

TO: City Plan Board

Item Number: 3

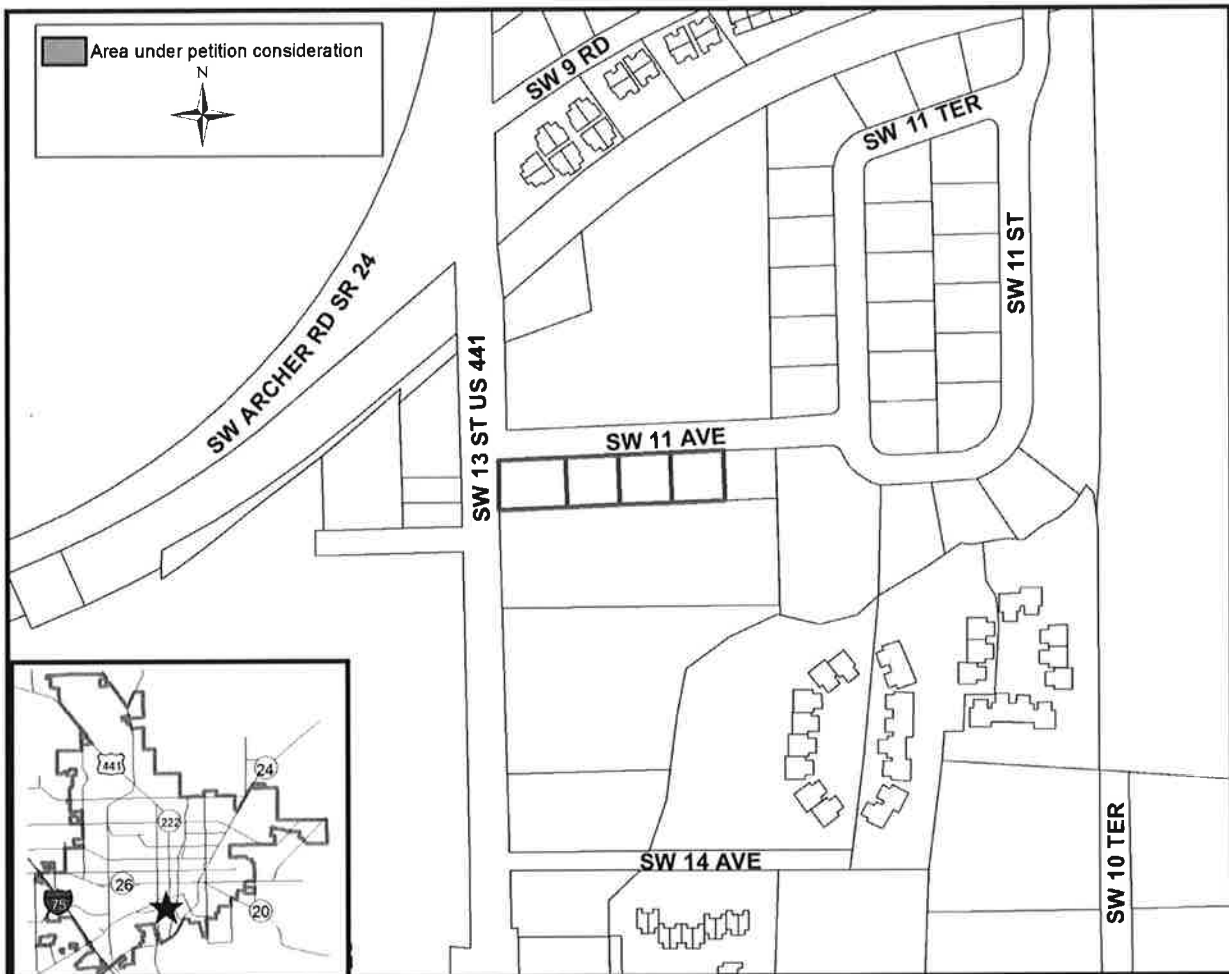
FROM: Planning & Development Services Department
Staff

DATE: June 23, 2016

SUBJECT: Petition PB-16-58 ZON. CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners. Rezone property from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district. Located at 1217, 1227, 1237, and 1247 SW 11th Avenue. Related to PB-16-57 LUC.

Recommendation

Staff recommends approval of Petition PB-16-58 ZON.



Description

This zoning petition pertains to a 1.03-property (currently comprised of four developed, single-family parcels) property on the south side of SW 11th Avenue immediately east of SW 13th Street/US 441. The property is surrounded by a mix of existing uses, including multi-family and single-family development, a culture and education center, and a hospital.

The proposed zoning change from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district will allow a mix of residential and non-residential uses, and it will substantially increase the redevelopment potential for this strategically located property that is along a major corridor (SW 13th Street/US 441) and is within walking distance of the University of Florida, UF Health hospitals, and the Veterans Administration hospital. The property is in the UF Context Area and is in the College Park/University Heights Community Redevelopment Area. In addition, the property is proposed in the Land Development Code update and related Comprehensive Plan amendments for Urban Mixed-Use High Intensity land use and T-5: Urban Mixed-Use High Intensity zoning.

This property abuts properties with PUD (Planned Use District) land use to the north across NW 11th Avenue, Single-Family (up to 8 units per acre) to the east, Urban Mixed-Use 1 (8-75 units per acre; and up to 25 additional units per acre by special use permit) to the south, and Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit to the west (across SW 13th Street/US 441). The respective zoning designations for the adjacent properties are PD (Planned development district) to the north, RSF-1: 3.5 units/acre single-family residential district to the east, UMU-1 (8-75 units per acre; and up to 25 additional units per acre by special use permit, urban mixed-use district) to the south, and then UMU-2 (100 du/acre, or up to 125 du/acre by special use permit, urban mixed-use district) to the west.

The 4-story, 201-unit, Wildflower Apartments complex is to the north and a single family house is to the east. The India Cultural and Education Center (which appears to be vacant and is for sale) is to the south along SW 13th Street. A multistory, UF Health hospital building is under construction across SW 13th Street, and to its north is a single-family house.

See Table 1 on Page 8 for a tabular summary of adjacent existing uses and adjacent zoning and land use categories.

See Exhibit B-1 for an aerial photograph of the property and surrounding area. Exhibits B-2 and B-3 are maps that show the existing and proposed zoning categories.

This petition is related to Petition PB-16-57 LUC, which proposes a land use change from Single-Family (up to 8 units per acre) (SF) to Urban Mixed-Use 1 (UMU-1: 8-75 units per acre; and up to 25 additional units per acre by special use permit).

Key Issues

- The proposed rezoning to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district is consistent with the City's Comprehensive Plan and supports mixed use development at an appropriate location.
- The proposed UMU-1 zoning will substantially increase the redevelopment potential of this strategically located property.

Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

1. Conformance with the Comprehensive Plan

This proposed rezoning is consistent with the overall goal (Goal 1 of the Future Land Use Element (FLUE)) of the City to improve the quality of life and achieve a sustainable development pattern, in part by ensuring that a percentage of land uses are mixed and within walking distance of important destinations. The proposed rezoning to UMU-1 (8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district) is consistent with Goal 1, Objective 1.5, and Policies 1.2.3 and 1.5.7, which are included below. See Exhibit A-1 (Comprehensive Plan GOPs) for other pertinent policies of the Comprehensive Plan. The proposed UMU-1 zoning for this location is also consistent with the Comprehensive Plan policy (Transportation Mobility Element, Policy 10.2.5) concerning development within one-quarter mile of transit hubs. The property is less than 500 feet of the University of Florida/UF Health campus, which is a designated transit hub.

The requested UMU-1 zoning will increase the range of development opportunities for this property by allowing a mix of residential and non-residential uses. Such allowance is also consistent with the stated purpose of the Urban Mixed-Use land use categories of supporting research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus. In addition, the proposed UMU-1 zoning is supportive of the continuing expansion of the nearby UF Health hospital complex.

Future Land Use Element

Goal 1 Improve the quality of life and achieve a superior, sustainable, development pattern in the City by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

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

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

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

Urban Mixed-Use 1 (UMU-1: 8-75 units per acre; and up to 25 additional units per acre by special use permit)

This category allows a mixture of residential, retail, service and office/research uses. The Urban Mixed-Use districts are distinguished from other mixed-use districts in that they are specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus. An essential component of the district is orientation of structures to the street and multi-modal character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Residential density shall be limited to 75 units per acre with provisions to add up to 25 additional units per acre by special use permit. Lots that existed on November 13, 1991 and are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. All new non single-family principal buildings shall have a minimum height of 24 feet. Building height shall be limited to 6 stories. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, and pedestrian/vehicular access.

2. Conformance with the Land Development Code

The proposed rezoning from RSF-1 (3.5 units/acre single-family residential district) to UMU-1: (8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district) is a non-residential zoning district that will implement the UMU-1 land use category proposed by related Petition PB-16-57 LUC. Section 30-65.1 states that the UMU-1 zoning district “is created to promote and encourage redevelopment of urban corridors and neighborhoods in the core of the city and to reflect the character and scale of the existing developments in the neighborhoods. The UMU-1 district is intended to encourage pedestrian access and the combining of trips and is established to allow uses compatible with each other and with surrounding residential areas which are consistent with the land use policies stated in the comprehensive plan. This district will also allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place.”

Among the objectives of the UMU-1 district are provision of a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district; integration of pedestrian traffic and vehicular traffic; promotion of retail and office uses that serve the surrounding neighborhoods; and promotion office/research uses to serve the needs of the University and the community.

Any proposed development or redevelopment, at the time of development plan review, will be required to meet all applicable Land Development Code requirements.

3. Changed Conditions

The SW 13th Street corridor near to the University of Florida, UF Health hospitals, and the Veterans Administration hospital has been redeveloping with substantial increases in residential density in particular for many years. The four single-family parcels that comprise the 1.03-acre property no longer reflect the highest and best use of the land at this location, and together they have considerable potential for redevelopment that will allow a mix of high-density residential development and nonresidential development.

4. Compatibility

The proposed UMU-1 zoning use is compatible with the adjacent properties and the surrounding area. This property abuts properties with UMU-1 zoning (and UMU-1 land use) to the south, UMU-2 zoning and land use to the west across SW 13th ST/US 441, PUD land use and PD zoning for the Wildflower apartment complex to the north across SW 11th Avenue, and Single-Family (SF) and zoning (RSF-1, 3.5 units per acre) to the east. Compatibility with the single-family residential property to the east will be assured by meeting all applicable requirements of the Land Development Code, including landscape buffers, lighting and noise.

5. Impacts on Affordable Housing

The proposed rezoning to UMU-1 may have a positive impact on the supply of potential affordable housing in the City. The proposed UMU-1 zoning district category will increase the potential for future residential development of up to 75 units per acre by right (and up to 25 additional units per acre by special use permit) for this 1.03-acre, four-parcel area that is currently single-family. The proposed UMU-1 zoning will allow for a potential maximum density by right of 75 units rather than the potential maximum of 8 residential units under the current Single-Family land use (and 3.5 under the existing RSF-1 zoning).

Transportation

There are no major transportation issues associated with the proposed rezoning for this developed site that is located within Zone A of the Gainesville Transportation Mobility Program Area (TMPA) and is proximate to (within 500 feet) of the University of Florida/UF Health campus. The University of Florida/Shands/VA Hospital is an Existing Transit Hub (see Exhibit B-4 for map of Existing Transit Hubs & Transit-Supportive Areas, which is from the Transportation Mobility Map Series of the Comprehensive Plan).

The 1.03-acre property on the south side of SW 11th Avenue (local street with sidewalks on both sides) is accessible by transit, bicycle and walking from SW 13th ST/US 441 (four-lane arterial roadway with bicycle lanes and sidewalks on both sides) to the west. RTS transit service along SW 13th Street is provided by RTS Routes 8 (Shands to North Walmart Supercenter), 13 (Beaty Towers to Cottage Grove Apartments), 16 (Beaty Towers to Sugar Hill), and 17 (Beaty Towers to Rosa Parks Downtown RTS Station). The summer 2016 service intervals for the respective

routes are: Route 8 (M-F: 30-76 minutes; Sat./Sun.: 80 minutes); Route 13 (M-F: 15-30 minutes; Sat./Sun.: 60 minutes); Route 16 (M-F: 34-72 minutes; Sat./Sun.: 60 minutes); and Route 17 (M-F: 34-68; no service on weekends).

The City rescinded transportation concurrency with the adoption of its updated Comprehensive Plan. Therefore, development within TMPA Zone A is not required to meet level of service (LOS) requirements for concurrency, but is required to comply with the TMPA Zone A requirements of Policies 10.1.3 and 10.1.4 of the Transportation Mobility Element (see Exhibit A-1, Comprehensive Plan GOPs).

The proposed zoning change from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district increases the allowable maximum density, allows for non-residential development, and will increase the number of trips generated by future development.

On page 1 of the applicant's Addendum #1 – Level of Service Analysis – The Nine @ Gainesville Rezoning, May 13, 2016 (see Exhibit C-1, Application), the applicant has estimated the net (relative to the 8 single-family units possible with Single-Family land use) trip generation for a hypothetical development scenario consisting of 77 multi-family residential units (270 persons based on 3.5 bedrooms per unit) and 10,000 square feet of specialty retail development. The total PM peak trips are estimated to be 127 and the total Average Daily Trips are estimated to be 1,261.

Environmental Impacts and Constraints

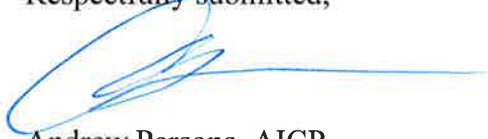
This petition is limited to rezoning property that is currently developed with four single-family houses. In a May 11, 2016 memorandum, Mark Brown, PWS, CPSS, Environmental Coordinator stated that the “subject parcel doesn't possess wetlands, drainage swales, ditches or other surface waters wetlands; therefore the proposed project is exempt from criteria stipulated in the LDC Section 30-310. There are no evident or documented natural features or archaeological artifacts protected under criteria stipulated in Section 30-310.” (See Exhibit B-6 (Memorandum from the City's Environmental Coordinator))

In an e-mail of May 26, 2016, the Public Works Department's Andy Renshaw stated that the “current FEMA FIRM [Federal Emergency Management Area - Flood Insurance Rate Map] places three of the four parcels within the high risk “Zone A”. [FEMA Flood Zone A (Zone A corresponds to a 1 percent chance every year that flood waters will inundate the area, or 100 percent chance over a 100 year period. Zone A floodplains are determined by approximate methods. No base flood elevations or depths are shown within this zone.] However, this zone is outdated, and is drawn from a study from the early 1980's. A more recent study conducted in 2010 (shown in purple) places all of the parcels outside of the high risk area, and in the low risk “Zone X”. [Zone X corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees.]

This 2010 study has been used for several development projects as well as individual petitions to FEMA for zone changes, with it being consistently being accepted by FEMA on a case by case basis. Any future development or review of these parcels by the City of Gainesville for flood risk or development would use the 2010 study. There is also a high probability that the 2010 study will be reflected in future FEMA FIRMS. So, review by the City of Gainesville Public Works Department would place all four parcels outside the high risk zone and within Zone X.”

See Exhibit B-7 for map of FEMA flood zones.

Respectfully submitted,



Andrew Persons, AICP
Interim Principal Planner



Prepared by: Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

North	SW 11 th AVE, then Wildflower Apartments (Wildflower PD, Ordinance No. 030454)
South	India Cultural & Education Center (vacant building)
East	Single-family residential
West	SW 13 th ST/US 441 (4-lane arterial), then single-family residential (one house) and multistory hospital building (under construction)

Adjacent Zoning and Land Use and Zoning

	Land Use Category	Zoning Category
North	PUD (Planned Use District) across SW 11 th AVE	PD (Planned development district), across SW 11 th AVE
South	Urban Mixed-Use 1 (UMU-1: 8-75 units per acre; and up to 25 additional units per acre by special use permit)	UMU-1: 8-75 units per acre; and up to 25 additional units per acre by special use permit, urban mixed-use district)
East	SF – Single-Family (up to 8 units per acre)	RSF-1: 3.5 units/acre single-family residential district
West	SW 13 th ST/US 441 (then Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit)	SW 13 th ST/US 441 (then UMU-2: 100 du/acre, or up to 125 du/acre by special use permit, urban mixed-use district)

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Zoning

Exhibit B-3 Map: Proposed Zoning

Exhibit B-4 Map: Existing Transit Hubs & Transit-Supportive Areas

Exhibit B-5 Sec. 30-65.1 – Urban mixed-use district (UMU-1)

Exhibit B-6 Memorandum from the City’s Environmental Coordinator

Exhibit B-7 Map: FEMA Special Flood Hazard Area (SFHA)

Appendix C Application Package

Exhibit C-1 Rezoning Application

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Future Land Use Element

GOAL 2 Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Transportation Mobility Element

Policy 2.1.2 The City shall promote transportation choice, healthy residential and non-residential development, safety, and convenience.

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

Policy 10.1.3 Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A

Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;

- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.1.14 Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development shall fund the capital transit costs associated with transit service needs. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution for any additional transit service enhancements needed to serve the proposed development and maintain existing service levels (frequencies) in the RTS a.m. and p.m. peak hours. The projected new trips shall be based on the expected mode split of all development trips that will use transit. If the development is within ¼ mile of UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trips that may occur. Any transit payments required under this policy shall not count towards meeting TMPA criteria in Zones B, C, D, or M.

Policy 10.2.5 In order to encourage the redevelopment of properties within the TMPA, reduce or prevent blight, and encourage development in close proximity to transit, the following redevelopment trip credits shall apply to projects that are located within ¼ mile of the property lines of an existing transit hub or projects that are located in transit-supportive areas (as shown in the Existing Transit Hubs and Transit-Supportive Areas Map adopted in the Transportation Mobility Element) and are within ¼ mile of an existing transit route. The City shall reduce by 25% the net, new average daily trip generation for any redevelopment project or any project that expands or converts a building to a new use. The City shall reduce by 40% the net, new average daily trip generation for any mixed-use project that includes both a residential and non-residential component where residential dwelling units equal at least 10% of the floor area of commercial/office uses.

Appendix B Supplemental Documents

EXHIBIT

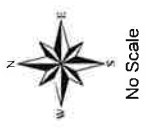
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B-1



AERIAL PHOTOGRAPH

Name	Petition Request	Petition Number
CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners	Rezone property from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district	PB-16-58 ZON



City of Gainesville Zoning Districts

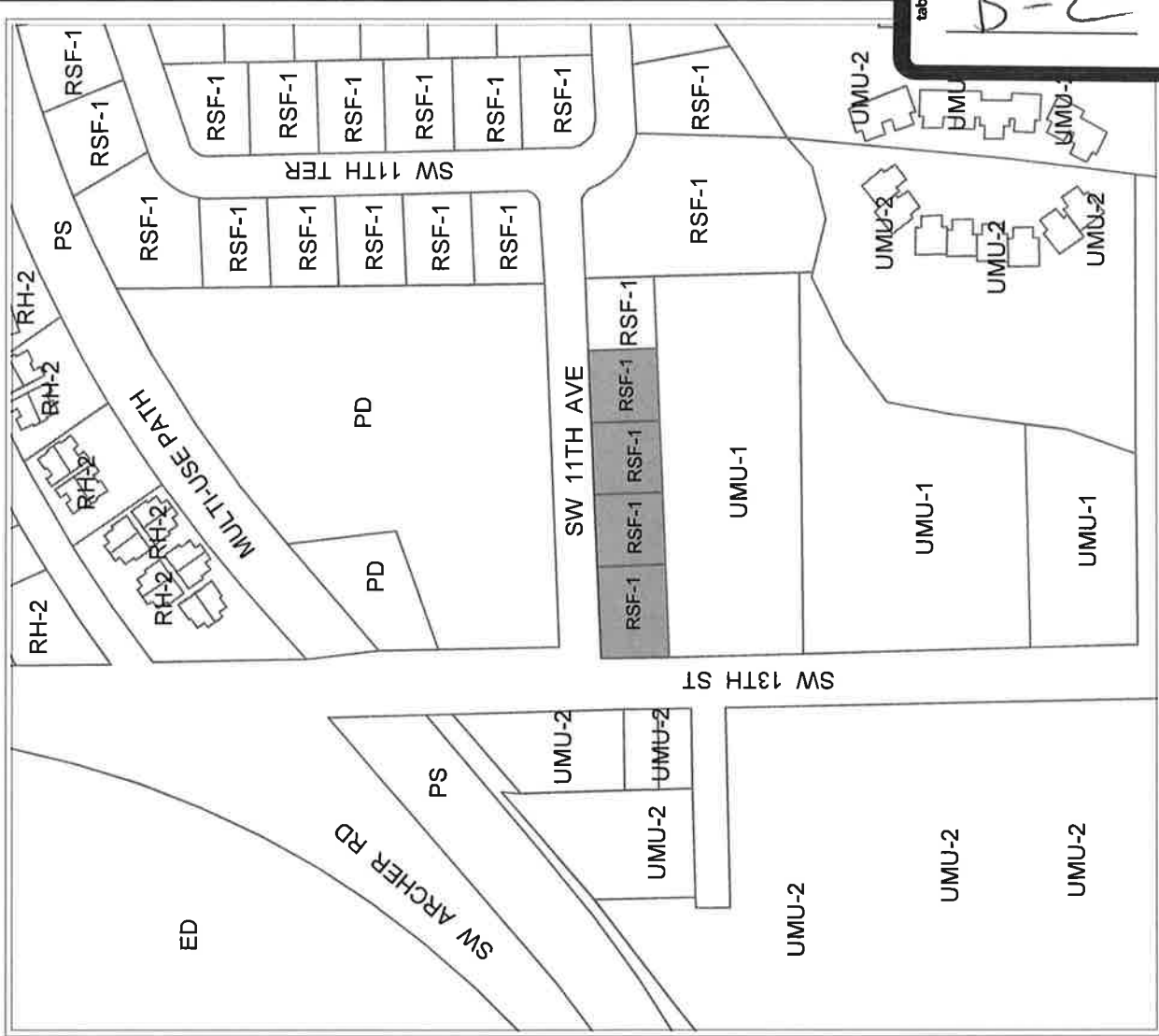
- RSF-1 3.5 units/acre Single-Family Residential
- RH-2 8-100 units/acre Residential High Density
- UMU-1 Up to 75 units/acre Urban Mixed-Use and up to 25 additional units per acre by special use permit
- UMU-2 Up to 100 units/acre Urban Mixed-Use and up to 25 additional units per acre by special use permit
- PS Public Services and Operations
- ED Educational Services
- PD Planned Development

