

Petition PB-15-30 ZON
May 28, 2015

Appendix C Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	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: Prairie View Trust
Address: 3501 South Main Street, Suite 1 Gainesville, FL 32601
Phone: _____ Fax: _____
(Additional owners may be listed at end of applic.)

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

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

REQUEST

Check applicable request(s) below:		
Future Land Use Map []	Zoning Map [X]	Master Flood Control Map []
Present designation:	Present designation: BUS & RMF-8	Other [] Specify:
Requested designation:	Requested designation: MU-1	

INFORMATION ON PROPERTY

1. Street address: SW 37th Blvd. (Just South of Archer Road)
2. Map no(s): 00-10-19 and 14-10-19
3. Tax parcel no(s): 07240-046-000, 06812-012-000, and a portion of 06809-000-000
4. Size of property: <u>9.9</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

See Justification Report

South

See Justification Report

East

See Justification Report

West

See Justification Report

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

NO X

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

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

Residential streets

See Justification Report

Noise and lighting

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 X 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 X YES ____

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

NO X YES ____

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

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

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

See Justification Report

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

See Justification Report

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

Roadways

See Justification Report

Recreation

See Justification Report

Water and Wastewater

See Justification Report

Solid Waste

See Justification Report

Mass Transit

See Justification Report

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

NO

YES (please explain) **See Justification Report**

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	PRAIRIE VIEW TRUST
Address:	3501 S. MAIN ST., STE. 1 GAINESVILLE, FL 32601
Phone:	Fax:
Signature: James D. Henderson, II	

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.

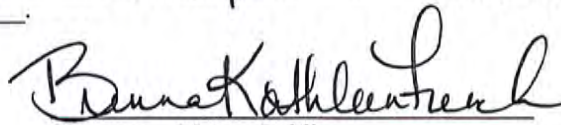


 Owner/Agent Signature
 4/6/15

 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 6th day of April 2015, by (Name)
Clay Sweger



 Signature – Notary Public

Personally Known OR Produced Identification (Type) _____



CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

AS TO TAX PARCEL 06812-000-000

Owner of Record	
Name:	CITY OF GAINESVILLE (C/O GRV)
Address:	301 SE 4 TH AVENUE, STN. A.130 GAINESVILLE, FL 32601
Phone:	393-1232 Fax:
Signature:	Kyger V. Webb 4/22/15

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
 4/22/15
 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 22nd day of April 2015, by (Name)
Clay Sweger

[Signature]
 Signature – Notary Public

Personally Known OR Produced Identification (Type) _____



**PUBLIC SCHOOL STUDENT GENERATION
CALCULATION FORM FOR RESIDENTIAL
DEVELOPMENT IN CITY OF GAINESVILLE**

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

(352) 334-5022

OFFICE USE ONLY	
Petition No. _____	Application Date: _____

Owner(s) of Record (please print)	
Name: Prairie View Trust	
Address: 3501 South Main Street, Suite 1 Gainesville, FL 32601	
E-mail Address:	
Phone:	Fax:

Applicant(s)/Agent(s), if different	
Name: eda engineers-surveyors-planners, inc.	
Address: 2404 NW 43rd Street Gainesville, FL 32606	
E-mail Address: csweger@edafll.com	
Phone: 352-373-3541	Fax: 352-373-7249
(Attach notarized authorization for agent to act on owner's behalf)	

PROJECT INFORMATION	
1. Project Name: SW 37th Blvd. Land Use Change/Rezoning	
2. Street address: No Address	
3. Tax parcel no(s): 07240-046-000, 06812-012-000 and a portion of 06809-000-000	
4. Size of property:	9.9 acre(s)

Development Data

(If this is a phased development, attach a sheet showing the phasing schedule)

Single Family Residential
 Multi-Family Residential
 Exempt: _____
 Number of Units: _____
 Number of Units: 135
 (See exemptions on page 2)

Level of Review

Design Plat
 Final Plat
 Preliminary
 Final
 Revised
 Staff Review

*None of the above: Land Use Change / Rezoning (No Concurrency Reservation)

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION:

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from the City of Gainesville Planning Division.

Elementary: S. Gainesville CSA
 Middle: Kanapaha CSA
 High: Gainesville CSA

EXPLANATION OF STUDENT GENERATION CALCULATION:

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: _____ units x 0.159* Elementary School Multiplier = _____ Student Stations
 Middle School: _____ units x 0.080* Middle School Multiplier = _____ Student Stations
 High School: _____ units x 0.112* High School Multiplier = _____ Student Stations

MULTI- FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: 135 units x 0.042* Elementary School Multiplier = 6 Student Stations
 Middle School: 135 units x 0.016* Middle School Multiplier = 2 Student Stations
 High School: 135 units x 0.019* High School Multiplier = 3 Student Stations

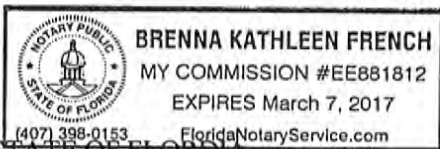
* Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan

Exempt Developments:

- (a) Existing single-family legal lots of record eligible for a building permit.
- (b) Development that includes residential uses that received final development plan approval prior to the effective date for public school concurrency, or are actively being reviewed and have received preliminary plan approvals prior to 12/18/08, provided the development approval has not expired.
- (c) Amendments to final development orders for residential development approved prior to 12/18/08 and which do not increase the number of students generated by the development.
- (d) Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of Policy 2.4.2.4 of the Public Schools Facilities Element or the Interlocal Agreement (ILA).
- (e) Group quarters that do not generate public school students, as described in Policy 2.4.2.5 of the Public Schools Facilities Element.

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) shown in question 3 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 will be accepted only with notarized proof.



[Signature]
 Owner/Agent Signature
4/22/15
 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 22nd day of April 2015,
by (Name) Clay Sweager

[Signature]
 Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

Certification by School Board of Alachua County

This application for a determination of adequacy of public schools to accommodate the public school students generated by the subject development, has been reviewed by the School Board of Alachua County (designated staff representative). The following determinations have been made:

The application is **approved** based upon the following findings:

Elementary: Capacity Required _____ SCSA _____

- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

Middle: Capacity Required _____ SCSA _____

- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

High Capacity Required _____ SCSA _____

- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

Denied for reasons stated

 Terry L. Tougaw
 Director of Community Planning
 School Board of Alachua County

 Date



APPLICATION FOR ENVIRONMENTAL REVIEW

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-4063	

CHECK ONE:

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

Basic Environmental Review – Submit general environmental assessment with application.
 Level 1 Environmental Review – Submit environmental studies with application.
 Level 2 Environmental Review – Submit mitigation and/or management plan.
 (Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: Prairie View Trust	Name: eda engineers-surveyors-planners, inc.
Address: 3501 South Main Srteet, Suite 1 Gainesville, FL 32601	Address: 2404 NW 43rd Street Gainesville, FL 32606
<i>SEE AFFIDAVIT FOR ADD. OWNER INFO</i>	
E-mail:	E-mail: csweger@edafl.com
Phone: Fax:	Phone: 352-373-3541 Fax: 352-373-7249
<i>(If additional owners, please include on back)</i>	

PROJECT INFORMATION

Project Name	SW 37th Blvd. Rezoning/Land Use Change
Check all regulated resources that apply to this development application:	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input checked="" type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

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

Applicant's signature

4/6/15
Date

Certified Cashier's Receipt:

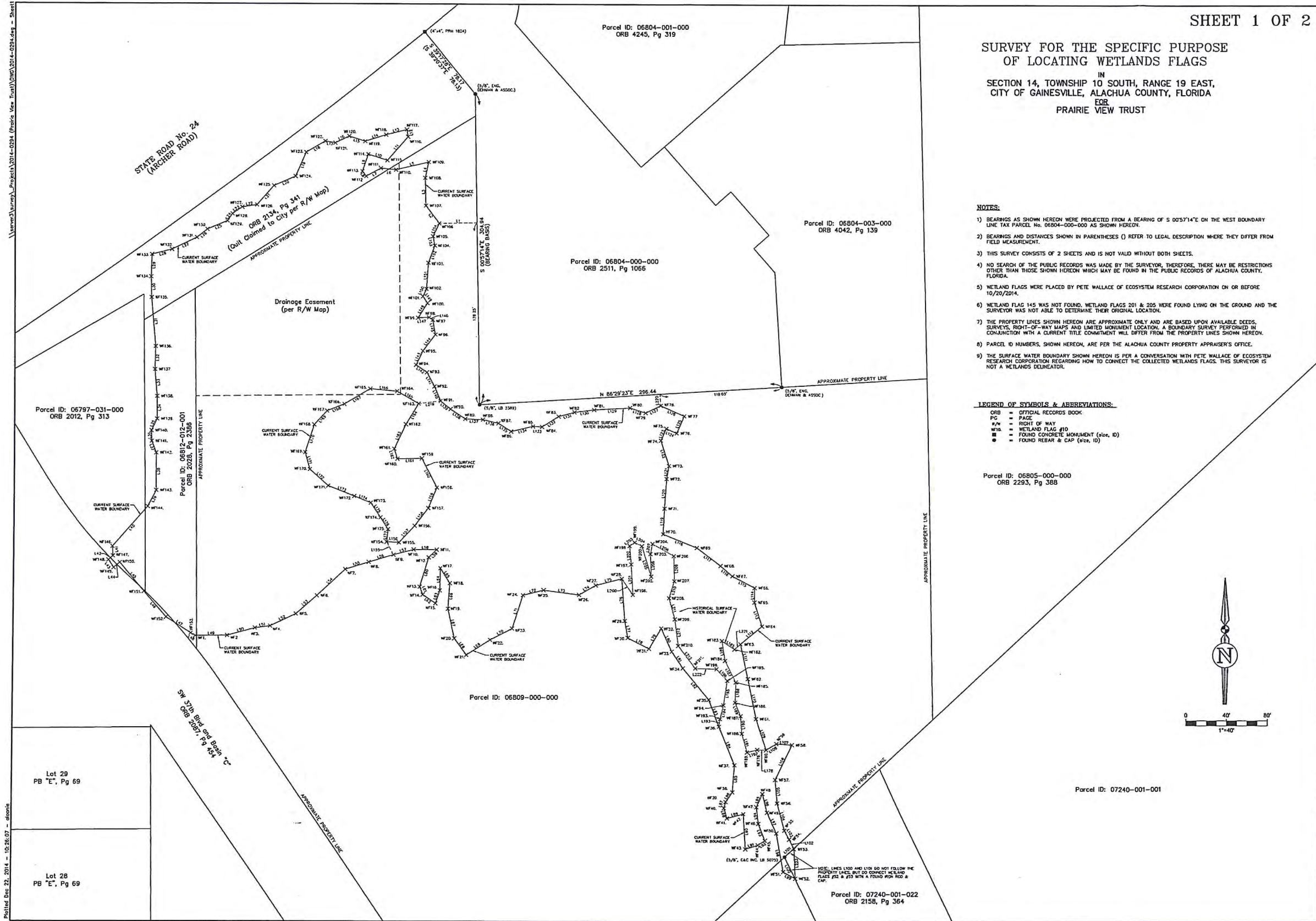
Current Planning
Planning Counter—158

Phone: 352-334-5023

Thomas Center B
306 NE 6th Avenue

SHEET 1 OF 2

SURVEY FOR THE SPECIFIC PURPOSE
OF LOCATING WETLANDS FLAGS
IN
SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
FOR
PRAIRIE VIEW TRUST



- NOTES:**
- 1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 00°57'14"E ON THE WEST BOUNDARY LINE TAX PARCEL No. 06804-000-000 AS SHOWN HEREON.
 - 2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
 - 3) THIS SURVEY CONSISTS OF 2 SHEETS AND IS NOT VALID WITHOUT BOTH SHEETS.
 - 4) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 - 5) WETLAND FLAGS WERE PLACED BY PETE WALLACE OF ECOSYSTEM RESEARCH CORPORATION ON OR BEFORE 10/20/2014.
 - 6) WETLAND FLAG 145 WAS NOT FOUND, WETLAND FLAGS 201 & 205 WERE FOUND LYING ON THE GROUND AND THE SURVEYOR WAS NOT ABLE TO DETERMINE THEIR ORIGINAL LOCATION.
 - 7) THE PROPERTY LINES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE BASED UPON AVAILABLE DEEDS, SURVEYS, RIGHT-OF-WAY MAPS AND LIMITED MONUMENT LOCATION. A BOUNDARY SURVEY PERFORMED IN CONJUNCTION WITH A CURRENT TITLE COMMITMENT WILL DIFFER FROM THE PROPERTY LINES SHOWN HEREON.
 - 8) PARCEL ID NUMBERS, SHOWN HEREON, ARE PER THE ALACHUA COUNTY PROPERTY APPRAISER'S OFFICE.
 - 9) THE SURFACE WATER BOUNDARY SHOWN HEREON IS PER A CONVERSATION WITH PETE WALLACE OF ECOSYSTEM RESEARCH CORPORATION REGARDING HOW TO CONNECT THE COLLECTED WETLANDS FLAGS. THIS SURVEYOR IS NOT A WETLANDS DELINEATOR.

