

Petition PB-12-162 ZON
January 24, 2013

Appendix C Application Package from Petitioner



APPLICATION—CITY PLAN BOARD
Planning & Development Services

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

Owner(s) of Record (please print)
Name: Iris McWilliams
Address: 2001 Kirby Drive, Suite 909
Houston, Texas 77019
Phone: (713) 885-5025 Fax: _____
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: Brown & Cullen, Inc.
Address: 3530 NW 43rd Street
Gainesville, Florida 32606
Phone: (352) 375-8999 Fax: (352) 375-0833

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

REQUEST		
Check applicable request(s) below:		
Future Land Use Map []	Zoning Map [X]	Master Flood Control Map []
Present designation:	Present designation: Automotive Oriented Business District (BA)	Other [] Specify:
Requested designation:	Requested designation: Mixed Use 1 (MU-1)	

INFORMATION ON PROPERTY
1. Street address: 2029 NW 13th Street
2. Map no(s): 3750
3. Tax parcel no(s): 09971-000-000
4. Size of property: 0.71 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>
5. Legal description (attach as separate document, using the following guidelines): See Attachment 1. <ul style="list-style-type: none"> 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).

Certified Cashier’s Receipt:

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?

Direction	Future Land Use	Zoning	Current Use
North	Mixed Use Low	MU-1	Commercial, Restaurants
South	Mixed Use Low	MU-1	Commercial, Offices
East	Mixed Use Low, Conservation, Single Family, Residential Medium	MU-1, CON, RMF-6, RSF-1	Vacant property, Hidden Lake Apartments and associated conservation area, single family homes
West	Mixed Use Medium, Education	MU-2, ED	Office building, Vacant Restaurant, Gainesville High School

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO ___ YES x If yes, please explain why the other properties cannot accommodate the proposed use?

See attached Comprehensive Plan Amendment and Rezoning Report for additional information.

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 attached Comprehensive Plan Amendment and Rezoning Report.*
Noise and lighting - *See attached Comprehensive Plan Amendment and Rezoning 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 x Urban Infill ___
Activity Center ___ Urban Fringe ___
Strip Commercial ___ Traditional Neighborhood ___

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

See attached Comprehensive Plan Amendment and Rezoning Report

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

See attached Comprehensive Plan Amendment and Rezoning Report

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

1. Roadways
2. Recreation
3. Water and Wastewater
4. Solid Waste
5. Mass Transit

See attached Comprehensive Plan Amendment and Rezoning Report

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

NO ___ YES x (please explain)

See attached Comprehensive Plan Amendment and Rezoning 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:	Iris McWilliams
Address:	2001 Kirby Drive, Suite 909 Houston, Texas 77019
Phone:	(713) 885-5025 Fax:
Signature:	<i>[Handwritten Signature]</i>

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.

[Handwritten Signature]
Owner/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 12th day of October 2012 by
(Name)



[Handwritten Signature]
Signature – Notary Public

Personally Known OR Produced Identification (Type)

Property Owner Affidavit

Iris McWilliams

Owner

Additional Owners

Brown & Cullen, Inc.; Stuart Cullen, PE

Appointed Agent(s)

09971-000-000

Parcel Numbers(s)

Comprehensive Plan Amendment & Rezoning Application

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

- 1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted request is being made to the City of Gainesville;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the City of Gainesville to consider and act on the subject request; and,
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature]
Owner's Representative (signature)

Owner's Representative (signature)

STATE OF FLORIDA
COUNTY OF Florida

SWORN AND SUBSCRIBED BEFORE ME
THIS 15th DAY OF October, 2012
BY
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED
AS IDENTIFICATION.

(SEAL ABOVE)

Jeniffer L. Parrish

Notary Public, Commission No. EE102215

Jeniffer L. Parrish

(Name of Notary typed, printed, or stamped.)



JENIFFER L. PARRISH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE102215
Expires 6/12/2015



Attachment 1

Neighborhood Workshop Documentation

Newspaper Affidavit
Newspaper Ad
Mailed Notice
Mailing Labels
Workshop Summary
Sign-In Sheet



STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
GAINESVILLE, FLORIDA

Before the undersigned authority personally appeared Shawn Sandstrom

who on oath says that he is a Digital Retention Specialist of THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida, that the attached copy of advertisement, being a

Public Notice

in the matter of Neighborhood Workshop 1015 (N.W.) 21st Ave

in the Car Dealership, was published in said newspaper in the issue of, September 27th 20 12.

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

Sworn to and subscribed before me this 27 day of Sept A.D. 20 12.

Cecile Feagle
(Seal) Notary Public

Shawn Sandstrom
GH004025



www.gainesville.com

THURSDAY, SEPTEMBER 27, 2011 THE GAINESVILLE SUN 19 D

Mother goes missing; Children worry, police are searching

By Jim Silman Staff writer

A Gainesville woman who may want to harm her children goodbye before she disappears, police and family say. Rhonda Stone-Swift, also known as Rhonda Jean Swift, 46, was last seen at 10 a.m. Tuesday, her daughter Courtney Swift said on Wednesday. Gainesville police released a flyer on Wednesday afternoon for officers to be on the lookout for Rhonda Swift and her car, a 2010 Blue Hyundai Elantra with the

tag number ADG-L83. Family say she left from her address near State Road 121 and U.S. 441. Rhonda Swift has blue eyes and brown hair. She wore an orange shirt and jeans shorts when she left, family said, and sometimes she wears glasses. She weighs 150 pounds and is 5 foot 8. According to her family, Rhonda Swift suffers from dementia, and had



Rhonda Stone-Swift

complained of pain from the disease recently. She moved to Gainesville from Iowa, family said. "She doesn't have any friends or family here besides us. Everyone is basically in Iowa," Courtney Swift said. "There's someone she would go to because she works from home." Her daughter said Rhonda Swift was under a lot of pressure from her boss, and that the two recently had an argument. Her disease made her forgetful, her daughter said, which exacerbated the rift between her and

the employer. "I think her boss really got to her. She doesn't want to lose her job — we can't afford it," Courtney Swift said. "I think the argument got her over the top. I don't know if the just had enough and took off." Rhonda Swift recently sent a message on Facebook to a family member, her daughter said, expressing that she didn't think anyone would care if she disappeared, and she just wanted to "go away and go to sleep and never wake up." Courtney Swift said the last time she saw her

mother, she gave her and Courtney Swift's son a long hug, and kissed them both. She told them she loved them, and she was crying. She said she was really sad and had to go to a doctor's appointment. A few hours later, another daughter was leaving the house, and Rhonda Swift waved her down. She leaned in and said "I love you. Never forget that."

When the daughter returned at 2 p.m., the mother's computer was off and the phone sat in a charge. Both those things were rare, family said, because Rhonda Swift works from home every day. Courtney Swift said family spent the day searching, and has no idea where her mother could be. "I honestly don't know," she said. "I thought she was having one of her days."

Contact Jim Silman at 374-5038 or jim.silman@gainesville.com.



Jennifer Road, left, reacts after losing to Mike Schwieterman, right, during the opening round of a rock, paper, scissors tournament at The Midnight on Wednesday. Brandi Adair, center, with Yopp Inc. and the referee for the evening, kept the players in boat during the tournament.