Area under petition consideration

----- Division line between two zoning districts



EXHIBIT
B-2



EXISTING ZONING

Name	Petition Request	Petition Number
CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners	Rezone property from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district	PB-16-58 ZON



No Scale

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RH-2 8-100 units/acre Residential High Density
- UMU-1 Up to 75 units/acre Urban Mixed-Use and up to 25 additional units per acre by special use permit
- UMU-2 Up to 100 units/acre Urban Mixed-Use and up to 25 additional units per acre by special use permit
- PS Public Services and Operations
- ED Educational Services
- PD Planned Development

Area under petition consideration



----- Division line between two zoning districts



tabbies
EXHIBIT B-3

PROPOSED ZONING	
Name	Petition Request
CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners	Rezone property from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district
	Petition Number
	PB-16-58 ZON



No Scale

TRANSPORTATION MOBILITY ELEMENT

Existing Transit Hubs & Transit-Supportive Areas

Existing Hubs

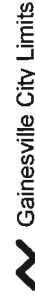
1. NW 13th Street Mixed Use Area
2. Oaks Mall/North Florida Regional Medical Center
3. University of Florida/Shands/VA Hospital
4. Rosa Parks Downtown Transfer Station
5. Butler Plaza/Archer Road

Transit-Supportive Areas

6. Northwood Shopping Area/Walmart/Senior Recreation Center
7. Exchange Center
8. Winn Dixie/Big Lots/Greyhound Station
9. Millhopper/Thornbrook Village
10. Main Street Shopping Center
11. Waldo Road Walmart
12. Corporate Park
13. Westgate/Plaza Royale
14. Downtown MU-H area/Santa Fe College Downtown Campus
15. Five Points
16. Health Department/Tiger Bay/Mixed-Use Area
17. South Main Street & South 16th Avenue
18. Innovation Square
19. Urban Village
20. Magnolia Park
21. Shoppes of Williston Road
22. Airport/Plan East Gainesville Employment Center

P&R Park & Ride Facility

23. Ham Museum
24. UF Conference Center
25. Walmart Northwood



City of Gainesville Gainesville, Florida

Prepared by Planning
& Development Services
November 2012

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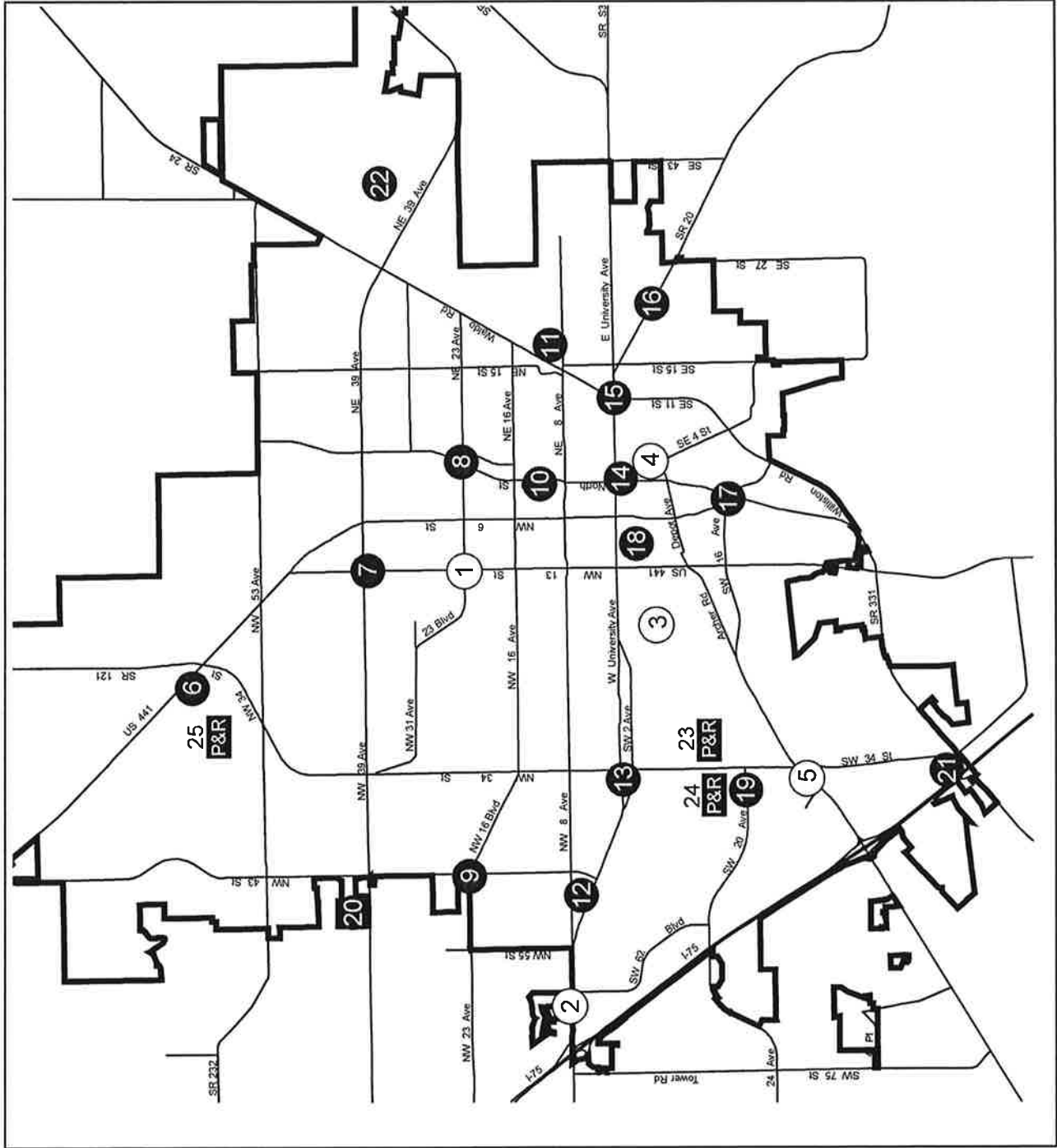


Exhibit B-5

Sec. 30-65.1. - Urban mixed-use district 1 (UMU-1).

(a) Purpose. The UMU-1 district is created to promote and encourage redevelopment of urban corridors and neighborhoods in the core of the city and to reflect the character and scale of the existing developments in the neighborhoods. The UMU-1 district is intended to encourage pedestrian access and the combining of trips and is established to allow uses compatible with each other and with surrounding residential areas which are consistent with the land use policies stated in the comprehensive plan. This district will also allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place.

(b) Objectives. The objectives of this district are to:

- (1) Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
- (2) Encourage the renovation of existing structures;
- (3) Promote the integration of pedestrian traffic and vehicular traffic;
- (4) Promote retail and office uses that serve the surrounding neighborhoods; and
- (5) Promote office/research uses to serve the needs of the University and the community.

(c) Permitted uses.

(1) Uses by right:

SIC	Uses	Conditions
	Single-family dwellings	
	Row houses	
	Multi-family dwellings (8 to 75 units per acre)	Lots that existed on November 13, 1991 as recorded in the planning and development services department and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
	Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests.	
	Dormitory	Must not abut property designated single-family on

		the future land use map
	Rooming houses and boarding houses	In accordance with article VI
	Consolidated apartment management offices	In accordance with article II
	Bed and breakfast establishment	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multi-family residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Adult day care homes	In accordance with article VI
	Family day care homes	In accordance with article VI
	Day care center	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Public service vehicles	In accordance with article VI
	Outdoor cafes	As defined in article II and in accordance with article VI
	Eating places	
	Food trucks	In accordance with article VI
	Repair services for household needs	As defined in article II
	Specialty T-shirt production	As defined in article II
	Limited automotive services	In accordance with article VI
	Rehabilitation centers	In accordance with article VI
	Research and development in the physical, engineering and life sciences	Research and development in the physical, engineering and life sciences, defined as establishments primarily engaged in conducting research and experimental development in the physical, engineering, or life sciences, such as agriculture, electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, fisheries, forest, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary and other allied subjects (NAICS 2002-541710).
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
GN-	Landscape and horticultural services	

078		
MG-43	U. S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site.
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services.
GN-523	Paint, glass, and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply.	
MG-53	General merchandise stores	
MG-54	Food stores	
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishing, and equipment stores	
MG-59	Miscellaneous retail	Excluding GN598 fuel dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-701	Hotels and motels	
GN-752	Automobile parking	Structured parking only, and not within 100 feet of property designated for single-family use

MG-78	Motion picture	
MG-79	Amusement and recreation services	Excluding go-cart rental and raceway operations, commercial sports, and simulated gambling establishments. Must be located within enclosed structures.
MG-80	Health services	
MG-81	Legal services	
MG-82	Educational services	
MG-83	Social services	
MG-84	Museums, art galleries, and botanical and zoological gardens	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	

(2) Use by special use permit:

Alcoholic beverage establishments in accordance article VI.

(d) Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the following requirements:

(1) Nonresidential and vertically mixed-use buildings.

Minimum lot area	5,000 sq. ft.
Minimum lot width	50 sq. ft.
Minimum lot depth	90 ft.
Minimum yard setbacks:	

Front	The average of the distance (up to a maximum of 20 ft.) between street right-of-way and principal structures on the two adjacent lots. For this calculation, any vacant adjacent lot shall be assigned a distance of 20 ft.
Side (interior)	7.5 ft., or 25 ft. when abutting property designated single-family or residential low-density on the future land use map.
Side (street)	The average of the distance (up to a maximum of 20 ft.) between street right-of-way and principal structures on the two adjacent lots. For this calculation, any vacant adjacent lot shall be assigned a distance of 20 ft.
Rear	20 ft., or 25 ft. when abutting property designated single-family or residential low-density on the future land use map.
Maximum lot coverage	None

(2) Single-family dwellings. These structures shall be located on lots meeting the minimum dimensions as shown below. This section is specifically designed to allow for zero lot line housing and other unique single-family designs, as well as conventional single-family housing. It allows for smaller, relatively narrow lots, as compared to other districts permitting single-family use, and provides for flexibility in design concepts, which are compatible with existing uses in the area.

- a. Minimum lot area: 3,600 square feet.
- b. Minimum lot depth: 90 feet.
- c. Minimum yard setbacks:
 1. Side: Five feet (except that, where adjoining lots are developed at the same time under single ownership, one side of each lot may have no yard setback if the setback for the adjoining yard is at least ten feet).
 2. Rear: 20 feet.
- d. Minimum yard setbacks for accessory structures: Five feet for rear; same as principal building for sides.

(3) Two-family dwellings and rowhouses.

	Rowhouses	Two-Family Dwellings
1. Minimum lot depth	90 ft.	90 ft.
2. Minimum lot area	1,800 sq. ft. per unit	3,150 sq. ft.
3. Minimum yard setbacks:		
i. Side	10 ft. on ends of row	
ii. Rear	15 ft.	20 ft.
4. Minimum yard setbacks for accessory structures	5 ft. for rear; same as principal building for sides	5 ft. for rear; same as principal building for sides

(4) Multi-family dwellings.

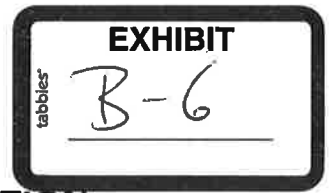
Allowable density	8 to 75 units per acre; an additional 25 units per acre may be added by special use permit. Lots that existed on November 13, 1991 as recorded in the planning and development services department and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
Minimum lot area	5,000 sq. ft.
Minimum lot width	50 sq. ft.
Minimum lot depth	90 ft.
Minimum yard setbacks:	
Front	The average of the distance (up to a maximum of 20 ft.) between street right-of-way and principal structures on the two adjacent lots. For this calculation, any vacant adjacent lot shall be assigned a distance of 20 ft.
Side (interior)	7.5 ft., or 25 ft. when abutting property designated single-family or residential low-density on the future land use map.
Side (street)	The average of the distance (up to a maximum of 20 ft.) between street right-of-way and principal structures on the two adjacent lots. For this calculation, any vacant adjacent lot shall be assigned a distance of 20 ft.
Rear	20 ft., or 25 ft. when abutting property designated single-family or residential low-density on the future land use map.
Maximum lot coverage	80%

(5) Accessory structures.

Minimum setbacks (excluding walls and fences):	
Front	Same requirement as for principal structure
Side (interior)	5 ft., or 25 ft. when abutting property designated single-family or residential low-density on the future land use map.
Side (street)	5 ft.
Rear	5 ft., or 25 ft. when abutting property designated single-family or residential low-density on the future land use map.
Maximum building height	35 ft.

- (6) Building height. All principal buildings shall have a maximum height of 78 feet and a maximum height of six stories. All new non-single-family principal buildings shall have a minimum height of 24 feet.
- (e) Additional requirements.
 - (1) General conditions. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67 and article IX.
 - (2) When the development is located in a special area plan overlay district. If the provisions of the special area plan conflict with the underlying zoning, the provisions of the special area plan shall govern and prevail. The effect of the classification is that the special area plan is the applicable set of regulations. The underlying zoning and provisions of the land development code shall apply when the special area plan does not address a requirement.
 - (3) Projections over right-of-way. Projections may project over any public right-of-way used for sidewalks or other pedestrian walkways when in conformance with the Florida Building Code and when permitted by the public entity responsible for the right-of-way by the granting of an easement or other appropriate property right.
- (f) General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67 and article IX.


(Ord. No. 041058, § 1, 11-28-05; Ord. No. 061124, § 1, 4-16-09; Ord. No. 110598, § 1, 3-15-12; Ord. No. 140130, § 7, 9-4-14; Ord. No. 140190, § 11, 4-16-15)



CITY OF GAINESVILLE

INTEROFFICE COMMUNICATION

TO: Dean Mimms, AICP, Lead Planner
Planning and Development Services Department

FROM: 
Mark Brown, PWS, CPSS, Environmental Coordinator

SUBJECT: Petitions PB-16-57 LUC and related PB-16-58 ZON,
1.03-acre area located at 1217, 1227, 1237 and 1247 SW 11th Avenue

DATE: May 11, 2016

The subject petitions include a proposed change in land use and zoning for a 1.03-acre area that includes four contiguous properties (Parcel #'s: 15600-030-000, 14500-031-000, 15600-032-000, 15600-033-000), previously developed and currently utilized for separate single-family residences. The proposed activities have been reviewed for considerations relating to environmental resources present on or immediately adjacent which are regulated by the City's Land Development Code (LDC) 30-300 *Regulated Surface Waters and Wetlands*, or 30-310 *Regulated Natural and Archaeological Resources*.

The petition proposes a land use change from Single-Family (up to 8 units per acre) to Urban Mixed-Use 1 (8-75 units per acre; and up to 25 additional units per acre by special use permit). The four parcels located at 1217, 1227, 1237 and 1247 SW 11th Avenue, just southeast of the intersection of SW Archer Road and SW 13th Street.

The subject parcel doesn't possess wetlands, drainage swales, ditches or other surface waters wetlands; therefore the proposed project is exempt from criteria stipulated in the LDC Section 30-310. There are no evident or documented natural features or archaeological artifacts protected under criteria stipulated in Section 30-310.



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

Petition No. PB-16-57 LLC
PB-16-58 ZON (Will be filled in by staff.)

OFFICE USE ONLY		
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	Approval expiration date _____
Signature: <u>Mark Brown Environ. Coord.</u>		Date: <u>5/11/16</u>
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): <u>Albert G. Fosmoe and Carmen S. Fosmoe</u>
Mailing Address: <u>7815 SW 43rd Place</u> <u>Gainesville, FL 32608</u>
Phone: Contact Agent Fax:
(If additional owners, please include on separate sheet)

Applicant(s) Name (please print)
Name: <u>CHW</u>
Mailing Address: <u>132 NW 76th Drive</u> <u>Gainesville, FL 32607</u>
Phone: (352) 331-1976 Fax:

PROJECT INFORMATION
Project name: <u>The Nine at Gainesville Ss-CPA and Rezoning</u>
Project location: <u>1217, 1227, 1237, and 1247 SW 11th Ave, Gainesville, FL 32601</u>
Tax parcel #(s): <u>15600-030-000, 15600-031-000, 15600-032-000, 15600-033-000</u>
Type of development application to which exemption will apply: <u>Small-scale Comprehensive Plan Amendment and Rezoning applications</u>

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.

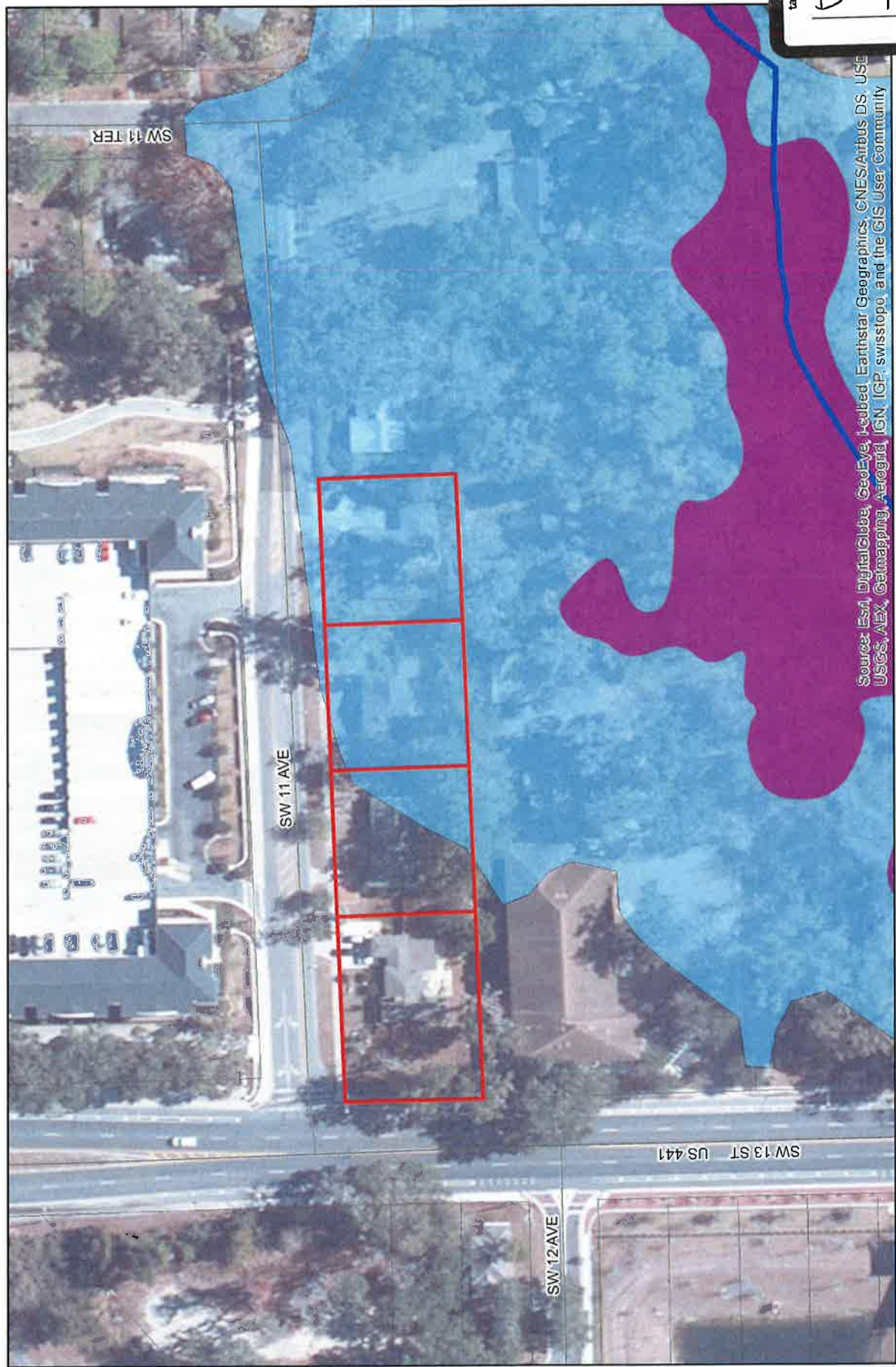
I certify that I am the owner of the subject property and authorize the agent listed above to initiate this application for environmental exemption. (Signature by the owner on this application or in a letter is necessary.) I further certify that all of the information contained in this application is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

Owner's signature: _____ Date: _____

Applicant's signature:  _____ Date: 4/25/2016
 (if not the same as owner)

Applications & Guidelines
 Environmental exemptions

15600-030-000, 15600-031-000, 15600-032-000, and 15600-033-000



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

tabbles' **EXHIBIT**
B-7

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.