- LEGEND OF SYMBOLS & ABBREVIATIONS:**
- ORB = OFFICIAL RECORDS BOOK
 - PC = PAGE
 - R/W = RIGHT OF WAY
 - WF# = WETLAND FLAG #10
 - = FOUND CONCRETE MONUMENT (size, ID)
 - = FOUND REBAR & CAP (size, ID)
- Parcel ID: 06805-000-000
ORB 2293, Pg 388



eds engineers-surveyors-planners, Inc.
1111 W. STATE ROAD 119, SUITE 100
GAINESVILLE, FLORIDA 32608
TEL: 352-376-0444 FAX: 352-376-0445
WWW.EDSENG.COM
ALACHUA COUNTY REGISTRATION NO. 12 238
DATE: 12/28/14
BY: JARED JONES, P.E., S.F.S.
JARED JONES, P.E., S.F.S.
JARED JONES, P.E., S.F.S.
JARED JONES, P.E., S.F.S.

11/28/14 12/01/14
Survey Date Date of Completion
PREPARED FOR: PRAIRIE VIEW TRUST
THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 722.827 (2)(1), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 12/28/14.

Sheet No.:
V-001

\\verco\survey\Projects\2014-024 (Procs View Twp)\DWG\2014-024.dwg - Sheet?

Plotfile Dec 22, 2014 - 10:26:07 - zsmo

Table with 3 columns: Line #, Bearing, Distance. Contains data for line tables L1 through L40.

Table with 3 columns: Line #, Bearing, Distance. Contains data for line tables L41 through L80.

Table with 3 columns: Line #, Bearing, Distance. Contains data for line tables L81 through L120.

Table with 3 columns: Line #, Bearing, Distance. Contains data for line tables L121 through L160.

Table with 3 columns: Line #, Bearing, Distance. Contains data for line tables L161 through L200.

Table with 3 columns: Line #, Bearing, Distance. Contains data for line tables L201 through L223.

Table with columns: No., Date, Comment.

Table with columns: No., Date, Comment.

eds logo and text: eds engineers-surveyors-planners, inc. 6687 ...

eds logo and text: eds engineers-surveyors-planners, inc. 6687 ...

Professional seal and title information: 11/20/14, 12/07/14, PREPARED FOR: 1) PRAIRIE VIEW TRUST, 2) ...

Parcel: 07240-046-000

Search Date: 3/24/2015 at 9:34:48 AM - Data updated: 03/24/15

Taxpayer: PRAIRIE VIEW TRUST	Legal: GARY GRANT THAT PT LYING N OF SW 37TH BLVD ORD-001912 0-01-57 (LESS COM NE COR GARY GRT S 47 DEG W 3432.60 FT S 47 DEG W 126.46 FT S 25 DEG E 199.47 FT POB S 25 DEG E 445.54 FT NWLY ALG CURVE 457.61 FT N 45 DEG E 323.36 FT POB PER OR 2864/1130)(LESS COM NE COR GARY GRT S 47 DEG W 3432.60 FT S 47 DEG W 126.46 FT S 25 DEG E 493.54 FT POB S 79 DEGE 129.87 FT S 5 DEG E 109.63 FT S 85 DEG W 14.28 FT NWLY ALG CURVE 58.36 FT N 25 DEG W 151.47 FT POB PER OR 2875/0698)
Mailing: 3501 S MAIN ST STE 1 GAINESVILLE, FL 32601-9031	
Location:	
Sec-Twn-Rng: 0-10-19	
Use: Vacant Comm	
Tax Jurisdiction: Gainesville	
Area: Butler Plaza/Archer Rd	
Subdivision: Placeholder	

Assessment History

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2815.82
2013	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2824.59
2012	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2810.5
2011	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2846.66
2010	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2831.82
2009	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2834.13
2008	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2631.8
2007	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2646.9
2006	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2915.67
2005	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2996.09
2004	Tmbr Si 80-89	1600	112500	0	0	1600	0	1600	0	1600	40.84
2003	Tmbr Si 80-89	1000	112500	0	0	1000	0	1000	0	1000	26.15
2002	Tmbr Si 80-89	1000	112500	0	0	1000	0	1000	0	1000	26.52

Land

Use	Zoning	Acres
Vacant Commercial	RMF8	1.65
2014 Certified Land Value: 118600		

Parcel: 06809-000-000

Search Date: 3/24/2015 at 9:34:57 AM - Data updated: 03/24/15

Taxpayer:	PRAIRIE VIEW TRUST	Legal: BEG A1/2 MILE POST ON E LINE SEC S TO GRT SW ALONG GRT 1212.26 FT N 917.3 FT TO S RR/W NE ALONG RR/W TO SEC LINE STO POB ALSO COM NE COR SE1/4 W 1353 FT S 420 FT TO RR SW ALONG RR 519 FT TO POB S 300 FT E 452.00 FT S TO N LINEGRT SW ALONG GRT TO E LINE ROBBINSWOOD S/D N TO RR/W NE ALONG RR/W TO POB & LESS R/W SR S-23 LESS OR 773/314) LESSR/W OR 824/696) LESS OR 830/727) (LESS R/W FOR SW 37TH BLVD PER OR 2087/0454) OR 1594/2630 (LESS R/W FOR SW 37THBLVD PER OR 2087/0454
Mailing:	HENDERSON TRUSTEES ET AL 3501 S MAIN ST STE 1 GAINESVILLE, FL 32601-9031	
Location:		
Sec-Twn-Rng:	14-10-19	
Use:	Vacant Industrial	
Tax Jurisdiction:	Gainesville	
Area:	Butler Plaza/Archer Rd	
Subdivision:	PlaceHolder	

Assessment History

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16025.93
2013	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16075.88
2012	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	15995.7
2011	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16201.56
2010	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16117.06
2009	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16130.27
2008	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	14978.66
2007	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	15064.67
2006	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16594.27
2005	Vacant Industrial	648000	648000	0	0	648000	0	648000	0	648000	16369.91
2004	Vacant Industrial	648000	648000	0	0	648000	0	648000	0	648000	16538.85
2003	Vacant Industrial	648000	648000	0	0	648000	0	648000	0	648000	16937.37
2002	Vacant Industrial	648000	648000	0	0	648000	0	648000	0	648000	17185.93
2001	Vacant Industrial	464500	464500	0	0	464500	0	464500	0	464500	11640.15
2000	Vacant Industrial	464500	464500	0	0	464500	0	464500	0	464500	11814.52
1999	Vacant Industrial	464500	464500	0	0	464500	0	464500	0	464500	11892.56
1998	Vacant Industrial	464500	464500	0	0	464500	0	464500	0	464500	12254.25
1997	Vacant Industrial	379400	379400	0	0	379400	0	379400	0	379400	10241.38
1996	Vacant Industrial	406700	406700	0	0	406700	0	406700	0	406700	11093.03
1995	Vacant Industrial	406700	406700	0	0	406700	0	406700	0	406700	11093.04

Land

Use	Zoning	Acres
Vacant Commercial	General Business	15.73
MFR>10 Units	General Business	2.27
2014 Certified Land Value: 675000		

Parcel: 06812-012-000

PB-15-30 ZON

Search Date: 4/22/2015 at 1:17:53 PM - Data updated: 04/22/15

Taxpayer:	CITY OF GAINESVILLE	Legal:	COM NE COR ROBBINSWOOD PB E-69 POB S 1192.55 FT N 47 DEG E
Mailing:	% LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE, FL 32627		67.53 FT N 1177 FTS 58 DEG W 58.22 FT POB (LESS THE N550 FT M/L PER OR 2028/2386) OR 824/696
Location:			
Sec-Twn-Rng:	14-10-19		
Use:	Right-Of-Way		
Tax Jurisdiction:	Gainesville		
Area:	Butler Plaza/Archer Rd		
Subdivision:	Placeholder		

Assessment History

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2013	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2012	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2011	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2010	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2009	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2008	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2007	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2006	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2005	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2004	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2003	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2002	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2001	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2000	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
1999	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
1998	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
1997	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
1996	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
1995	Right-Of-Way	100	100	0	0	100	0	100	100	0	0

Land

Use	Zoning	Acres
Right-of-Way	General Business	0
2014 Certified Land Value: 100		

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
03/09/1973	100	Yes	No	0824	0696	Final Judgement



Tax Collector Home Search Account Shopping Cart

2014 Roll Details - Real Estate Account at 3989 SW 37TH BLVD, 32608

Real Estate Account: 07240 046 000

Parcel details Latest bill Full bill history

2014	2013	2012	2011	...	2002
Paid	Paid	Paid	Paid		Paid

Map GIS (11/11/2014)

Owner: PRAIRIE VIEW TRUST
 3501 S MAIN ST STE 1
 GAINESVILLE, FL 32601-9031
 Situs: 3989 SW 37TH BLVD
 32608

Account number: 07240 046 000
 Alternate Key: 1064189
 Millage code: 3600
 Millage rate: 23.7421
 Assessed value: 118,600
 School assessed value: 118,600

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2014 annual bill

Ad valorem:
 Non-ad valorem:
 Total Discountable:
 No Discount NAVA:
 Total tax:

View	Legal description	Location
\$2,815.82	GARY GRANT THAT PT LYING N OF SW 37TH BLVD ORD-001912 0-01-57 (LESS COM NE COR GARY GRT S 47 DEG W 3432.60 FT S 47 DEG W 126.46 FT S 25 DEG E 199.47 FT POB S 25 DEG E 445.54 FT NNLY ALG CURVE 457.61 FT N 45 DEG E 323.36 FT POB PER OR 2864/1130)(LESS COM NE COR GARY GRT	

Book, page, item: --
 Geo number: 00-10-19-07240046000
 Range: 19
 Township: 10
 Section: 00

Paid 2014-11-25 \$2,703.19
 Receipt #14-0031848

PB-15-30 ZON

Exhibit C-1



Home > Collectors Home > Search > Reports > Property Details

2014 Roll Details - Real Estate Account #06809 000 000

Real Estate Account #06809 000 000

Parcel details Latest bill Full bill history

2014	2013	2012	2011	...	2002
Paid	Paid	Paid	Paid		Paid

Owner: PRAIRIE VIEW TRUST
 HENDERSON TRUSTEES ET AL
 3501 S MAIN ST STE 1
 GAINESVILLE, FL 32601-9031

Situs: (unknown)

Account number: 06809 000 000

Alternate Key: 1055429

Millage code: 3600

Millage rate: 23.7421

Assessed value: 675,000

School assessed value: 675,000

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2014 annual bill

Ad valorem:
 Non-ad valorem:
 Total Discountable:
 No Discount NAVA:
 Total tax:

View Legal description

\$16,025.93
 \$0.00
 16025.93
 0.00

BEG A1/2 MILE POST ON E LINE SEC S TO GRT SW ALONG GRT 1212.26 FT N 917.3 FT TO S RR/W NE ALONG RR/W TO SEC LINE S TO POB ALSO COM NE COR SE1/4 W 1353 FT S 420 FT TO RR SW ALONG RR 519 FT TO POB S 300 FT E 452.00 FT S TO N LINE GRT SW ALONG GRT TO E LINE ROBBINSWOOD S/D N TO

Location



Book, page, item: --
 Geo number: 14-10-19-06809000000
 Range: 19
 Township: 10
 Section: 14

Paid 2014-11-25 \$15,384.89
 Receipt #14-0031848



engineers • surveyors • planners, inc.