TOURNAMENT: Yopp raises funds for arts

Continued from 1B
variety of arts and skills, including painting, theater, sculpture, chess and step-aerobic animation. "The goal of this event is to build excitement for the new community center and raise funds so we can offer really high-quality programs," Adair said. The nonprofit organization, which derives its name from Dr. Susan's "Horton Hears a Who," was established four years ago by three Gainesville moms who wanted more arts programming for their children.

Yopp currently runs summer camps for children and the Where the Sidewalk Ends Family Arts Festival in Thornbrook Shopping Village each year. The Union Academy/Rose B. Williams Recreation Center is the organization's first permanent location. Angela Habelock, operations manager for Yopp, said the goal of the organization is to raise awareness about the arts in the Gainesville community, particularly among its junior residents. "We feel that the arts are an important part of a child's growing experience," she said.

Adair said Yopp practices the "Reggio Emilia" educational approach, which was created by a group of parents in post-World War II Italy. "It's not about teaching a skill to a child. It's about facilitating a child's exploration of a certain material or art," she said. "We treat all the children like cognitive individuals." Yopp's next event is an open house for the Union Academy/Rose B. Williams Recreation Center on Oct. 6 from 10 a.m. to 4 p.m. The center is located at 524 NW First St., and the event will feature food, live music and a bounce house.

GOLD CASE: Rowles serving a life sentence

Continued from 1B
the ... profile from the victim's ... The case has been turned over to the State Attorney's Office for further action on whether Rowles should be charged. The body of Foster, a 21-year-old Santa Fe student, was found badly

beaten March 27, 1992, in a shallow grave in woods near the former Brown Dewey restaurant — now an Islamic center — off U.S. 441. Authorities had initially charged a man who was already serving a 60-year sentence for the October 1990 kidnapping, sexual assault and battery of a

Wisconsin college student. However, a judge ruled the evidence was not sufficient to move forward with the case. State attorney's spokesman Spencer Mann said a decision on whether to charge Rowles will be made quickly because additional DNA analysis will need to be done. Rowles is a registered sexual predator and serving a life sentence in the Florida Department of Corrections for first-degree murder. He also has sexual battery convictions. Rowles did not admit to the Foster death but did not deny it when he was questioned.

DONATIONS: Some may turn down the raise

Continued from 1B
mini-grants and Take Stock in Children, a statewide nonprofit run locally by the foundation that focuses on mentoring low-income students from seventh grade through high school graduation. According to the foundation's website, students can earn a two-year college scholarship if they remain crime and drug free through graduation and meet regularly with their mentor. Judy Boley, executive director of the foundation, said donations will be matched by the state.

Board member Barbara Sharpe recommended making the donation at the end of last week's board meeting. "It's a very worthy cause," she later said. Fellow board member Carol Operante also supports the move, calling it a chance to do something good for the district. "I thought it was a brilliant idea," she said. Board member Eileen Roy did not agree. "It's just not a well thought out idea," she said. Roy said she is not accepting the raise for a donation because it would be subject to taxes, saying she will

refuse the raise so the money can stay in district's general fund. "Why take more money out of the general fund when the school district needs every dime?" she said. Board member Guiseppe Paulson also has decided to forgo the raise altogether, arguing that leaving the money in district coffers allows it to reach all students. "The reason is that it leaves the money in the school district," he said. "They do with it what they need." Contact Joey Fierbas at 333-3166 or joey.fierbas@gainesville.com.

GROWL: Morgan has agreed to be family-friendly

Continued from 1B
sex jokes, and he's made controversial comments about gay people and former vice presidential candidate Sarah Palin in the past. Quinn said that Morgan has agreed to be family-friendly as part of the Gator Growl contract, noting that he stores cases of dirty material on "30 Rock." There have been

complaints about comedians using risqué material at Gator Growl dating back to Brian Williams in 1982, as comedians face the challenge of entertaining students as well as alumni in the show. Quinn said that Morgan and Turner might generally appeal to different audiences, but there are crossover fans. He used himself as an example, saying that he's a fan of

both country music and "Saturday Night Live." "It's really good that we're able to produce such a diverse show for people this year," he said. Contact staff reporter Nathan Crabbe at 333-3176 or nathan.crabbe@gainesville.com. Visit www.gainesville.com for more stories on the University of Florida.

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GAINESVILLE'S FASHION SAT AND SUN
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Obituary Information
All obituaries are paid notices and are placed by the funeral home or crematorium handling the arrangements as a service to the family.

For more information: 377-2324 or 374-5017 obits@gainesville.com fax: (352) 338-3131

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PUBLIC NOTICE
A neighborhood workshop will be held to discuss a City of Gainesville Future Land Use Amendment and Rezoning for approximately 0.5 acres of Alachua County Tax Parcel No. 00071-020-020 located on approximately 0.71 acres at 2029 NW 13th Street. The existing future land use is Commercial and zoning is Automotive Oriented Business (AO) and the proposed future land use is Mixed Use Low (10 to 30 units per acre) and zoning is MUA-1. This is not a public hearing. The purpose of the workshop is to inform neighborhood property owners of the nature of the proposal and to seek comments. The meeting will be held on October 11, 2012, at 6:30pm at the former Car Dealership on 2029 NW 13th Street Gainesville, FL. Contact person: Stuart J. Cullen, PE, Brown & Cullen Inc. (352) 375-6090.

PUBLIC NOTICE
A neighborhood workshop will be held to discuss a City of Gainesville Future Land Use Amendment and Rezoning for approximately 0.5 acres of Alachua County Tax Parcel No. 00071-020-020 located at 2029 NW 13th Street. The existing zoning and future land use are Commercial and the proposed future land use is Residential Medium Density (10-20 units per acre) and zoning is RM-2C. This is not a public hearing. The purpose of the workshop is to inform neighborhood property owners of the nature of the proposal and to seek comments. The meeting will be held on October 11, 2012, at 6:30pm at the former Car Dealership on 2029 NW 13th Street Gainesville, FL. Contact person: Stuart J. Cullen, PE, Brown & Cullen Inc. (352) 375-6090.

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2012 at 6:30 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 N.W. 142nd Terrace, Alachua, Florida, to consider a request by the City of Alachua to amend the Comprehensive Plan Goals, Objectives and Policies in order to comply with state law, address changes in local conditions, correct someone's error, correct citations and provide clarification of the following portions of the Comprehensive Plan: the Administration and Implementation Element, the Monitoring and Evaluation Element, the Future Land Use Element, the Traffic Circulation Element, the Housing Element, the Community Facilities and Natural Groundwater Aquifer Recharge Element, the Conservation and Open Space Element, the Recreation Element, the Intergovernmental Coordination Element, the Capital Improvements Element and the Public School Facilities Element.

All the public hearing, all interested parties may appear and be heard with respect to the proposed amendment. Copies of the proposed amendment, the Staff Report and related materials are available for public inspection at the Planning and Community Development Department, 15100 N.W. 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the proposed amendment may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32016. Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (352) 418-6100 x. 101 at least 48 hours prior to the public hearing.



Brown & Cullen Inc

CIVIL ENGINEERS • LAND PLANNERS

3530 NW 43rd Street • Gainesville, FL 32606 • O: 352.375.8999 F: 352.375.0833

Neighborhood Workshop

A neighborhood workshop will be held to discuss a City of Gainesville Future Land Use Amendment and Rezoning for Alachua County Tax Parcel No. 09971-000-000 located on approximately 0.71 acres at 2029 NW 13th Street. The existing future land use is Commercial and zoning is Automotive Oriented Business (BA) and the proposed future land use is Mixed Use Low (10 to 30 units per acre) and zoning is MU-1. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the nature of the proposal and to seek comments.