- 2010 Flood Study
- A-- Annual 1% chance- 100 year
- AE-- Annual 1% chance- 100 year- Elevations known
- X-- Non Risk
- X500-- Low Risk, area of minimal flooding protected by Levy

FEMA Special Flood Hazard Area (SFHA)

PB-16-57 LUC PB-16-58 ZON

1 inch = 100 feet

Contour Data: NAVD 1988 Datum

Appendix C Application

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-16-5820N</u>	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

Owner(s) of Record (please print)	
Name:	Albert G. Fosmoe and Carmen S. Fosmoe
Address:	7815 SW 43rd Place Gainesville, FL 32608
Phone:	Contact Agent Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	CHW
Address:	132 NW 76th Drive Gainesville, FL 32607
Phone:	(352) 331-1976 Fax:

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

REQUEST

Check applicable request(s) below:

Future Land Use Map [X]	Zoning Map [X]	Master Flood Control Map []
Present designation: SF	Present designation: RSF-1	Other [] Specify:
Requested designation: UMU-1	Requested designation: UMU-1	

INFORMATION ON PROPERTY

1. Street address: 1217, 1227, 1237, and 1247 SW 11th Ave, Gainesville, FL 32601
2. Map no(s):
3. Tax parcel no(s): 15600-030-000, 15600-031-000, 15600-032-000, 15600-033-000
4. Size of property: <u>±1.03</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 SW 11th Ave ROW, PUD

South Urban Mixed-Use 1

East Single Family

West SW 13th ROW, Urban Mixed-Use 2

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

NO

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

The subject parcels will be combined with an adjacent UMU-1 parcel to create one urban infill redevelopment site.

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

N/A, proposed development will be multi-family residential.

Noise and lighting

N/A, proposed development will be multi-family residential.

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)

Tumblin Creek runs to the east of the subject parcels but will not impact the Ss-CPA and Rezoning site.

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 X

Activity Center ____

Urban Fringe ____

Strip Commercial ____

Traditional Neighborhood ____

Please refer to Justification Report for additional information.

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

Please refer to Justification Report for additional information.

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

Please refer to Justification Report for additional information.

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

Roadways Please refer to Justification Report for additional information.

Recreation Please refer to Justification Report for additional information.

Water and Wastewater Please refer to Justification Report for additional information.

Solid Waste Please refer to Justification Report for additional information.

Mass Transit Please refer to Justification Report for additional information.

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

NO ____

YES X (please explain)

Please refer to Justification Report for additional information.

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:	Peter W. Hooper, Pratima Hooper, & Alexander K. Hooper
Address:	P.O. Box 608 Cedar Key, FL 32625
Phone:	Contact Agent Fax:
Signature:	Please refer to attached affidavit

Owner of Record	
Name:	Celtic Property Investments, LLC
Address:	P.O. Box 141764 Gainesville, FL 32614
Phone:	Contact Agent Fax:
Signature:	Please refer to attached affidavit

Owner of Record	
Name:	Lauren Eileen Murphy & James Russell Green, IV
Address:	2406 W. Prospect Rd. Tampa, FL 33629
Phone:	Contact Agent Fax:
Signature:	Please refer to attached affidavit

Owner of Record	
Name:	
Address:	
Phone:	
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.

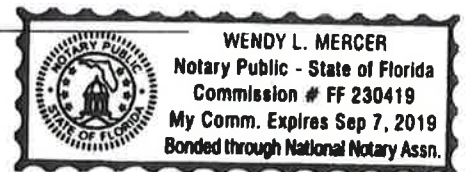
[Signature]
Owner/Agent Signature
4/25/2016
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 25th day of April, 2016, by (Name)
Craig Braslier

Wendy L. Mercer
Signature – Notary Public

Personally Known OR Produced Identification (Type)



The Nine at Gainesville Ss-CPA and Rezoning

Additional Owners:

1. Peter W. Hooper, Pratima Hooper, & Alexander K. Hooper
P.O. Box 608
Cedar Key, FL 32625

2. Celtic Property Investments, LLC
P.O. Box 141764
Gainesville, FL 32614

3. Lauren Eileen Murphy & James Russell Green, IV
2406 W. Prospect Rd.
Tampa, FL 33629



**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): Albert G. Fosmoe and Carmen S. Fosmoe
Mailing Address: 7815 SW 43rd Place Gainesville, FL 32608
Phone: Contact Agent Fax:
(If additional owners, please include on separate sheet)

Applicant(s) Name (please print)
Name: CHW
Mailing Address: 132 NW 76th Drive Gainesville, FL 32607
Phone: (352) 331-1976 Fax:

PROJECT INFORMATION
Project name: The Nine at Gainesville Ss-CPA and Rezoning
Project location: 1217, 1227, 1237, and 1247 SW 11th Ave, Gainesville, FL 32601
Tax parcel #(s): 15600-030-000, 15600-031-000, 15600-032-000, 15600-033-000
Type of development application to which exemption will apply:
Small-scale Comprehensive Plan Amendment and Rezoning applications

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: _____

Applicant's signature:  _____ Date: 4/25/2016

(if not the same as owner)

Applications & Guidelines
Environmental exemptions



**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: Albert G. Fosmoe and Carmen S. Fosmoe	
Address: 7815 SW 43rd Place	
Gainesville, FL 32608	
E-mail Address:	Contact Agent
Phone:	Contact Agent Fax:
Additional owners listed on separate sheet attached to this application.	

Applicant(s)/Agent(s), if different	
Name: CHW	
Address: 132 NW 76th Drive	
Gainesville, FL 32607	
E-mail Address:	craigb@chw-inc.com
Phone:	(352) 331-1976 Fax:
(Attach notarized authorization for agent to act on owner's behalf)	

PROJECT INFORMATION	
1. Project Name: The Nine at Gainesville Ss-CPA and Rezoning	
2. Street address: 1217, 1227, 1237, and 1247 SW 11th Ave, Gainesville, FL 32601	
3. Tax parcel no(s): 15600-030-000, 15600-031-000, 15600-032-000, 15600-033-000	
4. Size of property: ±1.03	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: 73 (net)
 (See exemptions on page 2)

Level of Review

Design Plat
 Final Plat
 Preliminary
 Final
 Revised
 Staff Review

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: Idylwild Middle: Lincoln High: Eastside

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: 73 units x 0.042* Elementary School Multiplier = 3 Student Stations
 Middle School: 73 units x 0.016* Middle School Multiplier = 1 Student Stations
 High School: 73 units x 0.019* High School Multiplier = 1 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 2.5.2.d. 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.e. 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
4/25/2016
 Date

STATE OF FLORIDA
 COUNTY OF Alachua

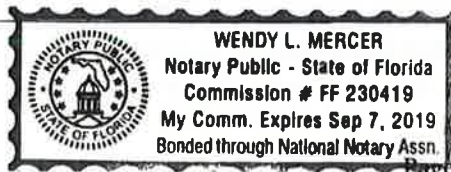
Sworn to and subscribed before me this 25th day of April 2016
 by (Name) Craig Brasher

Wendy L. Mercer
 Signature – Notary Public

Personally Known OR Produced Identification (Type)



MERCER
 State of Florida
 # FF 230419
 Sep 7, 2019
 Notary Assn.



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

Vicki McGrath
Director of Community Planning
School Board of Alachua County

Date



Professional Consultants



JACKSONVILLE | GAINESVILLE | OCALA

8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244

132 NW 76th Drive, Gainesville, Florida 32607

101 NE 1st Avenue, Ocala, Florida 34470

planning.surveying.engineering.construction.

**Application Package
Table of Contents**

- 1. Cover Letter**
- 2. Property Owner Affidavits**
- 3. Property Deeds**
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- 5. Neighborhood Workshop Information**
- 6. Justification Report**
- 7. Map Set**

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May 2, 2016

Ralph Hilliard, Planning Manager
City of Gainesville Planning Department
306 NE 6th Avenue
Gainesville, FL 32608

Re: The Nine @ Gainesville Small-scale Comprehensive Plan Amendment & Rezoning Applications

Dear Ralph:

As the authorized agent for the applicants, CHW submits application packages for a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning. The ±1-acre site is located at the corner of SW 13th Street and SW 11th Avenue.

Currently the site consists of four (4) single family residential lots with Single Family Future Land Use (FLU) designation and RSF-1 zoning. The Indian Cultural Center is located on adjacent property to the south and has Urban Mixed-Use 1 FLU and zoning. The applicants are requesting a SsCPA and Rezoning to make the FLU and zoning consistent with the UMU-1 designations on the adjacent Indian Cultural Center site.

The proposed amendments will allow these four (4) parcels to be included with the Indian Cultural Center site to maximize the redevelopment potential for this corner along a major gateway into the City's core area. Additionally, the City of Gainesville has proposed the Urban Mixed-Use High Intensity FLU designation and the T-5 (Urban Mixed-Use High) zoning district for these parcels as part of the City's update to the Land Development Code and Zoning Map. These proposed amendments are consistent with the City's intent for these parcels and this area.

The application packages include the required applications, supporting materials, and the following application fee checks:

- SsCPA - \$1,736.50
- Rezoning - \$3,229.75

We trust that this information is sufficient for your review and placement on the June 23, 2016 City Plan Board agenda. Please let me know if you have any questions or need any additional information.

Sincerely,
CHW


Craig Brashier, AICP
Planning Manager

L:\2015\15-0301\Planning\Application\LTR_160502_CVR Ltr.docx

**Application Package
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1. Cover Letter
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3. Property Deeds
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5. Neighborhood Workshop Information
6. Justification Report
7. Map Set

AFFIDAVIT

Peter W. Hooper, Pratima Hooper, and Alexander K. Hooper

Owner(s)

Application Number

CHW

Appointed Agent(s)

15600-031-000

8

10S

20E

Parcel Number(s)

Section

Township

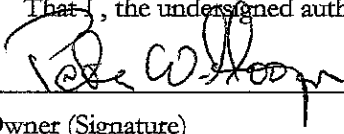
Range

Comprehensive Plan Amendment, Rezoning, and Development Plan Applications

Type of Request

I, on behalf of the property owners of the subject property, being duly sworn, depose and say the following.

1. That I am authorized by the owners and record title holders of the property described in the attached legal description to act on their behalf in all matters and affairs relating to the said property;
2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;
3. That I, 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 City Commissioners to consider and act on the subject request;
5. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.



Owner (Signature)

STATE OF FLORIDA COUNTY
OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS 21 DAY
OF April, 2016

BY Peter W. Hooper

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED NC Driver's License

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

(SEAL ABOVE)



Krystal A. Nelson

Name of Notary, typed, printed or stamped

FF 022716

Commission Number



AFFIDAVIT

Lauren Eileen Murphy and James Russell Green, IV

Owner(s)

Application Number

CHW

Appointed Agent(s)

15600-032-000

Parcel Number(s)

8

Section

10S

Township

20E

Range

Comprehensive Plan Amendment, Rezoning, and Development Plan Applications

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 land use request is being made to the City of Gainesville City Commissioners;
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 City Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Lauren Murphy

Owner (Signature)

[Signature]

Owner (Signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS 21st DAY
OF April, 2016

BY Lauren Murphy and James Green

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED _____

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.



(SEAL ABOVE)

Jayne H. Chapman

Name of Notary typed, printed or stamped

FF 234062

Commission Number

AFFIDAVIT

Celtic Property Investments, LLC

Owner(s)

Application Number

CHW

Appointed Agent(s)

~~15600-032-000~~

15600-033-000

Parcel Number(s)

8

Section

10S

Township

20E

Range

Comprehensive Plan Amendment, Rezoning, and Development Plan Applications

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 land use request is being made to the City of Gainesville City Commissioners;
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 City Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

n/a

Owner (Signature) DANIEL S. LYONS

Owner (Signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS 20th DAY
OF April, 2016

BY Daniel S. Lyons

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED Florida Driver License

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

Tamika Reid
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires
12/29/2018

(SEAL ABOVE)

Name of Notary typed, printed or stamped

n/a

Commission Number



Detail by Entity Name

Florida Limited Liability Company

CELTIC PROPERTY INVESTMENTS, L.L.C.

Filing Information

Document Number	L99000000275
FEI/EIN Number	59-3704314
Date Filed	01/15/1999
State	FL
Status	ACTIVE

Principal Address

820 NW 20TH TERRACE
GAINESVILLE, FL 32603

Changed: 01/20/2014

Mailing Address

P.O. BOX 141764
GAINESVILLE, FL 32614

Changed: 01/20/2014

Registered Agent Name & Address

LYONS, DANIEL S
820 NW 20TH TERRACE
GAINESVILLE, FL 32603

Name Changed: 02/12/2003

Address Changed: 01/20/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

LYONS, DANIEL S
820 NW 20TH TERRACE
GAINESVILLE, FL 32603

Annual Reports

Report Year	Filed Date
2014	01/20/2014
2015	01/08/2015
2016	01/23/2016

Document Images

01/23/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
01/20/2014 -- ANNUAL REPORT	View image in PDF format
04/02/2013 -- ANNUAL REPORT	View image in PDF format
01/09/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
04/02/2009 -- ANNUAL REPORT	View image in PDF format
01/04/2008 -- ANNUAL REPORT	View image in PDF format
01/10/2007 -- ANNUAL REPORT	View image in PDF format
04/04/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
02/12/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
02/18/2002 -- ANNUAL REPORT	View image in PDF format
09/11/2001 -- ANNUAL REPORT	View image in PDF format
09/26/2000 -- ANNUAL REPORT	View image in PDF format
01/15/1999 -- Florida Limited Liabilites	View image in PDF format

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5. Neighborhood Workshop Information
6. Justification Report
7. Map Set



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2717697 3 PG(S)
May 31, 2012 04:33:47 PM
Book 4109 Page 1580
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$1,120.00



Prepared by and return to:
David E. Menet, Esq.
Attorney at Law
Salter Feiber, P.A.
P. O. Box 357399
Gainesville, FL 32635-7399
352-376-8201
File Number: 12-0483.7

[Space Above This Line For Recording Data]

27.00
1120.00

Warranty Deed

This Warranty Deed made on **May 30, 2012** between **Harold E. Gear, a married person, conveying non-homestead property and Nicole E. Gear, an unmarried person whose post office address is 4 Oceanside Circle, Saint Augustine, FL 32080, grantor, and Albert G. Fosmoe and Carmen S. Fosmoe, husband and wife whose post office address is 7815 SW 43rd Place, Gainesville, FL 32608, grantee:**

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

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

Lot Thirty (30), AUDUBON PARK, according to the map or plat thereof as recorded in Plat Book D, Page 45, Public Records of Alachua County, Florida.

Parcel Identification Number: 15600-030-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

This property is not the homestead of Harold E. Gear.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2011.**

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Heather Kiley

[Signature] (Seal)
Harold E. Gear

[Signature]
Witness Name: Jordyn Kiley

State of Alaska
County of Mat Su Borough

The foregoing instrument was acknowledged before me this 29th day of May, 2012 by Harold E. Gear, who is personally known or has produced a driver's license as identification.

[Notary Seal]



W. H. Houck III
Notary Public
Printed Name: W. H. Houck III
My Commission Expires: 10/22/2014

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

Signed, sealed and delivered in our presence:

Witness Name: [Signature]

Nicole E. Gear (Seal)
Nicole E. Gear

Witness Name: Cheryl [Signature]

State of California
County of San Mateo

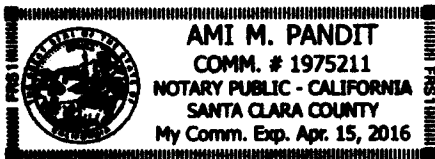
The foregoing instrument was acknowledged before me this 25th day of May, 2012 by Nicole E. Gear, who is personally known or has produced a driver's license as identification.

[Notary Seal]

AmPandit
Notary Public

Printed Name: Ami M. Pandit

My Commission Expires: April 15, 2016



Instrument prepared by and returned to:
Peter W. Hooper

P O Box 605
Cedar Key, Florida 32625

Parcel Identification (Folio) Number(s):
015600-031-000



2215303

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2215303 1 PG
2006 FEB 20 10:13 AM BK 3317 PG 855
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#272336
Doc Stamp-Deed: 0.70

WARRANTY DEED

This Warranty Deed Made and executed the 23rd day of November, 2005, by Peter W. Hooper and Pratima Hooper, husband and wife, hereinafter called the grantor, to Peter W. Hooper and Pratima Hooper and Alexander Kiran Hooper, joint tenants with right of survivorship, whose post office address is: 1227 SW 11th Ave., Gainesville, FL 32601 hereinafter called the grantee,

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Alachua County, Florida, viz:

Lot 31, Audubon Park, according to the plat thereof recorded in Plat Book D, page 45, public records of Alachua County, Florida.

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

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2006, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Signed, Sealed and Delivered in Our Presence:

Witness Signature: *Cynthia L. Tindall*
Print Name: CYNTHIA L. TINDALL

Peter W. Hooper Seal
Peter W. Hooper
Address: P.O. Box 608
Cedar Key, Florida 32625

Witness Signature: *Glenpa K. Kilburg*
Print Name: GLENPA K. KILBURG

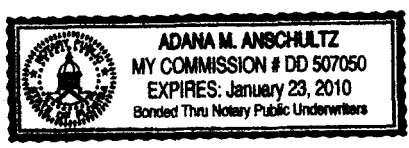
Pratima Hooper Seal
Pratima Hooper
Address: P.O. Box 608
Cedar Key, Florida 32625

STATE OF FL
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 23rd day of November, 2005 by Peter W. Hooper and Pratima Hooper who is/are personally known to me or who has/have produced _____ as identification.

SEAL

Adana M. Anschutz
Notary Public
Serial Number: _____



INT. TAX _____
DOC. STAMPS 1295.00
RECORDING 18.50
TOTAL 1313.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2140420 2 PGS
2005 JUN 06 04:41 PM BK 3139 PG 961
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#238746
Doc Stamp-Deed: 1,295.00

Prepared by and return to:
James D. Salter, Esq.
Attorney at Law
Salter, Feiber, Murphy, Hutson, & Menet, P.A.
Post Office Box 357399
Gainesville, FL 32635-7399
352-376-8201
File Number: 05-0827.2
Will Call No.:



[Space Above This Line For Recording Data]

Personal Representative's Deed

This Personal Representative's Deed made this 3rd day of June, 2005 between Kerry George Hinkley as Personal Representative(s) of the Estate of Henry Robert Hinkley, deceased, proceedings under Case No. 2004-CP-1765 in the Circuit Court for Alachua County, Florida, whose post office address is 16 S. Main St., C/O Law Office of Bruce Hoffman, Gainesville, FL 32601, grantor, and Lauren Eileen Murphy, an unmarried person and James Russell Green, IV, an unmarried person, as joint tenants with rights of survivorship, whose post office address is 1237 SW 11th Avenue, Gainesville, FL 32601, grantee:

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

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

Lot Thirty-two (32) of Audubon Park, according to the map or plat thereof as recorded in Plat Book D, Page(s) 45, Public Records of Alachua County, Florida.

Parcel Identification Number: 15600-032-000

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

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

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

web
RETURN TO:
SFMH&M

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

Signed, sealed and delivered in our presence:

B. E. Hoffman
Witness Name: Bruce E. Hoffman
DAV
Witness Name: DAVID E. MENET

Kerry G. Hinkley
Kerry George Hinkley, Personal Representative

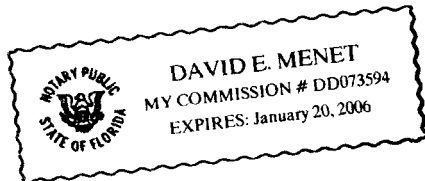
State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 3 day of June, 2005 by Kerry George Hinkley, Personal Representative of the estate of Henry Robert Hinkley, deceased, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

DAV

Notary Public
Printed Name: _____
My Commission Expires: _____



6.00
305.90

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003256 1 PG
2003 DEC 31 03:39 PM BK 2833 PG 1410
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#172103

PREPARED BY AND RETURN TO:
CARL L. JOHNSON
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue
Bldg. 1, Suite 2
Gainesville, FL 32606



Tax Parcel No.
Grantee S.S.#

Doc Stamp-Deed: 305.90

THIS QUIT-CLAIM DEED, Executed this 16 day of June, A.D. 2003, by **HAROLD A. LYONS**, hereinafter referred to as first party, to **CELTIC PROPERTY INVESTMENTS, LLC**, whose post office address is: 609 SW 12th Street, Gainesville, Florida 32601, hereinafter referred to as second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Alachua, State of Florida, to wit:

Lot 33, AUDUBON PARK, according to the map or plat thereof as recorded in Plat Book D, Page 45, Public Records of Alachua County, Florida.

LESS AND EXCEPT:

That part of the above described property lying East of and within 35 feet of the centerline of the existing State Road 25, being a strip of land across the West end of said lot, said strip being 0.35 feet wide at the South end and 2 feet wide at the North end.

SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD PROPERTY OF GRANTOR NOR IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

Bonnie Jean Miller
Printed Name

[Signature]
Witness Signature

CARL L JOHNSON
Printed Name

[Signature]
HAROLD A. LYONS

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **HAROLD A. LYONS**, and he acknowledge executing the same freely and voluntarily, ✓ Said person is personally known to me, _____ Said person produced the following type of identification: _____

WITNESS my hand and official seal in the County and State last aforesaid this 16 day of June, 2003.