Land Use Change & Rezoning Justification Report

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda engineers-surveyors-planners, inc.

Agents for:

Prairie View Trust & Gainesville Regional Utilities

Submittal Date:

April 22, 2015

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List of Attachments

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



Project Background & Statement of Proposed Change

The owners of parcels 07240-046-000, 06809-000-000 (portion of) and 06812-012-000 located on both sides of SW 37th Blvd propose a Small Scale Comprehensive Plan Amendment (land use change) and rezoning for a piece of land located along SW 37th Blvd, just south of Archer Road. The subject property is surrounded by a mix of uses, including single and multi-family development, a child care facility and vacant lands. Some environmentally sensitive lands (wetlands) are located to the east and north of the property. The property is also located just south of Archer Road, a major state arterial roadway and Butler Plaza, a regional commercial center. The property proposed for amendment is approximately 9.9 acres in size.

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

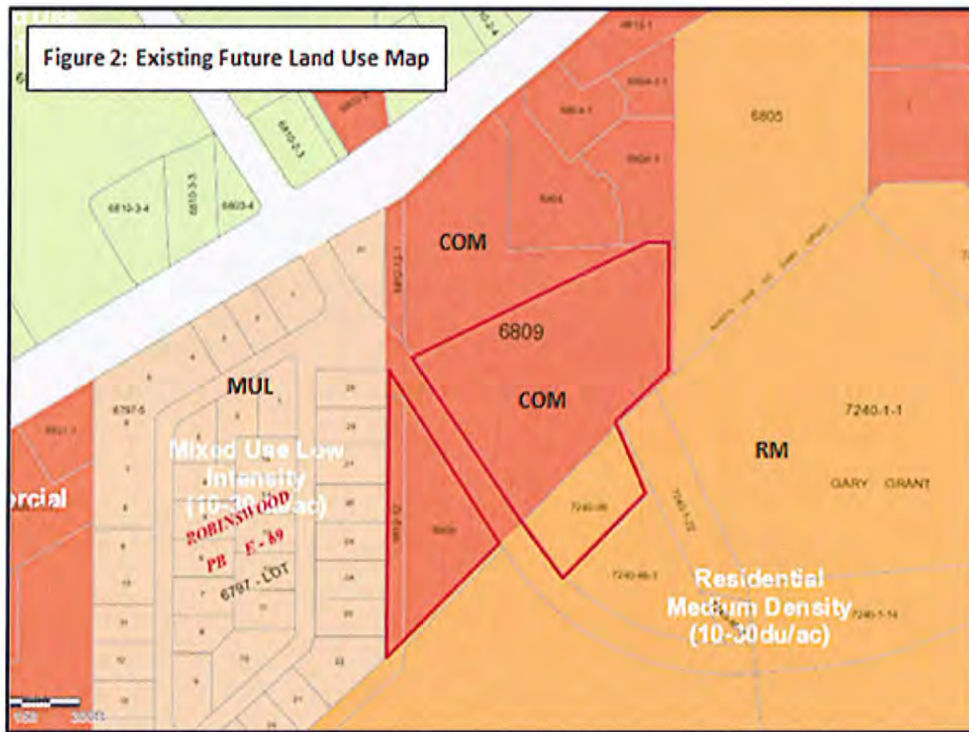


The current FLU of parcels 06809-000-000 and 06812-012-000 is Commercial and the current FLU of parcel 07240-046-000 is Residential Medium Density. The current zoning of parcels 06809-000-000 and 06812-012-000 is General Business (BUS) and the current zoning of parcel 07240-046-000 is Multi-Family Medium Density Residential

(RMF-8). The proposed FLU is Mixed Use Low and the proposed zoning is Mixed-Use Low Intensity District 1 (MU-1). The proposed map amendments will promote growth and redevelopment within the core of the City and foster infill development and redevelopment within the immediate area. The property is located in a portion of the City that is heavily populated and has adequate public facilities to support new development. The change in land use and zoning on the subject property and future surrounding areas will generate significant short and long-term reinvestment opportunities by introducing new options for a mix of commercial and residential uses and will help spur economic development activity in the short-term.

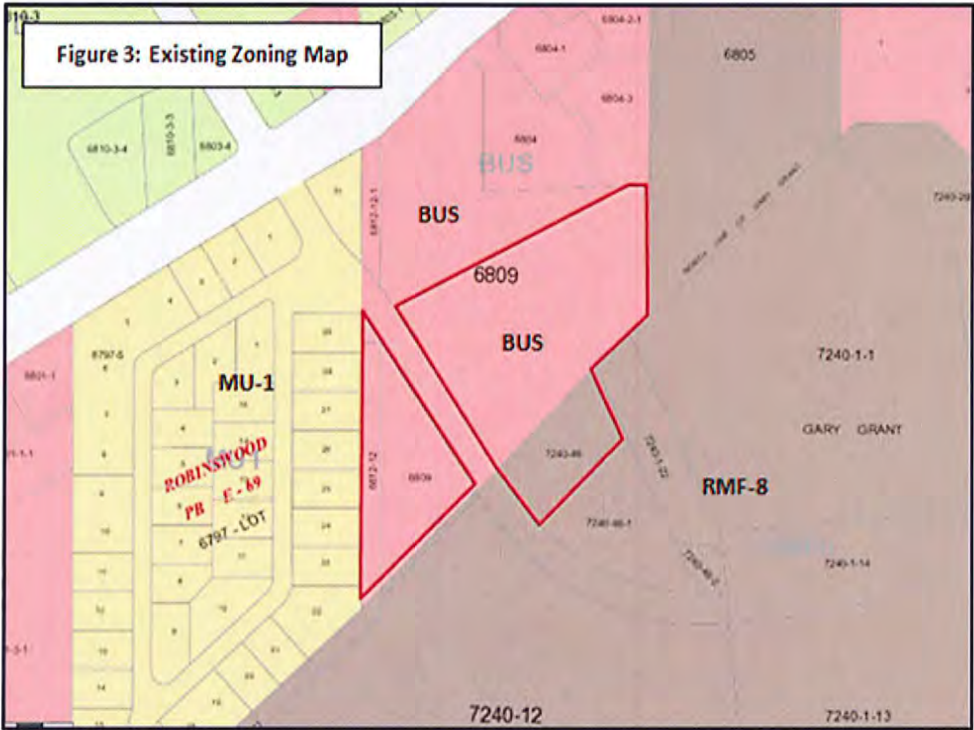
Existing Future Land Use and Zoning

The current FLU of parcel 06809-000-000 is Commercial and the current FLU of parcel 07240-046-000 is Residential Medium Density. The current zoning of parcel 06809-000-000 is General Business (BUS) and the current zoning of parcel 07240-046-000 is Multi-Family Medium Density Residential (RMF-8), as indicated on Figures 2 & 3.



According to the City of Gainesville Comprehensive Plan, the Residential Medium future land use designation is appropriate for single-family and multi-family development at densities from 8 to 30 dwelling units per acre. This existing land use limits the development potential to residential only and precludes the ability to develop mixed use or non-residential projects on parcel 07240-046-000. According to the City of Gainesville Comprehensive Plan, the Commercial land use designation is appropriate

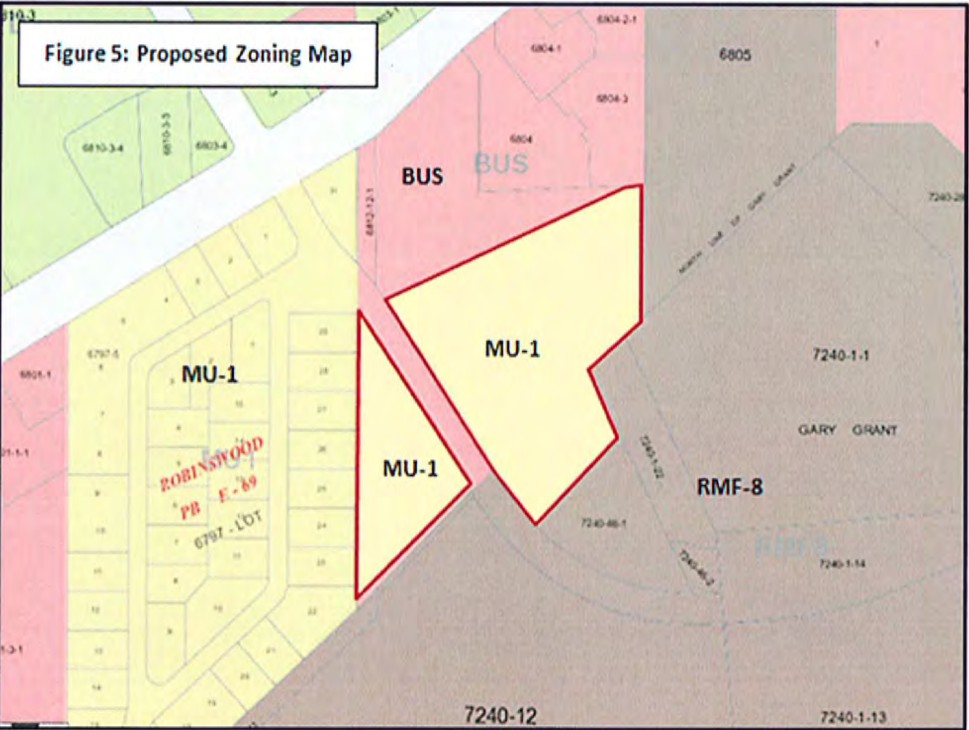
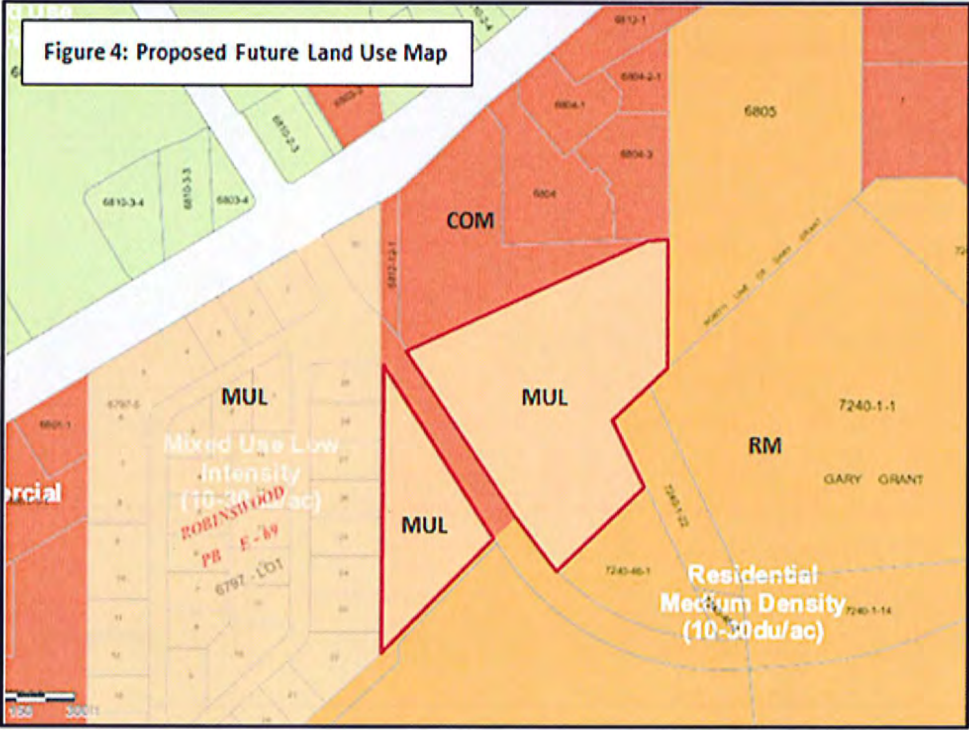
for large scale highway-oriented commercial uses. This existing land use limits the development potential to commercial only and precludes the ability to develop mixed use or residential projects on parcel 06809-000-000 and 06812-012-000.