Date: Thursday, October 11, 2012

Time: 6:30 p.m

Place: Former Car Dealership
2029 NW 13th Street; Gainesville, Florida

Contact person: Stuart Cullen, P.E., Brown & Cullen Inc. (352) 375-8999

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. You are invited to attend. We look forward to seeing you at the meeting.

Mailed September 27, 2012



MAILING LABEL APPLICATION
For Neighborhood Workshop

Mailing Address: City of Gainesville, Station 12
Planning and Development Services
P.O. Box 490
Gainesville, FL 32602-0490
Phone: 352-334-5023 Fax: 352-334-3259
Physical Address: 306 NE 6th Avenue
Thomas Center Building B, Room 158

Today's Date: 9/17/12 Location Map Provided

Tax Parcel Number: 09971 - 000 - 000

Property Address: 2029 NW 13th Street

Project Name: Pass Hiddenlake Phase 2

Project Description: multi-family apartments

First Step Meeting Date 5/5/11 Planner: Ralph Hilliard

Circle One: Owner Agent

Applicant: Shurtcullen Signature: [Signature] for Shurtcullen

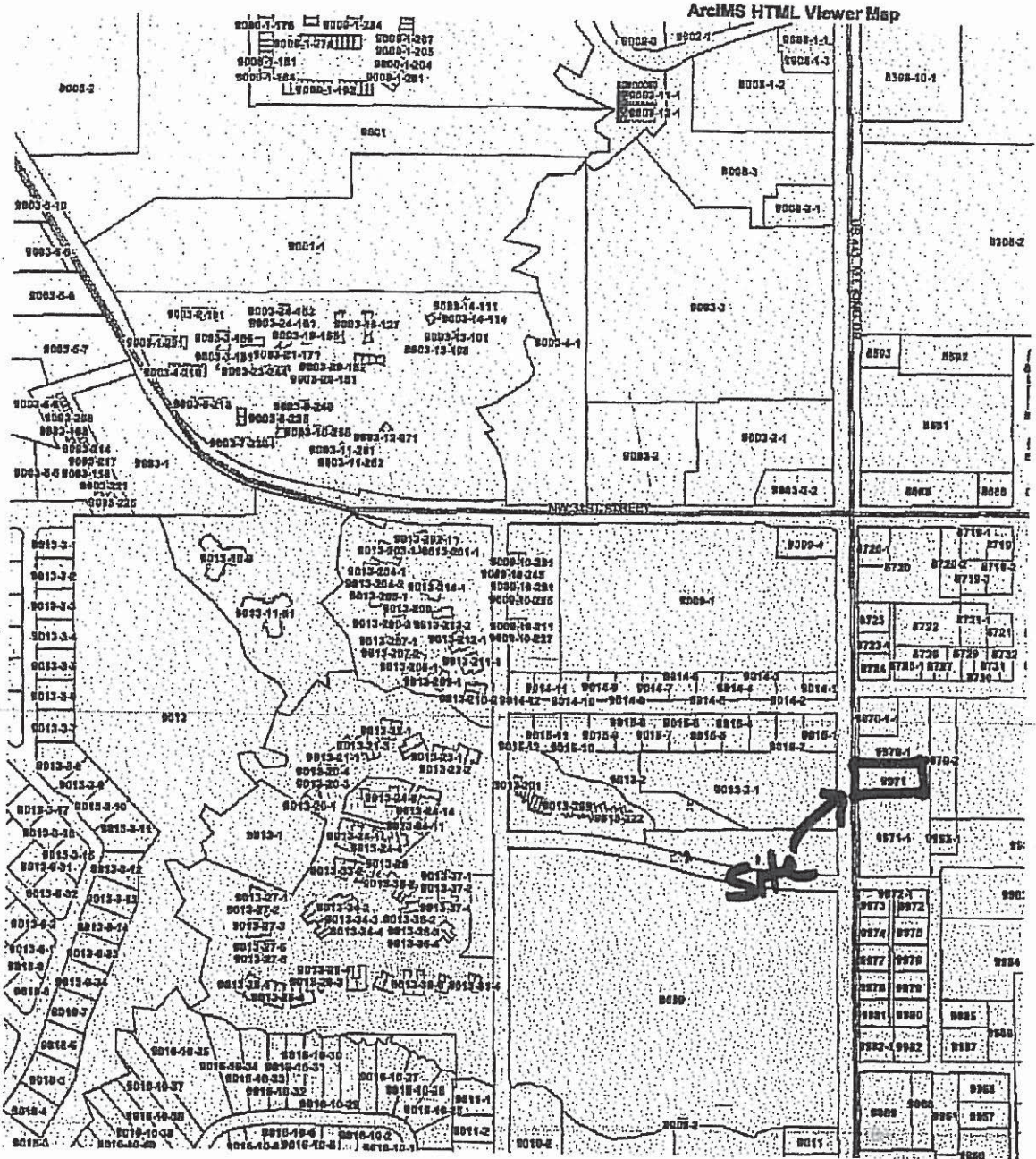
Daytime Phone No.: 352-375-8933 Fax No.: 352-375-0033

*An incomplete application will not be processed and will be returned to you.
Applications may take up to five business days to be processed.*