My Commission Expires:

[Signature]
Notary Public
CARL L. JOHNSON
MY COMMISSION # DD 068340
EXPIRES: November 13, 2005
Bonded Thru Notary Public Underwriters

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6. Justification Report
7. Map Set



2015 Roll Details — Real Estate Account At 1217 SW 11TH AVE

[Print this page](#)

Real Estate Account #15600 030 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2015	2014	2013	2012	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2015-11-18 \$2,857.00
Effective 2015-11-17
Receipt #15-0021383

Owner: FOSMOE ALBERT G CARMEN S
7815 SW 43RD PL
GAINESVILLE, FL 32608
Situs: 1217 SW 11TH AVE

Account number: 15600 030 000
Alternate Key: 1087595
Millage code: 3600
Millage rate: 23.5605
Escrow company: WELLS FARGO REAL EST TAX SERVI (600000)
MAC X2301-02C
ONE HOME CAMPUS
DES MOINES, IA 50328-0001

Assessed value: 120,700
School assessed value: 120,700

Property Appraiser

Location is not guaranteed to be accurate.

2015 Annual bill

Ad valorem: \$2,843.75
Non-ad valorem: \$132.29
Total Discountable: 2976.04
No Discount NAVA: 0.00
Total tax:

[View](#)

Legal description

AUDUBON PARK PB D-45 LOT 30 OR 4109/1580

Location

Book, page, item: --
Geo number: 08-10-20-15600030000
Range: 20
Township: 10
Section: 08







2015 Roll Details — Real Estate Account At 1227 SW 11TH AVE

[Print this page](#)

Real Estate Account #15600 031 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2015	2014	2013	2012	...	2002
PAID	PAID	PAID	PAID		PAID

[Apply for the 2016 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2015-11-24 \$1,449.04
Receipt #15-0028881

Owner: HOOPER & HOOPER & HOOPER
PO BOX 608
CEDAR KEY, FL 32625-0608
Situs: 1227 SW 11TH AVE

Account number: 15600 031 000
Alternate Key: 1087596
Millage code: 3600
Millage rate: 23.5605

Assessed value: 99,600
School assessed value: 99,600

Exemptions

HOMESTEAD: 50,000

Property Appraiser

Location is not guaranteed to be accurate.

2015 Annual bill

[View](#)

Ad valorem: \$1,377.13
Non-ad valorem: \$132.29
Total Discountable: 1509.42
No Discount NAVA: 0.00
Total tax:

Legal description

AUDUBON PARK PB D-45 LOT 31 OR 1978/1638 & OR 3317/0855

Location

Book, page, item: --

Geo number: 08-10-20-15600031000

Range: 20

Township: 10

Section: 08







2015 Roll Details — Real Estate Account At 1237 SW 11TH AVE

[Print this page](#)

Real Estate Account #15600 032 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2015	2014	2013	2012	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2015-11-19 \$2,768.79
Receipt #15-0023588

Owner: GREEN IV & MURPHY
2406 W PROSPECT RD
TAMPA, FL 33629-5354
Situs: 1237 SW 11TH AVE

Account number: 15600 032 000
Alternate Key: 1087597
Millage code: 3600
Millage rate: 23.5605
Escrow company: M & T BANK (200121)
ATTN: TAX DEPT
95 METHODIST HILL DRIVE
ROCHESTERWESTLAKE, NY 146276262

Assessed value: 116,800
School assessed value: 116,800

Property Appraiser

Location is not guaranteed to be accurate.

2015 Annual bill

Ad valorem: \$2,751.87
Non-ad valorem: \$132.29
Total Discountable: 2884.16
No Discount NAVA: 0.00
Total tax:

[View](#)

Legal description

AUDUBON PARK PB D-45 LOT 32 OR 3139/0961

Location

Book, page, item: --
Geo number: 08-10-20-15600032000
Range: 20
Township: 10
Section: 08







2015 Roll Details — Real Estate Account At 1247 SW 11TH AVE

[Print this page](#)

Real Estate Account #15600 033 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2015	2014	2013	2012	...	2002
PAID	PAID	PAID	PAID		PAID

[Apply for the 2016 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2015-12-31 \$3,067.30
Receipt #15-0066858

Owner: CELTIC PROPERTY INVESTMENTS LLC
PO BOX 141764
GAINESVILLE, FL 32614-1764
Situs: 1247 SW 11TH AVE

Account number: 15600 033 000
Alternate Key: 1087598
Millage code: 3600
Millage rate: 23.5605

Assessed value: 128,600
School assessed value: 128,600

Property Appraiser

Location is not guaranteed to be accurate.

2015 Annual bill

[View](#)

Ad valorem: \$3,029.88
Non-ad valorem: \$132.29
Total Discountable: 3162.17
No Discount NAVA: 0.00
Total tax:

Legal description

AUDUBON PARK PB D-45 LOT 33 LESS A STRIP 0.35 FT ON S END & 2 FT ON N END OFF W SIDE OR 2833/1410
Location

Book, page, item: --
Geo number: 08-10-20-15600033000
Range: 20
Township: 10
Section: 08





**Application Package
Table of Contents**

1. Cover Letter
2. Property Owner Affidavits
3. Property Deeds
4. Tax Information
- 5. Neighborhood Workshop Information**
6. Justification Report
7. Map Set

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1-acre site on Alachua County Tax Parcels 15600-030-000, 15600-031-000, 15600-032-000, and 15600-033-000. The applicant is proposing to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use 1 (8-75 units / acre) and rezone the property from Single-Family Residential (RSF-1) to Urban Mixed-Use 1 (UMU-1)

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop is Friday, April 29, 2016 at 6:00 p.m. at the CHW office, 132 NW 76th Drive, Gainesville, FL 32607.

Contact:
Craig Brashier, AICP

Phone Number:
(352) 331-1976



TODAY IN HISTORY

In 1865, President Abraham Lincoln died nine hours after being shot the night before by John Wilkes Booth at Ford's Theater in Washington.

TODAY'S BIRTHDAYS

Bluegrass musician Jeff Parker is 55. Country singer/songwriter Chris Stapleton is 38. Actor Luke Evans is 37. Actor-writer Seth Rogen is 34. Actress Emma Watson is 26.

LOTTERY

Thursday, April 14
Cash 3
 Early drawing: 8-7-6
 Night drawing: 2-8-2
Play 4
 Early drawing: 7-9-1-7
 Night drawing: 1-4-0-5
Fantasy 5
 1-4-18-24-30

PREVIOUS RESULTS

Lotto - Wednesday
 15-19-31-36-38-43
Match Payoff Winners
 6-of-6.....0-Roll over
 5-of-6...\$5,376.50.....22
 4-of-6...\$85.50.....977
 3-of-6...\$5.00.....22,175
Fantasy 5 - Wednesday
 7-12-25-28-36
Match Payoff Winners
 5-of-5.....0
 4-of-5...\$555.00.....359
 3-of-5...\$18.00.....10,599

TODAY'S TOPIC

Answer online at gainesville.com
 Will you shop at Gainesville's new Bass Pro Shops? **AVAILABLE RESPONSES:**
 ■ Yes
 ■ No

YESTERDAY'S RESPONSE
 How many pets does your household have?
 ■ 0: 201
 ■ 1: 163
 ■ 2: 140
 ■ 3: 60
 ■ 4: 34
 ■ More than 4: 86
Results are strictly surveys of those who choose to participate and are not valid statistical samples.

UNITED STATES-PHILIPPINES

US sending combat aircraft to Philippines

By Lolita C. Baldor
 The Associated Press

MANILA, Philippines — In a military buildup certain to inflame tensions with China, the United States said Thursday it will send troops and combat aircraft to the Philippines for regular, more frequent rotations, and will conduct more joint sea and air patrols with Philippine forces in the South China Sea.

The announcement by U.S. Defense Secretary Ash Carter in a news conference with Philippine Defense Secretary Voltaire Gazmin was the first time the U.S. disclosed that its ships had carried out sea patrols with the Philippines in the South China Sea, a somewhat rare move not done with many other partners in the region.

Carter insisted that the U.S. did not intend to be provocative and was "trying to tamp down tensions here." But Gazmin said he expected that U.S. forces, "with their presence here, will deter uncalculated-for actions by the Chinese."



U.S. Defense Secretary Ash Carter, left, discusses with his Philippine counterpart Voltaire Gazmin during their joint press conference Thursday at the Malacanang presidential palace in Manila, Philippines. ROMEO RANOCO/POOL PHOTO VIA THE ASSOCIATED PRESS

The increased troop presence is part of a broader U.S. campaign to expand its assistance to the Philippines as America shores up its allies in the Asia-Pacific that are rolled by China's building of man-made islands in the South China Sea. While the military boost does not include permanent basing for U.S.

troops, China views any increased U.S. military presence and activities in the region as a threat.

Carter said the U.S. will keep nearly 300 troops, including Air Force special operations forces armed with combat aircraft and helicopters, in the Philippines through the end of the month. The U.S. will

increase troop rotations to strengthen training and support increased military operations in the region.

Speaking in the guest house of the presidential complex, Carter said the joint patrols will improve the Philippine navy and "contribute to the safety and security of the region's waters." Two patrols have

taken place since March. The U.S. also has conducted joint patrols with Japan in the region.

Carter has said that China's increased aggression in the region is compelling more countries to reach out to the U.S., strengthening their military ties with Washington.

The increase in military support comes days after the Philippines' ambassador to the U.S. asked the Obama administration to help persuade China not to build in the nearby Scarborough Shoal, which is viewed as important to Philippine fishermen. Ambassador Jose Cuisia Jr. said the Philippines cannot stop China from building there. China has built man-made islands in other contested spots in the South China Sea.

Charlito Maniago, the leader of a northwestern Philippine village where many fishermen lack access to the disputed Scarborough Shoal after China seized it in 2012, said the joint patrols will bring hope that fishermen can again sail freely to the rich fishing ground.

POLL: MADE IN AMERICA

Americans prefer low prices to items 'Made in the USA'

By Josh Bork and Emily Swanson
 The Associated Press

WASHINGTON — The vast majority of Americans say they prefer lower prices instead of paying a premium for items labeled "Made in the USA," even if it means those cheaper items are made abroad, according to an Associated Press-GfK poll.

While presidential candidates like Donald Trump and Bernie Sanders are vowing to bring back millions of American jobs lost to China and other foreign competitors, public sentiment reflects

core challenges confronting the U.S. economy. Incomes have barely improved, forcing many households to look for the most convenient bargains instead of goods made in America. Employers now seek workers with college degrees, leaving those with only a high school degree who once would have held assembly lines jobs in the lurch. And some Americans who work at companies with clients worldwide see themselves as part of a global market.

Nearly three in four say they would like to buy goods manufactured inside the United States, but those

items are often too costly or difficult to find, according to the survey released Thursday. A mere 9 percent say they only buy American.

Asked about a real world example of choosing between \$50 pants made in another country or an \$85 pair made in the United States — one retailer sells two such pairs made with the same fabric and design — 67 percent say they'd buy the cheaper pair. Only 30 percent would pony up for the more expensive American-made one. People in higher earning households earning more than \$100,000 a year are no less likely than lower-income



A "Made in America" tag hangs on a chest of drawers at a furniture factory in Lincolnton, N.C. The vast majority of Americans say they prefer lower prices instead of paying a premium for items labeled "Made in the U.S.A." ASSOCIATED PRESS FILE PHOTO

Americans to say they'd go for the lower price.

"Low prices are a positive for US consumers — it stretches budgets and allows people to save for their retirements, if they're wise, with dollars that would otherwise be spent on day-to-day living," said Sonya Grob, 57, a middle school secretary from Norman, Oklahoma who described herself as a "liberal Democrat."

But Trump and Sanders have galvanized many voters by attacking recent trade deals. From their perspective,

layoffs and shuttered factories have erased the benefits to the economy from reduced consumer prices.

"We're getting ripped off on trade by everyone," said Trump, the Republican front-runner, at a Monday speech in Albany, New York. "Jobs are going down the drain, folks."

The real estate mogul has threatened to shred the 1994 North American Free Trade Agreement with Mexico and Canada. He has also threatened to slap sharp tariffs on China in hopes of erasing the overall \$540 billion trade deficit.

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PUBLIC NOTICE
 A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1-acre site on Alachua County Tax Parcels 15600-030-000, 15600-031-000, 15600-032-000, and 15600-033-000. The applicant is proposing to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use 1 (8-75 units / acre) and rezone the property from Single-Family Residential (RSF-1) to Urban Mixed-Use 1 (UMU-1)
 This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.
 The workshop is Friday, April 29, 2016 at 6:00 p.m. at the CHW office, 132 NW 76th Drive, Gainesville, FL 32607.
Contact:
 Craig Brashier, AICP
Phone Number:
 (352) 331-1976
CHW
 Professional Consultants

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MEMORANDUM

TO: Neighbors of SW 13th Street / SW 11th Avenue Area
FROM: Craig Brashier, AICP
DATE: Friday, April 15, 2016
RE: Neighborhood Workshop Notice

141 letters

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1-acre site on Alachua County Tax Parcels 15600-030-000, 15600-031-000, 15600-032-000, and 15600-033-000. The applicant is proposing to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use 1 (8-75 units / acre) and rezone the property from Single-Family Residential (RSF-1) to Urban Mixed-Use 1 (UMU-1).

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Date: Friday, April 29, 2016
Time: 6:00 p.m.
Place: CHW
132 NW 76th Drive
Gainesville, FL 32607
Contact: Craig Brashier, AICP
(352) 331-1976

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. We look forward to seeing you at the workshop.

Neighborhood Workshop Notice
15600-022-000 Nine at Gainesville
ANASTAS & ANASTAS
1132 SW 11TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
15631-220-003 Nine at Gainesville
BHARDWAJ & BHARDWAJ
7104 NW 60TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
15631-208-001 Nine at Gainesville
BONNER & BONNER III
1 LAKE PLACID LN
PALM COAST, FL 32137

Neighborhood Workshop Notice
15631-224-001 Nine at Gainesville
LORENZO BUITRON
7740 NW 50TH ST #203
FT LAUDERDALE, FL 33351

Neighborhood Workshop Notice
15600-033-000 *** Nine at Gainesville
CELTIC PROPERTY INVESTMENTS
PO BOX 141764
GAINESVILLE, FL 32614-1764

Neighborhood Workshop Notice
15633-060-001 Nine at Gainesville
CATHERINE C CHIAFAIR
959 BAYSIDE BLUFF RD
JACKSONVILLE, FL 32259

Neighborhood Workshop Notice
15631-232-006 Nine at Gainesville
COOMES & COOMES
600 KINGS ESTATE RD
ST AUGUSTINE, FL 32086

Neighborhood Workshop Notice
15616-000-000 Nine at Gainesville
COX & MOORE
1826 NW 22ND ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
15601-035-000 Nine at Gainesville
VINCENT DONOFRIO
4901 SW 160TH AVE
FT LAUDERDALE, FL 33331

Neighborhood Workshop Notice
15613-000-000 Nine at Gainesville
EPOCH-WILDFLOWER LLC
359 CAROLINA AVE
WINTER PARK, FL 32789

Neighborhood Workshop Notice
15600-030-000 *** Nine at Gainesville
ALBERT G FOSMOE
7815 SW 43RD PL
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
15600-013-000 Nine at Gainesville
W L FREEMAN
1058 SW 11TH TER
GAINESVILLE, FL 32601-7839

Neighborhood Workshop Notice
15631-208-006 Nine at Gainesville
CARMEN B GONZALEZ
4460 SW 1ST ST
MIAMI, FL 33134

Neighborhood Workshop Notice
15600-032-000 *** Nine at Gainesville
GREEN IV & MURPHY
2406 W PROSPECT RD
TAMPA, FL 33629-5354

Neighborhood Workshop Notice
15600-031-000 *** Nine at Gainesville
HOOPER & HOOPER & HOOPER
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Neighborhood Workshop Notice
15615-000-000 Nine at Gainesville
INDIA CULTURAL & EDUCATION CENTER
1115 SW 13TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
15601-034-000 Nine at Gainesville
CAROLYN H JORDAN LIFE ESTATE
1135 SW 11TH AVE
GAINESVILLE, FL 32601-7842

Neighborhood Workshop Notice
15631-216-001 Nine at Gainesville
JOSE & ALODIA ORTEGA FAMILY
PARTNERSHIP
704 SW 17TH AVE STE 1
MIAMI, FL 33135

Neighborhood Workshop Notice
15633-064-002 Nine at Gainesville
PRAKASH JOSHI
3301 BUTLER BAY DR N
WINDERMERE, FL 34786

Neighborhood Workshop Notice
15601-036-000 Nine at Gainesville
LIISE KAYLOR
462 GRIDER ST
BUFFALO, NY 14215

Neighborhood Workshop Notice
15462-000-000 Nine at Gainesville
KELLY & KELLY
1322 SW 12TH AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
15461-000-000 Nine at Gainesville
KELLY BROTHERS LLC
1322 SW 12TH AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
15631-204-001 Nine at Gainesville
NASRULLAH KHAN
281 NW 93RD AVE
PEMBROKE PINES, FL 33024

Neighborhood Workshop Notice
15631-220-002 Nine at Gainesville
RYAN F KING
4985 NW 41ST LN APT 4108
GAINESVILLE, FL 32606-4602

Neighborhood Workshop Notice
15600-014-000 Nine at Gainesville
LAS22 LLC
517 HARBOUR PLACE COURT
LEXINGTON, SC 29072

Neighborhood Workshop Notice
15631-212-006 Nine at Gainesville
LEA FAMILY PARTNERSHIP LTD
PO BOX 4050
LAKE CITY, FL 33563-0018

Neighborhood Workshop Notice
15631-216-002 Nine at Gainesville
CHRIS LI
4821 SKY BLUE DR
TAMPA, FL 33558

Neighborhood Workshop Notice
15631-220-006 Nine at Gainesville
LIU & ZHANG
1220 SW 14TH AVE UNIT F
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
15631-204-002 Nine at Gainesville
LOCKWOOD & LOCKWOOD
6301 ALMEDA RD APT 243
HOUSTON, TX 77021-1093

Neighborhood Workshop Notice
15633-068-006 Nine at Gainesville
LUKOWSKI & LUKOWSKI
1068 SW 14TH AVE #F
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
15631-212-001 Nine at Gainesville
MEI & MEI
1212 SW 14TH AVE #A
GAINESVILLE, FL 32601-2827

Neighborhood Workshop Notice
15631-216-006 Nine at Gainesville
MERKEL & MERKEL
4231 LANDMARK DR
ORLANDO, FL 32817

Neighborhood Workshop Notice
15631-228-005 Nine at Gainesville
MORRIS & MORRIS
2225 LAKESIDE DR
ORLANDO, FL 32803

Neighborhood Workshop Notice
15631-204-003 Nine at Gainesville
OAKBROOK HOLDING LLC
845 NE 79TH ST
MIAMI, FL 33138

Neighborhood Workshop Notice
15600-021-000 Nine at Gainesville
DONNA OMER
3957 NW 9TH CT
GAINESVILLE, FL 32605-4713

Neighborhood Workshop Notice
15631-212-005 Nine at Gainesville
PALM BEACH HOMES TRUST LLC
1100 E PARK AVE STE B
TALLAHASSEE, FL 32301

Neighborhood Workshop Notice
15633-064-004 Nine at Gainesville
PATEL & PATEL
2593 LONGWOOD BLVD
MELBOURNE, FL 32934

Neighborhood Workshop Notice
15600-020-000 Nine at Gainesville
BRYAN THOMAS PHEGLEY
10 WINNEBAGO RD
SEA RANCH LAKES, FL 33308-2330

Neighborhood Workshop Notice
15631-208-002 Nine at Gainesville
ROBERT J PHELAN
2600 WOODGROVE RD
FLEMING ISLE, FL 32003-4974

Neighborhood Workshop Notice
15631-228-001 Nine at Gainesville
ELIZABETH J PORTER
290 PINE ST
ATLANTIC BEACH, FL 32233

Neighborhood Workshop Notice
15600-027-000 Nine at Gainesville
MARIA ELENA QUINTANA
1089 SW 11TH TER
GAINESVILLE, FL 32601-7840

Neighborhood Workshop Notice
15633-064-001 Nine at Gainesville
MARGARET T ROBERTS
PO BOX 832
NEW SMYRNA BEACH, FL 32170

Neighborhood Workshop Notice
15459-000-000 Nine at Gainesville
SHANDS TEACHING HOSPITAL & CLINICS
% LOU ANN KAPPER
PO BOX 100336
GAINESVILLE, FL 32610-0336

Neighborhood Workshop Notice
15601-028-000 Nine at Gainesville
R W SIMONS
1122 SW 11TH AVE
GAINESVILLE, FL 32601-7816

Neighborhood Workshop Notice
15631-232-003 Nine at Gainesville
ROBERT & DONNA SMITH
835 CEDAR COVE DR #C
WELLINGTON, FL 33414

Neighborhood Workshop Notice
15600-015-000 Nine at Gainesville
E H WATTS
1067 SW 11TH TER
GAINESVILLE, FL 32601-7840

Neighborhood Workshop Notice
15600-029-000 Nine at Gainesville
PRISCILLA ANN WEST
3458 NW 30TH PL
GAINESVILLE, FL 32605-2611

Neighborhood Workshop Notice
15633-060-004 Nine at Gainesville
YOST & FRIENDS OD OAKBROOK
301 W PLATT ST STE 118
TAMPA, FL 33606

Neighborhood Workshop Notice
15631-224-004 Nine at Gainesville
Z & A OF GAINESVILLE LLC
18951 SW 51ST MANOR
SOUTHWEST RANCHES, FL 33332

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/Black Pines
JIM CONNOR
400 NW 32 ST
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
2153 SE HAWTHORNE RD, #111
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
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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: 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
13840 W NEWBERRY RD
NEWBERRY, FL 32669

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

Neighborhood Workshop Notice

Phoenix Subdivision

APRIL JONES

3214 SW 26 TERR, Unit B

GAINESVILLE, FL 32608

Neighborhood Workshop Notice

LEE NELSON

DIRECTOR OF REAL ESTATE – UF

204 TIGERT HALL

PO BOX 113100

GAINESVILLE, FL 32611-3100



SIGN IN SHEET

Project Number: 15-0301.03

Meeting: Neighborhood Workshop

Date: April 29, 2016

Time: 6 p.m.