According to the City of Gainesville Land Development Code, the RMF-8 zoning district is appropriate for medium-density residential development between 8-30 units per acre. This existing zoning designation limits the development potential to residential only and precludes the ability to develop mixed use or non-residential projects on parcel 07240-046-000. According to the City of Gainesville Land Development Code, the Business zoning district is appropriate for a wide range of commercial, business and office uses located along major transportation arteries and frontage roads. However, the existing zoning designation limits the development potential to commercial only and precludes the ability to develop mixed use or residential projects on parcel 06809-000-000 and 06812-012-000.

Proposed Future Land Use and Zoning

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



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

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

Section 30-64 of the City's Land Development Code states that the MU-1 zoning district established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential areas. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas and was established to allow uses compatible with each other and with surrounding residential areas to be developed near each other.

Objectives of the MU-1 district include:

- ❖ Permit compatible commercial, office, service and residential developments that benefit from being located near each other.
- ❖ Provide an adequate mix of residential uses including multifamily, townhouse, zero lot line, and detached single-family at urban densities.
- ❖ Ensure, through development plan approval, that nonresidential and mixed-use developments are designed to promote the most efficient use of the land, and that they coordinate the internal activities of the site as well as establish a harmonious relationship between such developments and their environment.

- ❖ Accommodate neighborhood-level services and retail uses along existing business corridors.
- ❖ Allow the market some flexibility in determining locations of new nonresidential development, and the ability to expand such areas in relation to the population densities achieved.
- ❖ Encourage nonresidential and/or mixed-use developments to locate on land that is physically capable of supporting the particular type of development.

Because the project area is located within along a major business corridor within the urban core of the City, the requested MU-1 land use and zoning is appropriate in order to facilitate redevelopment in this area in accordance with the goals of the City of Gainesville Comprehensive Plan. The requested land use and zoning will accommodate uses appropriate for the area, and will effectively allow a mixture of the surrounding existing uses (i.e. residential and retail).

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

Responses to Application Questions

A. Surrounding Land Uses

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

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

Direction	FLU Designation	Zoning	Existing Use
North	Commercial	BUS	Restaurants/Commercial
South	Residential Medium Density	RMF-8	Multi-family
East	Residential Medium Density	RMF-8	Multi-family
	Commercial	BUS	Restaurants/Commercial
West	Mixed Use Low	MU-1	Multi-family/Single-family

B. Adjacent Land Uses

There are no other vacant properties within ½ mile that have the same land use/zoning as proposed in this application.

C. Development Impacts**a. Impact to Residential Streets**

The project area is located along a non-residential street (SW 37th Blvd) and is in close proximity to two major arterial streets (Archer Road and SW 34th Street). Primary access to any future development will come from a combination of these non-residential streets.

b. Impact on Noise and Lighting

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

D. Environmental Resources

The only known environmental resources within the project site are wetlands, which have been delineated by an environmental specialist and surveyed in order to avoid these areas to the greatest extent possible. These resources shall be regulated and protected by the current City of Gainesville environmental regulations codified in the Land Development Code.

E. Historic Resources

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

F. Development Pattern and Community Contribution

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

G. Long-Term Economic Benefits

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

H. Level of Services Standards

The proposed change in future land use and zoning will essentially result in the following change in permitted uses:

Non-Residential Uses: Adds 1.65 acres of potential development area (developable upland areas)

- Result: 1.65 acres x 15,000 square feet/acre = 25,000 square feet (+/-)

Residential Uses: Adds 4.5 acres of potential development area (developable upland areas – eliminating wetlands, required buffers and isolated uplands)

- Result: 4.5 acres x 30 units per acre = 135 units

Other development rights besides the amount indicated above are currently permitted on the future land use and zoning map and therefore are not included in the following analysis.

a. Roadways

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

Figure 7: Estimated Trip Generation

Proposed Traffic Demand-Specialty Retail (ITE 814)						
Units: 25,000 SF						
Category	Rate	Trips	Directional Distribution In		Direction Distribution Out	
PM Peak	5.02	126	0.44	55	0.56	71
Average Daily Total	44.32	1,108	.05	554	0.5	554
Proposed Traffic Demand-Apartment Use (ITE 220)						
Units: 135						
Category	Rate	Trips	Directional Distribution in		Directional Distribution Out	
PM Peak	0.67	90	0.61	55	0.39	35
Average Daily Total	6.65	898	0.5	449	0.5	449

1-All trips calculated using the ITE 9th Edition

Total PM Peak minus TMPA Reduction (40%)	130
Total ADT minus TMPA Reduction (40%)	1,204

b. Recreation

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

c. Water and Wastewater

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

Figure 8: Potable Water

Developmental Scenario	Use	Size	Rate	Total (gpd)
	Commercial/Office	25,000 sf	0.15 gpd per sf	3,750 gpd
	Apartment	135 units	200 gpd per unit	27,000 gpd

Figure 9: Wastewater Flow

Developmental Scenario	Use	Size	Rate	Total (gpd)
	Commercial/Office	100,000 sf	0.15 gpd per sf	15,000 gpd
	Apartment	135 units	113 gpd per unit	15,255 gpd

d. Solid Waste

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

e. Mass Transit

The site is served directly by Route 12 of City’s Regional Transit System (Reitz Union to Butler Plaza).

f. Schools

The proposed land use and zoning change application will result in a minimal amount of students based on the allowable densities. According to standard multipliers, the rezoning may result in up to 5 elementary school students, 2 middle school students and 2 high school students.

I. Site Accessibility

The location of the site is ideal for promoting multi-modal transportation including bicycle, pedestrian, and transit use. The property is in close proximity to Butler Plaza and existing commercial development along Archer Road and Butler Plaza. The site

served directly by Route 12 of City's Regional Transit System (Reitz Union to Butler Plaza).

Comprehensive Plan Consistency

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

Objective 4.1

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

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

Policy 4.1.1

Land use categories on the Future Land Use Map shall be defined as follows:

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

This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the

surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest (or no) front setbacks.

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

Policy 4.2

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

Consistency: The proposed Mixed Use Low land use and MU-1 zoning designations shall be consistent with the surrounding future land use map and the adjacent uses allowed therein.

Conclusion

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

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

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



PB-15-30 ZON

150050E
Exhibit C-1

engineers • surveyors • planners
est. 1976

Attachment 1

Legal Descriptions & Legal Sketch



engineers • surveyors • planners, inc.

Parcel IB

A parcel of land situated in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, and the Gary Grant; being more particularly described as follows:

Commence at the Northeast corner of Section 14, Township 10 South, Range 19 East and run thence South $00^{\circ}41'40''$ East, along the east line of said Section 14, a distance of 1258.47 feet to the centerline of State Road No. 24 (Archer Road); thence southwesterly, along said centerline, with a curve concave southeasterly, said curve having a central angle of $09^{\circ}10'17''$, a radius of 5729.58 feet, an arc distance of 917.14 feet and a chord bearing and distance of South $44^{\circ}33'11''$ West, 916.16 feet; thence South $39^{\circ}58'03''$ West, along said centerline, 765.29 feet; thence southwesterly, along said centerline, with a curve concave Northwesterly, said curve having a central angle of $10^{\circ}48'12''$, a radius of 5729.58 feet, an arc distance of 1080.32 feet and a chord bearing and distance of South $45^{\circ}22'03''$ West, 1078.72 feet; thence South $39^{\circ}13'45''$ East, 78.00 feet to the southerly right of way line of said State Road No. 24 (Archer Road) and to the northwesterly corner of the lands described in Official Records Book 2511, Page 1066 of the Public Records of Alachua County, Florida; thence South $39^{\circ}17'28''$ East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 78.17 feet; thence South $00^{\circ}57'14''$ East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 22.57 feet; thence continue South $00^{\circ}57'14''$ East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 282.37 feet to the southwest corner of said lands; thence North $86^{\circ}29'22''$ East, along the south line of said lands described in Official Records Book 2511, Page 1066, a distance of 296.44 feet to the southeast corner of said lands and the southwest corner of the lands described in Official Records Book 4042, Page 139; thence North $86^{\circ}26'23''$ East, along the south line of said lands described in Official Records Book 4042, Page 139, a distance of 143.15 feet to the southeast corner of said lands and to a point on the west line of the lands described in Official Records Book 2293, Page 388; thence South $00^{\circ}43'10''$ East, along the west line of said lands described in Official Records Book 2293, Page 388, a distance of 75.00 feet to the Point of Beginning; thence continue South $00^{\circ}43'10''$ East, along the west line of said lands described in Official Records Book 2293, Page 388, a distance of 263.33 feet to the southwest corner of said lands and to a point on the northerly line of the Gary Grant; thence South $46^{\circ}39'12''$ West, along the northerly line of the Gary Grant, a distance of 193.55 feet; thence South $26^{\circ}32'22''$ East, 199.47 feet; thence South $44^{\circ}29'29''$ West, 323.19 feet to a point on the northeasterly right-of-way line of SW 37th Boulevard, said point also being a point of intersection with a non-tangent curve concave to the northeast with a radius of 610.00 feet and a radial bearing of North $43^{\circ}34'06''$ East at said point of intersection; thence northwesterly along the arc of said curve and said northeasterly right-of-way line of SW 37th Boulevard through a central angle of $11^{\circ}38'55''$, a distance of 124.02 feet to the point of tangency; thence North $34^{\circ}46'59''$ West, along said northeasterly right-of-way line of SW 37th Boulevard a distance of 590.51

feet; thence North 71°54'21" East, leaving said northeasterly right-of-way line of SW 37th Boulevard, a distance of 728.27 feet to the Point of Beginning.

Containing 6.89 acres, more or less.