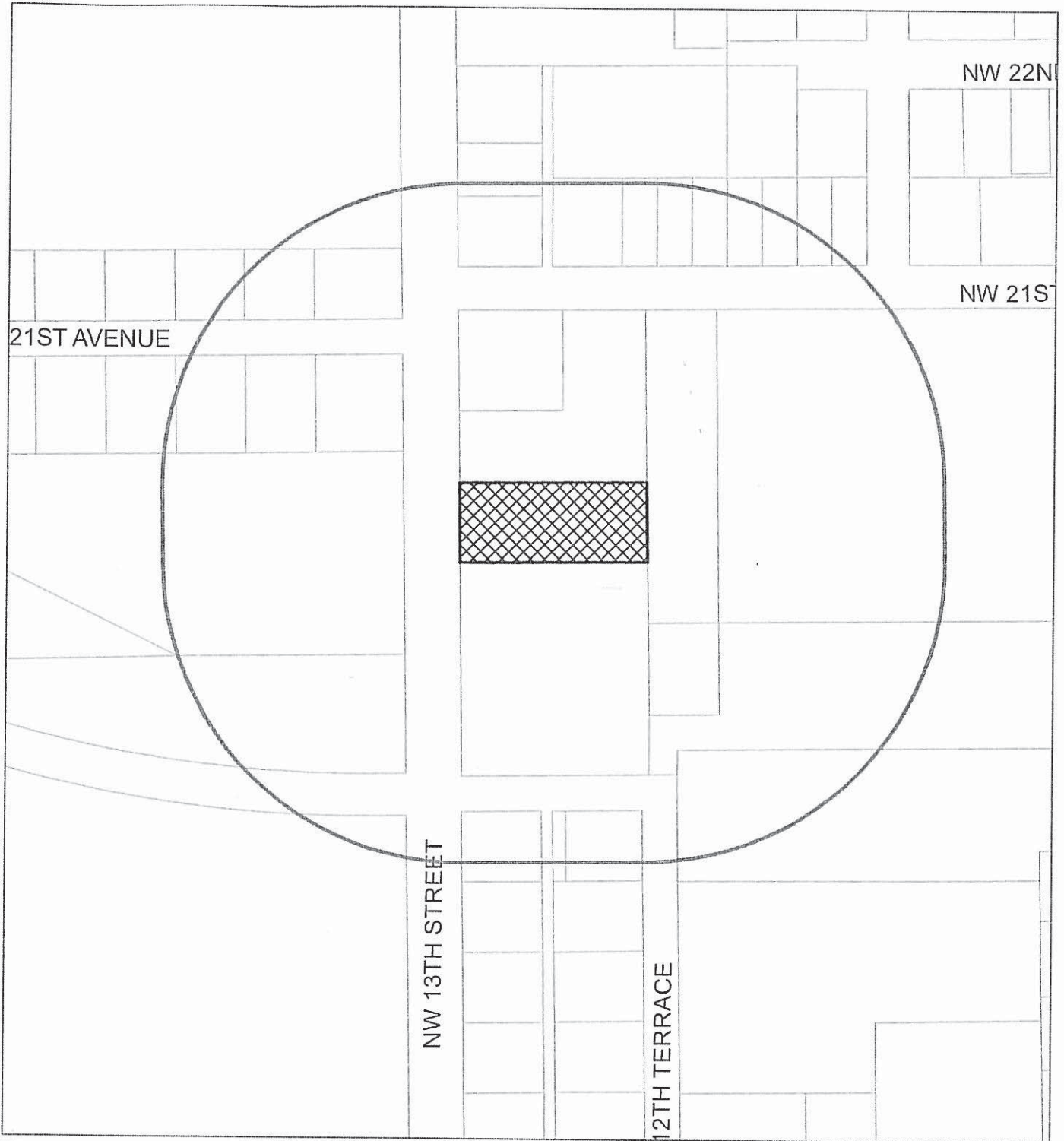
Office Use Only
Due Date: 9/18/2012



- Legend
- Tax Parcels
- County Roads
- Major Roads
- Roads within County
- Roads out of County
- Water
- Lakes
- County Boundary
- Municipalities
- Urban Service Area
- Urban Cluster



RECEIVED
 SEP 17 2012
 PLANNING DIVISION



Proposed Hidden Lakes Phase 2

Parcel #09971-000-000

400-Foot Notification Radius

Prepared by: Planning and Development
Services Department
City of Gainesville, Florida
9.18.2012



1 inch = 208 feet

This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map. For specific information, you are directed to contact the City of Gainesville, Florida.

PB-12-162 ZON

A	B	C	D	E	F	G	H	I	J
Parcel_number	Owner	Pet_nbr	Last_name	First_name	Address_line_1	Address_line_2	City	State	Zip_5
1	08730-000-000		Hidden L AUER TRUSTEE	KAREN D	9330 SW 32ND PL		GAINESVILLE	FL	32608
2	09971-001-000		Hidden L BLUESTONE LANDS LLC		2001 KIRBY DR STE 909		HOUSTON	TX	77019
3	09983-001-000		Hidden L BLUESTONE LANDS LLC		2001 KIRBY DR STE 909		HOUSTON	TX	77019
4	09971-000-000	****	Hidden L BRASINGTON CADILLAC-OL		2333 NW 7TH RD		GAINESVILLE	FL	32607
5	09972-000-000		Hidden L BROWN & BRUNSON		1924 NW 12TH TER		GAINESVILLE	FL	32607
6	08732-000-000		Hidden L CARTER	BETTY	1051 NW COUNTY ROAD 345		CHIEFLAND	FL	32626
7	09970-000-000		Hidden L COLLIER VENTURE ONE LLC		PO BOX 13116		GAINESVILLE	FL	32604
8	09015-004-000		Hidden L DAVIS HEIRS	DAVID VAN	% PATRICIA D BROCKN	1407 NE 31ST AVE	GAINESVILLE	FL	32605
9	08731-000-000		Hidden L DAY & ZAYAN		1208 NW 21ST AVE		GAINESVILLE	FL	32601
10	08727-000-000		Hidden L DEMASI	ROBERTA	3400 NW 13TH ST		GAINESVILLE	FL	32609
11	09015-003-000		Hidden L GUTTENPLAN & GUTTENPLAN		2110 MONTICELLO DR		TALLAHASSEE	FL	32303
12	09013-002-001		Hidden L G'VILLE OFFICE ASSOC LTD		% VON HAGKE INTRN'	648 N PLANKINTO	MILWAUKEE	WI	53203
13	09015-001-000		Hidden L HAO & XIAO H/W		4231 NW 35TH ST		GAINESVILLE	FL	32605
14	09983-001-001		Hidden L HIDDEN LAKE SFR		% NATHAN S COLLIER	220 N MAIN ST	GAINESVILLE	FL	32601
15	09970-002-000		Hidden L HIDDEN LAKE SFR LC		220 N MAIN ST		GAINESVILLE	FL	32601
16	09983-000-000		Hidden L HIDDEN LAKE SFR LC		220 N MAIN ST		GAINESVILLE	FL	32601
17	08723-001-000		Hidden L HODGE INVESTMENTS LTD		PO BOX 358402		GAINESVILLE	FL	32635
18	08724-000-000		Hidden L HODGE INVESTMENTS LTD		PO BOX 358402		GAINESVILLE	FL	32635
19	08725-001-000		Hidden L HODGE INVESTMENTS LTD		PO BOX 358402		GAINESVILLE	FL	32635
20	09015-002-000		Hidden L KRAMER LIFE ESTATE	MICHAEL SCOTT	1724 SW 85TH DR		GAINESVILLE	FL	32607
21	08728-000-000		Hidden L MACIAS	ERNESTO	3508 NW 26TH TER		GAINESVILLE	FL	32605
22	08726-000-000		Hidden L MULLER LIFE ESTATE	KEITH MICHAEL	1230 NW 21ST AVE		GAINESVILLE	FL	32609
23	09014-001-000		Hidden L ROGERS SR TRUSTEE	RICHARD F	1802 NW 10TH TER		GAINESVILLE	FL	32609
24	09009-000-000		Hidden L SCHOOL BOARD OF ALACHUA CTY		GAINESVILLE HIGH SCI	620 E UNIV AVE	GAINESVILLE	FL	32601
25	08729-000-000		Hidden L SMITH	KEITH T	1800 ESPANOLA DR		ORLANDO	FL	32804
26	09014-003-000		Hidden L SUDBURY	JOHN EDWARD	1330 NW 21ST AVE		GAINESVILLE	FL	32605
27	09972-001-000		Hidden L THIRTEENTH STREET PARTNERS LLC		1927 13TH ST		GAINESVILLE	FL	32609
28	09973-000-000		Hidden L THIRTEENTH STREET PARTNERS LLC		1927 13TH ST		GAINESVILLE	FL	32609
29	09970-001-000		Hidden L TIMMONS JR LIFE ESTATE	D E	% STEVE TUNG	2215 NW 38TH DR	GAINESVILLE	FL	32605
30	09970-001-001		Hidden L TIMMONS JR LIFE ESTATE	D E	% JERRY M & LIBBY LEV	2601 SW 186TH ST	NEWBERRY	FL	32669
31	09009-001-000		Hidden L VERDE PLAZA LLC		8650 OLD KINGS RD SC		JACKSONVILLE	FL	32217
32	09014-002-000		Hidden L WEAVER	HELEN	1320 NW 21ST AVE		GAINESVILLE	FL	32605

