi-Minor Axis: 6378137.0
Units: Meter
Scale Factor: 1.0
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Central Meridian: -84.500000
Standard Parallel 1: 29.533333
Standard Parallel 2: 29.533333
Latitude of Origin: 29.000000
GCS: North_American_1983
Prepared by: Employee 634
Date: 2/23/2021

**Alachua County Tax Parcels #
13229-2, 13229-1, 13228, 13227, & 13226
Gainesville, FL**



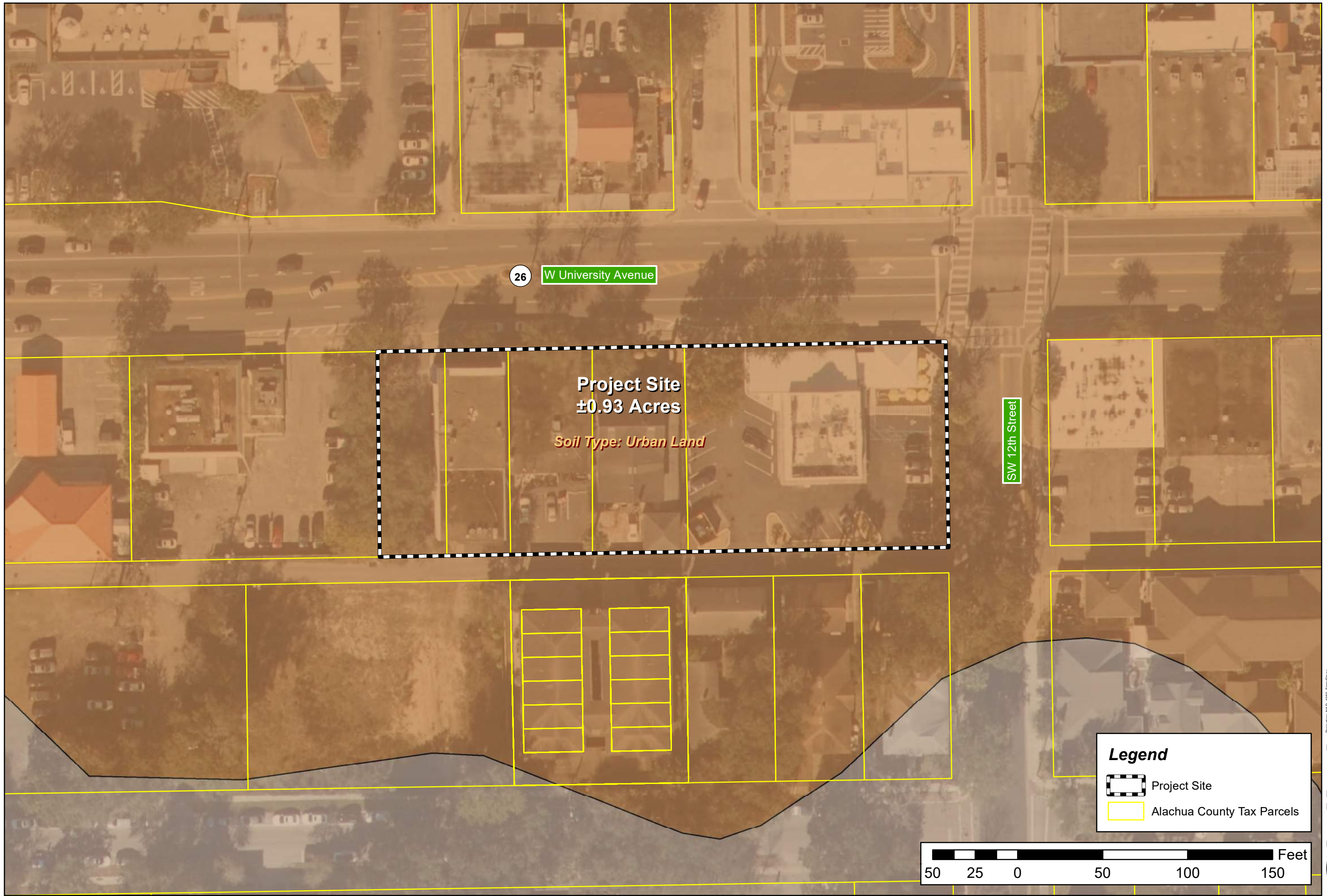
Legend

-  Project Site
-  Alachua County Tax Parcels
-  5 ft Contours
-  1 ft Contours



Projection: NAD_1983_StatePlane
Florida Easting_1000000_000000
Datum: North American 1983
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
GCS: North_American_1983
Prepared by: Employee 534
Date: 2/23/2021

**Alachua County Tax Parcels #
13229-2, 13229-1, 13228, 13227, & 13226
Gainesville, FL**





26 W University Avenue

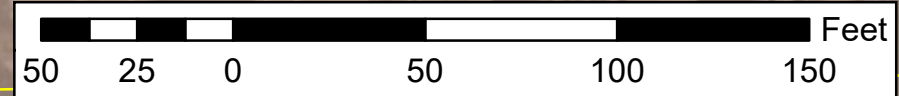
SW 12th Street

**Project Site
±0.93 Acres**

Soil Type: Urban Land

Legend

-  Project Site
-  Alachua County Tax Parcels



Projection: NAD_1983_StatePlane
Florida North Zone
Datum: North American 1983
Spheroid: GRS80
Datum Shift: 0
Units: Meter
Scale Factor: 1.000000
False Easting: 1983000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.533333
Standard Parallel 2: 29.533333
Latitude of Origin: 29.000000
GCS: NAD_1983_Americas_1983
Prepared by: Employee 634
Date: 2/23/2021

Mailed Memorandum

NEIGHBORHOOD WORKSHOP NOTIFICATION



20-0341

To: Neighbors of W University Avenue/ NW 12th Street Intersection
From: Gerry Dedenbach, AICP
Date: February 23, 2021
RE: Neighborhood Workshop Public Notice

A virtual Neighborhood Workshop will be held to discuss proposed applications on ±0.93 acres in the City of Gainesville: A Small-scale Comprehensive Plan Amendment from Urban Mixed Use High Intensity (UMUH) to Planned Use District (PUD), and a companion Rezoning from Urban 9 (U9) to Planned Development (PD). Uses within the PUD and PD will include a mix of commercial retail and multi-family residential. The Workshop will also address the City Development Plan process. The site is located at the southwest corner of West University Avenue and SW 12th Street (Alachua County Tax Parcels 13226-000-000, 13227-000-000, 13228-000-000, 13229-001-000, & 13229-002-000).

Date: March 10, 2021
Time: 6:00 p.m.
Link: bit.ly/LincolnVentures-PD
Zoom Call-in Number: +1 312 626 6799
Meeting ID: 910 4609 6483
Contact: Gerry Dedenbach, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The Neighborhood Workshop's purpose is to inform the public about the nature of the proposal and seek comments.

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign (“#”) when prompted.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

Mailing Labels

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

Neighborhood Workshop Notice
Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice
Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

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

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

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

Neighborhood Workshop Notice
Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice
Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

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

Neighborhood Workshop Notice
Elizabeth Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

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

Neighborhood Workshop Notice
Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

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

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

Neighborhood Workshop Notice
Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
Kingswood Court
BARBARA KELLEHER
5350 NW 8 AVE
GAINESVILLE, FL 32605

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

Neighborhood Workshop Notice
Lampighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

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

Neighborhood Workshop Notice
Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

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

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

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

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

Neighborhood Workshop Notice
Northwood
SUSAN W WILLIAMS
P.O. BOX 357492
GAINESVILLE, FL 32653

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

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

Neighborhood Workshop Notice
Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Phoenix
APRIL JONES
3214 SW 26 TERR, APT B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice
Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

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

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

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

Neighborhood Workshop Notice
Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

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

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

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

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

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

Neighborhood Workshop Notice
Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

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

Neighborhood Workshop Notice
Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Sugarfoot Community/Anglewood
KELLY AISSSEN
4306 SW 5 AVE
GAINESVILLE, FL 32607

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

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

Neighborhood Workshop Notice
Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

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

Neighborhood Workshop Notice
Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

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

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

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

Neighborhood Workshop Notice
Porters Community
GIGI SIMMONS
712 SW 5 STREET
GAINESVILLE, FL 32601

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

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

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

Neighborhood Workshop Notice
University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

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

Neighborhood Workshop Notice
Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice
University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