Parcel IIB

A parcel of land situated in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, and the Gary Grant; being more particularly described as follows:

Commence at the Northeast corner of Section 14, Township 10 South, Range 19 East and run thence South 00°41'40" East, along the east line of said Section 14, a distance of 1258.47 feet to the centerline of State Road No. 24 (Archer Road); thence southwesterly, along said centerline, with a curve concave southeasterly, said curve having a central angle of 09°10'17", a radius of 5729.58 feet, an arc distance of 917.14 feet and a chord bearing and distance of South 44°33'11" West, 916.16 feet; thence South 39°58'03" West, along said centerline, 765.29 feet; thence southwesterly, along said centerline, with a curve concave Northwesterly, said curve having a central angle of 10°48'12", a radius of 5729.58 feet, an arc distance of 1080.32 feet and a chord bearing and distance of South 45°22'03" West, 1078.72 feet; thence South 39°13'45" East, 78.00 feet to the southerly right of way line of said State Road No. 24 (Archer Road) and to the northwesterly corner of the lands described in Official Records Book 2511, Page 1066 of the Public Records of Alachua County, Florida; thence South 39°17'28" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 78.17 feet; thence South 00°57'14" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 22.57 feet; thence continue South 00°57'14" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 282.37 feet to the southwest corner of said lands; thence North 86°29'22" East, along the south line of said lands described in Official Records Book 2511, Page 1066, a distance of 296.44 feet to the southeast corner of said lands and the southwest corner of the lands described in Official Records Book 4042, Page 139; thence North 86°26'23" East, along the south line of said lands described in Official Records Book 4042, Page 139, a distance of 143.15 feet the southeast corner of said lands and to a point on the west line of the lands described in Official Records Book 2293, Page 388; thence South 00°43'10" East, along the west line of said lands described in Official Records Book 2293, Page 388, a distance of 338.33 feet to the southwest corner of said lands and to a point on the northerly line of the Gary Grant; thence South 46°39'12" West, along the northerly line of the Gary Grant, a distance of 193.55 feet; thence South 26°32'22" East, 199.47 feet; thence South 44°29'29" West, 323.19 feet to a point on the northeasterly right-of-way line of SW 37th Boulevard, said point also being a point of intersection with a non-tangent curve concave to the northeast with a radius of 610.00 feet and a radial bearing of North 43°34'06" East at said point of intersection; thence northwesterly along the arc of said curve and said northeasterly right-of-way line of SW 37th Boulevard through a central angle of 11°38'55", a distance of 124.02 feet to the point of tangency; thence North 34°46'59" West, along said northeasterly right-of-way line of SW 37th Boulevard a distance of 590.51 feet; thence South 55°13'01" West, leaving said northeasterly right-of-way line of SW 37th Boulevard, a distance of 80.00 feet to a point on the southwesterly right-of-way line of SW 37th

Boulevard, said point being a point of intersection with a non-tangent curve concave to the southwest with a radius of 500.00 feet and a radial bearing of South 55°13'01" West at said point of intersection, said point also being the Point of Beginning; thence northwesterly along the arc of said curve and said southwesterly right-of-way line of SW 37th Boulevard through a central angle of 00°10'30", a distance of 1.53 feet to a point of intersection with a non-tangent line being the east line of Robbinswood, a subdivision as recorded in Plat Book "E", Page 69 of the Public Records of Alachua County, Florida; thence South 01°11'29" East, along said east line of said Robbinswood, a distance of 759.82 feet to the Southeast Corner of said Robbinswood; thence North 46°30'21" East, along the south line of the lands described in Official Records Book 824, Page 696, a distance of 67.94 feet to the southeast corner of said lands, said point also being the northeast corner of the lands described in Official Records Book 824, Page 698; thence South 01°11'29" East, along the east line of the lands described in Official Records Book 824, Page 698, a distance of 58.07 feet to a point on the northwest line of the lands described in Official Records Book 4301, Page 2222; thence North 43°33'17" East, along said northwest line of the lands described in Official Records Book 4301, Page 2222 a distance of 393.48 feet to a point on the southwest right-of-way line of SW 37th Boulevard; thence North 34°46'59" West, along said southwest right-of-way line of SW 37th Boulevard, a distance of 589.95 feet to the Point of Beginning.

Containing 3.02 acres, more or less.



engineers • surveyors • planners, inc.

Letter of Transmittal

Date: 4-22-15
Attn: Michelle Farnsworth
Re: First Missionary PR #3

To: Gainesville Regional Utilities

We are sending you the following items:

- Shop Drawings
- Prints
- Plans
- Samples
- Copy of Letter
- Change Order
- Specifications
- Other _____

Copies	Date	No.	Description
2	4-22-15	1	Plan Sets

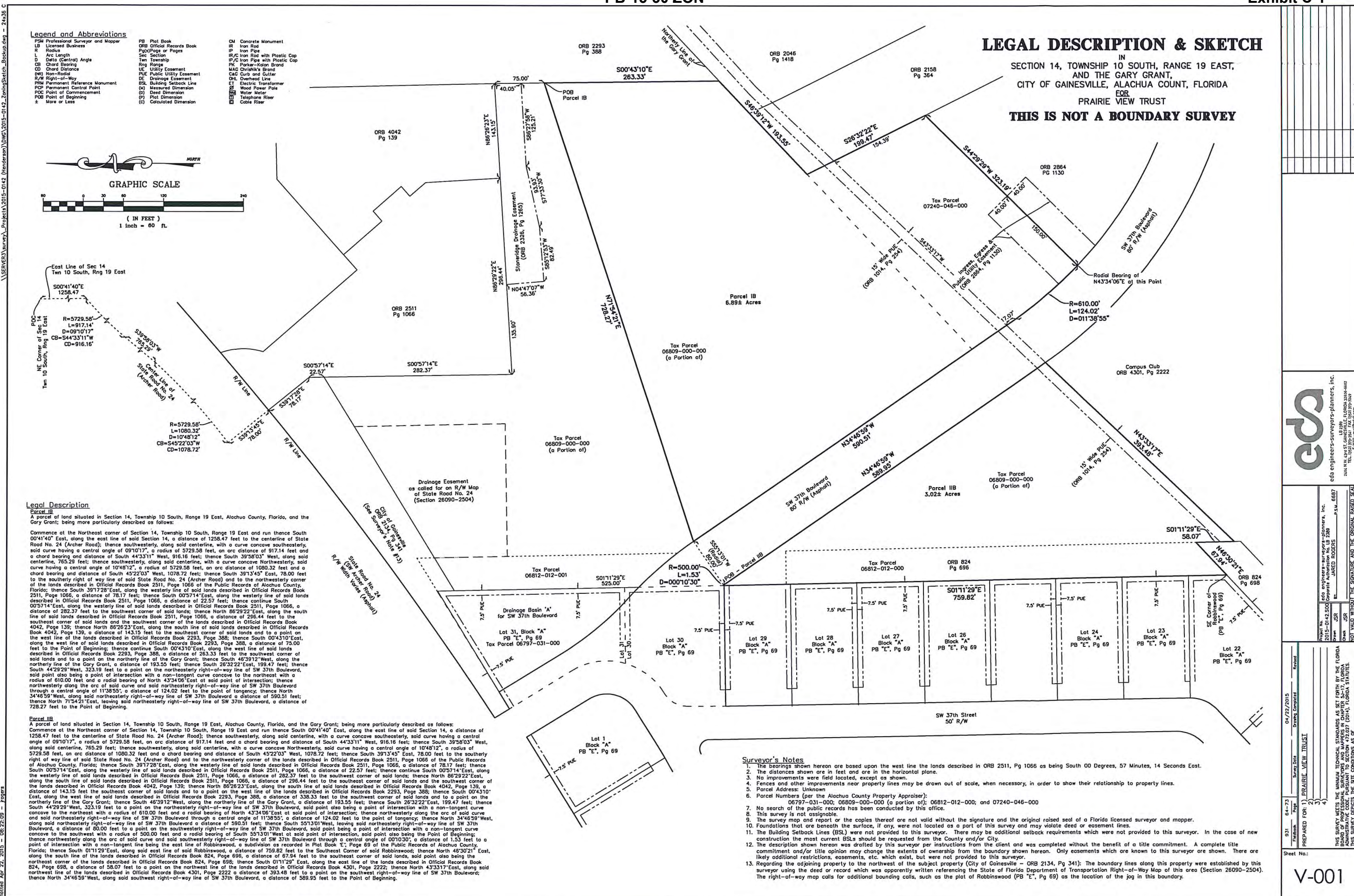
THESE ARE TRANSMITTED as checked below:

- For Approval
- Approved as Submitted
- Resubmit ___ copies for approval
- For Your Use
- Approved as Noted
- Submit ___ copies for distribution
- As Requested
- Returned for Corrections
- Return ___ corrected prints
- For Review and Comments
- _____

Remarks:

Signed Christopher Gmuer, P. E.

PB-15-30 ZON



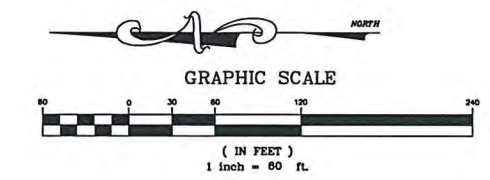
LEGAL DESCRIPTION & SKETCH

SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
AND THE GARY GRANT,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
FOR
PRAIRIE VIEW TRUST

THIS IS NOT A BOUNDARY SURVEY

Legend and Abbreviations

PSM Professional Surveyor and Mapper	PB Plat Book	CM Concrete Monument
LS Licensed Business	ORB Official Records Book	IR Iron Rod
R Radius	Pg(s) Page or Pages	IP/P Iron Pipe with Plastic Cap
Sec Section	S/C Section	IP/C Iron Pipe with Plastic Cap
D Delta (Central) Angle	Twp Township	PK Parker-Kolan Brand
CB Chord Bearing	UR Utility Easement	CA Curb and Gutter
CD Chord Distance	PUE Public Utility Easement	DL Ditch/Drain Line
(N) Non-Road	DE Drainage Easement	OW Overhead Wire
R/W Right-of-Way	BSL Building Setback Line	ET Electric Transformer
PRM Permanent Reference Monument	(M) Measured Dimension	WP Wood Power Pole
PCP Permanent Control Point	DD Deed Dimension	WM Water Meter
POC Point of Commencement	(P) Plat Dimension	TR Telephone Riser
POB Point of Beginning	(C) Calculated Dimension	CR Cable Riser
± More or Less		



Legal Description

Parcel IB
A parcel of land situated in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, and the Gary Grant; being more particularly described as follows:

Commence at the Northeast corner of Section 14, Township 10 South, Range 19 East and run thence South 00°41'40" East, along the east line of said Section 14, a distance of 1258.47 feet to the centerline of State Road No. 24 (Archer Road); thence southerly, along said centerline, with a curve concave southeasterly, said curve having a central angle of 09°10'17", a radius of 5729.58 feet, on arc distance of 917.14 feet and a chord bearing of distance of South 44°33'11" West, 916.16 feet; thence South 39°58'03" West, along said centerline, 765.29 feet; thence southerly, along said centerline, with a curve concave Northwesterly, said curve having a central angle of 10°48'12", a radius of 5729.58 feet, on arc distance of 1080.32 feet and a chord bearing of distance of South 45°22'03" West, 1078.72 feet; thence South 39°13'45" East, 78.00 feet to the southerly right-of-way line of said State Road No. 24 (Archer Road) and to the northwesterly corner of the lands described in Official Records Book 2511, Page 1066 of the Public Records of Alachua County, Florida; thence South 39°17'28" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 781.7 feet; thence South 00°57'14" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 282.37 feet to the southwest corner of said lands; thence North 86°29'22" East, along the south line of said lands described in Official Records Book 2293, Page 388, a distance of 298.44 feet to a point on the west line of the lands described in Official Records Book 2293, Page 388, thence South 00°41'40" East, along the west line of said lands described in Official Records Book 2293, Page 388, a distance of 75.00 feet to the Point of Beginning; thence continue South 00°43'10" East, along the west line of said lands described in Official Records Book 2293, Page 388, a distance of 263.33 feet to the southwest corner of said lands and to a point on the northerly line of the Gary Grant; thence South 46°39'12" West, along the northerly line of the Gary Grant, a distance of 193.55 feet; thence South 26°32'22" East, 199.47 feet; thence North 44°29'29" West, 323.19 feet to a point on the northerly right-of-way line of SW 37th Boulevard, said point also being a point of intersection with a non-tangent curve concave to the northeast with a radius of 610.00 feet and a radial bearing of North 43°34'06" East of said point of intersection; thence northwesterly along the arc of said curve and said northerly right-of-way line of SW 37th Boulevard through a central angle of 11°38'55", a distance of 124.02 feet to the point of tangency; thence North 34°46'59" West, along said northerly right-of-way line of SW 37th Boulevard a distance of 590.51 feet; thence North 71°54'21" East, leaving said northerly right-of-way line of SW 37th Boulevard, a distance of 728.27 feet to the Point of Beginning.