PB-12-16Z ZON

Exhibit C-1

Neighborhood Workshop Notice
08730-000-000 Hidden Lake Ph 2
KAREN D AUER TRUSTEE
9330 SW 32ND PL
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
09971-001-000 Hidden Lake Ph 2
BLUESTONE LANDS LLC
2001 KIRBY DR STE 909
HOUSTON, TX 77019

Neighborhood Workshop Notice
09971-000-000 **** Hidden Lake Ph 2
BRASINGTON CADILLAC-OLDSMOBILE
2333 NW 7TH RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
09972-000-000 Hidden Lake Ph 2
BROWN & BRUNSON
1924 NW 12TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
08732-000-000 Hidden Lake Ph 2
BETTY CARTER
1051 NW COUNTY ROAD 345
CHIEFLAND, FL 32626

Neighborhood Workshop Notice
09970-000-000 Hidden Lake Ph 2
COLLIER VENTURE ONE LLC
PO BOX 13116
GAINESVILLE, FL 32604

Neighborhood Workshop Notice
09015-004-000 Hidden Lake Ph 2
DAVID VAN DAVIS HEIRS
% PATRICIA D BROCKMAN
1407 NE 31ST AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
08731-000-000 Hidden Lake Ph 2
DAY & ZAYAN
1208 NW 21ST AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
08727-000-000 Hidden Lake Ph 2
ROBERT A DEMASI
3400 NW 13TH ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
09015-003-000 Hidden Lake Ph 2
GUTTENPLAN & GUTTENPLAN
2110 MONTICELLO DR
TALLAHASSEE, FL 32303

Neighborhood Workshop Notice
09013-002-001 Hidden Lake Ph 2
G'VILLE OFFICE ASSOC LTD
% VON HAGKE INTRN'L INC
648 N PLANKINTON AVE STE 260
MILWAUKEE, WI 53203

Neighborhood Workshop Notice
09015-001-000 Hidden Lake Ph 2
HAO & XIAO H/W
4231 NW 35TH ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
09983-001-001 Hidden Lake Ph 2
HIDDEN LAKE SFR
% NATHAN S COLLIER
220 N MAIN ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
08723-001-000 Hidden Lake Ph 2
HODGE INVESTMENTS LTD
PO BOX 358402
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
09015-002-000 Hidden Lake Ph 2
MICHAEL SCOTT KRAMER LIFE ESTATE
1724 SW 85TH DR
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
08728-000-000 Hidden Lake Ph 2
ERNESTO MACIAS
3508 NW 26TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
08726-000-000 Hidden Lake Ph 2
KEITH MICHAEL MULLER LIFE ESTATE
1230 NW 21ST AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
09014-001-000 Hidden Lake Ph 2
RICHARD F ROGERS SR TRUSTEE
1802 NW 10TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
09009-000-000 Hidden Lake Ph 2
SCHOOL BOARD OF ALACHUA CTY
GAINESVILLE HIGH SCHOOL
620 E UNIV AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
08729-000-000 Hidden Lake Ph 2
KEITH T SMITH
1800 ESPANOLA DR
ORLANDO, FL 32804

Neighborhood Workshop Notice
09014-003-000 Hidden Lake Ph 2
JOHN EDWARD SUDBURY
1330 NW 21ST AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
09972-001-000 Hidden Lake Ph 2
THIRTEENTH STREET PARTNERS LLC
1927 13TH ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
09970-001-000 Hidden Lake Ph 2
D E TIMMONS JR LIFE ESTATE
% STEVE TUNG
2215 NW 38TH DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
09970-001-001 Hidden Lake Ph 2
D E TIMMONS JR LIFE ESTATE
% JERRY M & LIBBY LEWITT
2601 SW 186TH ST
NEWBERRY, FL 32669

Neighborhood Workshop Notice
09009-001-000 Hidden Lake Ph 2
VERDE PLAZA LLC
8650 OLD KINGS RD SOUTH
JACKSONVILLE, FL 32217

Neighborhood Workshop Notice
09014-002-000 Hidden Lake Ph 2
HELEN WEAVER
1320 NW 21ST AVE
GAINESVILLE, FL 32605



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
DAVID L. SMOCK
5858 NW 45 DR
GAINESVILLE, FL 32653

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

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

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

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

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

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

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

Neighborhood Workshop Notice
Duckpond
RANDY WELLS
820 NE 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD #111
GAINESVILLE, FL 32641

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

Neighborhood Workshop Notice
Elizabeth PL/Northwest 23rd ST
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PB-12-16ZON

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

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
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

Phoenix
APRIL JONES
3214-B SW 26 TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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



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Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

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



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Brown & Cullen Inc

CIVIL ENGINEERS • LAND PLANNERS

3530 NW 43rd Street • Gainesville, FL 32606 • O: 352.375.8999 F: 352.375.0833

Neighborhood Workshop Summary For Hidden Lake Comprehensive Plan Amendment and Rezoning

October 11, 2012

The neighborhood workshop for the Hidden Lake Comprehensive Plan Amendment and Rezoning was held Thursday, October 11, 2012 at 6:30 pm at the former Brasington Cadillac Oldsmobile site at 2029 NW 13th Street. Stuart Cullen of Brown & Cullen, Inc. (BCI), Art Stockwell and Andy Hogshead of Collier Companies were in attendance to present the project.

There were four (4) attendees, of which three (3) were neighbors and one was an interested citizen. Stuart Cullen presented the nature of the land use changes and rezoning and their relationship to other parcels in the areas. He identified that the longer term plan encompasses expansion of the Hidden lake Apartment complex by the addition of a new entrance on NW 13th Street. There was good discussion regarding bicycle and pedestrian corridors and the restricted 13th Street R/W for appropriate bicycle paths. There was also further discussion on the need for more apartments and the redevelopment of the NW 13th street corridor. In general, it appeared that the land use and rezoning change for the 13th Street parcel was appropriate and the mixed use zoning would be appropriate. There were mixed feelings and discussion regarding the land use and rezoning of the conservation zoned area. At the end of the meeting Stuart explained the schedule for the land use and zoning changes.

The meeting was adjourned at approximately 7:30 PM.



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Neighborhood Workshop Hidden Lake Comprehensive Plan Amendment and Rezoning

October 11, 2012

SIGN-IN SHEET

①

<u>Name</u>	<u>Phone Number</u>	<u>Email Address</u>
1. Stuart Cullen, PE	352.375.8999	stuartc@brown-cullen.com
2. Ewen Thomson	352 373 3485	marinel1928@earthlink.net
3. Maribelen Wheeler	(352) 371-6356	Wheelermh@gmail.com
4. Katelyn Pagan		kpagan@alachuacounty.us
5. Cyrus Shiralipour	(352) 284-3237	Cyrus@icbe.com
6.		
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24.		
25.		



Attachment 2

Legal Description

TAX PARCEL 9971-000-000

The north 115.00 feet of the south 1745 feet of the Northwest one quarter (NW 1/ 4) of Section 32, Township 9 South, Range 20 East, Alachua County, Florida, less right-of-way for U.S. Highway 441.