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

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

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

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

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

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

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

13214-000-000
KESSER & WARNER & WARNER
% WARNER
PO BOX 1647
LOS ANGELES, CA 90078

13214-002-000
KESSER & WARNER
% WARNER
PO BOX 1647
LOS ANGELES, CA 90078

13215-000-000
CORE GAINESVILLE UNIVERSITY LLC
540 WEST MADISON ST STE 2500
CHICAGO, IL 60661

13216-000-000
CORE GAINESVILLE UNIVERSITY LLC
540 WEST MADISON ST STE 2500
CHICAGO, IL 60661

13217-000-000
CORE GAINESVILLE UNIVERSITY LLC
540 WEST MADISON ST STE 2500
CHICAGO, IL 60661

13218-000-000
CORE GAINESVILLE 1127 UNIVERSITY LI
540 W MADISON ST STE 2500
CHICAGO, IL 60661

13219-000-000
PARK CENTRAL HOLDINGS OF, GAIN
321 SW 13TH ST
GAINESVILLE, FL 32601

13221-000-000
CORE GAINESVILLE UNIVERSITY LLC
540 WEST MADISON ST STE 2500
CHICAGO, IL 60661

13222-010-001
ORANGE AND BLUE APARTMENT INVES
6640 PINE TREE LANE
MIAMI BEACH, FL 33141

13222-010-002
ORANGE AND BLUE APARTMENT INVES
6640 PINE TREE LANE
MIAMI BEACH, FL 33141

13222-010-003
ORANGE AND BLUE APARTMENT INVES
6640 PINE TREE LANE
MIAMI BEACH, FL 33141

13222-010-004
ORANGE AND BLUE APARTMENT INVES
6640 PINE TREE LANE
MIAMI BEACH, FL 33141

13222-010-005
ORANGE AND BLUE APARTMENT INVES
6640 PINE TREE LANE
MIAMI BEACH, FL 33141

13222-010-006
ORANGE AND BLUE APARTMENT INVES
6640 PINE TREE LANE
MIAMI BEACH, FL 33141

13226-000-000
1209 W UNIVERSITY AVE LLC
1775 HURRICAN HARBOUR LN
NAPLES, FL 34102

13227-000-000
KLM HOLDINGS MIDTOWN LLC
8585 S TROPICAL TRAIL
MERRITT ISLAND, FL 32952

13228-000-000
KLM HOLDINGS MIDTOWN LLC
4819 CHASTAIN DR
MELBOURNE, FL 32940

13229-001-000
KLM HOLDINGS MIDTOWN LLC
8585 S TROPICAL TRAIL
MERRITT ISLAND, FL 32952

13229-002-000
KLM HOLDINGS MIDTOWN LLC
8585 S TROPICAL TRAIL
MERRITT ISLAND, FL 32952

13230-001-000
UNIVERSITY OF FLORIDA FOUNDATION I
1938 W UNIVERSITY AVE
GAINESVILLE, FL 32603

13231-000-000
UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

13232-000-000
UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604

13233-001-000
UNIVERSITY OF FLORIDA FOUNDATION I
PO BOX 14425
GAINESVILLE, FL 32604

13235-101-000
EJR INVESTMENTS LLC
1840 NW 168TH AVE
PEMBROKE PINES, FL 33028

13235-102-000
SHELESTAK & SHELESTAK &, SHELE
949 PUALSKI MERCER RD
MERCER, PA 16137

13235-201-000
MATSON MICHAEL & MARTHA
5690 STANDING OAKS LN
NAPLES, FL 34119

13235-202-000
CHINI, ABDOL R & SHAHPAR R
4631 SW 94TH DR
GAINESVILLE, FL 32608

13235-203-000
MURPHY & MURPHY TRUSTEES
9911 SHADY COVE DR
FAIRFAX STATION, VA 22039

13235-204-000
MILE HIGH INVESTMENTS LLC
6421 VILLAGE LN
CENTENNIAL, CO 80111

13235-205-000
HACKLEY MICHAEL PAUL
701 SW 142ND AVE # 209S
HOLLYWOOD, FL 33027

13235-206-000
SHISHLOV & SHISHLOVA H/W
6158 KARI DR
MELBOURNE, FL 32940

13235-207-000
COLE MARIO JITANO & YUKO NAKAYAM
3 LAUREL DR
CARMEL VALLEY, CA 93924

13235-208-000
NICJOR INVESTMENTS LLC
6421 VILLAGE LANE
CENTENNIAL, CO 80111

13235-209-000
GOICU & MARGINEANU
17920 GULF BLVD APT 703
REDINGTON SHORES, FL 33708

13235-210-000
PEACOCK, RAYMOND J & CLARE A
1199 ALLIGATOR CREEK RD
CLEARWATER, FL 33765

13235-211-000
FONTANE, JOSE RAFAEL & MARTA G
12940 N CALUSA CLUB DR
MIAMI, FL 33186

13235-212-000
FERNANDEZ, MIGUEL & LOLIA
2181 NW 98TH TER
PEMBROKE PINES, FL 33024

13235-301-000
MURPHY JANET
151 WALTON BUENA VISTA DR
SEACREST, FL 32641

13235-302-000
DASHER & DASHER
1220 SW 1ST AVE
GAINESVILLE, FL 32601

13235-303-000
MAXWELL & MAXWELL
85 PATTERSON RD
HANSCOM AFB, MA 01731

13235-304-000
FREEMAN & FREEMAN & FREEMAN
2172 SW TRAILSIDE PATH
STUART, FL 34997

13235-305-000
TRACEY LORRAINE
634 SCOTLAND ST
DUNEDIN, FL 34698

13235-306-000
DELANEY DONALD SCOTT
9503 SE SATURN ST
HOBE SOUND, FL 33455

13235-307-000
KING & KING
1220 SW 1ST AVE #307
GAINESVILLE, FL 32601

13235-308-000
LUPO EMILY
1220 SW 1ST AVE #308
GAINESVILLE, FL 32601

13235-309-000
HENG, CHRISTINE K
7 PADANARAM RD #23
DANBURY, CT 06811

13235-310-000
DESTINY 310 LLC
151 WALTON BUENA VISTA DR
SEACREST, FL 32461

13236-000-000
BIG LEO ONE LLC
6405 SW 37TH WAY
GAINESVILLE, FL 32608

13237-000-000
REGALADO FLORENCIO O
1208 SW 1ST AVE #4
GAINESVILLE, FL 32601

13238-000-000
CAPITAL ASSETS GROUP
321 SW 13TH ST
GAINESVILLE, FL 32601

13239-000-000
MARTIN, MICHAEL
2397 SE 30TH ST
MELROSE, FL 32666

13246-000-000
PHI DELTA THETA CHAPTER
PO BOX 1880
TUSCALOOSA, AL 35403

13248-000-000
COLLEGE MANOR LIMITED, PARTNER
220 N MAIN ST
GAINESVILLE, FL 32601

13253-010-001
BALLERS LLC
1916 NW 21ST ST
GAINESVILLE, FL 32605

13253-010-002
BALLERS LLC
1916 NW 21ST ST
GAINESVILLE, FL 32605

13253-010-003
BALLERS LLC
1916 NW 21ST ST
GAINESVILLE, FL 32605

13253-010-004
BALLERS LLC
1916 NW 21ST ST
GAINESVILLE, FL 32605

13254-000-000
FOX'S ALLIGATOR LLC
13400 PROGRESS BLVD
ALACHUA, FL 32615

13255-000-000
KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

13256-000-000
O'CONNELL & O'CONNELL
1119 SW 1ST AVE
GAINESVILLE, FL 32601

13257-000-000
KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

13258-000-000
KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

13259-000-000
KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

13260-000-000
KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

13261-000-000
KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

13967-000-000
COLLEGE VIEW APTS LTD, PARTNER
220 N MAIN ST
GAINESVILLE, FL 32601

13968-000-000
BANK OF AMERICA
C/O CORP REAL ESTATE ASSESSMENT:
101 N TRYON ST
CHARLOTTE, NC 28255

13968-001-000
COLLEGE VIEW APTS LTD, PARTNER
% COLLEGE PARK PROPERTIES
220 N MAIN ST
GAINESVILLE, FL 32601

13969-000-000
BARNETT MARK J & CYNTHIA LITT
3111 NW 18TH PL
GAINESVILLE, FL 32605

13970-000-000
EQUILEASE AT UNIVERSITY INC
3501 SW 2ND AVE STE 2400
GAINESVILLE, FL 32607

13971-000-000
FARAH'S INC
13200 W NEWBERRY RD APT BB153
NEWBERRY, FL 32669

13971-001-000
BANK OF AMERICA
C/O CORP REAL ESTATE ASSESSMENT:
101 N TRYON ST
CHARLOTTE, NC 28255

13990-000-000
GAINESVILLE DOWNTOWN INN VENTURE
1250 W UNIVERSITY AVE
GAINESVILLE, FL 32607

13996-000-000
RAZVI ENTERPRISES LLC
6614 NW 50TH LN
GAINESVILLE, FL 32653

13997-000-000
LE & TRAN H/W
5323 NW 45TH LN
GAINESVILLE, FL 32606

13998-000-000
DAKJ P A
336 MAGNOLIA ST
WINDERMERE, FL 34786

13999-000-000
SUKAVIVATANACHAI &, SUKAVIVATA
5096 SAN VICENTE DR
SANTA BARBARA, CA 93111

14000-000-000
HOGUE REALTY INVESTORS
5730 DEER HOLLOW TRL
SARASOTA, FL 34232

14001-000-000
BENTON & BENTON
3641 NW 23RD PL
GAINESVILLE, FL 32605

14003-000-000
CAPITAL ASSETS GROUP II LLC
321 SW 13TH ST
GAINESVILLE, FL 32601

15505-070-000

STATE OF FLA IIF, PUBLIC LAND
TIITF DEPT OF EDUCATION-UNIVERSITY (C
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

13994-002-000

W&L THOMAS FAMILY LLC
PUBLIX SUPER MARKETS - EXPENSE PA
PO BOX 407
LAKELAND, FL 33802

14898-001-000

LM GAINESVILLE LLC
CUSHMAN & WAKEFIELD
PO BOX 130339
CARLSBAD, CA 92013

Newspaper Advertisement

PUBLIC NOTICE

A virtual Neighborhood Workshop will be held to discuss proposed applications on ±0.93 acres in the City of Gainesville: A Small-scale Comprehensive Plan Amendment from Urban Mixed Use High Intensity (UMUH) to Planned Use District (PUD), and a companion Rezoning from Urban 9 (U9) to Planned Development (PD). Uses within the PUD and PD will include a mix of commercial retail and multi-family residential. The Workshop will also address the City Development Plan process. The site is located at the southwest corner of West University Avenue and SW 12th Street (Alachua County Tax Parcels 13226, 13227, 13228, 13229-1, & 13229-2).

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on March 10, 2021

Link: bit.ly/LincolnVentures-PD

Zoom Call-in Number: +1 312 626 6799

Meeting ID: 910 4609 6483

Instructions: Visit the link above using a web browser or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below, or by phone.

Contact: Gerry Dedenbach, AICP

Address: 11801 Research Drive, Alachua, FL, 32615

Phone Number: (352) 331-1976

Email: Live@CHW-inc.com



Wilson

Continued from Page 3A

"Being a girl of color, to be attracted to something like that was kind of weird," she said. "I didn't always have that opportunity. But I always said when I had it, I wanted to share that with kids. I had a desire to make a difference."

In the '90s, Wilson came to Gainesville to study community resource economics classes at the University of Florida. One summer, she was asked to help with a summer theater program in town. She said yes. And her love sparked again.

Helping children learn and put on a small production of "Oliver" that summer filled Wilson with so much joy and purpose that she quit her job and started her own community theater program, the Star Center nonprofit, in 2000, she said.

With her own money and a practice room at a friend's day care, the theater began with four siblings from the Lloyd family and one other girl.

Melinda, Bennett, Carolyn and Shafer Lloyd, ranging in age from 5 to 12, were Wilson's first students. Growing up in her theater, they each found a love among set making, costume design, acting and running stage crew that they later translated into mentoring younger students, joining their public school drama clubs and starting their adult careers.

Both sisters still work in arts now, one as a professional seamstress and the other both in front of and behind the camera, said Doi Lloyd, their mother. Her sons benefitted as well, mastering public speaking after years onstage and building technical talent behind the scenes.

Wilson makes such an impact in children's lives, Lloyd said, it inspires her to still help the theater out decades later sewing costumes.

"I've seen kids' lives change on that stage," she said. "Rhonda has a passion for the arts and a passion for children, and she blends that into the theater experience ... it's absolutely formative."

The Star Center, now two decades later, is a local hub with hundreds of families, children and adult students and its own stage on the east side of town. But it didn't come easily.

Wilson has worked as a theater teacher with Alachua County Public Schools since 2006, when she was first recruited by then-Principal Lenetta McNealy

during Duval Elementary School's transition to Duval Elementary Fine Arts Academy. After 10 years there, she moved to Kanapaha Middle School, where she currently teaches.

The theater's financial health relied primarily on her own income, community fundraising and parental support through 2004 when its 501(c)(3) nonprofit status was secured, allowing Wilson to apply for larger grant funding.

"It wasn't easy to start an arts thing in the community. It was kind of tough and go for a while," she said. But as time went on and Wilson's efforts were noticed and awarded, Star Center was able to expand.

In 2017, the nonprofit bought its current building, an old storefront, to renovate and grow in. And in December, it was awarded a grant from The Black Seed Initiative, a think tank and national fund dedicated to supporting Black leadership, Black artists and Black audiences, she said.

"This is a new face of what art's going to look like: all kinds of people, not just older white men, and it's a good thing," she said. "That's kind of where I think my role is in life, to encourage people and open up doors or share opportunities with them. That feels good, it really does. You want to know that you've made a difference."

Moving forward, Wilson said, she will be taking on three apprentices starting in late spring or early summer to learn the administrative, artistic and technical aspects of running a theater. They will be part of the 'Heart and Soul Initiative' to expand the reach of diverse local theater.

Wilson has been recognized at the local, state and national levels for her leadership as one of the country's few Black female performing arts company owners. A few of her accolades are:

- Women of Vision and Purpose Award from Gainesville Black Professionals.
- Governor's Award for Investment in Youth.
- Finalist for the Excellence in Theatre Education presented by the Tony Awards.

Her theatre is heading into its 21st season with a broad repertoire behind it ranging from "The Color Purple" to "A Streetcar Named Desire."

Regular season shows cost nothing for children and adult participants, while workshops, education programs and summer camps vary in price depending on length.

Performance ticket prices can be found on the theater website, starcentertheatre.org.



Rhonda Wilson, owner and founder of The Star Center Theater, at the theater in Gainesville on Thursday. BRAD MCCLENNY/THE GAINESVILLE SUN

NOTICE OF PUBLIC HEARING

The Alachua County Development Review Committee will hold a public hearing Thursday, March 4, 2021 at 1:30 pm in the John R. "Jack" Durance Auditorium, room 209, 12 S.E. 1st Street, Gainesville, Florida to consider the following items:

Project 2021020101 - Final Development Plan and Floodplain Development Permit Review - Noble Dock and Boathouse (proposed boat dock replacement and new covered boathouse on .52 acres) - Section 11-700-R22 - Located on Tax Parcel Number 1968B-011-000 at 22804 NE 69th Avenue - Shore Builders, Inc. - agents: Rural/Agricultural Future Land Use Designation: Agricultural (A) Zoning District

Project 2021020102 - Revised Final Development Plan and Replat Review - Oakleigh, Phase 1 - Lot 9 - (Reduction of rear setback from 40' to 15' on 1.17 acres) - Section 11-110-R18 - Located on Tax Parcel Number 04414-010-009 at 902 SW 126th Street - Brian Murphy, PSM - agent: Low Density Residential (1 to 4 dwelling unit per acre) Future Land Use Designation: Residential Single Family Estate (RE-1) Zoning District

Project 2020113003 - Revised Final Development Plan Review - Newberry Park Traditional Neighborhood Development, Block 1 - 02b Kids - (proposed 7,836sqf childcare facility) - Section 01-110-R18 - Located on a portion of Tax Parcel Number 04322-001-001 at 11995 W Newberry Road - eds engineers-surveyors-planners, inc. - agents: Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation: Single Family Residential (R-1a) Zoning District

This meeting will allow for virtual and in person participation. The public may attend virtually through Cox Channel 12, Facebook, and the County's Video on Demand website OR in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durance Conference Room 207. The public may also attend the meeting through audio only by calling 351-715-8592, and when prompted, use code 670 965 3024 to enter the meeting.

All interested persons are invited to attend and be heard. Written comments or photographic documents may be emailed to DevelopmentReviewStaff@alacounty.us ahead of the scheduled hearing DevelopmentReview@alacounty.us. The public will be permitted to provide public comment at the hearing to the Development Review Committee through telephone or in person.