Project Name: Small-scale Comprehensive Plan Amendment & Rezoning

Name	Company Name	Email	Phone Number
Sergio Quintana	—	SJRGVILLE@gmail.com	352-871-8601



Small-scale Comprehensive Plan Amendment and Rezoning

Neighborhood Workshop
April 29, 2016

PURPOSE OF WORKSHOP



- City of Gainesville requires Comprehensive Plan Amendment and/or Rezoning applicants to host a neighborhood workshop
- The workshop's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process
- This meeting provides the applicant with an opportunity to address concerns prior to the application's submission

PUBLIC NOTIFICATION



JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

MEMORANDUM

TO: Neighbors of SW 13th Street / SW 11th Avenue Area
FROM: Craig Brashier, AICP
DATE: Friday, April 15, 2016
RE: Neighborhood Workshop Notice

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1-acre site on Alachua County Tax Parcels 15600-030-000, 15600-031-000, 15600-032-000, and 15600-033-000. The applicant is proposing to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use 1 (8-75 units / acre) and rezone the property from Single-Family Residential (RSF-1) to Urban Mixed-Use 1 (UMU-1).

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

Date: Friday, April 29, 2016
Time: 6:00 p.m.
Place: CHW
132 NW 76th Drive
Gainesville, FL 32607
Contact: Craig Brashier, AICP
(352) 331-1976

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. We look forward to seeing you at the workshop.

planning, design, surveying, engineering, construction.

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1-acre site on Alachua County Tax Parcels 15600-030-000, 15600-031-000, 15600-032-000, and 15600-033-000. The applicant is proposing to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use 1 (8-75 units / acre) and rezone the property from Single-Family Residential (RSF-1) to Urban Mixed-Use 1 (UMU-1).

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop is Friday, April 29, 2016 at 6:00 p.m. at the CHW office, 132 NW 76th Drive, Gainesville, FL 32607.

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976



AL Friday, April 15, 2016 | Gainesville Sun | www.gainesville.com

TODAY IN HISTORY

In 1863, President Abraham Lincoln died nine hours after being shot the night before by John Wilkes Booth at Ford's Theater in Washington.

TODAY'S BIRTHDAYS

Bluesgrass musician Jeff Parker is 55. Country singer/producer Chris Stapleton is 35. Actor Luke Evans is 37. Actor/writer Seth Rogen is 34. Actress Emma Stone is 26.

LOTTERY

Thursday, April 14
Cash 3
Early drawing: 8-7-6
Night drawing: 2-8-2
Play 4
Early drawing: 7-9-1-7
Night drawing: 1-4-4-5
Fantasy 5
1-4-18-24-30

PREVIOUS RESULTS

Lotto - Wednesday
15-19-31-36-38-43
Match Play Winners
6-0-6 \$6.00
5-0-6 \$5.375-56.22
4-0-6 \$5.00-1,377
3-0-6 \$5.00-22,175
Fantasy 5 - Wednesday
7-12-25-28-30
Match Play Winners
5-0-5 \$5.00-359
4-0-5 \$5.00-10,599
3-0-5 \$5.00-10,599

TODAY'S TOPIC

Answer online at gainesville.com

Will you shop at Gainesville's new Bass Pro Shops? **AVAILABLE RESPONSES:**

■ Yes

■ No

YESTERDAY'S RESPONSE

How many pets does your household have?

■ 1-2: 293

■ 3: 163

■ 4: 140

■ 5: 89

■ 6-34

More than 6: 88
Results are strictly surveys of those who choose to participate and are not valid statistical samples.

UNITED STATES-PHILIPPINES

US sending combat aircraft to Philippines

By Laura C. Holter
The Associated Press

MANILA, Philippines - In a military buildup certain to inflame tensions with China, the United States said Thursday it will send troops and combat aircraft to the Philippines for regular, more frequent rotations, and will conduct more joint sea and air patrols with Philippine forces in the South China Sea.

The announcement by U.S. Defense Secretary Ash Carter in a news conference with Philippine Defense Secretary Voltaire Gazmin was the first time the U.S. disclosed that its ships had carried out sea patrols with the Philippines in the South China Sea, a somewhat rare move not done with many other partners in the region.

Carter insisted that the U.S. did not intend to be provocative and was "trying to tamp down tensions here." But Gazmin said he expected that U.S. forces, with their presence here, will deter unprovoked actions by the Chinese.



U.S. Defense Secretary Ash Carter, left, discusses with his Philippine counterpart Voltaire Gazmin during their joint press conference Thursday at the Malacanang presidential palace in Manila, Philippines. (AP Photo/Randolph)

The increased troop presence to perform a broader U.S. campaign to expand its assistance to the Philippines as America shores up its allies in the Asia-Pacific that are roiled by China's building of man-made islands in the South China Sea. While the military boost does not include permanent basing for U.S.

troops, Carter views any increase of U.S. military presence and activities in the region as a help to the Philippines. Carter said the U.S. will keep nearly 300 troops, including Air Force special operations forces armed with combat aircraft and helicopters, in the Philippines through the end of the month. The U.S. will

increase troop rotations to strengthen training and support increased military operations in the region.

Speaking in the guest house of the presidential complex, Carter said the joint patrols will improve the Philippine navy and "contribute to the safety and security of the region's waters." "Two patrols have

taken place since March. The U.S. also has conducted joint patrols with Japan in the region.

The increase in military support comes days after the Philippines' ambassador to the U.S. asked the Obama administration to help persuade China not to build in the nearby Scarborough Shoal, which is viewed as important to Philippine fishermen. Ambassador Jose Guisa Jr. said the Philippines cannot stop China from building there. China has built man-made islands in other contested spots in the South China Sea.

Charlito Manisig, the leader of a northwestern Philippine village where many fishermen lost access to the disputed Scarborough Shoal after China entered it in 2012, said the joint patrols bring hope that fishermen can again sail freely to the rich fishing ground.

POLL: MADE IN AMERICA

Americans prefer low prices to items 'Made in the USA'

By Josh Boak
and Emily Swanson
The Associated Press

WASHINGTON - The vast majority of Americans say they prefer low prices instead of paying a premium for items labeled "Made in the USA," even if it means those cheaper items are made abroad, according to an Associated Press-ABC poll.

While presidential candidates like Donald Trump and Bernie Sanders are vowing to bring back millions of American jobs lost to China and other foreign competitors, public sentiment reflects

core challenges confronting the U.S. economy. Incomes have barely improved, forcing many households to look for the most convenient bargains instead of goods made in America. Employees now seek workers with college degrees, leaving those with only a high school degree who once would have held assembly lines jobs in the U.S. And some Americans who work at companies with clients worldwide see themselves as part of a global market. Nearly three in four say they would like to buy goods manufactured in the U.S. but those

items are often too costly or difficult to find, according to the survey released Thursday. About 6 percent say they only buy American-made items when they're shopping in another country or an example of choosing between \$10 pants made in the United States — one retailer sells two such pairs made with the same fabric and design jobs in the U.S. — or 57 percent say they'd buy the cheaper pair. Only 10 percent would pony up for the more expensive American-made one. People in higher earning households earning more than \$300,000 a year are no less likely than lower-income



A "Made in America" tag hangs on a dress at a furniture store in Lincoln, N.C. The tag of many items sold in the store says they prefer lower prices to items labeled "Made in America."

Americans to say they'd go for the lower price. "Low prices are a positive benefit to the economy for US consumers — it stretches budgets and allows people to live their lives better," said Trump, the Republican front-runner, at a Monday news conference in New York. "Jobs are going down the drain, folks." The real estate mogul has threatened to shred the 1994 North American Free Trade Agreement with Mexico and Canada. He has also threatened to slap sharp tariffs on China in hopes of erasing the over all \$540 billion trade deficit. from their perspective.

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Mon-Fri. 10-6:30 Sat. 10-6 • www.pinnerstheshoes.com

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WOODLAND LLOYD LANDERS
CUSTOM CUISINES
All Stock Orders
Sisseton & Partners
Home's 5th Floor
3429 W. University Ave | 352.224.5192
Mon-Fri 10 am - 5:30 pm | Sat 10 am - 5 pm
A portion of all proceeds go to animal rescue. sisseton.com

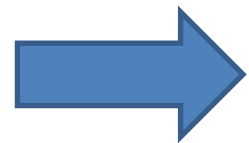
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The workshop is Friday, April 29, 2016 at 6:00 p.m. at the CHW office, 132 NW 76th Drive, Gainesville, FL 32607.
Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976

The Gainesville Sun
ADVERTISING RATES AND QUOTATIONS
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Fax: (352) 331-1977
www.gainesvillesun.com

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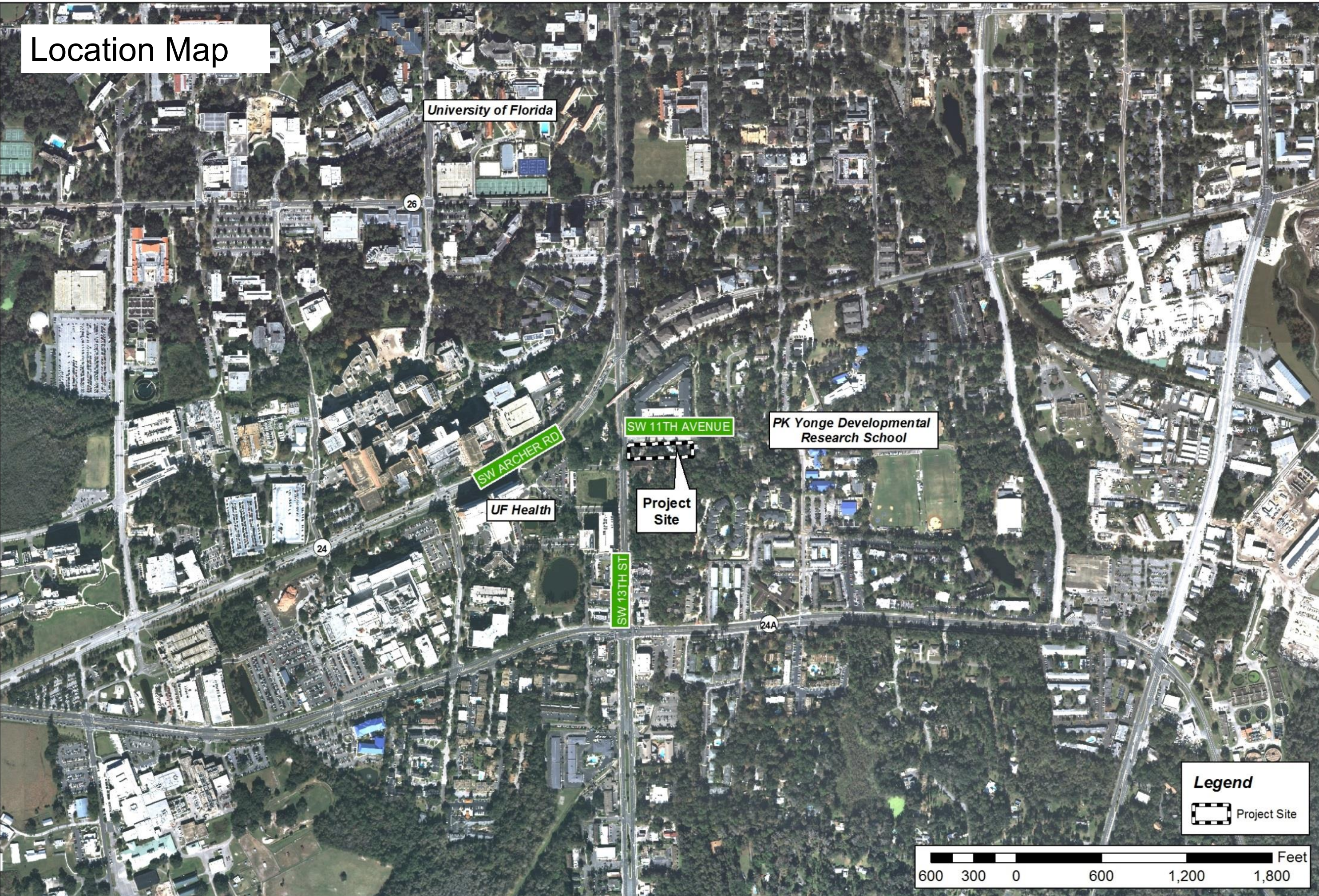
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REVIEW PROCESS



City Pre-application Meeting	April 13, 2016
Neighborhood Workshop	April 29, 2016
Development Plan Submittal	May 2, 2016
Additional Neighborhood Workshop	May 18, 2016 (est.)
City Plan Board Hearing	June 23, 2016

Location Map



University of Florida

26

SW ARCHER RD

UF Health

24

SW 11TH AVENUE

Project Site

PK Yonge Developmental Research School

SW 13TH ST

24A

Legend

Project Site

600 300 0 600 1,200 1,800 Feet

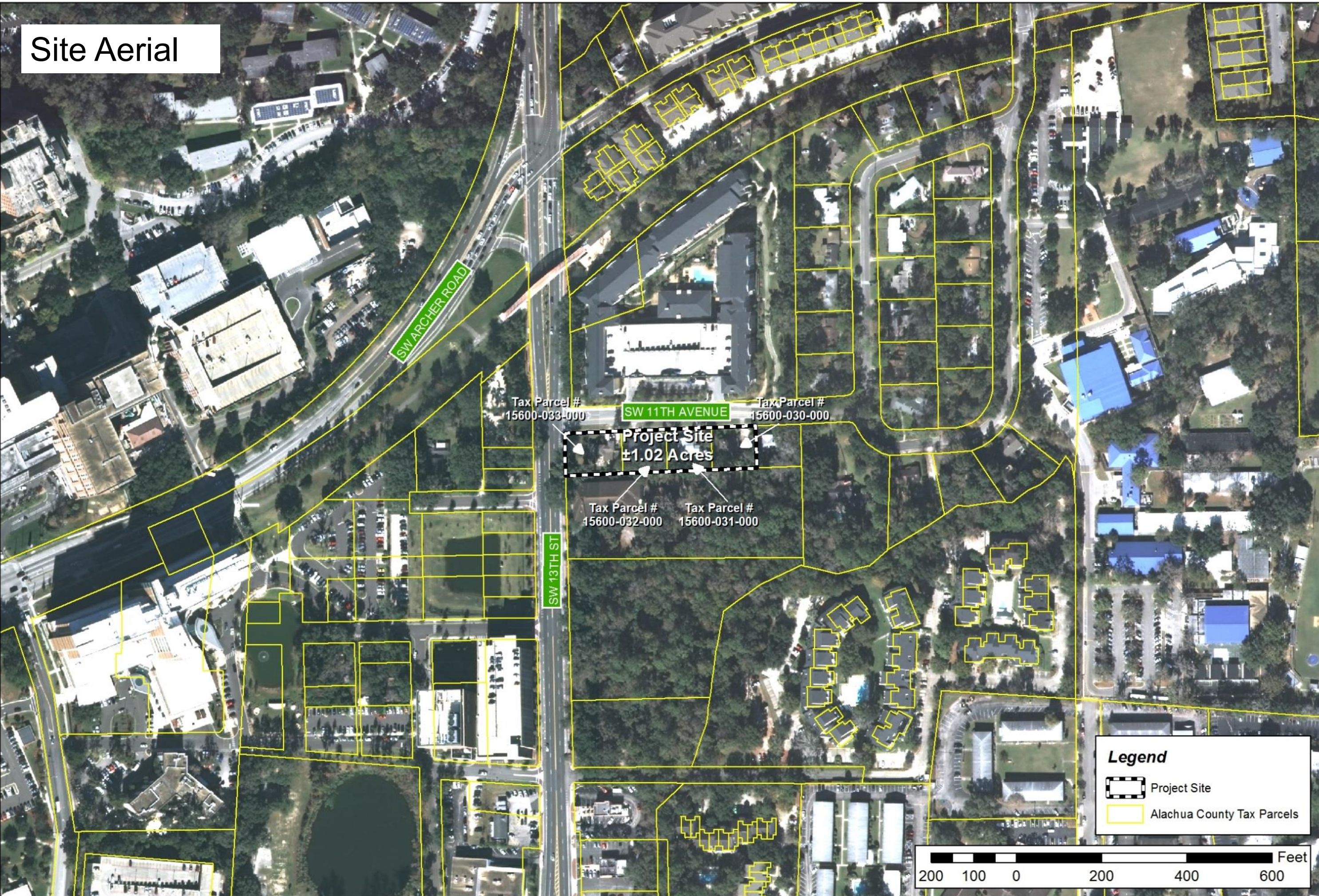


Project: SW 11th Avenue
Prepared by: Employee 427
Date: 4/27/2016



The Nine @ Gainesville
SsCPA and Rezoning Applications

Site Aerial

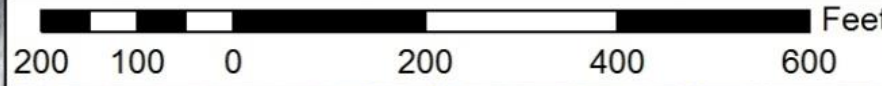


The Nine @ Gainesville
Rezoning and Ss CPA Applications



Legend

- Project Site
- Alachua County Tax Parcels



Existing Site Conditions



Existing Area Conditions – South / East



planning

surveying

engineering

construction

professional consultants

Existing Area Conditions - North



Existing Area Conditions - West



planning

surveying

engineering

construction

professional consultants

Summary of City's Proposed Changes



- City is proposing to change the Future Land Use & Zoning on the project site.
- City is proposing Urban Mixed-Use High Intensity FLU & T-5 (UMUH) Zoning District
- Urban Mixed-Use High Intensity FLU: 10 – 150 du/ac
- T-5 (UMUH) Zoning District: 100 du / ac by-right, 125 du/ac by SUP
- Public Hearing / Approval Schedule for City's amendments is not known.

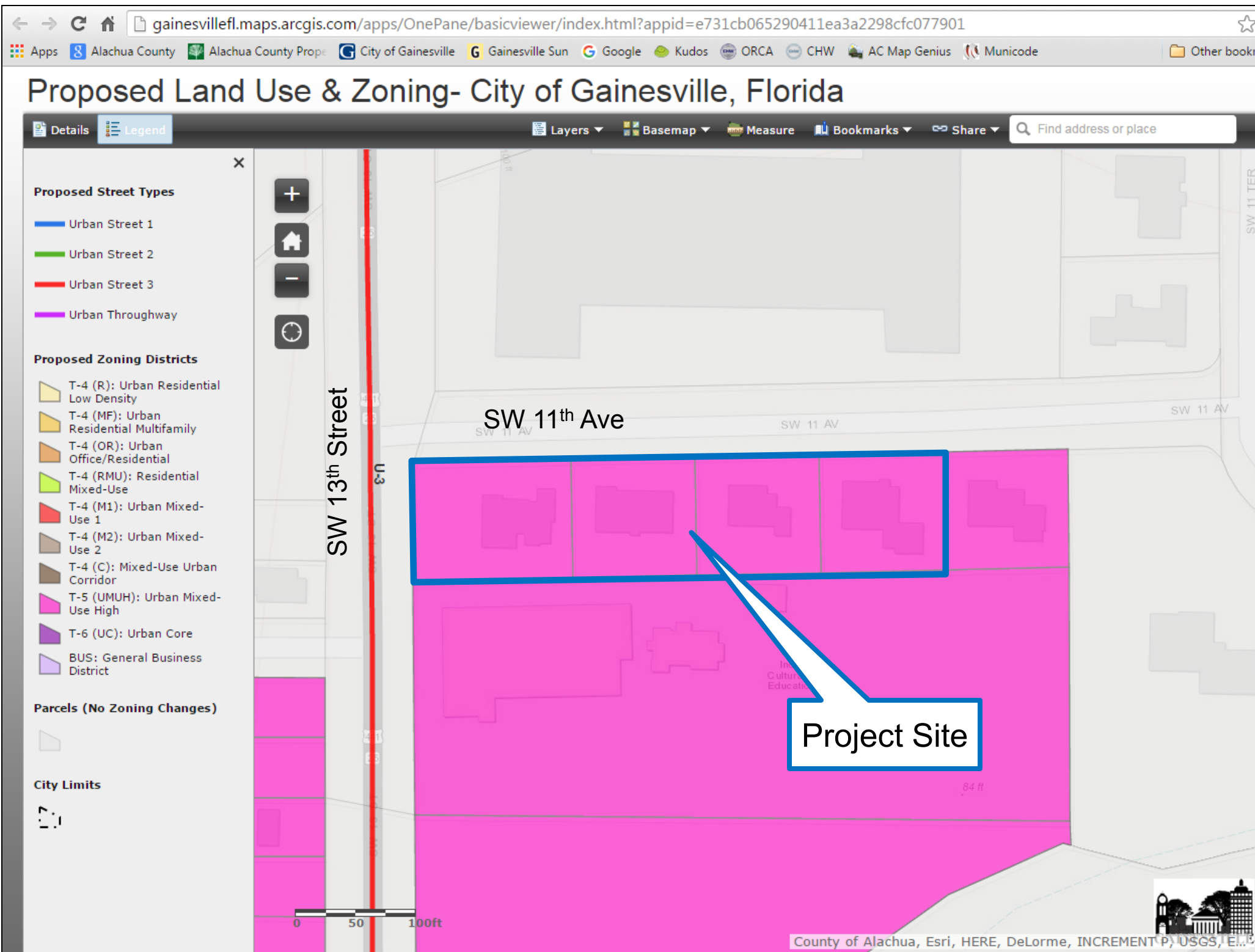
City of Gainesville Proposed Zoning



<http://gainesvillefl.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=e731cb065290411ea3a2298cfc077901>