SUBJECT TO: easements, restrictions, reservations, and right of ways of record, if any.



Attachment 3

Comprehensive Plan Amendment and Rezoning Report

Hidden Lake Phase 2

Comprehensive Plan Amendment and Rezoning Report



October 15, 2012
Revised January 3, 2013



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- Table 2 Maximum Density and Intensity - Existing and Proposed
- Table 3 Potable Water
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- Table 6 Public School Capacities
- Table 7 Transit Routes

1.0 Statement of Proposed Change

This Small-Scale Comprehensive Plan Amendment (CPA) and Rezoning proposes a change of the future land use designation and zoning category for Parcel No. 09971-000-000. The 0.71-acre property is located in the 2000 block of Northwest 13th Street and includes a portion of the former Brasington Cadillac Oldsmobile (BCO) site that has been vacant for approximately four years. The existing Future Land Use is Commercial and the existing zoning designation is Automotive Oriented Business District (BA). The proposed Future Land Use is Mixed Use Low Intensity (MUL) (8-30 units per acre) and the proposed zoning is MU-1.

The area surrounding the site along NW 13th Street is characterized by a mix of uses including small offices, larger office complexes, restaurants, retail, and educational facilities associated with Gainesville High School. The majority of the NW 13th Street corridor beginning north of NW 39th Avenue to south of NW 8th Avenue has Mixed Use Low or Medium Future Land Use and zoning as shown in purple on Figure 1. There are several exceptions to this including the circled BCO property and Gainesville High School.

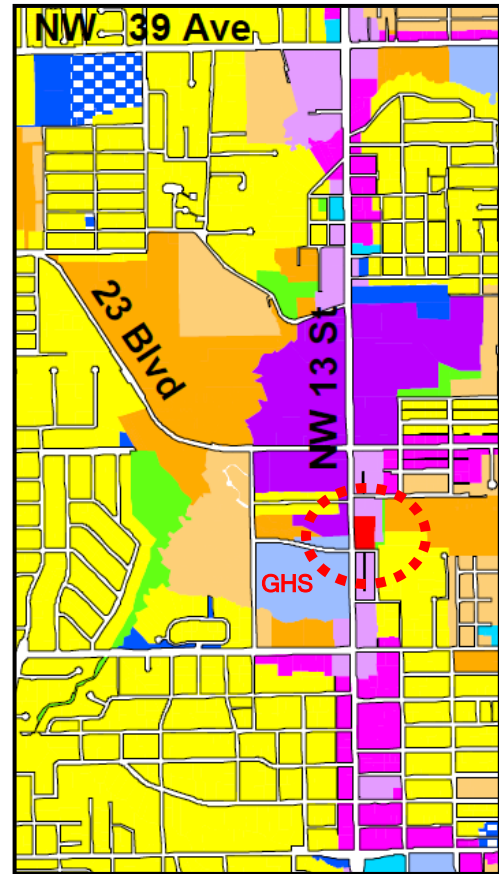


Figure 1: NW 13th St Mixed Use Corridor

Table 1: Surrounding Property Designations and Use

Direction	Future Land Use	Zoning	Current Use
North	Mixed Use Low	MU-1	Commercial, Restaurants
South	Mixed Use Low	MU-1	Commercial, Offices
East	Mixed Use Low, Conservation, Single Family, Residential Medium	MU-1, CON, RMF-6, RSF-1	Vacant property, Hidden Lake Apartments and associated conservation area, single family homes
West	Mixed Use Medium, Education	MU-2, ED	Office building, Vacant restaurant, Gainesville High School

1.1 Existing Future Land Use and Zoning Designations

As shown on Figures 2 and 3, the BCO property has a Future Land Use of Commercial and a zoning designation of Automotive Oriented Business District (BA). The BA zoning district was established for “commercial uses involved in automotive sales, services and related activities as well as other large scale commercial uses with similar locational needs.” The NW 13th Street corridor is not characterized by commercial uses associated with automotive related activities and is not appropriate for such uses.