For public who attend virtually, once public comment is opened for an item under discussion, please call 929-505-6059 (enter meeting code 273 174 8038). Callers will be put in a queue, and promoted when it is their turn to speak. TO AVOID FEEDBACK, SPEAKERS MUST TURN DOWN THE VOLUME ON THEIR DEVICE WHEN ADDRESSING THE DEVELOPMENT REVIEW COMMITTEE. Callers should state their names and limit comments to two minutes. When prompted for in-person comment, in-person participants should follow the direction of the Chair to participate.

For public who attend in-person, facial coverings must be worn at all times. Public seating will be made available up to the capacity that permits adequate social distancing.

No later than 5 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to developmentreview@alacounty.us.

The Development Review Committee shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 3 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 (TDD users, please call 711 (Florida Relay Service)). Printed materials are available in alternate format upon request.

Flags

Continued from Page 1A

would direct flags to be lowered to half-staff after Limbaugh's body is laid to rest. He has authority to do so under state law, though it's unclear whether some local governments will comply.

Alachua County officials said Monday that if they receive a request to lower state flags on buildings they maintain, it will be considered. Mark Sexton, county spokesman, said county staff have reviewed state guidelines and don't find a requirement for local governments to follow suit on the governor's orders.

Florida law directs the governor's office to develop guidelines, but says flags may be lowered "upon the death of high-ranking state officials, uniformed law enforcement and fire service personnel, and prominent citizens."

The Governor's Office's own flag protocol, however, which was last updated in the first term of former Gov. Rick Scott, doesn't mention prominent citizens but does say "approval for displaying the flags at half-staff ... resides with the Governor."

"It doesn't say anything about radio personalities. We checked," Sexton said.

The governor's press office did not immediately respond Monday to a question about the flag protocol; DeSantis has directed flags to half-staff to honor law enforcement officers killed on duty, Navy members killed in a mass shooting in Pensacola and the late Supreme Court Justice Ruth Bader Ginsberg, to name a few.

Nonetheless, Agriculture Commissioner Nikki Fried — a Florida Cabinet member and the only statewide elected Democrat — on Monday told offices under her control to disregard any order to lower flags to honor Limbaugh.

Limbaugh is widely mourned by conservatives, but his critics point to a history of his ridiculing people with disabilities, and his racist, anti-women and homophobic remarks.

"Lowering to half-staff the flag of the United States of America is a sacred honor that pays respect to fallen heroes and patriots. It is not a partisan political tool," Fried said in a statement. "We will not celebrate hate speech, bigotry and division ... Lowering the flag should always reflect unity, not division and raising our standards, not lowering them."

Christian Ziegler, vice chairman of the state's Republican Party, countered that Fried is just seeking to "secure political points from her far-left base."

"Recognizing a Floridian who was a pioneer in radio, and was even awarded the Presidential Medal of Freedom, our nation's highest civilian honor," is the right thing to do, Ziegler said.

But Fried's move falls a call to action by the Mayor of Oakland Park in Broward County. Jane Bolin on Sunday released a statement criticizing DeSantis and calling on other officials, mayors, city commissions and city managers throughout Florida to protest what she called an outrageous and inappropriate gesture to the radio provocateur.

"Once we cross that divide and say, 'Well, I'm going to say Rush Limbaugh is a prominent citizen and I'm going to lower the flag' ... to me, it just adds more to this political theater and is not what our country needs right now," Bolin said Monday.

To comply with the order, Bolin added, would make one complicit in demeaning the flags' dignity. Oakland Park, like Tallahassee, has a city commission form of government; Bolin is now mayor for a year as the position rotates among commissioners. Bolin is



Limbaugh

lobbying her four fellow commissioners to ignore the order to lower flags for Limbaugh if DeSantis issues one.

Tallahassee Mayor John Dailey, independently elected but with no more power than the four other members of the Tallahassee City Commission, said no decision has yet been made as to whether his city would comply with the order.

"I know that lowering the flag to half-staff is something citizens take seriously ... I know in the state of Florida we do it to honor national leaders, military leaders and great Floridians, so we are researching our policies and procedures," Dailey said.

At the crux of the debate is what one thinks of Limbaugh's decades-long run as the king of conservative talk radio.

In a statement put out by the Republican Party of Florida, DeSantis referred to Limbaugh as the GOAT, or greatest of all-time, "of radio, of conservative media and of inspiring a loyal army of American patriots." Last week, at a campaign-style event in Limbaugh's home of Palm Beach, DeSantis called him "one of our own."

"There's not much that needs to be said; the guy was an absolute legend," the governor said. But from south Florida to the Panhandle, those who opposed Limbaugh said they found it outrageous DeSantis would honor him.

DeSantis antagonist and Santa Rosa County attorney Daniel Uhlfelder, who has sued the governor and protested the state's COVID-19 policies by dressing as the Grim Reaper around the state, said he could think of anyone less worthy of the honor.

"Death is a sad affair; I'm traveling the state trying to save lives," Uhlfelder said in a phone interview. "But to lower the flag to honor this man is so disgusting. It's offensive."

The Gainesville Sun contributed to this report. James Call is a member of the USA TODAY NETWORK-Florida Capital Bureau. He can be reached at jcalle@tallahassee.com. Follow on him Twitter: @Call-Tallahassee.

PUBLIC NOTICE

A virtual Neighborhood Workshop will be held to discuss proposed applications on 10.93 acres in the City of Gainesville: A Small-scale Comprehensive Plan Amendment from Urban Mixed Use High Intensity (UMUH) to Planned Use District (PUD), and a companion Rezoning from Urban 9 (U9) to Planned Development (PD) Uses within the PUD and PD will include a mix of commercial retail and multi-family residential. The Workshop will also address the City Development Plan process. The site is located at the southwest corner of West University Avenue and SW 12th Street (Alachua County Tax Parcels 13226, 13227, 13228, 13225-1, & 13229-2).

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on March 10, 2021
Link: bit.ly/ncn03n/venues-3D
Zoom Call in Number: +1 312 626 6799
Meeting ID: 910 4608 6483

Instructions: Visit the link above using a web browser or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below, or by phone.

Contact: Gerry Desdenbach, AICP
Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: LIVE@CHW-inc.com



Workshop Presentation

Lincoln Ventures

*Small-scale Comprehensive Plan Amendment (Ss-CPA),
Rezoning, Development Plan*



City of Gainesville
Neighborhood Workshop
March 10, 2021

20-0341: Lincoln Ventures Multifamily

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The **purpose** of the neighborhood workshop:

The City of Gainesville requires Ss-CPA and Rezoning applicants to host a neighborhood workshop.

The purpose is to **inform neighbors** of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to **mitigate concerns** prior to the application's submission.




20-0341: Lincoln Ventures Multifamily

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PUBLIC NOTIFICATION

NEIGHBORHOOD WORKSHOP NOTIFICATION 

zxcvbn

To: Neighbors of W University Avenue/ NW 12th Street Intersection
From: Gerry Dedenbach, AICP
Date: February 23, 2021
RE: Neighborhood Workshop-Public Notice

A virtual Neighborhood Workshop will be held to discuss proposed applications on ±0.93 acres in the City of Gainesville. A Small-scale Comprehensive Plan Amendment from Urban Mixed Use High Intensity (UMUH) to Planned Use District (PUD), and a companion Rezoning from Urban 9 (U9) to Planned Development (PD). Uses within the PUD and PD will include a mix of commercial retail and multi-family residential. The Workshop will also address the City Development Plan process. The site is located at the southwest corner of West University Avenue and SW 12th Street (Alachua County Tax Parcels 13226-000-000, 13227-000-000, 13228-000-000, 13229-001-000, & 13229-002-000).

Date: March 10, 2021
Time: 6:00 p.m.
Link: <https://www.lincolventures.com>
Zoom Call-In Number: +1 312 626 6799
Meeting ID: 910 4609 6483
Contact: Gerry Dedenbach, AICP
 1181 Research Drive
 Alachua, FL 32615
 (352) 331-1976
 Live@CHW-inc.com

This is not a public hearing. The Neighborhood Workshop's purpose is to inform the public about the nature of the proposal and seek comments.

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign ("#") when prompted.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

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www.chw-inc.com

Wilson

Wilson is a small town in the northwestern part of the state. It is a beautiful town with a rich history and a strong sense of community. The town is known for its scenic views and its friendly people. Wilson is a great place to live and visit.

Flags

Wilson is a small town in the northwestern part of the state. It is a beautiful town with a rich history and a strong sense of community. The town is known for its scenic views and its friendly people. Wilson is a great place to live and visit.



NOTICE OF PUBLIC HEARING

The City of Gainesville is holding a public hearing on the proposed Small-scale Comprehensive Plan Amendment from Urban Mixed Use High Intensity (UMUH) to Planned Use District (PUD), and a companion Rezoning from Urban 9 (U9) to Planned Development (PD). The hearing will be held on March 10, 2021, at 6:00 p.m. at the City of Gainesville, 1181 Research Drive, Gainesville, FL 32615. The hearing will be held in a virtual format. For more information, please contact Gerry Dedenbach, AICP, at (352) 331-1976 or Live@CHW-inc.com.

PUBLIC NOTICE


A virtual Neighborhood Workshop will be held to discuss proposed applications on ±0.93 acres in the City of Gainesville: A Small-scale Comprehensive Plan Amendment from Urban Mixed Use High Intensity (UMUH) to Planned Use District (PUD), and a companion Rezoning from Urban 9 (U9) to Planned Development (PD). Uses within the PUD and PD will include a mix of commercial retail and multi-family residential. The Workshop will also address the City Development Plan process. The site is located at the southwest corner of West University Avenue and SW 12th Street (Alachua County Tax Parcels 13226, 13227, 13228, 13229-1, & 13229-2).

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on March 10, 2021
Link: <https://www.lincolventures.com>
Zoom Call-in Number: +1 312 626 6799
Meeting ID: 910 4609 6483

Instructions: Visit the link above using a web browser or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below, or by phone.

Contact: Gerry Dedenbach, AICP
 Address: 1181 Research Drive, Alachua, FL, 32615
 Phone Number: (352) 331-1976
 Email: Live@CHW-inc.com



20-0341: Lincoln Ventures Multifamily



REQUESTS:

- **Ss-CPA Application:**
 - From: Mixed Use High Intensity
 - To: **Planned Use District (PUD)**
- **Rezoning Application:**
 - From: Urban 9 (U9)
 - To: **Planned Development (PD)**
- **Development Plan Application**



20-0341: Lincoln Ventures Multifamily

Redevelop the site with a mixed-use, multi-story building with:

- *Ground-floor commercial;*
- *Market-rate and workforce housing;*
- *Structured Parking; and*
- *Associated urban pedestrian streetscape.*



20-0341: Lincoln Ventures Multifamily

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Ss-CPA & REZONING PROBABLE TIMELINE



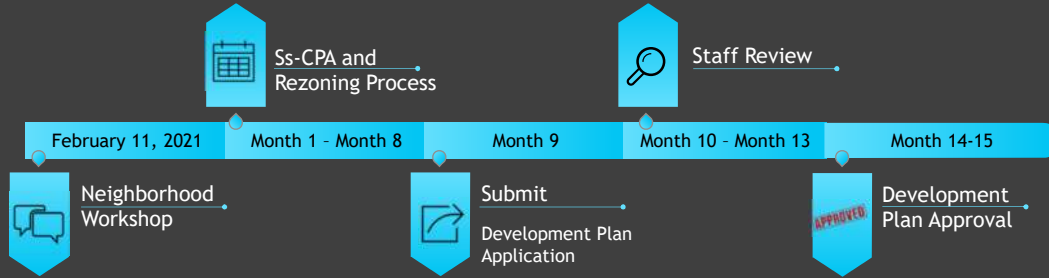
20-0341: Lincoln Ventures Multifamily



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3

DEVELOPMENT PLAN PROBABLE TIMELINE



20-0341: Lincoln Ventures Multifamily



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Context Map



8

4

Aerial Map



9

Street Frontages



Aerial perspective facing southwest



SW 12th Street, facing northwest



Intersection of SW 12th Street and University Avenue, facing southwest



10

5

Existing Future Land Use Map

FLU: Urban Mixed Use High Intensity




11

Proposed Future Land Use Map

FLU: Planned Use District




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Existing vs. Proposed Entitlements

Site Criteria	Current FLU/Zoning	PUD/PD Opportunities
Parking	Required: 0 spaces/ unit	Proposed: 0.2 spaces/unit
Building Height	6 stories by right; 8 stories with performance bonus	8 stories over structured parking for residents/guest
Density	100 units/acre by right; 125 units/acre by SUP	±126 units/acre
Bedrooms	2.75 beds/ unit	±4.1 beds/unit
Workforce Housing	No requirement	10% in perpetuity via the PUD/PD Mechanism
Added Housing Opportunities?	No requirement	Under discussion with City and Local Agencies

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View 2 - Looking East along W. University Ave.