Parcel IIB
A parcel of land situated in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, and the Gary Grant; being more particularly described as follows:

Commence at the Northeast corner of Section 14, Township 10 South, Range 19 East and run thence South 00°41'40" East, along the east line of said Section 14, a distance of 1258.47 feet to the centerline of State Road No. 24 (Archer Road); thence southerly, along said centerline, with a curve concave southeasterly, said curve having a central angle of 09°10'17", a radius of 5729.58 feet, on arc distance of 917.14 feet and a chord bearing of distance of South 44°33'11" West, 916.16 feet; thence South 39°58'03" West, along said centerline, 765.29 feet; thence southerly, along said centerline, with a curve concave Northwesterly, said curve having a central angle of 10°48'12", a radius of 5729.58 feet, on arc distance of 1080.32 feet and a chord bearing of distance of South 45°22'03" West, 1078.72 feet; thence South 39°13'45" East, 78.00 feet to the southerly right-of-way line of said State Road No. 24 (Archer Road) and to the northwesterly corner of the lands described in Official Records Book 2511, Page 1066 of the Public Records of Alachua County, Florida; thence South 39°17'28" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 781.7 feet; thence South 00°57'14" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 282.37 feet to the southwest corner of said lands; thence North 86°29'22" East, along the south line of said lands described in Official Records Book 2293, Page 388, a distance of 298.44 feet to a point on the west line of the lands described in Official Records Book 2293, Page 388, thence South 00°41'40" East, along the west line of said lands described in Official Records Book 2293, Page 388, a distance of 75.00 feet to the Point of Beginning; thence continue South 00°43'10" East, along the west line of said lands described in Official Records Book 2293, Page 388, a distance of 263.33 feet to the southwest corner of said lands and to a point on the northerly line of the Gary Grant; thence South 46°39'12" West, along the northerly line of the Gary Grant, a distance of 193.55 feet; thence South 26°32'22" East, 199.47 feet; thence North 44°29'29" West, 323.19 feet to a point on the northerly right-of-way line of SW 37th Boulevard, said point also being a point of intersection with a non-tangent curve concave to the northeast with a radius of 610.00 feet and a radial bearing of North 43°34'06" East of said point of intersection; thence northwesterly along the arc of said curve and said northerly right-of-way line of SW 37th Boulevard through a central angle of 11°38'55", a distance of 124.02 feet to the point of tangency; thence North 34°46'59" West, along said northerly right-of-way line of SW 37th Boulevard, a distance of 590.51 feet; thence North 71°54'21" East, leaving said northerly right-of-way line of SW 37th Boulevard, a distance of 728.27 feet to the Point of Beginning.

Surveyor's Notes

- The bearings shown hereon are based upon the west line of the lands described in ORB 2511, Pg 1066 as being South 00 Degrees, 57 Minutes, 14 Seconds East.
- The distances shown are in feet and are in the horizontal plane.
- No improvements were field located, except as shown.
- Fences and other improvements near property lines may be drawn out of scale, when necessary, in order to show their relationship to property lines.
- Parcel Address: Unknown
- Parcel Numbers (per the Alachua County Property Appraiser): 06797-031-000; 06809-000-000 (a portion of); 06812-012-000; and 07240-046-000
- No search of the public records has been conducted by this office.
- This survey is not assignable.
- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Foundations that are beneath the surface, if any, were not located as a part of this survey and may violate deed or easement lines.
- The Building Setback Lines (BSL) were not provided to this surveyor. There may be additional setback requirements which were not provided to this surveyor. In the case of new construction the most current BSLs should be requested from the County and/or City.
- The description shown hereon was drafted by this surveyor per instructions from the client and was completed without the benefit of a title commitment. A complete title commitment and/or title opinion may change the extent of ownership from the boundary shown hereon. Only easements which are known to this surveyor are shown. There are likely additional restrictions, easements, etc. which exist, but were not provided to this surveyor.
- Regarding the adjoining property to the northwest of the subject property (City of Gainesville - ORB 2134, Pg 341): The boundary lines along this property were established by this surveyor using the deed or record which was apparently written referencing the State of Florida Department of Transportation Right-of-Way Map of this area (Section 26090-2504). The right-of-way map calls for additional bounding calls, such as the plat of Robbinswood (PB "E", Pg 69) as the location of the jog in this boundary.



eda engineers-surveyors-planners, inc.
1420 NW 13th St, Suite 400
Gainesville, FL 32609-4000
TEL: (352) 379-3400 / FAX: (352) 379-7849
E-MAIL: info@eda.com

Survey Date: 04/22/2015
Drawing Completed: []
Reviewed: []
Prepared For: 1) PRAIRIE VIEW TRUST
2) []



PB-15-30 ZON

150050E
Exhibit C-1

engineers • surveyors • planners
est. 1976

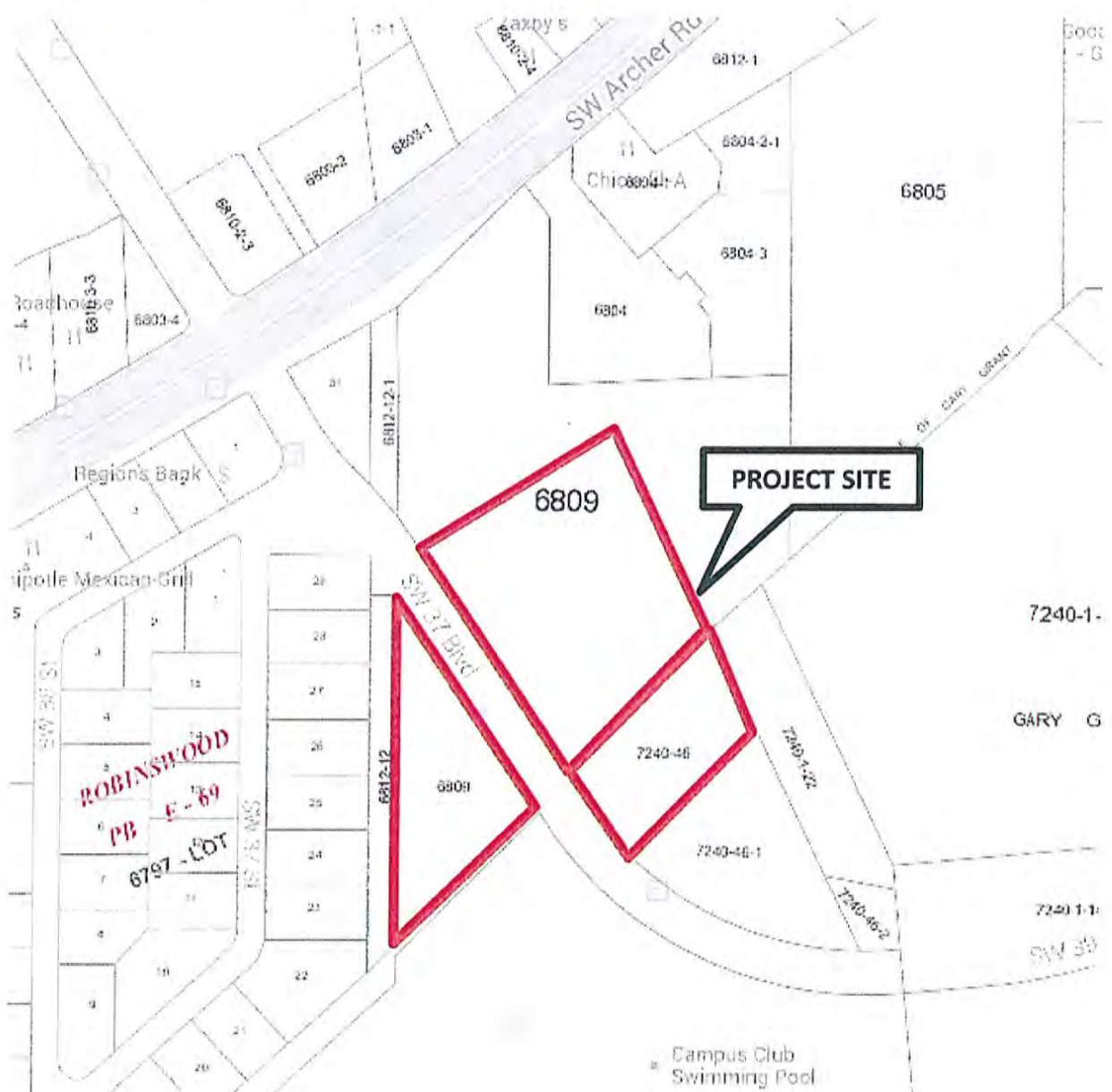
Attachment 2

Neighborhood Workshop Materials

Neighborhood Workshop Notice

Date: March 31, 2015
 Time: 6 p.m.
 Place: Homewood Suites, Gator Room
 3333 SW 42nd Street
 Contact: **eda** engineers – surveyors – planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed land use change from Residential Medium Density to Mixed Use Low on parcel 07240-046-000 and from Commercial to Mixed Use Low on a portion of parcel 06809-000-000 and a change in zoning from RMF-8 to MU-1 on parcel 07240-046-000 and from BUS to MU-1 on a portion of parcel 06809-000-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



PB-15-30 ZON

**150050E
Exhibit C-1**

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

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

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

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

Neighborhood Workshop Notice
Black Acres
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

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

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

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

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

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

Neighborhood Workshop Notice
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 PL/Northwest 23rd ST
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605

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

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

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

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

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

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

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

Neighborhood Workshop Notice
Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

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

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

Neighborhood Workshop Notice
Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

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

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

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

Neighborhood Workshop Notice
Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

**150050E
Exhibit C-1**

PB-15-30 ZON

Neighborhood Workshop Notice
Libby Heights
MARTIN McKELLAR
3442 NW 13 AVE
GAINESVILLE, FL 32605

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

Neighborhood Workshop Notice
Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

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

Neighborhood Workshop Notice
Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

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

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

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

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

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

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

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
DIANN DIMITRI
5015 NW 19 PLACE
GAINESVILLE, FL 32605

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

PB-15-30 ZON

**150050E
Exhibit C-1**

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

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

Neighborhood Workshop Notice
Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice
University Village
BRUCE DELANEY
75 SW 23 Way
GAINESVILLE, FL 32607

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

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

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

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

Neighborhood Workshop Notice
Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

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

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

Neighborhood Workshop Notice
Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

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

Neighborhood Workshop Notice
Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

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

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

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

Neighborhood Workshop Notice
University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
Florida Bank
LAUDE ARNALDI
PO BOX 5549
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

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

Neighborhood Workshop Notice
Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

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

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

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

Neighborhood Workshop Notice
STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

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

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

PB-15-30 ZON

**150050E
Exhibit C-1**

Neighborhood Workshop Notice

Phoenix Subdivision
APRIL JONES
3214 SW 26 TERR, Unit B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Woodland Terrace
JERRY D ROSE
3415 NW 1 COURT
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100

**150050E
Exhibit C-1**

PB-15-30 ZON

Neighborhood Workshop Notice

06797-027-000 SW 37 Blvd
3819 SW 37TH STREET LLC
% MUHAMMAD SAJID
14707 LANDIS LAKES DR
LOUISVILLE, KY 40245

Neighborhood Workshop Notice

06797-026-000 SW 37 Blvd
ARMETTA & POGUE-ARMETTA
6206 SW 34TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06810-002-002 SW 37 Blvd
THOMAS N BROWN TRUSTEE
10524 SW 75TH WAY
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06812-001-000 SW 37 Blvd
D & C INVESTMENT ASSOCIATES LLLP
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