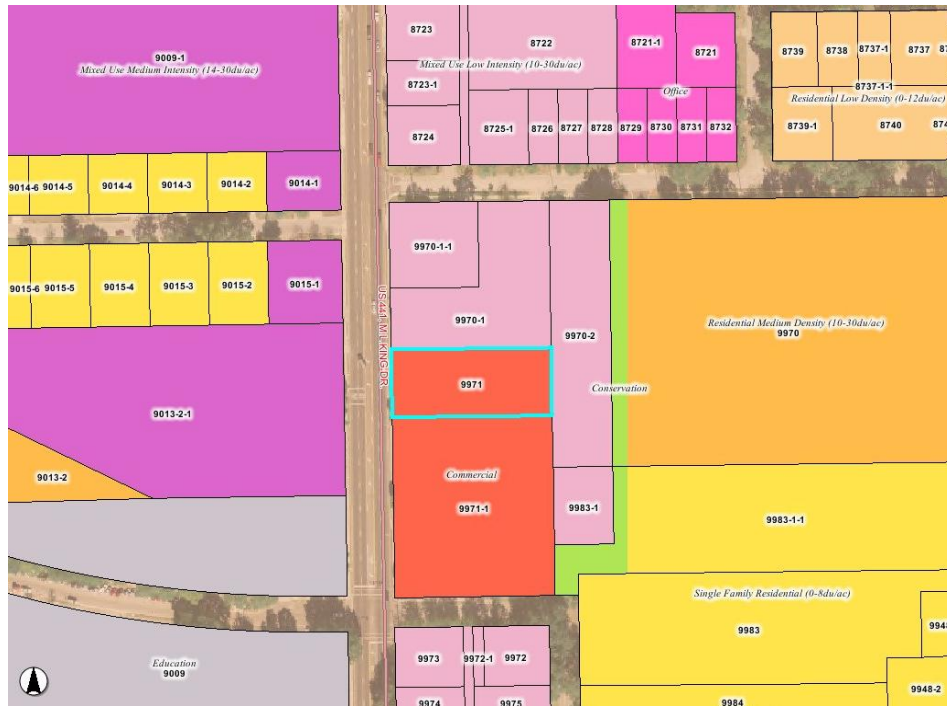


Figure 2: Existing Future Land Use

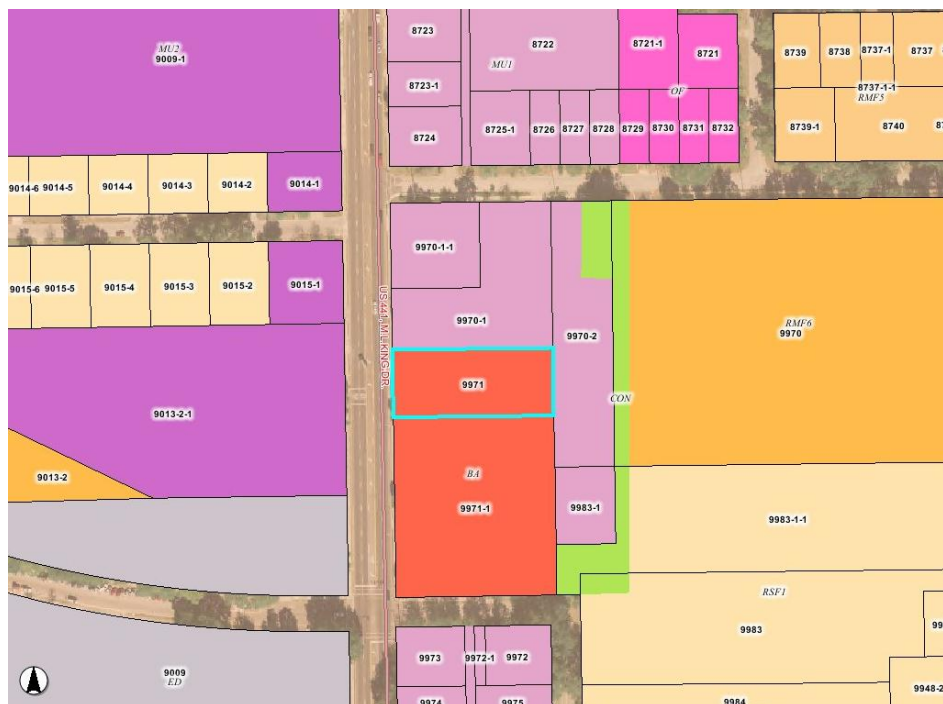


Figure 3: Existing Zoning

1.2 Proposed Future Land Use and Zoning Designations

The proposed Future Land Use and Zoning designations are Mixed Use Low Intensity and MU-1. The purpose of the mixed use zoning district is to “offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods.” Additionally, it was “established to allow uses compatible with each other and with surrounding residential areas to be developed near each other.” The site is located proximate to existing mixed use areas, single family residential areas and multi-family units and is an ideal location for additional mixed use property.

1.3 Justification

Future Land Use Element Policy 4.1.3 in the City of Gainesville Comprehensive Plan states that the City reviews proposed amendments to the Future Land Use map by considering the following factors:

1. Overall compatibility of the proposal;
2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and
5. Whether the best interests, community values, or neighborhood support is achieved.

The proposed amendment complies with each of the factors. The proposed FLU is compatible with the vision for the mixed-use activity centers near major roadway nodes and the surrounding land uses as the entire NW 13th Street corridor is currently categorized as mixed use. The site does not have any environmental impacts or constraints as the site is currently vacant and has been developed for decades. The change promotes urban infill and redevelopment by allowing additional uses on the property that are not currently allowed in Automotive Oriented Business areas.

Additionally, the property is located adjacent to NW 13th Street in the City's Central Corridor District. The Central Corridors District was created to promote a “vibrant mix of commercial, office, retail and residential uses in close proximity” along major corridors in the city. Amending the FLUM and zoning map to mixed use low intensity will further the goals of the Central Corridor District.

2.0 Application Questions

2.1 Vacant Property Analysis

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?

There are properties or vacant buildings within ½ mile of the site that have the property land use and zoning, but these sites are not relevant to the proposed amendment as this amendment will bring the site into conformance with the existing mixed use corridor along NW 13th Street. The property will be an extension of the existing Hidden Lake apartment complex located to the east of the property and will provide an alternate vehicular, pedestrian and bicycle connection to the corridor.

2.2 Nonresidential Impacts

If the request involves non-residential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following: Residential Streets and Noise and Lighting?

2.2.1 Impact on Residential Streets

The BCO property is currently accessed via NW 13th Street and any future development will utilize NW 13th Street for primary access points. This will be future access for Hidden Lake complex, which currently is accessed through NW 21st Avenue, a primarily residential street. Providing an additional connection for the Hidden Lake complex will reduce the traffic on the residential street. Future development plans will be reviewed by the Public Works Department to ensure all regulations are met or exceeded with regards to access.

2.2.2 Impact on Noise and Lighting

This request will not create an additional noise or lighting impact to adjacent development and when the site is developed in the future, it will be in conformance with lighting standards set forth by the City of Gainesville to ensure no impact to nearby residential properties.

2.3 Community Contributions

Explanation of how the proposed development will contribute to the community. What are the potential long-term economic benefits (wages, jobs & tax base)?

The amendment will allow the NW 13th Street Corridor to be developed as a mixed-use activity center by providing additional residential housing within the corridor and provide continuity of allowable uses and design parameters.

2.4 Level of Service Impacts

The BCO property is currently designated as Automotive Oriented Business District (BA), which does not have a maximum allowable intensity, floor area ratio, or lot coverage requirement but is subject to angle of light requirements for setbacks. This means that the potential for development, and therefore impact to adopted level of service standards, under the existing designation is greater than if the site were developed under the proposed MU-1 designation. Although very few properties within the City are developed at the maximum density or intensity, the calculations in Table 2 below have been completed on the maximum allowable.

Table 2: Maximum Density and Intensity - Existing and Proposed

Zoning Designation	Maximum Density/Intensity	Max Stories	Acres	Max Residential	Max Non-Residential
Existing - BA	N/A	5	0.71	--	154,638 sf
Proposed - MU-1	50%, 30 upa	5	0.71	21 units	77,319 sf

2.4.1 Roadways

The BCO property is located in Transportation Concurrency Exception Area (TCEA) Zone B and must meet the standards in Concurrency Management Element Policies 1.1.5 and 1.1.6 when development occurs. The site design has not been finalized and a formal traffic study will be completed at the time of development plan approval for any future development. The maximum non-residential development scenario for the existing allowable uses would create more average daily and peak trips than the proposed land use and zoning designations, which allow for less intensity and therefore less transportation impact to the roadways.

2.4.2 Recreation

According to the October 2010 City of Gainesville Evaluation and Appraisal Report, Recreation Level of Service was met or exceed on all applicable recreation elements including active recreation and passive recreation facilities. The addition of a potential 21 units will have a negligible effect on the Recreation Level of Service.

2.4.3 Water and Wastewater

The property is currently served both water and wastewater by Gainesville Regional Utilities. As no development plan has been created and the existing facilities are vacant and do not have a current impact on the water and wastewater system, the maximum generation rates are provided to demonstrate that the proposed use is a reduction of potential usage. Development of the site is not expected to adversely impact the level of service.

Table 3: Potable Water

Use	Size	Rate	Total
Existing Commercial	154,638 sf	0.15 gpd per sf	23,196 gpd
Residential	21 units*	200 gpd per capita	8,400 gpd
Commercial/Office	77,319 sf	0.15 gpd per sf	11,598 gpd
Reduction in potential usage			3,198 gpd

*Assumes 2 people per household.

Table 4: Wastewater Flow

Use	Size	Rate	Total
Existing Commercial	154,638 sf	0.15 gpd per sf	23,196 gpd
Residential	21 units*	113 gpd per capita	4,746 gpd
Commercial/Office	77,319 sf	0.15 gpd per sf	11,598 gpd
Reduction in potential usage			6,852 gpd

*Assumes 2 people per household.

2.4.4 Solid Waste

Solid waste generation will not exceed the City's established level of service of 0.655 tons of solid waste per capita per Objective 1.4 of the Solid Waste Element. The Alachua County Solid Waste Facility currently has capacity and is projected to have capacity for greater than 10 years.

2.4.5 Public Schools

The maximum residential potential of the site is 30 units per acre, which would yield 21 multi-family dwelling units. As illustrated in Tables 6 and 7, if the site were developed to the full potential, only two students would be generated by the project. The property lies in several Concurrency Service Areas (CSA) based on school grade. All CSA's available capacity for new students and this amendment will have a negligible effect.