1225 University Ave. | Gainesville, FL.
February 01, 2021

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Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615

Phone: (352) 331-1976

Email: RyanT@chw-inc.com



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Sign-in Sheet

SIGN-IN SHEET

Lincoln Ventures Multifamily

20-0341



Event: Virtual Neighborhood Workshop
Date/Time: March 10, 2021 @ 6:00 PM
Place: bit.ly/LincolnVentures-PD
Re: Lincoln Ventures Small-scale Comprehensive Plan Amendment (Ss-CPA); Rezoning; and Development Plan

	<u>Public Attendee Name</u> (Or as appears on Zoom)
1	NO ATTENDEES
2	
3	
4	
5	
6	
7	
8	
9	
10	

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Lincoln Ventures Multifamily

20-0341



Event: Virtual Neighborhood Workshop
Date/Time: March 10, 2021 @ 6:00 PM
Place: bit.ly/LincolnVentures-PD
Re: Lincoln Ventures Multifamily—Small-scale Comprehensive Plan Amendment (Ss-CPA); Rezoning; and Development Plan

Lincoln Ventures, LLC, Attendees: Chris Johnson; Francisco Rios; Andree Sahakian
Boyes Law Attendees: Patrice Boyes, P.A.
Dwell Design Studios Attendees: Pierangeli Simonpietri; Jay Silverman
CHW Attendees: Gerry Dedenbach, AICP; Seth Wood
Public Attendees: 0

Lincoln Ventures, LLC, hosted the required Neighborhood Workshop and presented the following: the workshop's purpose; the application's request and intent; the Small-scale Comprehensive Plan Amendment (Ss-CPA) and Rezoning application review process; the development plan review process; maps illustrating the site's regulatory and physical characteristics; and illustrations of the potential future development. There were no questions or comments.

The meeting was adjourned at approximately 6:25 p.m.



Account Summary

Real Estate Account #13226 000 000



Owner:

1209 W UNIVERSITY AVE LLC

Situs:

1209 W UNIVERSITY AVE
GAINESVILLE 32601

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/16/2020** for **\$30,942.86**. [Print paid bill \(PDF\)](#)

[Apply for the 2021 installment payment plan](#)

Account History

BILL

AMOUNT DUE

[2020 Annual Bill](#) ⓘ

\$0.00

[Print \(PDF\)](#)

[2019 Annual Bill](#) ⓘ

\$0.00

[Print \(PDF\)](#)

[2018 Annual Bill](#) ⓘ

\$0.00

[Print \(PDF\)](#)

Total Amount Due

\$0.00



Account Summary

Real Estate Account #13227 000 000



Owner:

KLM HOLDINGS MIDTOWN LLC

Situs:

1219 W UNIVERSITY AVE
GAINESVILLE 32601

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **12/22/2020** for **\$15,032.01**. [Print paid bill \(PDF\)](#)

[Apply for the 2021 installment payment plan](#)

Account History

BILL

AMOUNT DUE

[2020 Annual Bill](#) ⓘ

\$0.00

[Print \(PDF\)](#)

[2019 Annual Bill](#) ⓘ

\$0.00

[Print \(PDF\)](#)

[2018 Annual Bill](#) ⓘ

\$0.00

[Print \(PDF\)](#)

Total Amount Due

\$0.00



Account Summary

Real Estate Account #13228 000 000



Owner:

KLM HOLDINGS MIDTOWN LLC

Situs:

1221 W UNIVERSITY AVE
GAINESVILLE 32601

[Parcel details](#)

[Property Appraiser](#)




[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **12/22/2020** for **\$14,668.84**. **[Print paid bill \(PDF\)](#)**

 [Apply for the 2021 installment payment plan](#)

Account History

BILL

AMOUNT DUE

[2020 Annual Bill](#) ⓘ

\$0.00

[Print \(PDF\)](#)

[2019 Annual Bill](#) ⓘ

\$0.00

[Print \(PDF\)](#)

[2018 Annual Bill](#) ⓘ

\$0.00

[Print \(PDF\)](#)

Total Amount Due

\$0.00



Account Summary

Real Estate Account #13229 001 000



Owner:

KLM HOLDINGS MIDTOWN LLC

Situs:

1227 W UNIVERSITY AVE
GAINESVILLE 32601

[Parcel details](#)

[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **12/22/2020** for **\$15,293.01**. **[Print paid bill \(PDF\)](#)**

[Apply for the 2021 installment payment plan](#)

Account History

BILL

AMOUNT DUE

[2020 Annual Bill](#)

\$0.00

[Print \(PDF\)](#)

[2019 Annual Bill](#)

\$0.00

[Print \(PDF\)](#)

[2018 Annual Bill](#)

\$0.00

[Print \(PDF\)](#)

Total Amount Due

\$0.00



Account Summary

Real Estate Account #13229 002 000



Owner:

KLM HOLDINGS MIDTOWN LLC

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **12/22/2020** for **\$9,564.21**. [Print paid bill \(PDF\)](#)

[Apply for the 2021 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2020 Annual Bill ⓘ	\$0.00
	Print (PDF)
2019 Annual Bill ⓘ	\$0.00
	Print (PDF)
2018 Annual Bill ⓘ	\$0.00
	Print (PDF)
Total Amount Due	\$0.00



Parcel Summary

Parcel ID 13226-000-000
 Prop ID 87069
 Location Address 1209 W UNIVERSITY AVE
 GAINESVILLE, FL 32601
 Neighborhood/Area PRIMARY COMM (136100.10)
 Subdivision UNIVERSITY PLACE SW GV
 Brief Legal Description* UNIVERSITY PLACE PB A-77 LOTS 1 2 & 3 BK 3 OR 4371/0853
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code RESTAURANT (02100)
 Sec/Twp/Rng 05-10-20
 Tax District GAINESVILLE (District 1010)
 Millage Rate 21.9635
 Acreage 0.440
 Homestead N

[View Map](#)

Owner Information

1209 W UNIVERSITY AVE LLC
 1775 HURRICAN HARBOUR LN
 NAPLES, FL 34102

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	\$253,258	\$257,321	\$279,700	\$283,300	\$197,600
Land Value	\$1,709,730	\$1,709,730	\$1,994,700	\$1,025,800	\$569,900
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$1,962,988	\$1,967,051	\$2,274,400	\$1,309,100	\$767,500
Assessed Value	\$1,142,193	\$1,038,357	\$943,960	\$858,150	\$767,500
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,142,193	\$1,038,357	\$943,960	\$858,150	\$767,500
Maximum Save Our Homes Portability	\$820,795	\$928,694	\$1,330,440	\$450,950	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Frontage	Depth	Zoning
2100	RESTAURANT	0.44	18997	157	121	U9

Building Information

Type	RESTAURANT	Heat	04-ELECTRIC
Total Area	4,545	HC&V	04-FORCED AIR
Heated Area	3,693	HVAC	03-CENTRAL
Exterior Walls	20-FACE BRICK	Bathrooms	
Interior Walls	05-DRYWALL	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	5-Rooms
Roof Type	09-RIGID FR/JOIST	Stories	1.0
Frame	03-MASONRY	Actual Year Built	1975
Floor Cover	00-N/A; 15-HARD TILE	Effective Year Built	1989

Type	SOH MISC	Heat	
Total Area	13,857	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2016

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	3,693	1989	3	5600	RESTAURANT	\$215,264
CAN	CANOPY (NO SIDES)	607	1989	3	5600	RESTAURANT	\$7,075
CAN	CANOPY (NO SIDES)	181	1989	3	5600	RESTAURANT	\$2,109
CAN	CANOPY (NO SIDES)	40	1989	3	5600	RESTAURANT	\$466
FOP	FINISHED OPEN PORCH	24	1989	3	5600	RESTAURANT	\$420

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3680	CURB	300	1975		C1	COMM	\$780
3884	FENCE WD	560	2016		C1	COMM	\$851
4040	GAZEBO	726	2016		C2	COMM	\$6,943
4420	LIGHTS	2	2001		C1	COMM	\$600
4420	LIGHTS	2	2001		C1	COMM	\$900
4643	PATIO 3	1,375	2016		C1	COMM	\$7,509

4680	PAVING 1	10,700	1975	C1	COMM	\$6,153
5080	SLAB	192	1975	C1	COMM	\$125

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/2/2015	\$1,200,000	WD	4371	853	03 - QUALIFIED, PHYSICAL CHG	Improved	BIG BOY BAILEY LLC	1209 W UNIVERSITY AVE LLC	Link (Clerk)
8/28/2009	\$100	WD	3907	1304	11 - CORRECTIVE DEED	Improved	BIG BOY BAILEY LLC	BIG BOY BAILEY LLC	Link (Clerk)
12/12/2003	\$735,000	SD	2829	1459	U - UNQUALIFIED	Improved	KAVALA INC	BIG BOY BAILEY LLC	Link (Clerk)
5/26/1989	\$537,000	WD	1737	950	U - UNQUALIFIED	Improved		KAVALA INC	Link (Clerk)
2/1/1988	\$370,000	WD	1689	1049	U - UNQUALIFIED	Improved		UNASSIGNED	Link (Clerk)
10/1/1980	\$100	WD	1325	29	U - UNQUALIFIED	Improved		UNASSIGNED	Link (Clerk)

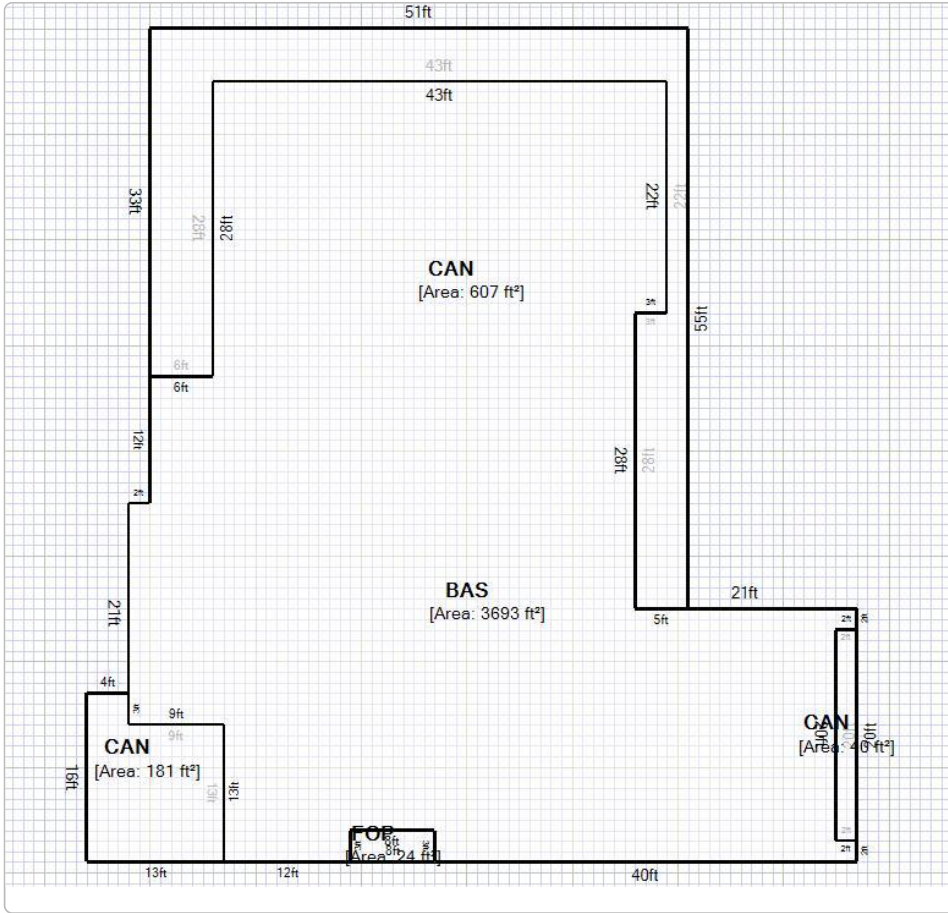
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