Proposed Zoning Districts

- T-4 (R): Urban Residential Low Density
- T-4 (MF): Urban Residential Multifamily
- T-4 (OR): Urban Office/Residential
- T-4 (RMU): Residential Mixed-Use
- T-4 (M1): Urban Mixed-Use 1
- T-4 (M2): Urban Mixed-Use 2
- T-4 (C): Mixed-Use Urban Corridor
- T-5 (UMUH): Urban Mixed-Use High
- T-6 (UC): Urban Core
- BUS: General Business District

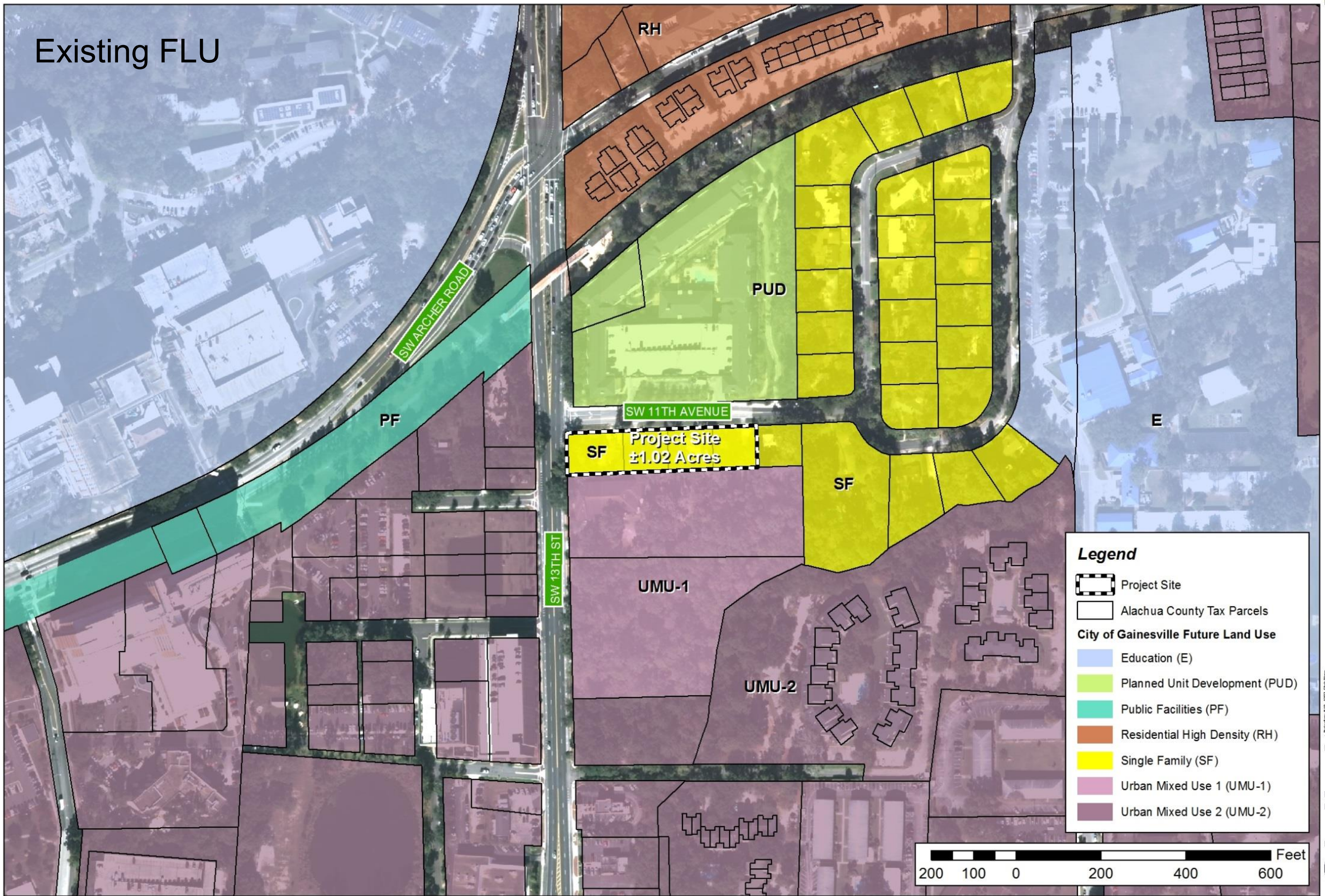


Summary of Applicant's Proposed Changes



- Project Site: ±1.02 ac.
- Existing Future Land Use Designation: Single-Family Residential (0-8 du/ac)
- Proposed Future Land Use Designation: Urban Mixed-Use 1 (8-75 du/ac)
- Existing Zoning District: RSF-1 (3.5 du/ac)
- Proposed Zoning District: UMU-1 (8-75 du/ac)

Existing FLU



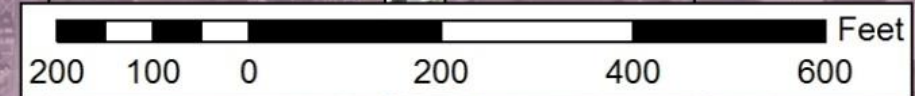
The Nine @ Gainesville Rezoning and Ss CPA Applications

Legend

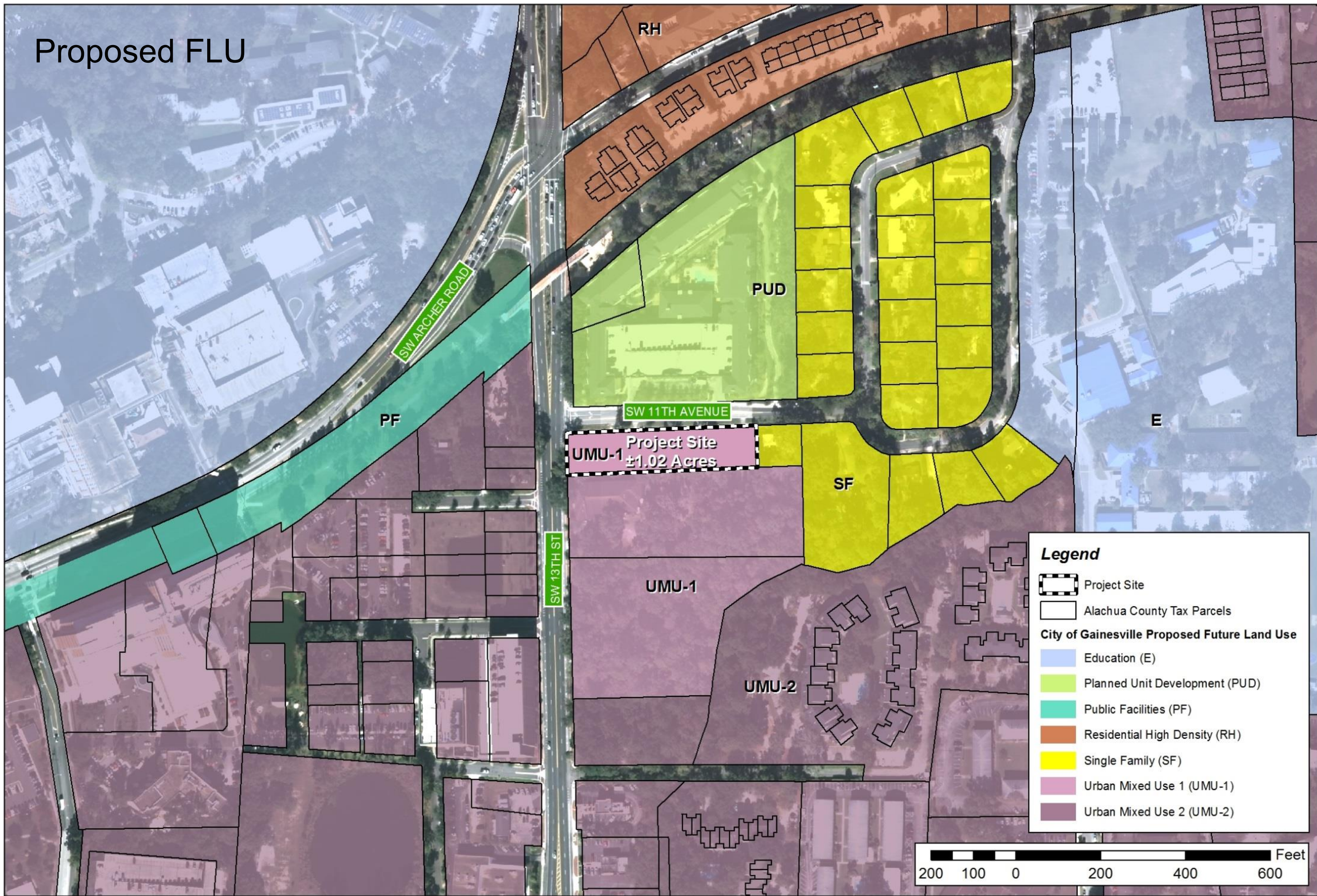
- Project Site
- Alachua County Tax Parcels
- City of Gainesville Future Land Use**
- Education (E)
- Planned Unit Development (PUD)
- Public Facilities (PF)
- Residential High Density (RH)
- Single Family (SF)
- Urban Mixed Use 1 (UMU-1)
- Urban Mixed Use 2 (UMU-2)



Project No. 1001, Date: 04/27/16
 Prepared by: Employee 427
 Date: 4/27/16



Proposed FLU



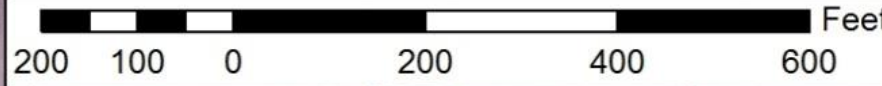
Project Site
UMU-1
 ±1.02 Acres

Legend

- Project Site
- Alachua County Tax Parcels

City of Gainesville Proposed Future Land Use

- Education (E)
- Planned Unit Development (PUD)
- Public Facilities (PF)
- Residential High Density (RH)
- Single Family (SF)
- Urban Mixed Use 1 (UMU-1)
- Urban Mixed Use 2 (UMU-2)



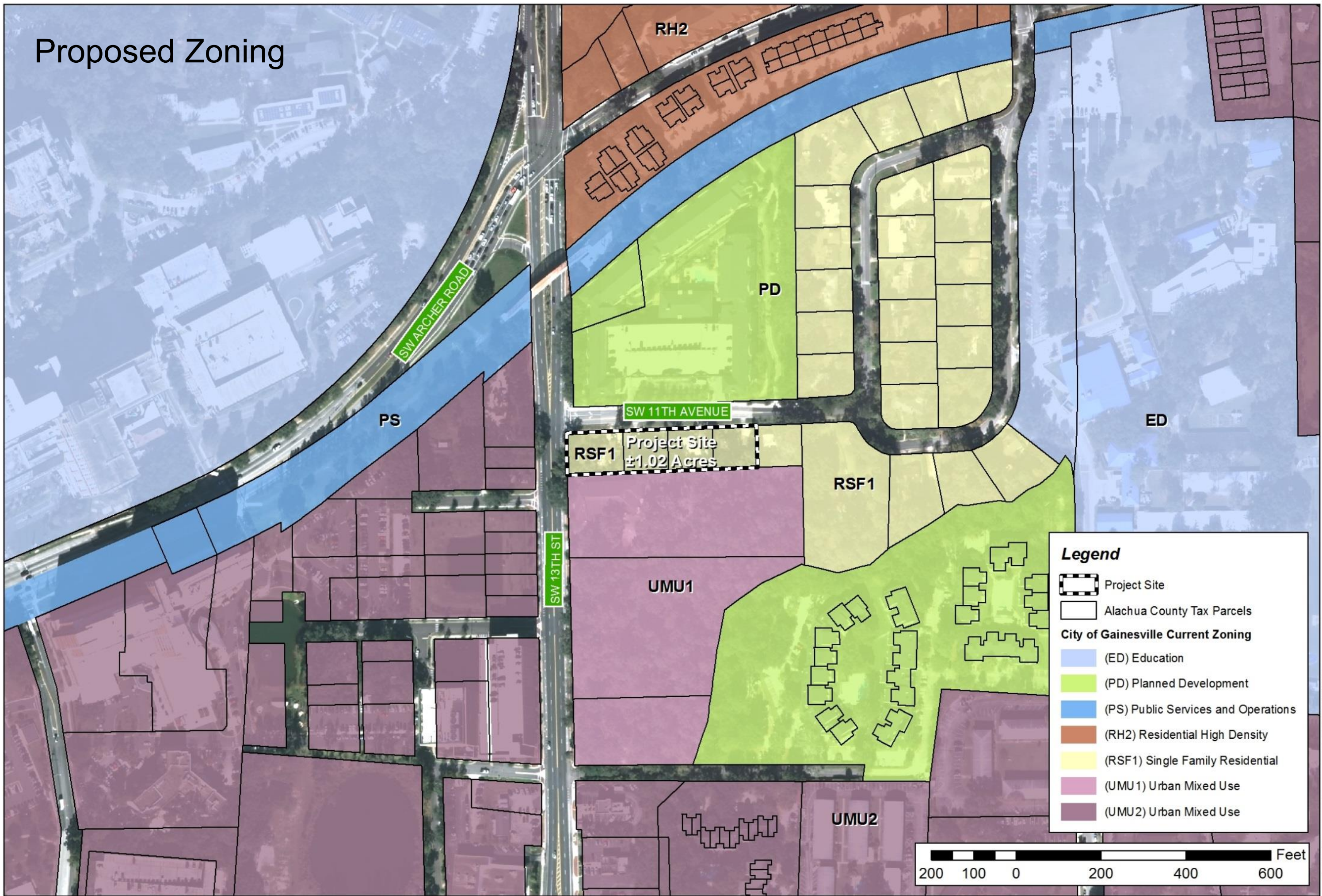
The Nine @ Gainesville
 Rezoning and Ss CPA Applications

NORTH

CHW

Professional Consultants
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 Prepared by: Employee 427
 Date: 4/27/2016

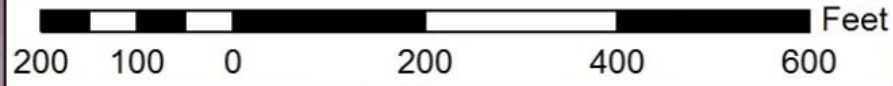
Proposed Zoning



The Nine @ Gainesville
Rezoning and Ss CPA Applications

Legend

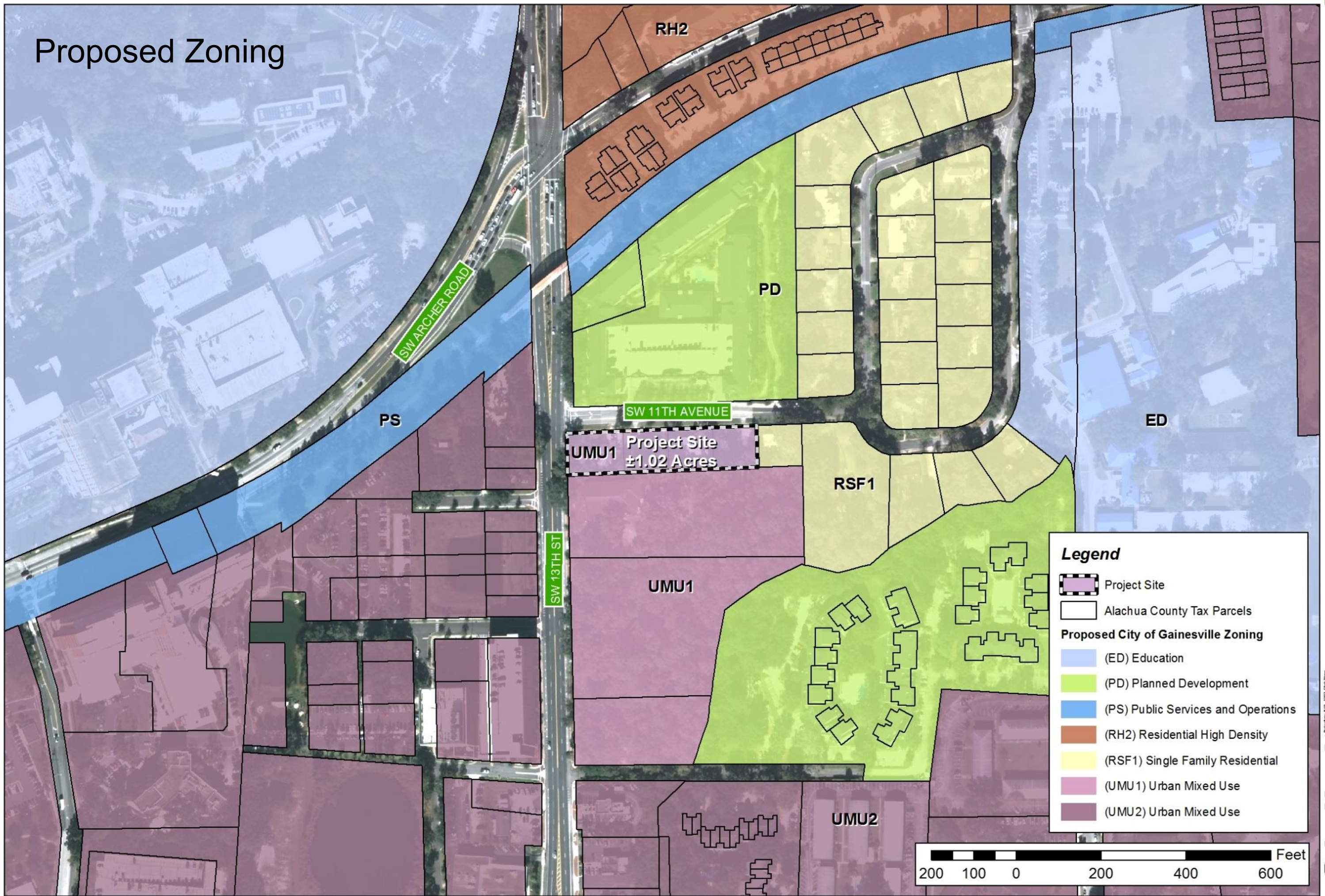
- Project Site
- Alachua County Tax Parcels
- City of Gainesville Current Zoning**
- (ED) Education
- (PD) Planned Development
- (PS) Public Services and Operations
- (RH2) Residential High Density
- (RSF1) Single Family Residential
- (UMU1) Urban Mixed Use
- (UMU2) Urban Mixed Use



Project No. 18011-0001-0001
 Project Name: THE NINE @ GAINESVILLE
 Prepared By: CH2M HILL
 Date: 4/27/2016

Professional Consultants
 Document Path: L:\2016\15-0001\Planning\GIS\Map\3A_18011-0001-0001-1.mxd

Proposed Zoning



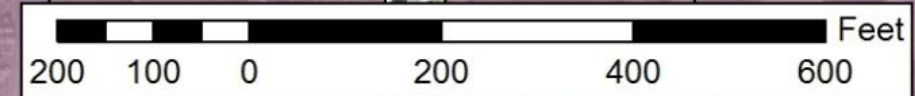
UMU1 Project Site
±1.02 Acres

Legend

- Project Site
- Alachua County Tax Parcels

Proposed City of Gainesville Zoning

- (ED) Education
- (PD) Planned Development
- (PS) Public Services and Operations
- (RH2) Residential High Density
- (RSF1) Single Family Residential
- (UMU1) Urban Mixed Use
- (UMU2) Urban Mixed Use



The Nine @ Gainesville
Rezoning and Ss CPA Applications



Project No: 18031
 Date: 10/20/18
 Prepared by: Employee 427
 Date: 4/27/2018
 Document Path: L:\2018\18-00019\Planning\GIS\MK030300\18041433B.mxd

Professional Consultants

The logo for CH2M, featuring the letters 'C', 'H', and 'M' in white. The 'M' is stylized with a blue diagonal bar on the left and an orange diagonal bar on the right, intersecting at a grey square in the center.

CH2M

Professional Consultants

THE NINE @ GAINESVILLE
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT & REZONING
NEIGHBORHOOD WORKSHOP
APRIL 29, 2016, AT 6:00 PM
CHW OFFICES

Recorded and transcribed by CHW staff.

Attendees:

Sergio Quintana - Citizen

Craig Brashier, AICP - CHW

CHW delivered a presentation that explained the details of the proposed Small-scale Comprehensive Plan Amendment (LsCPA) and Rezoning applications. One (1) member of the public attended the workshop. Mr. Quintana was there on behalf of a relative who was a property owner in the neighborhood adjacent to the project site. The following bullet points highlight the main points of the presentation and the discussion items following the presentation.

- The presentation explained that the proposed applications will change the Future Land Use (FLU) and Zoning categories to UMU-1.
- Mr. Brashier explained that the UMU-1 FLU and zoning district is consistent with adjacent UMU-1 properties as well as with the T-5 (UMUH) zoning district proposed by the City as part of the Land Development Code updates.
- The presentation included pictures of the subject parcels as well as the surrounding properties.
- Mr. Brashier informed the attendee that a second neighborhood workshop will be held in a location close to downtown within the next few weeks.
- The meeting adjourned at 6:30 p.m.

**Application Package
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1. Cover Letter
2. Property Owner Affidavits
3. Property Deeds
4. Tax Information
5. Neighborhood Workshop Information
- 6. Justification Report**
7. Map Set



Professional Consultants



JACKSONVILLE | GAINESVILLE | OCALA

8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244

132 NW 76th Drive, Gainesville, Florida 32607

101 NE 1st Avenue, Ocala, Florida 34470

planning.surveying.engineering.construction.