Neighborhood Workshop Notice

06797-022-000 SW 37 Blvd
R A & JUDITH F FURMAN
PO BOX 357218
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06812-012-001 SW 37 Blvd
HENDERSON & HENDERSON II TRUSTEES
% PRAIRIE VIEW TRUST
3501 S MAIN ST STE 1
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06797-025-000 SW 37 Blvd
J P MORGAN CHASE BANK
C/O SETERUS INC
14523 SW MILLIKAN WAY STE 200
BEAVERTON, OR 97005

Neighborhood Workshop Notice

06804-003-000 SW 37 Blvd
LIZ INVESTMENTS LLC
2681 SW 103RD ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06804-001-000 SW 37 Blvd
JAMES S QUINCEY TRUSTEE
1934 NW 32ND TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06804-000-000 SW 37 Blvd
SONNY'S FRANCHISE CO
201 N NEW YORK AVE STE 300
WINTER PARK, FL 32789

Neighborhood Workshop Notice

07240-012-000 SW 37 Blvd
4000 SW 37TH BOULEVARD HOLDINGS
% CSC-LAWYERS INCORP SERV CO
7 ST PAUL ST STE 1660
BALTIMORE, MD 21202

Neighborhood Workshop Notice

06797-041-000 SW 37 Blvd
SARAH ASGHARI
4000 SW 37TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06810-002-004 SW 37 Blvd
BUTLER DEVELOPMENT CO LLC
PO BOX 141105
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

06797-024-000 SW 37 Blvd
EMORY GROUP LLC
2145 SW 94TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06797-044-000 SW 37 Blvd
JAMES W GARDNER
PO BOX 142587
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

06797-003-000 SW 37 Blvd
BETTY G HILGENDORF
7131 NW 23RD AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06797-029-000 SW 37 Blvd
JBSS LLC
% SHEY ASSOCIATES INC
14407 SW 2ND PL UNIT# F-1
NEWBERRY, FL 32669

Neighborhood Workshop Notice

06797-032-000 SW 37 Blvd
PM LAND INC
2425 NE 19TH DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

06810-002-000 SW 37 Blvd
DAVID S SLOAN TRUSTEE
PO BOX 141105
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

06803-001-000 SW 37 Blvd
ROBERT E STANLEY TRUSTEE
11230 PEACHTREE ST NE STE 2400
ATLANTA, GA 30309

Neighborhood Workshop Notice

06803-002-000 SW 37 Blvd
V L ALLISON TRUSTEE
70 SE NELSONS PT
KEYSTONE HEIGHTS, FL 32656

Neighborhood Workshop Notice

06797-001-000 SW 37 Blvd
ASHLEY & ASHLEY TRUSTEES
7204 NW 47TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06812-011-000 SW 37 Blvd
CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

06803-004-000 SW 37 Blvd
MARY JANE FREDRICKSON TRUSTEE
2306 SW 13TH ST STE 1206
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06797-043-000 SW 37 Blvd
SHEPLEY B HAYNES
PO BOX 5233
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

06797-042-000 SW 37 Blvd
HODGE & HODGE & TALBOT
PO BOX 358402
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

06804-002-001 SW 37 Blvd
LEGEND INVESTMENTS LLC
2681 SW 103RD ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06809-000-000 *** SW 37 Blvd
PRAIRIE VIEW TRUST
HENDERSON TRUSTEES ET AL
3501 S MAIN ST STE 1
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06797-028-000 SW 37 Blvd
ALBERTA ETTERS SMITH TRUSTEE
PO BOX 357397
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

06797-018-001 SW 37 Blvd
STEIN & STEIN TRUSTEES
1754 NW 16TH PL
GAINESVILLE, FL 32605

PB-15-30 ZON

Neighborhood Workshop Notice

06805-000-000 SW 37 Blvd
STONERIDGE 3800 CORP
2801 SW ARCHER RD
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

07240-046-001 SW 37 Blvd
WARRING & WARRING LLC
7106 NW 18TH AVE
GAINESVILLE, FL 32605

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed land use change from Residential Medium Density to Mixed Use Low on parcel 07240-046-000 and from Commercial to Mixed Use Low on a portion of parcel 06809-000-000 and a change in zoning from RMF-8 to MU-1 on parcel 07240-046-000 and from BUS to MU-1 on a portion of parcel 06809-000-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held on Tuesday, March 31, 2015 at 6:00 p.m. in the Gator Room at the Homewood Suites, at 3333 SW 42nd Street.



Clay Sweger, AICP, LEED AP
eda engineers – surveyors – planners, inc.
(352) 373-3541

POLICE REPORT

Crimes reported in Gainesville from March 6-12.

For a map of reported crimes in Gainesville and mugshots of people booked in Alachua County's jail, go to www.mugshotsgainesville.com

BURGLARY TO CONVEYANCE

MARCH 6
5201 NW 34th Blvd., 5 p.m.
5201 NW 34th Blvd., 6 p.m.
4010 NW 27th Lane, 7:45 p.m.

4701 NE 40th Terrace, 9:30 p.m.

MARCH 7
1 SE First Ave., 11 p.m.

MARCH 8
2424 NW 23rd Blvd., 12:45 p.m.

3501 SW 20th Ave., 4 p.m.

5125 SW 13th Place, 10 p.m.

MARCH 9
1600 NE 12th Ave., 7 p.m.

MARCH 10
2138 NW 29th Place, 8:30 p.m.

BURGLARY TO RESIDENCE

MARCH 8
916 SE Fourth Ave., 2:30 p.m.

MARCH 9
505 SW Second Ave., 8:15 a.m.

MARCH 10
1634 NE 28th Ave., 11:30 p.m.

MARCH 12
4016 SW 22nd Road, 4:06 p.m.

BURGLARY TO A STRUCTURE

MARCH 6
1913 HW 35th Ave., 8 a.m.

MARCH 8
1227 W. University Ave., 9:42 p.m.

CPD: Girl says man distributed obscene photos of her as minor

By Christopher Baldwin Staff writer

A Gainesville man was arrested Saturday after police discovered he distributed sexually obscene photographs of a teen who was allegedly a minor at the time the photos were taken, according to a Gainesville Police Department report.

Jason Raymond Braden, 36, of 425 NE 42nd Place, and the female victim had been in a two-year sexual relationship that began when the victim, who is now 18 years old, was 16, the report stated. Braden knew the girl was 16 years old when the relationship began.

On Saturday, Braden signed into the girl's Facebook account, which he used to send the obscene photographs—some of which featured Braden and the victim involved in a sexual act—to some of the girl's friends without her consent, the report said.

The victim told police that she recognized the photos as ones that were taken while she was still a minor, according to the report.

After his arrest, Braden admitted to having sex with the girl and to taking the photographs, but he claimed that the two didn't engage in any sexual acts until after she turned 18. He also admitted to posting and distributing the photos using the victim's Facebook account, the report said.

Braden was charged with one felony count of sexual assault involving a minor and one felony count of transmitting obscene material harmful to a minor.

He was taken to the Alachua County jail where as of Sunday evening he remained held without bond.

PB-15-30 ZON ON THE RECORD



MARRIAGES

Alachua County Clerk of Court marriages issued from Feb. 22-28:

■ Hemmerick, Lauren Elaine and Sullivan, Kanie Camille
■ Copes, Tina Louise and Harvey, Sharronda Patrice
■ Sheppard, Michael Edward and Westlake, Rachael Yvonne
■ Spain, Willie James III and Bass, Kimberly Nicole
■ Wagner, Rita Serevi and Warlick, Camille Nicole
■ Graham, Albert Sr. and Platt, Sharon
■ Wierda, Lukas Floyd and Smith, Heather Marie
■ Rodriguez, Rebecca Nicole and Martinez, Lika Marie
■ White, Raymond Troy and Porters, Cynthia
■ O'Neal, Edwin David Jr. and Nelson,

Kristin D'Anna
■ Martin, Cory Shay and Nix, Shelby Lynn
■ Broadie, Nadine Sue and Burns, Jacqueline Kay
■ Abrams, Marjorie Dale and Stein, Doris Eugenie
■ Rojas, Victor Jose and Gimenez, Adriana Cristina
■ Skardard, Don Dennis and Langford, Tonya Renee Bupp
■ McKiddie, Ryan Siles and Deek, Mackenzie Rae
■ Mansell, Cory Marcus and Robinson, Kameron McKenzie
■ Carboni, Thomas John and Vargo, Dawn Mary Jewett
■ Layfield, Glen Harshel and Burgadine,

Randy Jay Edwards
■ Russell, Gary Dominique and McNeeky, Mary Elizabeth Sparks
■ Knapp, David Wilson Jr. and Calvin, Marla Kay
■ Nagan, Weston Percival and Kahn, Gadja
■ Aromi, Francisco Garcia and Perez, Adalia
■ Gomez, Steven Lewis and Hall, Francine Roxanne
■ Williams, Robert Edwin Leon and Barron, Jamie Marie
■ Samped, Ivan Sosa and Stubbs, Lauren Alexandra
■ Cox, Michael Lewis and Bergau, Laurel Chelsea
■ Slade, Atlas Skyler and Hutton, Jen-

nifer Lynn
■ Sampson, John-Paul Pierre and Ciaramella, Francesca
■ Massa, Frank John David and Hollin, Chelsea Dawn English
■ Egberts, John Robert and Alberti, Carmen Louise
■ Hamilton, Michael Dwight and Panamanon, Roseanna
■ Patterson, Bobby James Kerrell and Blake, Tiffanie Antoinette
■ Merritt, Jeffrey Scott and Cason, Ronda Melissa
■ Foddi, Jason Michael and Silva, Johana Perla
■ Nose, James Franklin and Fritz, Kristina Cherie



BANKRUPTCIES

Area bankruptcies filed in Jacksonville in U.S. District Court, Middle District of Florida, from Feb. 22-28:

■ Wayne Terrance Boatwright and Mary Christin Boatwright (Keystone Heights)
■ Dustin B. Creeks and Kristi M. Creeks (Green Cove Springs)

■ Judith Tarter Steinback (Putnam County)
■ Mary F. Beckley (Englis)

■ Brenda L. Hewson (Green Cove Springs)



BANKRUPTCIES

Bankruptcies filed in Gainesville in U.S. District Court, Northern District of Florida, from March 1-7:

■ Christopher Michael Cyr and Lanie Nichole Cyr (Gainesville)
■ Yvancia L. Jackson Cory Stanley-Stark (Archer)

■ Brenita Smith Allen (Alachua)
■ Glenn Lewis Rapp and Patricia Ruth Rapp (Bronson)

■ Denisha D. Valentine (Gainesville)
■ Robbie Joy Nickel (Gainesville)
■ Stephanie Ashley Ference (Gainesville)

Rescued Florida dog now recovering

The Associated Press

TAMPA — A dog rescued after being shot and tied to railroad tracks in Florida has been released from a veterinary clinic to continue its recovery.

Tampa Bay Veterinary Emergency Service posted a message on its Facebook page late Friday saying Cabela had "left the building to go into super secret, never to be revealed, protective custody."

The 1-year-old mixed-breed dog was in hiding to "heal, socialize and begin her transition to a new life," the post said.

Tampa Police have said that Cabela was shot, tied to railroad tracks and left to die earlier this month because it wouldn't fight.

The Tampa Tribune reports that a Hillsborough County judge on Friday denied bail for two men accused of using Cabela for fighting.

Darrell Devlin, 18, and Kerry Bell, 21, each face two counts of possession of a dogfighting dog. When they were arrested Wednesday at their Tampa home, detectives also discovered two more dogs that were used for fighting.