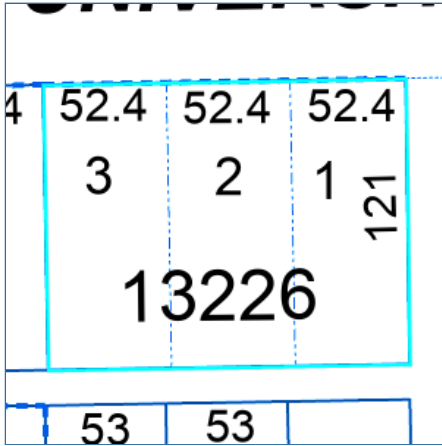
Permit Number	Type	Primary	Active	Issue Date	Value
17-03708	SIGN PERMIT	Yes	No	7/7/2017	\$575
16-04336	MISCELLANEOUS	Yes	No	7/11/2016	\$33,700
16-04180	MISCELLANEOUS	Yes	No	7/6/2016	\$0
16-03943	SIGN PERMIT	Yes	No	7/6/2016	\$2,000
15-05683-02	MISCELLANEOUS	Yes	No	5/10/2016	\$3,500
15-05683-01	MECHANICAL	Yes	No	4/25/2016	\$5,500
15-05683	COMM REMODEL PERMIT	Yes	No	11/17/2015	\$240,000
11-01519	SIGN PERMIT	Yes	No	4/29/2011	\$0
11-01346	MISCELLANEOUS	Yes	No	3/31/2011	\$0
10-07057	COMM REMODEL PERMIT	Yes	No	2/18/2011	\$0
11-00773	MECHANICAL	Yes	No	2/17/2011	\$0
11-00675	ROOFING	Yes	No	2/14/2011	\$7,000
11-0001	OVER THE COUNTER INSPECT	Yes	No	8/26/2010	\$0
08-5745	MISCELLANEOUS	Yes	No	9/29/2008	\$20,000
07-5404	MECHANICAL	Yes	No	8/9/2007	\$0
01-01259	MECHANICAL	Yes	No	9/14/2001	\$2,300
01-090501	MECHANICAL	Yes	No	9/5/2001	\$1,900
00-08282	COMM BUILDING PERMIT	Yes	No	12/27/2000	\$0
00-07762	MECHANICAL	Yes	No	11/29/2000	\$2,400
00-06827	COMM REMODEL PERMIT	Yes	No	11/9/2000	\$125,000
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/19/1999	\$0
96-03000	FIRE SPR. SYS.	Yes	No	5/6/1996	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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[GDPR Privacy Notice](#)



Last Data Upload: 2/26/2021, 5:18:39 AM

Version 2.3.108



Parcel Summary

Parcel ID 13227-000-000
 Prop ID 87070
 Location Address 1219 W UNIVERSITY AVE
 GAINESVILLE, FL 32601
 Neighborhood/Area PRIMARY COMM (136100.10)
 Subdivision UNIVERSITY PLACE SW GV
 Brief Legal Description* UNIVERSITY PLACE PB A-77 LOT 4 BK 3 OR 4529/1433
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code STORE/OFF/RES (01200)
 Sec/Twp/Rng 05-10-20
 Tax District GAINESVILLE (District 1010)
 Millage Rate 21.9635
 Acreage 0.140
 Homestead N

[View Map](#)

Owner Information

KLM HOLDINGS MIDTOWN LLC
 8585 S TROPICAL TRAIL
 MERRITT ISLAND, FL 32952

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	\$109,558	\$113,340	\$120,900	\$208,000	\$208,900
Land Value	\$566,280	\$566,280	\$660,700	\$339,800	\$151,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$675,838	\$679,620	\$781,600	\$547,800	\$359,900
Assessed Value	\$675,838	\$679,620	\$781,600	\$395,890	\$359,900
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$675,838	\$679,620	\$781,600	\$395,890	\$359,900
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$151,910	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Frontage	Depth	Zoning
1201	STORE/OFF/RES	0.14	6292	52	121	U9

Building Information

Type	OFFICE LOW RISE	Heat	04-ELECTRIC
Total Area	5,643	HC&V	04-FORCED AIR
Heated Area	5,029	HVAC	02-WIND/WALL UNIT
Exterior Walls	20-FACE BRICK	Bathrooms	4.0-Baths
Interior Walls	03-PLASTER; 04-PANEL	Bedrooms	
Roofing	06-ASBESTOS SHING	Total Rooms	
Roof Type	03-GABLE/HIP	Stories	2.0
Frame		Actual Year Built	1926
Floor Cover	14-CARPET	Effective Year Built	1970

Type	SINGLE FAMILY	Heat	03-GAS
Total Area	798	HC&V	02-CONVECTION
Heated Area	798	HVAC	02-WIND/WALL UNIT
Exterior Walls	20-FACE BRICK	Bathrooms	1.0-Baths
Interior Walls	03-PLASTER	Bedrooms	1-1 BEDROOM
Roofing	03-ASPHALT	Total Rooms	
Roof Type	03-GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1926
Floor Cover	05-ASPHALT TILE; 09-PINE/SOFT WOOD	Effective Year Built	1979

Type	SOH MISC	Heat	
Total Area	688	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1958

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,894	1970	3	4900	OFFICE LOW RISE	\$52,439
FUS	FINISHED UPPER STORY	2,135	1970	3	4900	OFFICE LOW RISE	\$38,686
UST	UNFINISHED STORAGE	550	1970	3	4900	OFFICE LOW RISE	\$4,485
UST	UNFINISHED STORAGE	64	1970	3	4900	OFFICE LOW RISE	\$522

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	399	1979	3	0100	SINGLE FAMILY	\$5,747
FUS	FINISHED UPPER STORY	399	1979	3	0100	SINGLE FAMILY	\$5,747

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3800	DRIVE/WALK	450	1926		C1	COMM	\$360
4641	PATIO 1	150	1926		C1	COMM	\$184
5200	STAIRWAY	88	1958		C1	COMM	\$810

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/30/2017	\$825,000	WD	4529	1433	37 - NOT EXPOSED TO OPEN MKT	Improved		KLM HOLDINGS MIDTOWN LLC	Link (Clerk)
5/12/2011	\$425,000	WD	4031	1956	01 - EXAMINATION OF DEED	Improved	ARNOLD FREDERICK B	FRAT HOUSE LLC	Link (Clerk)
12/31/1999	\$100	MS	2270	2412	U - UNQUALIFIED	Improved	ARNOLD MARIE HER 1/2 INT	ARNOLD FREDERICK B	Link (Clerk)
6/27/1967	\$100	WD	448	400	U - UNQUALIFIED	Vacant	ARNOLD P T DIX SUSAN H	ARNOLD MARIE HER 1/2 INT	Link (Clerk)

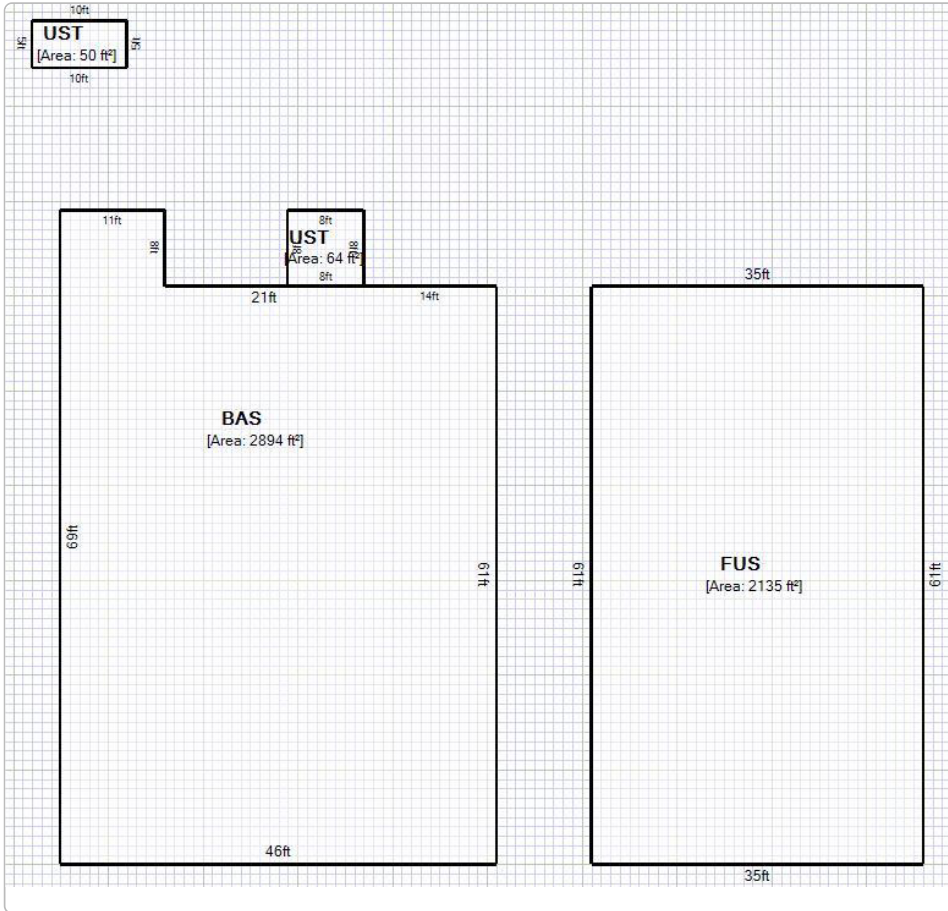
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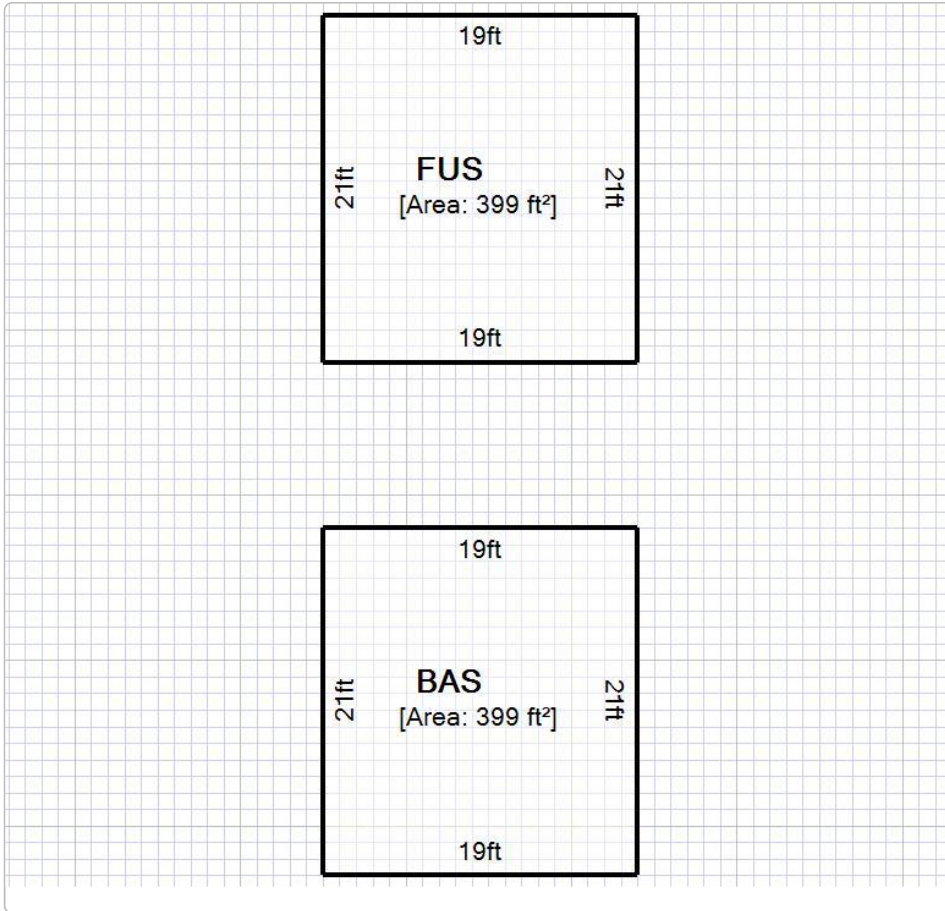
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
13-01159	CHANGE OF USE-NO CONST	Yes	No	3/27/2013	\$0
08-0513	MECHANICAL	Yes	No	1/29/2008	\$0
05-05860	COMM REMODEL PERMIT	Yes	No	8/19/2005	\$2,000

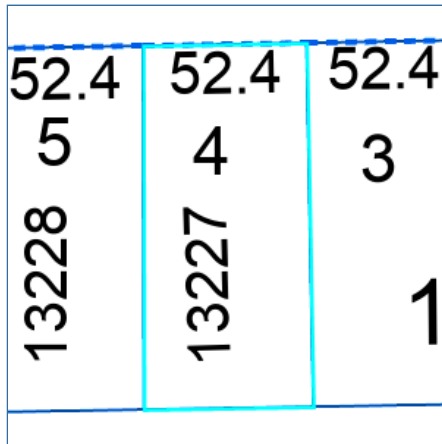
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches





Map



No data available for the following modules: Extra Features, Photos.