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Executive Summary

To: Mr. Ralph Hilliard, Planning Manager
From: Craig Brashier, AICP, Planning Manager
Date: April 22, 2016
Re: The Nine @ Gainesville
 Rezoning Application

#15-0301

Jurisdiction: City of Gainesville	Intent of Development: Multi-family Residential
Description of Location: 1217, 1227, 1237, and 1247 SW 11 th Avenue	
Parcel Numbers: 15600-030-000, 15600-031-000, 15600-032-000, 15600-033-000	Acres: ±1.02 acres
Current Zoning District: <i>RSF-1 (3.5 du/ac)</i> The single-family districts are established for the purpose of providing areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. These districts are characterized by single-family residential structures designed and located so as to protect the character of single-family residential neighborhoods.	
Proposed Zoning District: <i>Urban Mixed-Use 1 (8-75 units per acre; and up to 25 additional units per acre by SUP)</i> The UMU-1 district is created to promote and encourage redevelopment of urban corridors and neighborhoods in the core of the city and to reflect the character and scale of the existing developments in the neighborhoods. The UMU-1 district is intended to encourage pedestrian access and the combining of trips and is established to allow uses compatible with each other and with surrounding residential areas which are consistent with the land use policies stated in the comprehensive plan. This district will also allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place.	
Existing Maximum Density / Intensity <i>RSF-1:</i> ±1.02 acres x 3.5 dwelling units (du) = 4 du	
Proposed Density/Intensity <i>UMU-1:</i> Residential: ±1.02 acres x 75 dwelling units (du) = 77 du	
Net Change This rezoning application could potentially increase residential units by 73.	

STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to change the existing zoning district on a ±1 acre consisting of Alachua County Tax Parcels 15600-030-000, 15600-031-000, 15600-032-000, and 15600-033-000 from RSF-1 to UMU-1. The site is located on the south side of SW 11th Avenue, east of SW 13th Street. This site is made up of four (4) individual single-family residential lots with existing homes. The proposed rezoning will allow these parcels to be combined with the adjacent UMU-1 zoning to the south to maximize the redevelopment potential for this site.

The requested rezoning is companion to a Small-scale Comprehensive Plan Amendment (SsCPA) that requests the Urban Mixed-Use 1 (UMU-1) Future Land Use FLU designation. The proposed amendments are consistent with the existing UMU-1, UMU-2 and Planned Development designations along the SW 13th Street corridor. Figure 1 shows the site's location and identifies the nature of surrounding land uses.

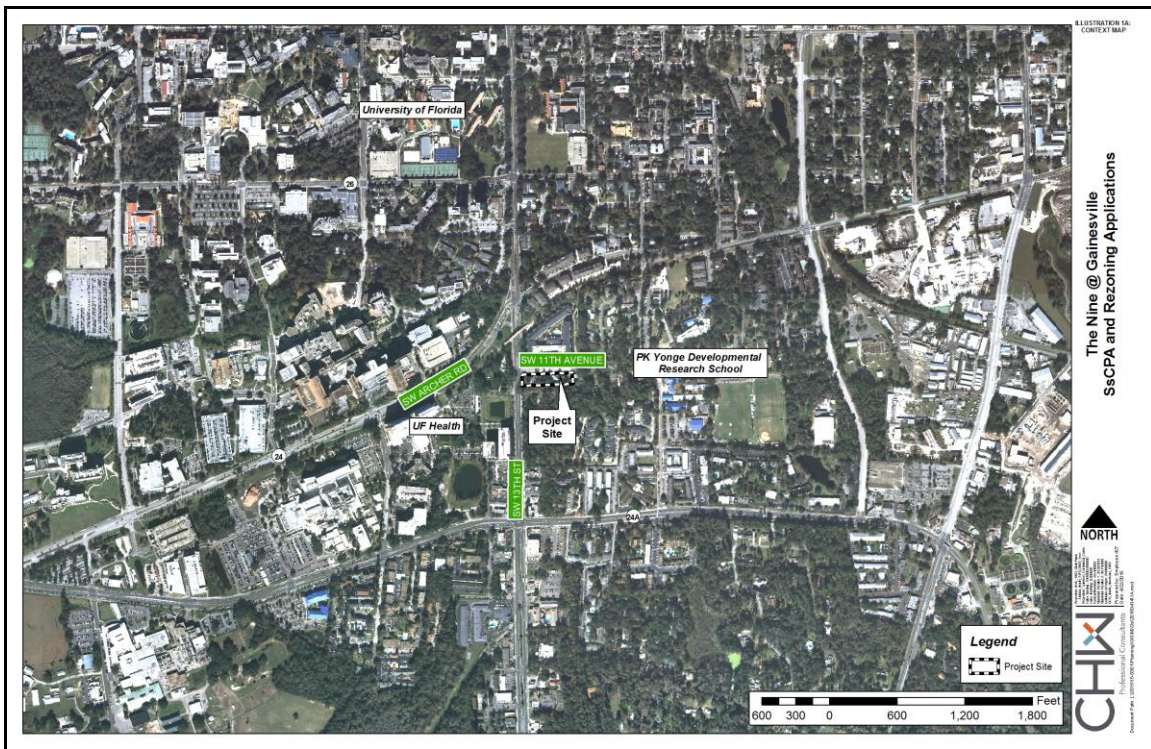


Figure 1: Aerial Map

As previously stated, the proposed UMU-1 zoning district is consistent with the existing development pattern and consistent with the adjacent UMU-1 zoning district to the south as well as the other UMU-2 and PD zoning districts in this area. Surrounding FLU and zoning designations are summarized in *Table 1* and shown on Figures 2 through 5.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	SW 11 th Ave. R.O.W. / Planned Use District (PUD)	PD
East	Single Family	RSF-1
South	UMU-1	UMU-1
West	SW 13 th Street R.O.W. / UMU-2	UMU-2

The Indian Cultural Center is currently located to the south of the project site. These four (4) parcels will be combined with the Indian Cultural Center site to maximize the infill redevelopment potential for this corner of SW 11th Avenue and SW 13th Street. If the redevelopment of the Indian Cultural Center were to take place and not include these parcels, the redevelopment potential for these parcel would be extremely limited in the future due to their size and location. The SW 13th Street corridor is a major entrance into the City’s core area and the proposed amendments will allow for a redevelopment project that helps frame and accentuate this gateway with a development pattern consistent with adjacent redevelopment efforts along SW 13th Street.

To the north across SW 11th Avenue is a multi-family development with a parking garage. The proposed redevelopment of this site will consist of a similar multi-family development. Across SW 13th Street, UF Health is currently expanding its facilities with a new Cardiovascular and Neuroscience hospital tower.

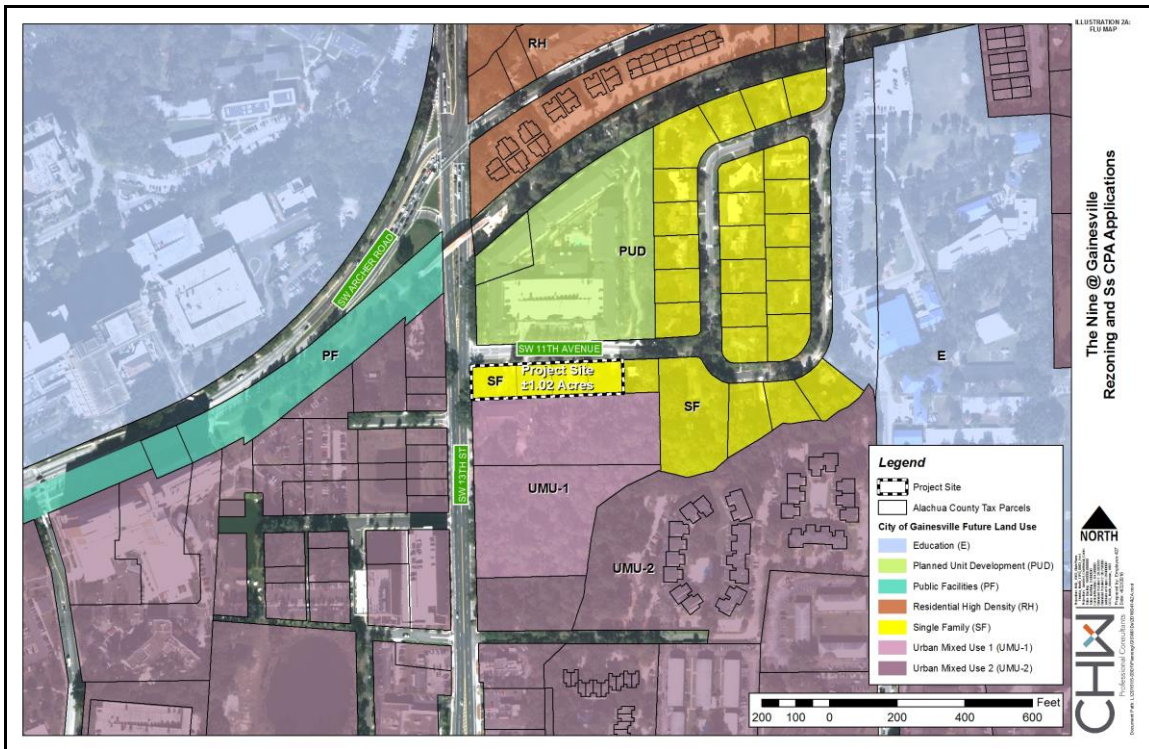


Figure 2: Existing Future Land Use Map

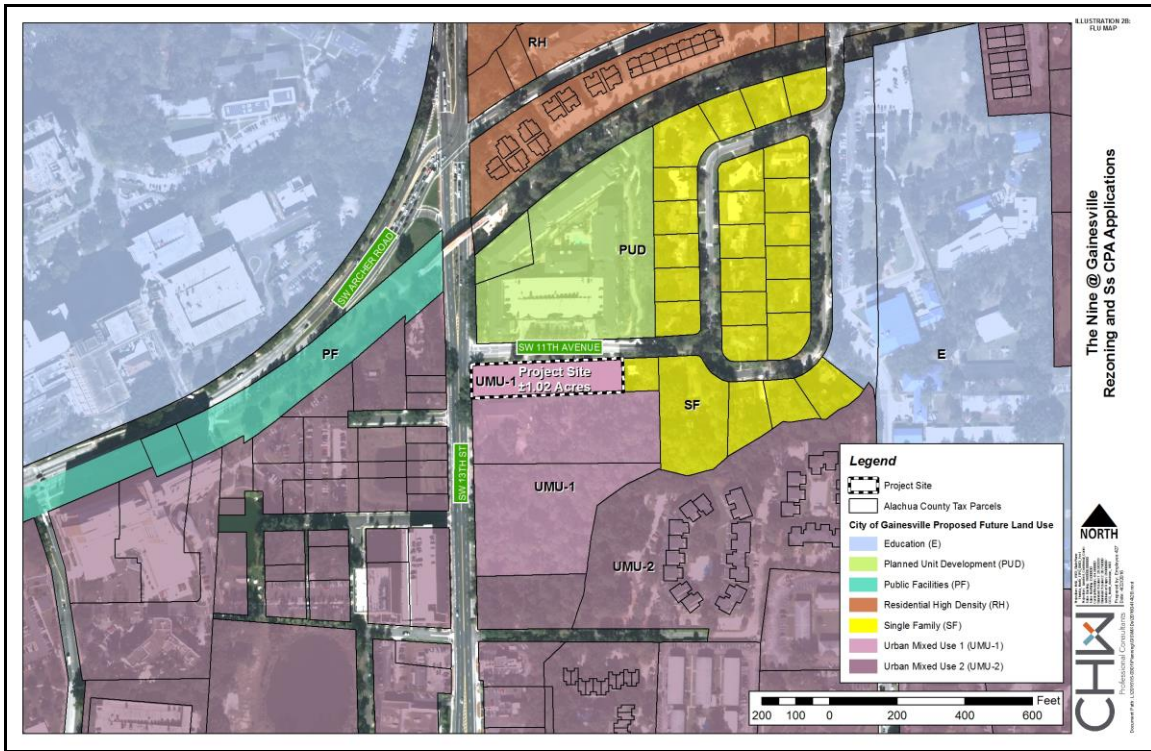


Figure 3: Proposed Future Land Use Map

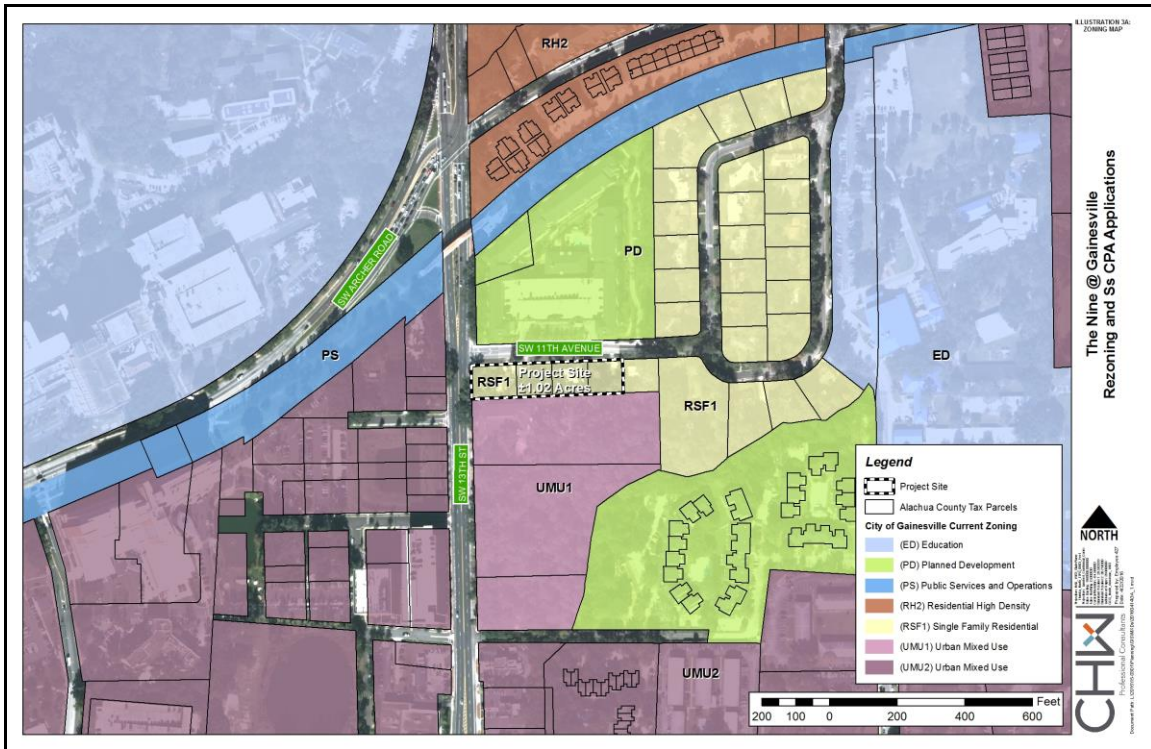


Figure 4: Existing Zoning Map

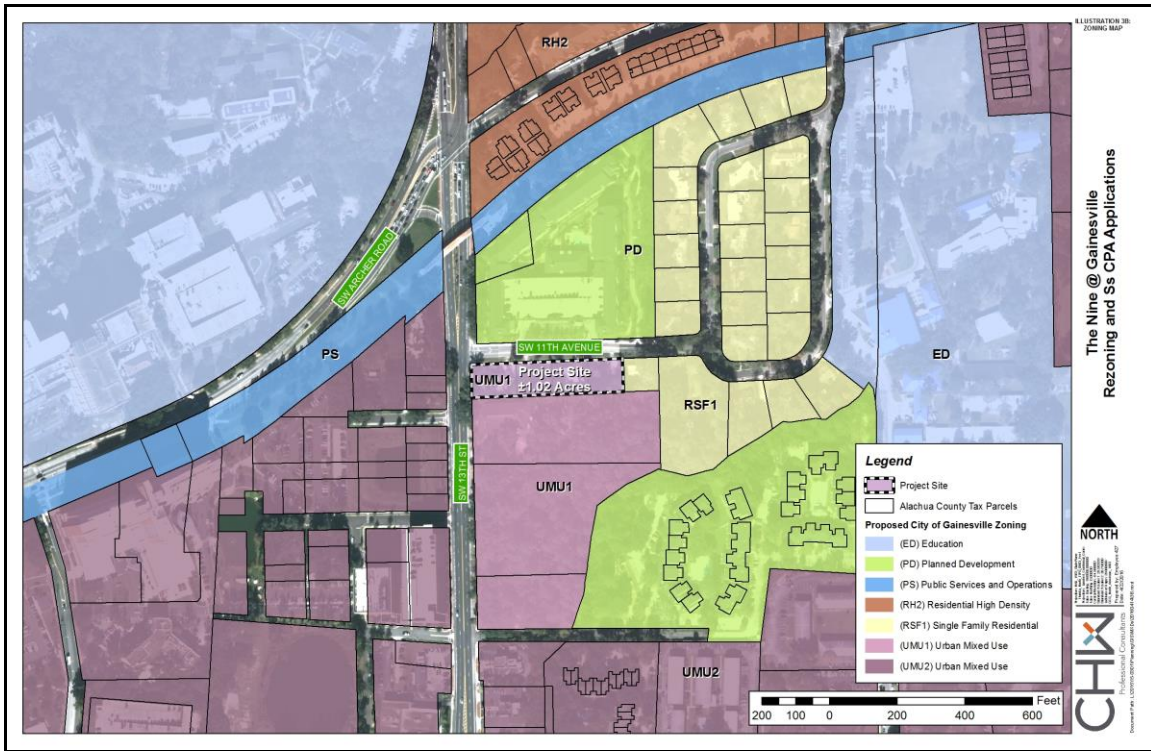


Figure 5: Proposed Zoning Map

The City of Gainesville has proposed revisions to the FLU designations and zoning districts for the SW 13th Street corridor, including the four (4) subject parcels. The City is proposing an Urban Mixed-Use High Intensity FLU designation and a T-5: Urban Mixed-Use High zoning district for these parcels. These designations are similar to the UMU-2 FLU and zoning districts currently in the City’s Comprehensive Plan and Land Development Code. Therefore, the proposed rezoning is consistent with changes the City is already proposing for these parcels. The applicant submits this amendment so that progress can be made on this infill redevelopment project prior to the City completing the FLU and zoning updates that are currently in progress. Figure 6 shows the City’s proposed FLU and zoning designations for these parcels.

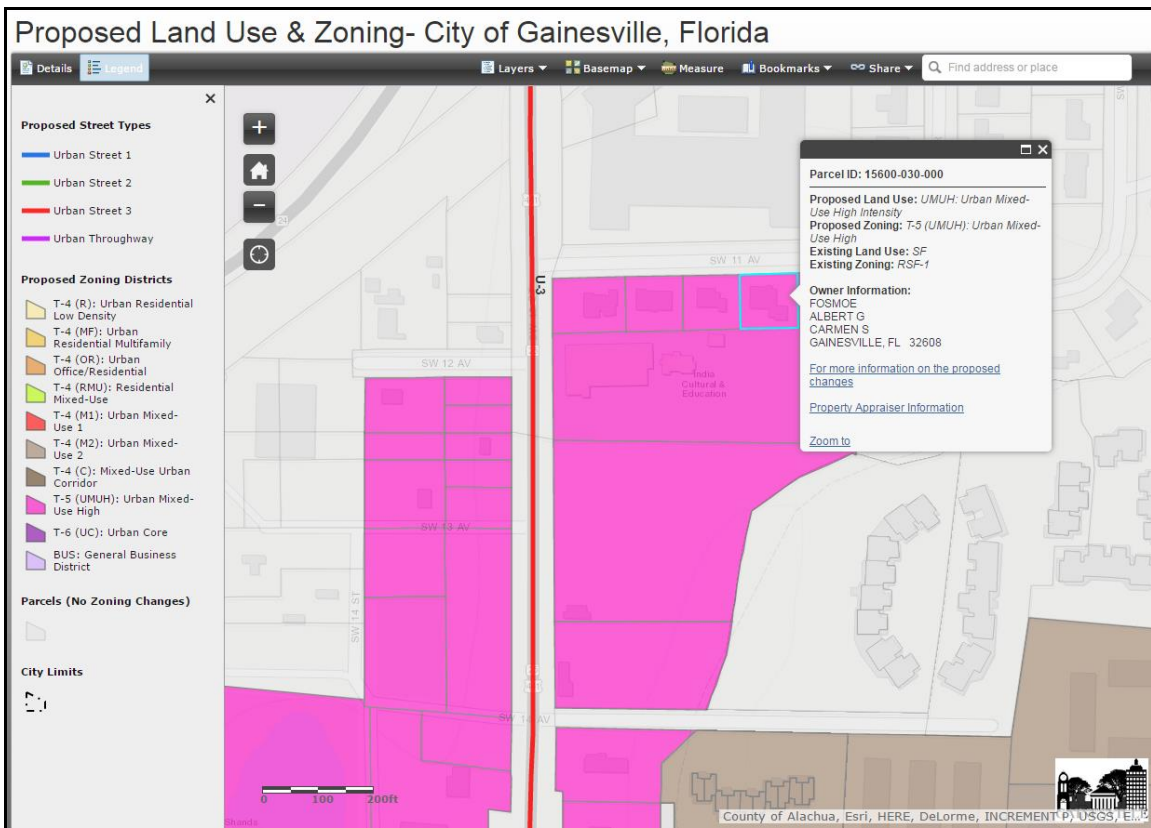


Figure 6: City of Gainesville Proposed FLU and Zoning

IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The proposed rezoning and subsequent development of the project site will have limited impacts on the residential streets to the east. Similar to the multi-family development on the north side of SW 11th Avenue, the majority of project traffic is anticipated to access the project site on 11th Avenue from SW 13th Street and will never enter into the neighborhood to the east. Additionally, it is anticipated that automobile trips will be minimized due to the project's central location, walkability of the area, and access to public transportation.