Obituary Information

All obituaries are published online and are printed by the funeral home or crematorium handling the arrangements. Visit www.obits.com for more information: 337-0304 or 374-5017 obits@gvlivesun.com fax: (352) 328-0131

PUBLIC NOTICE

A neighborhood watch sign will be placed on a prepared land use change from residential to business density to attract use on parcel 0225-046-000 and from commercial to residential use on a portion of parcel 068209-000-000 and a change in zoning from RMF-4 to M-1 on parcels 10222-00-000 and from RMF-4 to M-1 on a portion of parcel 068209-000-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to work for any comments. The meeting will be held on Tuesday, March 16, 2015 at 6:00 p.m. in the City Room at the Homewood Suites, at 3333 SW 32nd Street. City Engineer, ACB, LEED AP eda@cityofgainesville.com - planning, inc. (873) 323-3531

EAST & WEST

A Concert of Jewish Contemporary Music

FEATURING
Hilary Barrett Frank Landau
Yuliana Lerman Oren Shapir
Shai Tinkler Shai Dabot

Wednesday, March 25 at 7:30, 8:15
Polaris Hall in Downtown
810 N. 1st Street
Gainesville, FL 32605 (352) 335-9242
For more info: www.eastandwest.com

HARVEY BUDD

FOR CITY COMMISSION AT-LARGE SEAT 1

BUDD FOR A BETTER GAINESVILLE

I appreciate your vote on March 17th.

- Improve GRU Management
- Increase Job Opportunities for all citizens
- Advance Equal Justice for all citizens
- Protect Our Neighborhoods
- Fight to Protect Our Environment

Proudly endorsed by 4A+ African American Accountability Alliance, the Sports Club Gainesville St. John's Group and the North Central Florida Central Labor Council (NCFCLC).

HarveyForGainesville @HarveyBudd

VoteHarveyBudd.com

Get the names listed to City Commission, No. 1

got kids?

Then we've got the site for you!

GainesvilleMoms.com

Everyone knows that kids don't come with instructions, so whenever you're stuck in a jam and don't know what to do - GainesvilleMoms.com can help! Being a parent is probably the hardest and most rewarding job one can do, and we offer a place to share tips & advice to make life as a parent a little easier.

- Get Advice from other Local Moms (Dads & Grandparents, too!)
- Find Local Kid-Friendly Events
- Read Blogs About a Variety of Kid-Related Topics
- Share Photos & Videos
- Join Groups, Get Coupons & More!

GainesvilleMoms.com

JOIN TODAY!

Kids aren't free, but membership is!



engineers • surveyors • planners, inc.

Proposed Land Use Change and Rezoning
Parcels 07240-046-000 and 06809-000-000

Neighborhood Meeting Minutes, March 31, 2015

Meeting Started: 6:00 PM

Community Participants: None

Location: Homewood Suites, Gator Room
3333 SW 42nd Street, Gainesville

Project Representatives:

Petitioner Representatives:  Clay Sweger and Sergio Reyes; **eda**

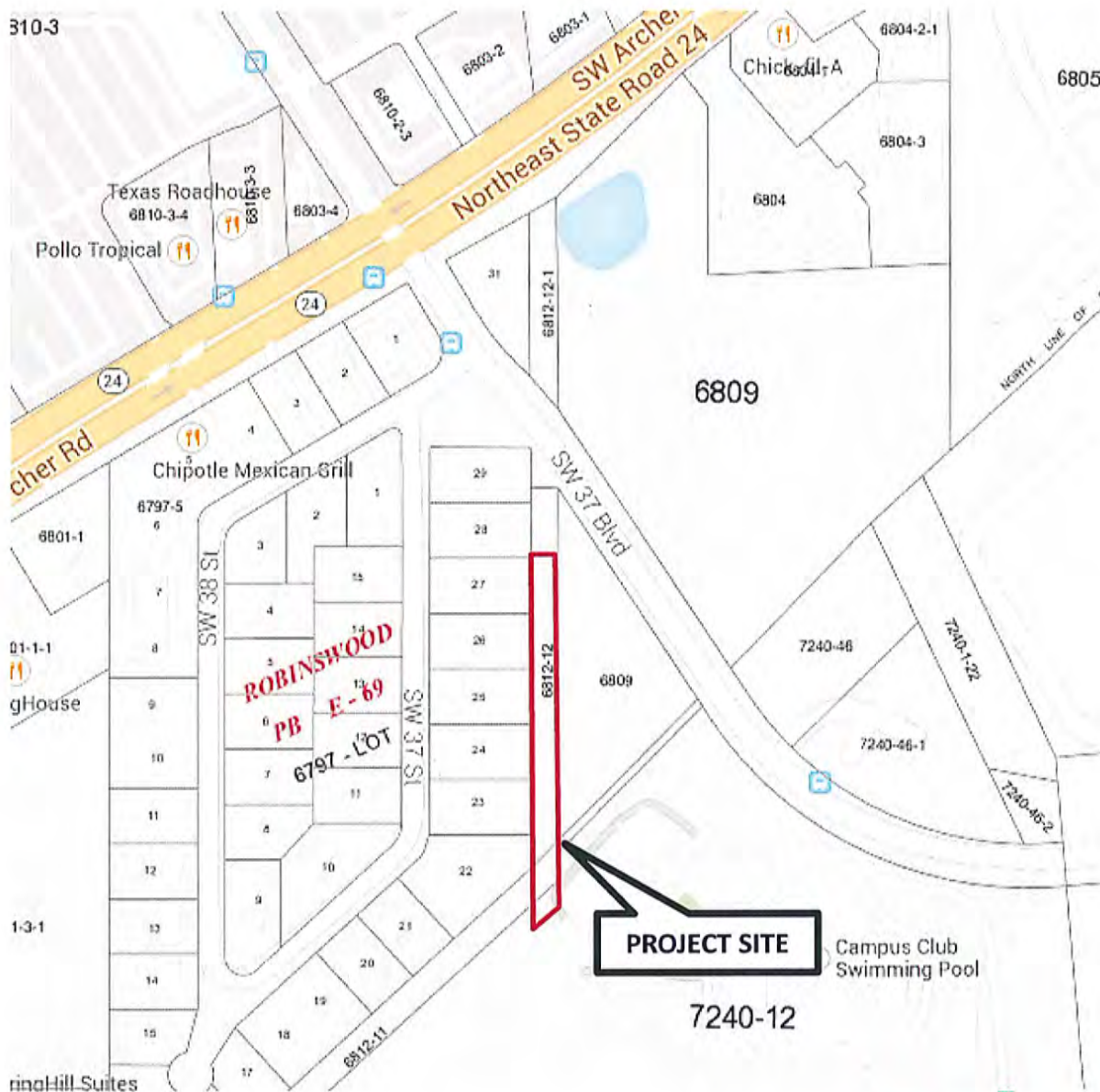
Meeting Minutes:

No members of the public attended the meeting.
eda representatives waited on site until 6:20pm.

Neighborhood Workshop Notice

Date: May 13, 2015
 Time: 6 p.m.
 Place: Homewood Suites, Gator Room
 3333 SW 42nd Street
 Contact: eda engineers – surveyors – planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed land use change from Commercial to Mixed Use Low and a change in zoning from BUS to MU-1 on parcel 06812-012-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



PB-15-30 ZON**150050E
Exhibit C-1**Neighborhood Workshop Notice

06797-027-000 GRU Rezoning/LU change
3819 SW 37TH STREET LLC
% MUHAMMAD SAJID
14707 LANDIS LAKES DR
LOUISVILLE, KY 40245

Neighborhood Workshop Notice

06797-026-000 GRU Rezoning/LU change
ARMETTA & POGUE-ARMETTA
6206 SW 34TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06797-041-000 GRU Rezoning/LU change
SARAH ASGHARI
4000 SW 37TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06797-001-000 GRU Rezoning/LU change
ASHLEY & ASHLEY TRUSTEES
7204 NW 47TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06812-012-000 *** GRU Rezoning/LU change
CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

06797-037-000 GRU Rezoning/LU change
EMORY GROUP LIMITED LIABILITY CO
2145 SW 94TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06797-022-000 GRU Rezoning/LU change
R A & JUDITH FURMAN
PO BOX 357218
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06797-044-000 GRU Rezoning/LU change
JAMES W GARDNER
PO BOX 142587
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

06797-038-000 GRU Rezoning/LU change
MARY J HAYES
% MARY HAYES
2011 NW 22ND ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06797-043-000 GRU Rezoning/LU change
SHEPLEY B HAYNES
PO BOX 5233
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

06797-039-000 GRU Rezoning/LU change
BEVERLY HAYNES TRUSTEE
204 SW 40TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06812-012-001 GRU Rezoning/LU change
HENDERSON & HENDERSON II TRUSTEES
% PRAIRIE VIEW TRUST
3501 S MAIN ST STE 1
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06797-003-000 GRU Rezoning/LU change
BETTY G HILGENDORF
7131 NW 23RD AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06797-042-000 GRU Rezoning/LU change
HODGE & HODGE & TALBOT
PO BOX 358402
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

06797-025-000 GRU Rezoning/LU change
J P MORGAN CHASE BANK
% SETERUS INC
14523 SW MILLIKAN WAY STE 200
BEAVERTON, OR 97005

Neighborhood Workshop Notice

06797-029-000 GRU Rezoning/LU change
JBSS LLC
% SHEY ASSOCIATES INC
14407 SW 2ND PL UNIT# F-1
NEWBERRY, FL 32669

Neighborhood Workshop Notice

07240-012-000 GRU Rezoning/LU change
LSREF3 ARIZONE REO LLC
2711 N HASKELL AVE STE 1700
DALLAS, TX 75204

Neighborhood Workshop Notice

06797-032-000 GRU Rezoning/LU change
PM LAND INC
2425 NE 19TH DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

06809-000-000 GRU Rezoning/LU change
PRAIRIE VIEW TRUST
HENDERSON TRUSTEES ET AL
3501 S MAIN ST STE 1
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06797-036-000 GRU Rezoning/LU change
ROBBINSWOOD HOLDINGS LLC
6231 SW 37TH WAY
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06797-028-000 GRU Rezoning/LU change
ALBERTA ETTERS SMITH TRUSTEES
PO BOX 357397
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

06797-018-000 GRU Rezoning/LU change
STEIN & STEIN TRUSTEES
1754 NW 16TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06797-024-000 GRU Rezoning/LU change
THE EMORY GROUP LLC
2145 SW 94TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

07240-046-001 GRU Rezoning/LU change
WARRING & WARRING LLC
7106 NW 18TH AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06797-035-000 GRU Rezoning/LU change
ERIC C ZIEGELBAUER
4390 NORTSHORE DR
PUNTA GORDA, FL 33980

PB-15-30 ZON

**150050E
Exhibit C-1**

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

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

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

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

Neighborhood Workshop Notice
Black Acres
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

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

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

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

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

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

Neighborhood Workshop Notice
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 PL/Northwest 23rd ST
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605

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

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

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

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

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

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

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

Neighborhood Workshop Notice
Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

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

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

Neighborhood Workshop Notice
Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

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

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

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

Neighborhood Workshop Notice
Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

PB-15-30 ZON

**150050E
Exhibit C-1**

Neighborhood Workshop Notice

Libby Heights
MARTIN McKELLAR
3442 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

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
DIANN DIMITRI
5015 NW 19 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

PB-15-30 ZON**150050E
Exhibit C-1**Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
75 SW 23 Way
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
PO BOX 5549
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

PB-15-30 ZON

**150050E
Exhibit C-1**

Neighborhood Workshop Notice

Phoenix Subdivision
APRIL JONES
3214 SW 26 TERR, Unit B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Woodland Terrace
JERRY D ROSE
3415 NW 1 COURT
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed land use change from Commercial to Mixed Use Low and a change in zoning from BUS to MU-1 on parcel 06812-012-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on Wednesday, May 13, 2015 at 6:00 p.m. in the Gator Room at the Homewood Suites, at 3333 SW 42nd Street.



Contact: Clay Sweger, AICP, LEED AP
eda engineers – surveyors – planners, inc.
(352) 373-3541