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Version 2.3.108



Parcel Summary

Parcel ID 13228-000-000
 Prop ID 87071
 Location Address 1221 W UNIVERSITY AVE
 GAINESVILLE, FL 32601
 see more addresses...
 Neighborhood/Area PRIMARY COMM (136100.10)
 Subdivision UNIVERSITY PLACE SW GV
 Brief Legal Description* UNIVERSITY PLACE PB A-77 LOT 5 BK 3 OR 4540/0047
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code STORES (01100)
 Sec/Twp/Rng 05-10-20
 Tax District GAINESVILLE (District 1010)
 Millage Rate 21.9635
 Acreage 0.140
 Homestead N

[View Map](#)



Owner Information

KLM HOLDINGS MIDTOWN LLC
 4819 CHASTAIN DR
 MELBOURNE, FL 32940

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	\$104,145	\$106,011	\$122,000	\$124,100	\$126,200
Land Value	\$566,280	\$566,280	\$660,700	\$339,800	\$151,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$670,425	\$672,291	\$782,700	\$463,900	\$277,200
Assessed Value	\$670,425	\$672,291	\$782,700	\$304,920	\$277,200
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$670,425	\$672,291	\$782,700	\$304,920	\$277,200
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$158,980	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Frontage	Depth	Zoning
1101	STORE 1 FLOOR	0.14	6292	52	121	U9

Building Information

Type	STORE RETAIL	Heat	01-NONE
Total Area	3,692	HC&V	01-NONE
Heated Area	3,536	HVAC	01-NONE
Exterior Walls	17-CB STUCCO	Bathrooms	
Interior Walls	03-PLASTER	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	18-Rooms
Roof Type	09-RIGID FR/JOIST	Stories	1.0
Frame	03-MASONRY	Actual Year Built	1961
Floor Cover	06-VINYL TILE; 10-TERRAZZO	Effective Year Built	1975

Type	SOH MISC	Heat	
Total Area	2,600	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1961

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	3,536	1975	3	3500	STORE RETAIL	\$99,902
CAN	CANOPY (NO SIDES)	156	1975	3	3500	STORE RETAIL	\$881

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
4680	PAVING 1	2,600	1961		C1	COMM	\$1,495

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/16/2017	\$1,235,000	WD	4540	0047	37 - NOT EXPOSED TO OPEN MKT	Improved	SEE POA 4540/54 & 4540/56	KLM HOLDINGS MIDTOWN LLC	Link (Clerk)
4/26/2013	\$0	OD	4191	1711	11 - CORRECTIVE DEED	Improved	MARILYN JONES AKA AHLUWALIA HE	AHLUWALIA & ERICKSEN ET AL	Link (Clerk)
4/8/2013	\$0	DD	4211	1497	11 - CORRECTIVE DEED	Improved	GLADYS LUCILLE ERICKSEN DEC'D	MARILYN JONES AKA AHLUWALIA HE	Link (Clerk)
3/26/2013	\$0	OD	4192	2372	11 - CORRECTIVE DEED	Improved	AHLUWALIA & ERICKSEN ET AL ///	GLADYS LUCILLE ERICKSEN DEC'D	Link (Clerk)

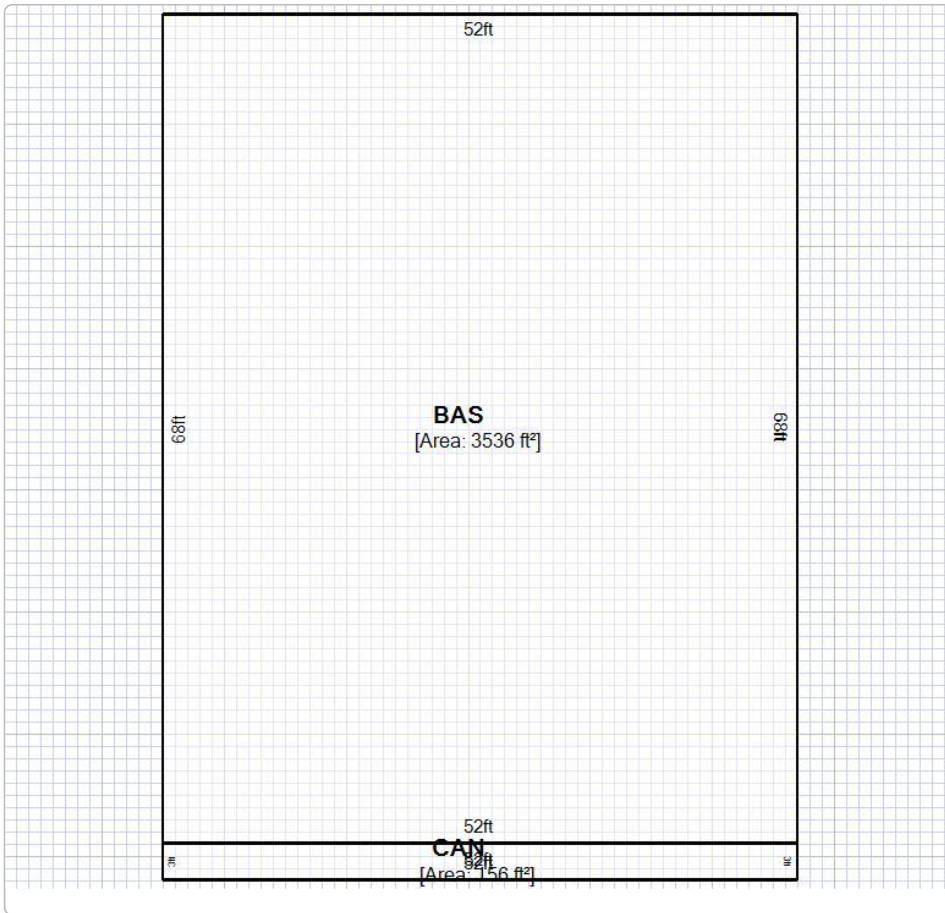
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
19-01712	COMM REMODEL PERMIT	Yes	No	4/19/2019	\$50,000
07-4948	ROOFING	Yes	No	7/24/2007	\$17,000
07-0608	SIGN PERMIT	Yes	No	1/31/2007	\$0
06-3394	MISCELLANEOUS	Yes	No	5/18/2006	\$0
92-530	SIGN PERMIT	Yes	No	2/4/1992	\$800

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map

39	52.4	52.4
6	5	4
13229-1	13228	13227

Photos

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Parcel Summary

Parcel ID 13229-001-000
 Prop ID 87072
 Location Address 1227 W UNIVERSITY AVE
 GAINESVILLE, FL 32601
 Neighborhood/Area PRIMARY COMM (136100.10)
 Subdivision UNIVERSITY PLACE SW GV
 Brief Legal Description* UNIVERSITY PLACE PB A-77 E 39.28 FT OF LOT 6 BK 3 OR 4527/1168
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code STORES (01100)
 Sec/Twp/Rng 05-10-20
 Tax District GAINESVILLE (District 1010)
 Millage Rate 21.9635
 Acreage 0.110
 Homestead N

[View Map](#)



Owner Information

KLM HOLDINGS MIDTOWN LLC
 8585 S TROPICAL TRAIL
 MERRITT ISLAND, FL 32952

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	\$252,096	\$257,537	\$259,600	\$291,100	\$296,300
Land Value	\$424,710	\$424,710	\$495,500	\$254,800	\$113,300
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$676,806	\$682,247	\$755,100	\$545,900	\$409,600
Assessed Value	\$676,806	\$682,247	\$755,100	\$450,560	\$409,600
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$676,806	\$682,247	\$755,100	\$450,560	\$409,600
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$95,340	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Frontage	Depth	Zoning
1101	STORE 1 FLOOR	0.11	4719	39	121	U9

Building Information

Type	STORE RETAIL	Heat	04-ELECTRIC
Total Area	8,243	HC&V	04-FORCED AIR
Heated Area	8,144	HVAC	04-ROOF TOP AIR
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	
Interior Walls	05-DRYWALL	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	4-Rooms
Roof Type	09-RIGID FR/JOIST	Stories	2.0
Frame	03-MASONRY	Actual Year Built	1963
Floor Cover	06-VINYL TILE	Effective Year Built	1970

Type	SOH MISC	Heat	
Total Area	8,954	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1987

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	3,675	1970	3	3500	STORE RETAIL	\$109,941
BAS	BASE AREA	1,950	1970	3	3500	STORE RETAIL	\$59,468
CAN	CANOPY (NO SIDES)	99	1970	3	3500	STORE RETAIL	\$593
FHS	FINISHED HALF STORY	140	1970	3	3500	STORE RETAIL	\$1,256
FUS	FINISHED UPPER STORY	2,379	1970	3	3500	STORE RETAIL	\$71,170

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3900	FIRE PRO/COMM-INTERIOR	8,004	1987		C2	COMM	\$8,004
4682	PAVING 2	850	2014		C1	COMM	\$691
5200	STAIRWAY	100	1987		C1	COMM	\$920

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/22/2017	\$1,342,000	MS	4527	1168	37 - NOT EXPOSED TO OPEN MKT	Improved		KLM HOLDINGS MIDTOWN LLC	Link (Clerk)
11/30/2015	\$1,182,500	MS	4395	2129	05 - QUALIFIED, MULTI TRANS	Improved	BARNES JAMES V TERRY JOY	BRAVURA PARTNERS LLC	Link (Clerk)
3/16/2001	\$612,500	MS	2343	1638	U - UNQUALIFIED	Improved	ARKANSAS BOOK STORE INC	BARNES JAMES V TERRY JOY	Link (Clerk)
8/1/1987	\$100	MS	1676	1083	U - UNQUALIFIED	Improved		ARKANSAS BOOK STORE INC	Link (Clerk)
1/1/1984	\$235,000	WD	1560	1358	U - UNQUALIFIED	Improved		UNASSIGNED	Link (Clerk)
3/1/1983	\$150,700	WD	1470	580	U - UNQUALIFIED	Improved		UNASSIGNED	Link (Clerk)
3/1/1979	\$100	WD	1196	585	U - UNQUALIFIED	Improved		UNASSIGNED	Link (Clerk)
3/1/1979	\$119,500	WD	1196	584	Q - QUALIFIED	Improved		UNASSIGNED	Link (Clerk)

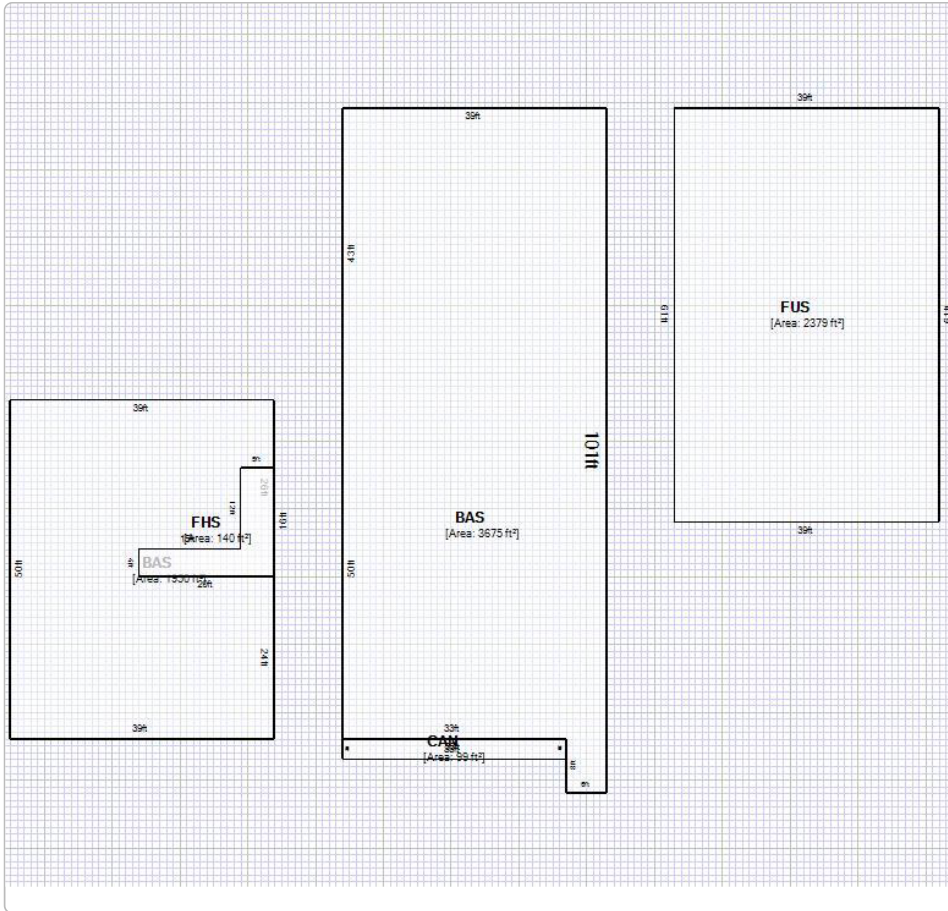
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