Table 5: Public School Impact

Type of Unit	Units	Elementary (0.042/unit)	Middle (0.016/unit)	High (0.019/unit)	Total
Multi-family	21*	1	0.5	0.5	2

*Maximum units, no final development plans have been established.

Table 5: Public School Capacities

Concurrency Service Area	2012-2013 LOS Standard	2012-2013 Available Capacity
Northwest Gainesville CSA	86.5%	348
Westwood CSA	86.1%	168
Gainesville CSA	83.6%	359

Source: http://www.sbac.edu/~facility/pdf/6-27-11_Capacity_vs_Enrollment.pdf

2.5 Transit, Bikeways, Pedestrian Amenities

The site is located adjacent to NW 13th Street which is accessible by both transit and pedestrian facilities. Sidewalks are present on both the east and west side of NW 13th Street and connect the site to various commercial, educational and office facilities. Two transit routes directly serve the site including Routes 8 and 29 while three additional routes have stops within approximately ¼ mile including Routes 6, 10 and 15. Table 6 shows each route, headways and operation times and Figure 4 shows the route locations.

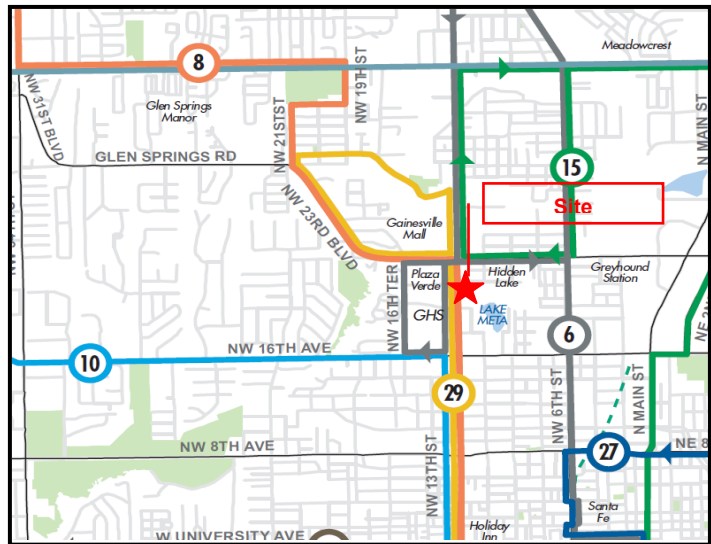


Figure 4: RTS Transit Routes

Table 7: Transit Routes

Route No.	Route Name	Operation Hours	Headways
Route 6	Downtown Station - Plaza Verde	6:00 am - 7:40 pm	60 mins
Route 8	Shands - Senior Rec. Center	5:50 am - 10:20 pm	30 mins daytime 45-60 mins evenings
Route 10	Downtown Station - Santa Fe	7:00 am - 7:00 pm	35 mins daytime 35-50 mins evening
Route 15	Downtown Station - 13 th Street Walmart	6:00 am - 10:30 pm	30 mins daytime 60 mins evenings
Route 29	Beaty Towers - Eagle Trace Apartments	7:30 am - 5:00 pm	40 mins



**APPLICATION FOR EXEMPTION
REGULATED NATURAL RESOURCES [LDC 30-300 & 30-310]
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Petition No. _____ (Will be filled in by staff.)

OFFICE USE ONLY		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Approval expiration date _____
Signature: _____		Date: _____
Department of Planning & Development Services		

NOTICE: The applicant is responsible for supplying all information necessary to determine exemption from the City's natural resource regulatory requirements. Any evidence supporting a claim of exemption must be attached to this form. Failure to answer all questions will result in the application being returned to the applicant. Additional information may be requested in order to process this application. Verification/concurrence with this application for exemption will be provided in writing to the address shown on this form.

Owner Name(s) (please print)	
Name(s): Iris McWilliams	
Mailing Address: 2001 Kirby Drive, Suite 909 Houston, Texas 77019	
Phone: 713-885-5025	Fax:
(If additional owners, please include on separate sheet)	

Applicant(s) Name (please print)	
Name: Brown & Cullen Inc./Stuart I. Cullen, PE	
Mailing Address: 3530 NW 43rd Street Gainesville, Florida 32606	
Phone: 352-375-8999	Fax: 352-375-0833

PROJECT INFORMATION	
Project name:	Land Use & Rezoning Applications for Tax Parcel 09971
Project location:	2029 NW 13th Street
Tax parcel #(s):	09971-000-000
Type of development application to which exemption will apply:	Land Use & Rezoning

EXEMPTIONS: REGULATED SURFACE WATERS & WETLANDS (LDC 30-300)

Please check the box next to the reason(s) why you claim exemption. (Conditions apply. See full text of City Land Development Code 30-304 before checking exemption.)

1. No regulated surface water or wetland on or adjacent to the development parcel.
2. The proposed construction, development, or use is authorized by a valid building permit or approved development plan issued or approved before April 12, 2004. (Please attach a copy of the permit or approved plan.)
3. Public works or utilities project.
4. Repair or replacement of an existing site structure(s) that does not increase site impervious surface.
5. Addition or accessory structure(s) which does not add more than 100 square feet of impervious area, and meets the minimum setbacks from surface waters and wetlands.
6. The proposed construction or development was approved under a planned development prior to April 12, 2004.
7. Construction of public or private nature trails.
8. Reestablishment of native vegetation on single-family residential property.
9. The proposed activity is located in or adjacent to a human-built surface water or wetland which was not created as a mitigation project, and which was originally constructed in uplands.
10. Construction of a stormwater management facility within a wetland buffer.

EXEMPTIONS: REGULATED NATURAL & ARCHAEOLOGICAL RESOURCES (LDC 30-310)


Please check the box next to the reason(s) why you claim exemption. [Conditions apply. See full text of City Land Development Code 30-310(d) before checking exemption.]

1. Any parcel of record as of November 13, 1991, that is less than or equal to five (5) acres in size and does not contain listed species or an archaeological site identified by Florida Master Site file number.
2. Bona-fide agricultural/silvicultural activities.
3. Removal of invasive non-native vegetation on conservation lands.
4. Alteration of vegetation pursuant to an adopted management or restoration plan on government-maintained land.

- 5. Activities authorized by City-approved management plan.
- 6. Alteration of vegetation within existing utility, drainage or stormwater easements, and road right-of-ways.
- 7. Clearing and vegetation removal to construct a fence or wall, or establish a firebreak.
- 8. Vegetation alteration to conduct a survey or other required test.
- 9. Text Amendments to Planned Development zoning or Planned Use District land use ordinances that are unrelated to development activity.
- 10. Activities determined by the city manager or designee as having *de minimis* impact.
- 11. The County land use and zoning remains in effect and the development application will be reviewed under County regulations.
- 12. The property has a final master plan approved by the City prior to August 2, 2012; or has a valid Planned Development zoning ordinance approved by the City prior to August 2, 2012 that includes protection of natural and archaeological resources.
- 13. Sinkholes which pose threat of property loss or structural or functional damage to an existing building or facility.

I certify that I am the owner of the subject property and authorize the agent listed above to initiate this application for environmental exemption. (Signature by the owner on this application or in a letter is necessary.) I further certify that all of the information contained in this application is accurate and up-to-date.

Owner's signature:  Date: 1/2/13

Applicant's signature:  Date: 1/2/13
(if not the same as owner)

Applications & Guidelines
Environmental exemptions