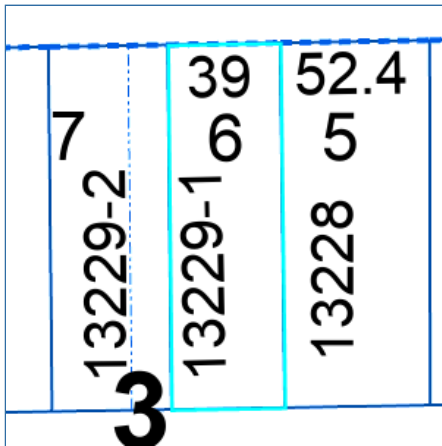
Permit Number	Type	Primary	Active	Issue Date	Value
19-06027	ROOFING	Yes	No	9/4/2019	\$26,000
19-01181-03	FIRE SPR. SYS.	Yes	No	7/19/2019	\$0
19-01181	COMM REMODEL PERMIT	Yes	No	4/16/2019	\$100,000
18-02165	SIGN PERMIT	Yes	No	4/26/2018	\$0
15-04931	MECHANICAL	Yes	No	9/3/2015	\$7,064
14-06400	SLAB/DRIVE/WALL RES.	Yes	No	11/19/2014	\$0
09-5422	FIRE SPR. SYS.	Yes	No	10/15/2009	\$1,200
08-5497	REMODEL SFD	Yes	No	9/16/2008	\$1,800
08-4918	SIGN	Yes	No	8/11/2008	\$2,400
95-05293	MECHANICAL	Yes	No	9/13/1995	\$1,500
95-03594	COMM REMODEL PERMIT	Yes	No	7/18/1995	\$3,800
95-01219	COMM REMODEL PERMIT	Yes	No	3/6/1995	\$900
94-00662	COMM REMODEL PERMIT	Yes	No	2/15/1994	\$16,800
93-06014	COMM REMODEL PERMIT	Yes	No	10/11/1993	\$2,975

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



Photos

No data available for the following modules: Extra Features.

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Version 2.3.108



Parcel Summary

Parcel ID 13229-002-000
 Prop ID 87073
 Location Address
 Neighborhood/Area PRIMARY COMM (136100.10)
 Subdivision UNIVERSITY PLACE SW GV
 Brief Legal Description* UNIVERSITY PLACE PB A-77 W 13.09 FT OF LOT 6 & E 26.91 FT OF LOT 7 BK 3 OR 4527/1168
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code PKG LOT (COMM) (02800)
 Sec/Twp/Rng 05-10-20
 Tax District GAINESVILLE (District 1010)
 Millage Rate 21.9635
 Acreage 0.110
 Homestead N

[View Map](#)



Owner Information

KLM HOLDINGS MIDTOWN LLC
 8585 S TROPICAL TRAIL
 MERRITT ISLAND, FL 32952

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	\$3,834	\$3,834	\$3,800	\$3,800	\$3,800
Land Value	\$435,600	\$435,600	\$508,200	\$261,400	\$116,200
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$439,434	\$439,434	\$512,000	\$265,200	\$120,000
Assessed Value	\$439,434	\$439,434	\$512,000	\$132,000	\$120,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$439,434	\$439,434	\$512,000	\$132,000	\$120,000
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$133,200	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acre	Square Feet	Frontage	Depth	Zoning
2801	PARKING LOT COMMERCIAL	0.11	4840	40	121	U9

Building Information

Type	SOH MISC	Heat	
Total Area	6,667	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1990

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
4680	PAVING 1	6,667	1990		C1	COMM	\$3,834

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/22/2017	\$1,342,000	MS	4527	1168	37 - NOT EXPOSED TO OPEN MKT	Improved		KLM HOLDINGS MIDTOWN LLC	Link (Clerk)
11/30/2015	\$1,182,500	MS	4395	2129	05 - QUALIFIED, MULTI TRANS	Improved	BARNES JAMES V TERRY JOY	BRAVURA PARTNERS LLC	Link (Clerk)
3/16/2001	\$612,500	MS	2343	1638	U - UNQUALIFIED	Improved	ARKANSAS BOOK STORE INC	BARNES JAMES V TERRY JOY	Link (Clerk)
8/1/1987	\$100	MS	1676	1083	U - UNQUALIFIED	Improved		ARKANSAS BOOK STORE INC	Link (Clerk)
9/1/1985	\$100	WD	1605	682	U - UNQUALIFIED	Vacant		UNASSIGNED	Link (Clerk)

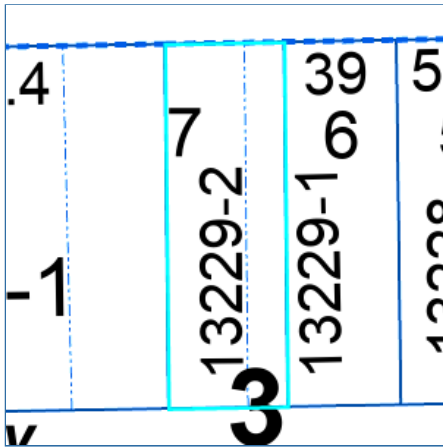
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
19-04640-01	FIRE SPR. SYS.	Yes	No	9/5/2019	\$800
19-05974	ROOFING	Yes	No	8/30/2019	\$73,837
19-04640	COMM REMODEL PERMIT	Yes	No	7/19/2019	\$7,000
07-8088	FIRE ALARM	Yes	No	12/3/2007	\$1,945
07-4226	SIGN PERMIT	Yes	No	6/28/2007	\$1,500
01-04249	MECHANICAL	Yes	No	7/25/2001	\$3,600
97-03537	MECHANICAL	Yes	No	6/12/1997	\$2,270
96-00660	MECHANICAL	Yes	No	1/30/1996	\$0
95-03819	SIGN PERMIT	Yes	No	7/7/1995	\$7,800
95-03349	MECHANICAL	Yes	No	6/13/1995	\$500
95-01916	FIRE SPR. SYS.	Yes	No	4/19/1995	\$0
95-02220	MECHANICAL	Yes	No	4/17/1995	\$2,900
95-00854	SIGN PERMIT	Yes	No	2/14/1995	\$2,800
94-06419	COMM REMODEL PERMIT	Yes	No	2/13/1995	\$31,900
94-02528	MECHANICAL	Yes	No	5/5/1994	\$0
92-03034	COMM BUILDING PERMIT	Yes	No	7/24/1992	\$3,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



Photos

No data available for the following modules: Extra Features, Sketches.

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Developed by
 Schneider
GEOSPATIAL

March 15, 2021

Mr. Scott Wright, Planner II
City of Gainesville – Department of Mobility
P.O. Box 490, Station 58
Gainesville, FL 32627

Re: Lincoln Ventures Trip Generation and Distribution

Dear Scott,

Lincoln Ventures is a proposed development consisting of off-campus student apartments with approximately 500 beds, approximately 5,500 SF of retail, and a donut/coffee shop without a drive-through window. The site is proposed at the southwest corner of the intersection of W University Avenue (SR 26) and SW 12th Street in Gainesville, Florida. There is an existing restaurant and retail to be removed from this site.

This letter provides the trip generation based on the proposed land uses and the estimated project trip distribution based on the trip distributions of other student apartments in the area.

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition was used to estimate the trip generation of the site with the potential development based on the current zoning and the proposed development, provided in **Table 1**. As indicated, the proposed development results in a net decrease in project trips compared to the potential development based on the current zoning.

Table 1: Lincoln Ventures Trip Generation									
Land Use	ITE LU Code	Variable	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Potential Development based on Current Zoning									
Off-Campus Student Apartment (Beds)	225	324	1,036	38	16	22	81	41	40
Shopping Center (KSF)	820	36.048	3,004	170	105	65	255	122	133
Shopping Center Pass-by 34% ¹			1,021	58	36	22	87	41	46
Coffee/Donut Shop without Drive-Through Window ² (KSF)	936	1.000	806	101	52	49	36	18	18
Shopping Center Pass-by 89% ³			717	90	46	44	32	16	16
Net New Trips			3,108	161	91	70	253	124	129
Proposed Development									
Land Use	ITE LU Code	Variable	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Off-Campus Student Apartment (Beds)	225	500	1,569	55	23	32	123	62	61
Shopping Center ¹ (KSF)	820	5.500	837	5	3	2	64	31	33
Shopping Center Pass-by 34% ²			285	2	1	1	22	11	11
Coffee/Donut Shop without Drive-Through Window ³ (KSF)	936	1.000	806	101	52	49	36	18	18
Shopping Center Pass-by 89% ⁴			717	90	46	44	32	16	16
Net New Trips			2,210	69	31	38	169	84	85

(1) The fitted curve equation was used in all cases, when available, except during the AM peak of the Shopping Center, where the average rate was used. Under this scenario the point cluster is closer to the average rate line for the size of development being proposed.

(2) The ITE Trip Generation Manual does not provide pass-by rates for AM and weekday, therefore, the PM pass-by rate of 34% is used for all scenarios.

(3) Coffee/Donut Shop without Drive-Through Window does not provide a daily total. Daily total was calculated using a comparison ratio looking at AM and PM peak between Coffee/Donut Shop without a Drive-Through Window and with a Drive-Through Window.

(4) The ITE Trip Generation Manual does not provide pass-by rates for Coffee/Donut Shop without Drive-Through Window so pass-by rates for Coffee/Donut Shop with Drive-Through Window and No Indoor Seating was used. Pass-by rates are not provided for AM and PM, therefore, the weekday pass-by rate of 89% is used for all scenarios.

The project trip distribution is expected to mimic the trip distribution of apartments in the vicinity of this project. Traffic distributions of the following adjacent apartments were averaged and used to derive the trip distribution of the project site:

- The Continuum
- The Apartments along SW 3rd Avenue between SW 13th Street and SW 12th Street including Social 28, Courtyards, and Lyncourt Square

Vehicle counts were performed at these locations from previous traffic studies performed by CHW. The trip distribution calculations are provided in **Attachment 1**. The estimated trip distribution of the project site is provided in **Figure 1**.

Sincerely,
CHW

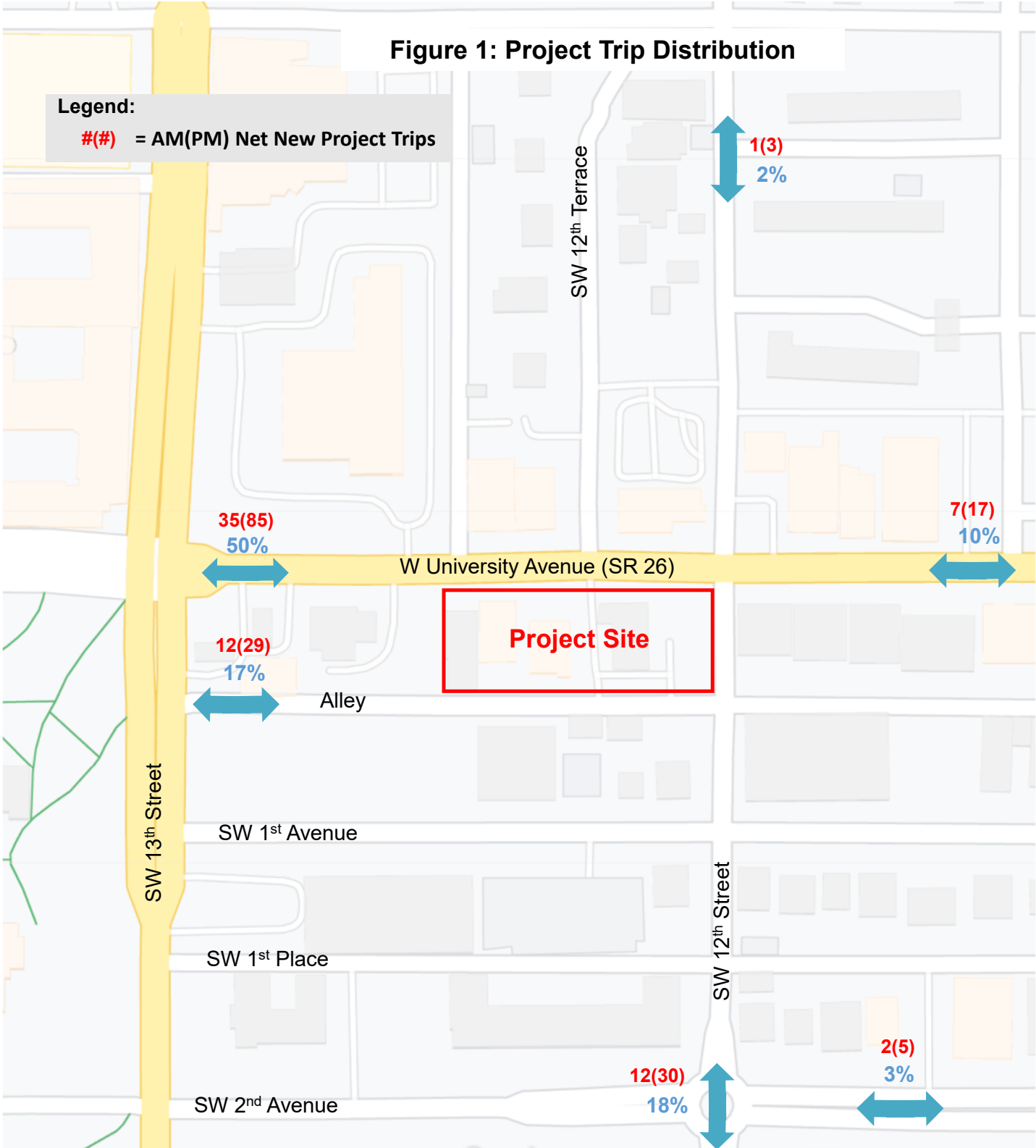
A handwritten signature in blue ink, appearing to read "Brian Snyder".

Brian Snyder, P.E.
Project Manager

N:\2020\20-0341\Departments\04_Engineering\04_Traffic\LETTER 210315 Lincoln Ventures Multifamily - Trip Generation and Distribution.docx

Figure 1: Project Trip Distribution

Legend:
#(##) = AM(PM) Net New Project Trips



Attachment 1: Trip Distribution Calculations

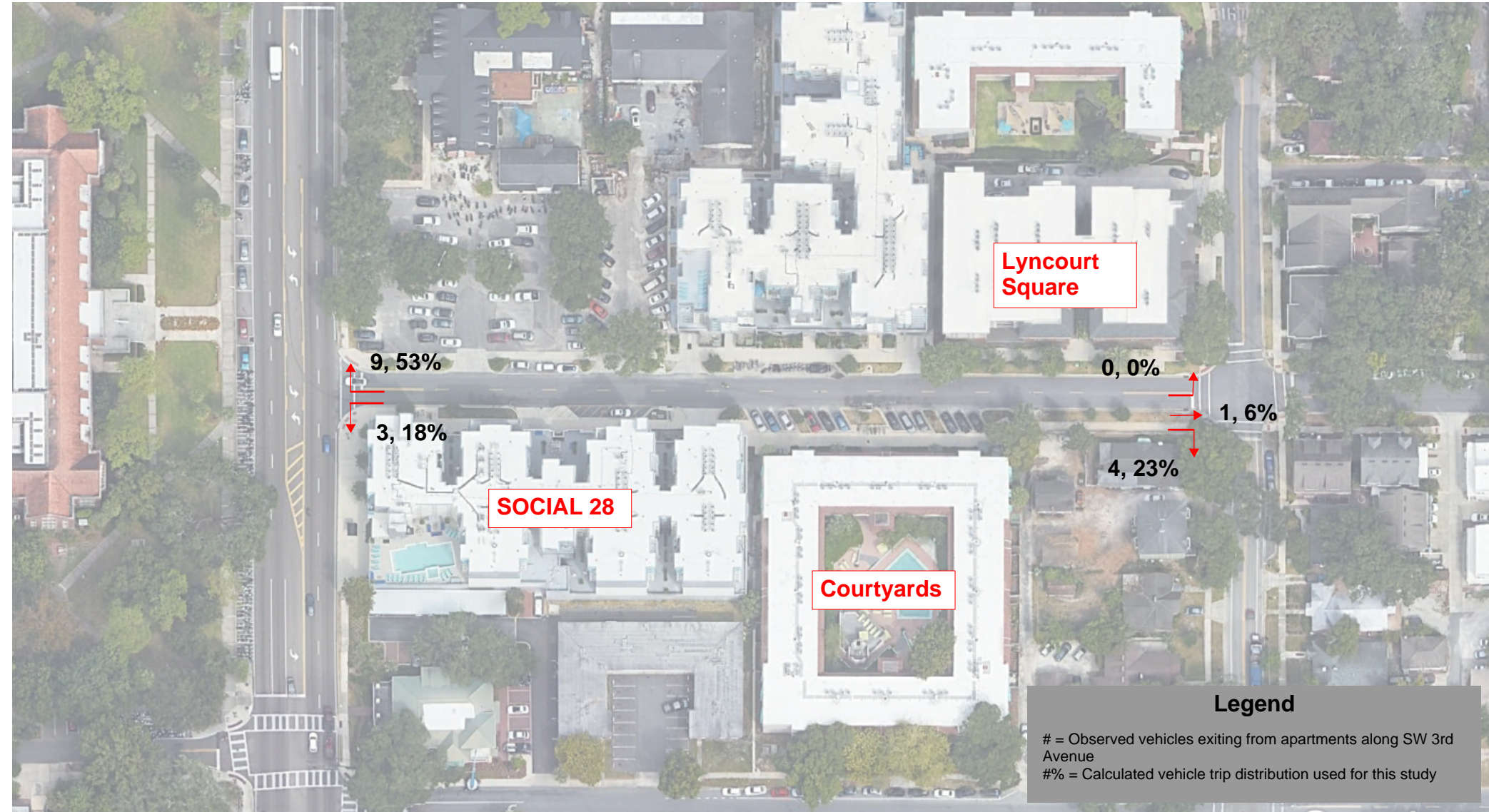


Figure # | Trip Distribution from the Continuum

COUNTS PERFORMED
 APRIL, 2020 FOR THE
 CA VENTURES
 PROJECT



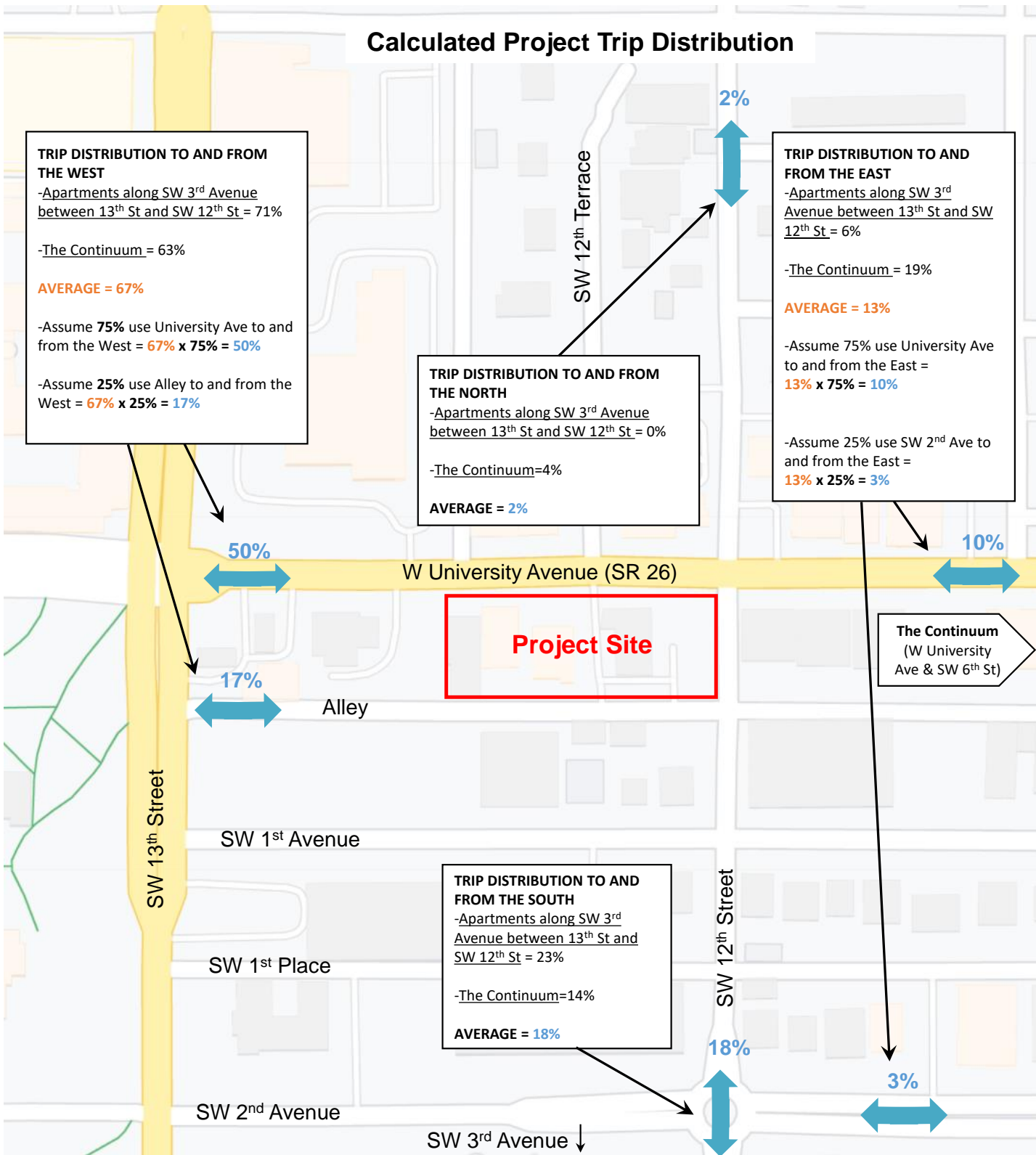
Calculated Project Trip Distribution

TRIP DISTRIBUTION TO AND FROM THE WEST
 -Apartments along SW 3rd Avenue between 13th St and SW 12th St = 71%
 -The Continuum = 63%
AVERAGE = 67%
 -Assume 75% use University Ave to and from the West = $67\% \times 75\% = 50\%$
 -Assume 25% use Alley to and from the West = $67\% \times 25\% = 17\%$

TRIP DISTRIBUTION TO AND FROM THE NORTH
 -Apartments along SW 3rd Avenue between 13th St and SW 12th St = 0%
 -The Continuum=4%
AVERAGE = 2%

TRIP DISTRIBUTION TO AND FROM THE EAST
 -Apartments along SW 3rd Avenue between 13th St and SW 12th St = 6%
 -The Continuum = 19%
AVERAGE = 13%
 -Assume 75% use University Ave to and from the East = $13\% \times 75\% = 10\%$
 -Assume 25% use SW 2nd Ave to and from the East = $13\% \times 25\% = 3\%$

TRIP DISTRIBUTION TO AND FROM THE SOUTH
 -Apartments along SW 3rd Avenue between 13th St and SW 12th St = 23%
 -The Continuum=14%
AVERAGE = 18%



Project Site

The Continuum
 (W University Ave & SW 6th St)

Appendix D – Environmental Memo



City of Gainesville

Memo

To: Brittany McMullen, Interim Planner IV

From: Liliana Kolluri, Environmental Coordinator

Date: March 22, 2021

Re: Petitions PB-21-00055 & PB-21-00057 – Lincoln Ventures LLC Land Use Amendment and Rezoning

The subject petitions include a proposed change in land use and zoning to parcels 13226-000-000, 13227-000-000, 13228-000-000, 13229-001-000, and 13229-002-000, located south of W University Avenue, east of SW 12th Street. The proposed activities have been reviewed for considerations relating to environmental resources which are regulated by the City's Land Development Code (LDC) Article VIII, Division 3, *Natural and Archaeological Resources*, or Division 4, *Surface Waters and Wetlands*.

There are no known wetlands, surface waters, or natural or archaeological resources regulated by Divisions 3 and 4 of the LDC within the parcel.