IMPACT ON NOISE AND LIGHTING

Similar multi-family and multi-story uses are located along the SW 13th Street corridor. Appropriate buffers will be provided to minimize impacts to near-by single-family uses and the project's exterior lighting will be in accordance with the City of Gainesville's Land Development Code requirements.

ENVIRONMENTAL FEATURES

The project is located in the City of Gainesville's urban, developed area. Tumblin Creek is located to the east of these parcels, however the required buffers will not impact the subject parcels in this proposed rezoning. Per the National Wetlands Inventory data and the City's Surface Waters and Wetlands District map, there are no identified wetlands on this site.

According to the National Resources Conservation Service (NRCS), the on-site soil types are Arredondo Fine Sand and Lochloosa Fine Sand (*Figure 7*). Both soil types are classified as Hydro Group A which is very favorable for urban development. These soil types are present throughout this area of Gainesville and are suitable for urban-type development, as indicated by the existing development on the same soil types.

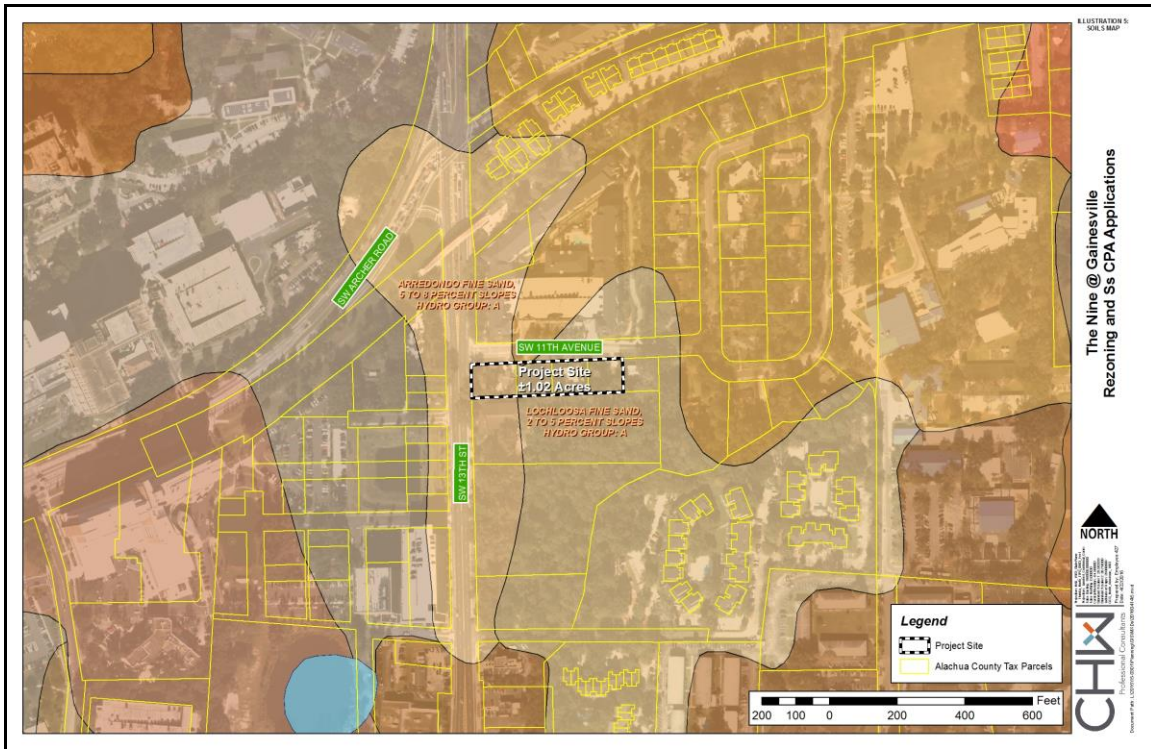


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the Florida Division of Historical Resources (DHR), no archeological resources are located on the property.

COMMUNITY CONTRIBUTIONS

The proposed SsCPA is consistent with the City of Gainesville Comprehensive Plan and LDC. The site's potential development will provide for urban infill along one of the City's premier gateways with an existing mixed-use land development pattern. Urban infill reduces the pressure to develop along the urban area's fringes and reduces the potential for urban sprawl. The UMU-1 FLU designation and corresponding UMU-1 zoning district are also consistent with FLU and zoning changes the City of Gainesville is proposing for these same parcels.

As previously stated, the proposed SsCPA and Rezoning will allow for urban infill redevelopment in the City's core area. Redevelopment in the City's core areas will also help to reduce traffic congestion due to the project's central location, walkability of the area, and access to public transportation.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The potential urban infill development of a currently underutilized site will have positive, long-term impacts to the City's economy and tax base. The resulting urban infill redevelopment project will create construction jobs and increase the site's property taxes upon completion.

LEVEL OF SERVICE

The following tables summarize the potential net impacts from the proposed rezoning. The current RSF-1 zoning district allows a maximum of 3.5 residential units per acre. The potential net impacts from the proposed rezoning are not anticipated to cause public facilities to operate below the City's adopted LOS standards. Level of Service (LOS) standards were calculated based on the net density increases that may result from a multi-family residential project.

Table 2: Potential Net Trip Generation

Category ¹	Units	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Existing							
Single-Family Residential (ITE 210)	4	9.52	38.08	0.77	3.08	1.02	4.08
Proposed							
Apartment (ITE 220)	77	6.65	512.05	0.55	42.35	0.67	51.59
Total Net Trips		-	474	-	39	-	48

1. Source: ITE Trip Generation Manual, 9th Edition

Conclusion: The site is located within the City's Transportation Mobility Program Area (TMPA) Zone A. Developments within TMPA Zone A are responsible for providing transportation improvements that are required due to safety and/or operational conditions. Development within TMPB Zone A will be required to provide items a. – e. identified in the City's Comprehensive Plan, Transportation Mobility Element Policy 10.1.4.

- a. Sidewalk connections to existing and planned public sidewalk;
- b. Cross-access connections/easements or joint driveways;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site; and
- e. Provide safe and convenient on-site pedestrian circulation.

The proposed redevelopment allows residents and employees to have walking access to the Regional Transit System's numerous bus routes. Urban infill along existing bus routes is consistent with the City's and RTS's long term plans and policies.

Table 3: Potential Net Potable Water Impact

Use	Units	Rate	Gallons Per Day
Existing			
Single-Family Residential	4	200 gal/person/day ¹ (2.2 persons per household)	1,760
Proposed			
Multifamily Residential	77	200 gal/person/day ¹ (2.2 persons per household)	33,880
Total Net Impact			32,120

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Conclusion: As shown in Figure 8, the project site will be served by existing Gainesville Regional Utilities potable water infrastructure. The potential net impacts from this proposed amendment will not negatively impact the adopted Level of Service (LOS).

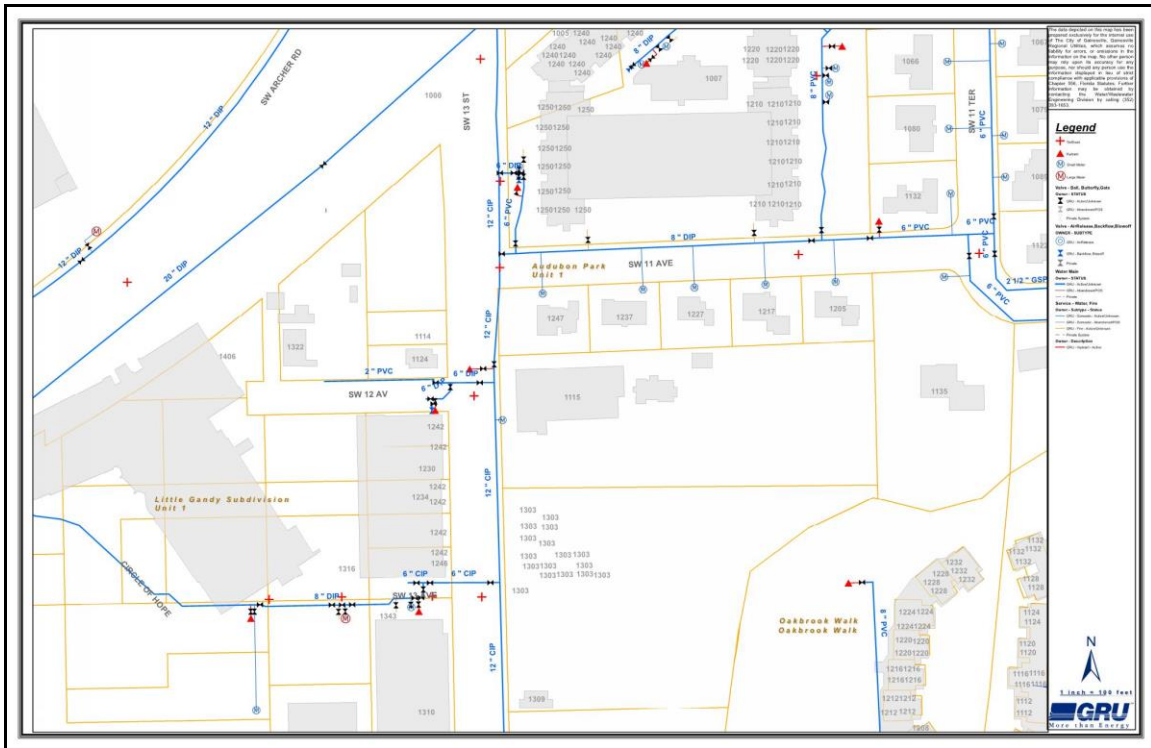


Figure 8: GRU Potable Water Infrastructure

Table 4: Potential Net Wastewater Impact

Use	Units	Rate	Gallons Per Day
Existing			
Single-Family Residential	4	147 gal/person/day ¹ (2.2 persons per household)	1,294
Proposed			
Multifamily Residential	77	147 gal/person/day ¹ (2.2 persons per household)	24,902
Total Net Impact			23,608

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Conclusion: As shown in Figure 9, the project site will be served by existing Gainesville Regional Utilities wastewater infrastructure. The potential net impacts from this proposed amendment will not negatively impact the adopted Level of Service (LOS).

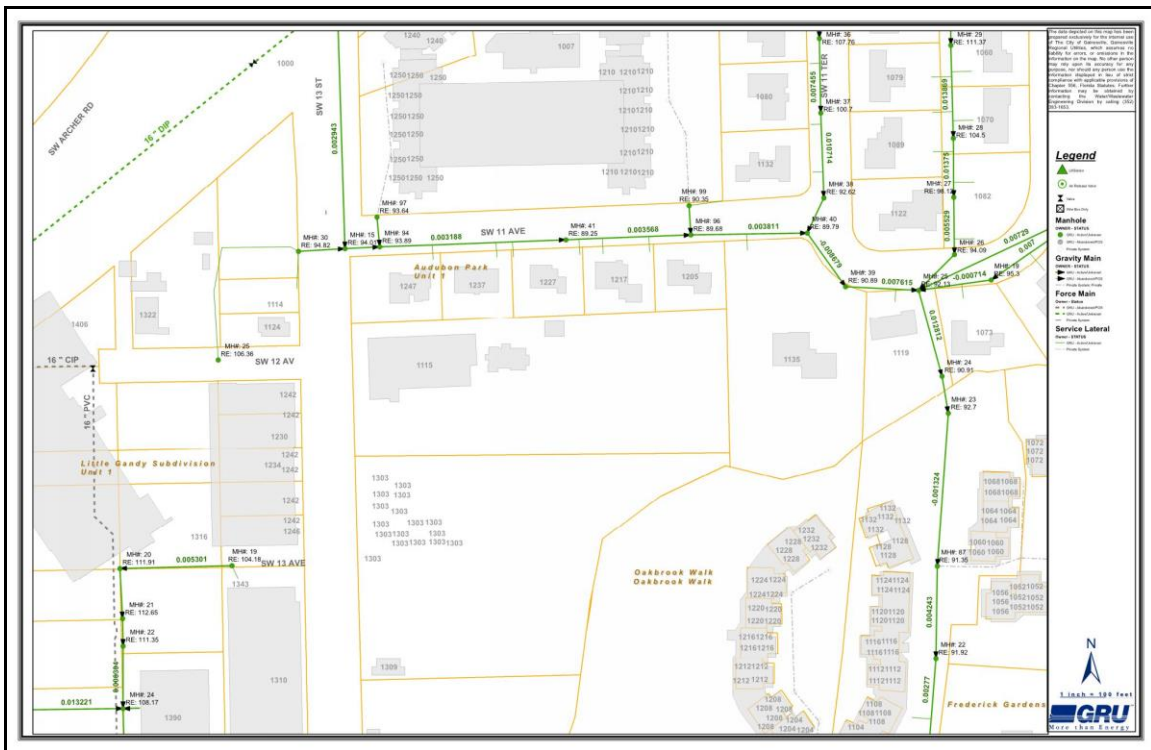


Figure 9: GRU Wastewater Infrastructure

Table 5: Potential Solid Waste Impact

Use	Units	Rate	Tons Per Year
Existing			
Single-Family Residential	4	0.655 tons/person/year ¹ (2.2 persons per household)	5.76
Proposed			
Multi-Family Residential	77	0.655 tons/person/year ¹ (2.2 persons per household)	110.98
Alachua County Solid Waste Facility Capacity²			>10 years

1. Source: City of Gainesville Comprehensive Plan, Solid Waste Element

2. Source: Alachua County Comprehensive Plan

Conclusion: As calculated in *Table 5*, solid waste facility capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted LOS.

Potential Net Public School Student Generation

Conclusion: A School Concurrency form has been submitted as part of this application package. The potential units used on the form are based on the net difference between the maximum number of units allowed by the existing RSF-1 zoning district and the proposed UMU-1 zoning district. The urban infill redevelopment project resulting from this amendment is intended to be a multi-family residential use. Therefore, a 100% multi-family residential development scenario was utilized to analyze the potential impacts to the public school system. School concurrency will again be calculated at the time of development plan approval.

CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

The proposed rezoning site is currently RSF-1 zoning district. The requested rezoning to UMU-1 is consistent with the accompanying SsCPA request for the UMU-1 FLU.

The UMU-1 designations permit a mixture of residential and nonresidential uses designed to promote both pedestrian and transit use in the City of Gainesville's developed, urban area. The proposed amendment is consistent with the following Comprehensive Plan goals, objectives, and policies:

FUTURE LAND USE ELEMENT

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

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

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

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

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

Objective 1.4 Adopt land development regulations that promote mixed-use development.

Objective 1.5 Discourage the proliferation of urban sprawl.

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

Support for urban infill and/or redevelopment.

TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility Element *Overall Goal*

Establish a transportation system that enhances compact development, redevelopment, quality of life, that is sensitive to the

cultural and environmental amenities of Gainesville, and implements the vision of the “Year 2020 Livable Community Reinvestment Plan” (Gainesville 2020 Transportation Plan) within the City of Gainesville. The transportation system shall provide equal attention to pedestrian, bicycle, auto, and public transit needs. The system should provide vehicular, public transit and non-motorized access to activity centers, community facilities, and neighborhood commercial areas. Safety and efficiency shall be enhanced by limitations and care in the locations of driveways, provision of sidewalk connections within developments and an overall effort to enhance pedestrian mobility throughout the community by improvement and provision of safe crossings, complete sidewalk and trail systems and sidewalks of adequate widths to encourage pedestrian activity. Basic transportation should be provided for transportation-disadvantaged residents to employment, education facilities, and basic services.

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

Objective 2.2 Ensure that Future Land Use Map designations promote transportation objectives by designating transit-supportive densities in appropriate locations to support transportation choice.

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

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

CONSISTENCY WITH THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE

The proposed rezoning site is currently designated RSF-1 on the City's adopted zoning atlas. The requested UMU-1 district is consistent with the accompanying SsCPA to change the FLU to UMU-1 as shown in **LDC Sec. 30-46**.

The UMU-1 district permits a mixture of residential and nonresidential uses designed to promote both pedestrian and transit use in the City of Gainesville's developed, urban area. The proposed urban infill development is consistent with the Purpose and Objectives of the UMU-1 district.

ARTICLE IV. - USE REGULATIONS

DIVISION 4. - BUSINESS AND MIXED USE ZONING DISTRICTS

Sec. 30-65.1 - Urban Mixed-Use 1 (UMU-1)

- a) *Purpose*. The UMU-1 district is created to promote and encourage redevelopment of urban corridors and neighborhoods in the core of the city and to reflect the character and scale of the existing developments in the neighborhoods. The UMU-1 district is intended to encourage pedestrian access and the combining of trips and is established to allow uses compatible with each other and with surrounding residential areas which are consistent with the land use policies stated in the comprehensive plan. This district will also allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place.
- b) *Objectives*. The objectives of this district are to:
- 1) Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
 - 2) Encourage the renovation of existing structures;
 - 3) Promote the integration of pedestrian traffic and vehicular traffic;
 - 4) Promote retail and office uses that serve the surrounding neighborhoods; and
 - 5) Promote office/research uses to serve the needs of the University and the community.

ARTICLE X. - ADMINISTRATION

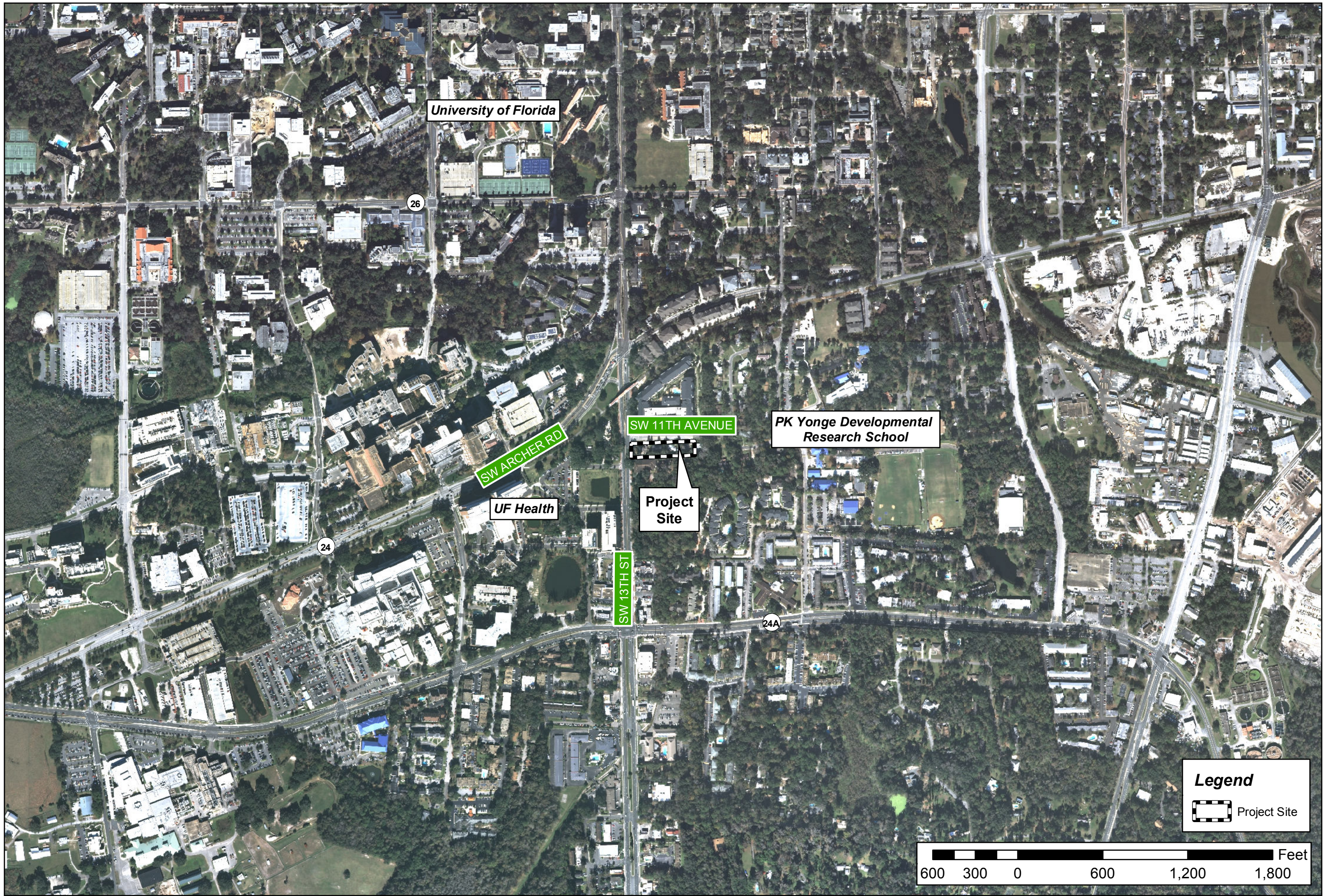
DIVISION 1. - HEARINGS

Sec. 30-350 – Citizen Participation

Consistent with *LDC Sec. 30-350(b)*, a neighborhood workshop was held on April 29th at 6 p.m. Additional information on the workshop including, sign-in sheet, notes, and presentation materials, are provided as part of this application package.

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7. **Map Set**



University of Florida

26

SW ARCHER RD

UF Health

24

SW 11TH AVENUE

Project Site

SW 13TH ST

PK Yonge Developmental
Research School

24A

Legend

Project Site

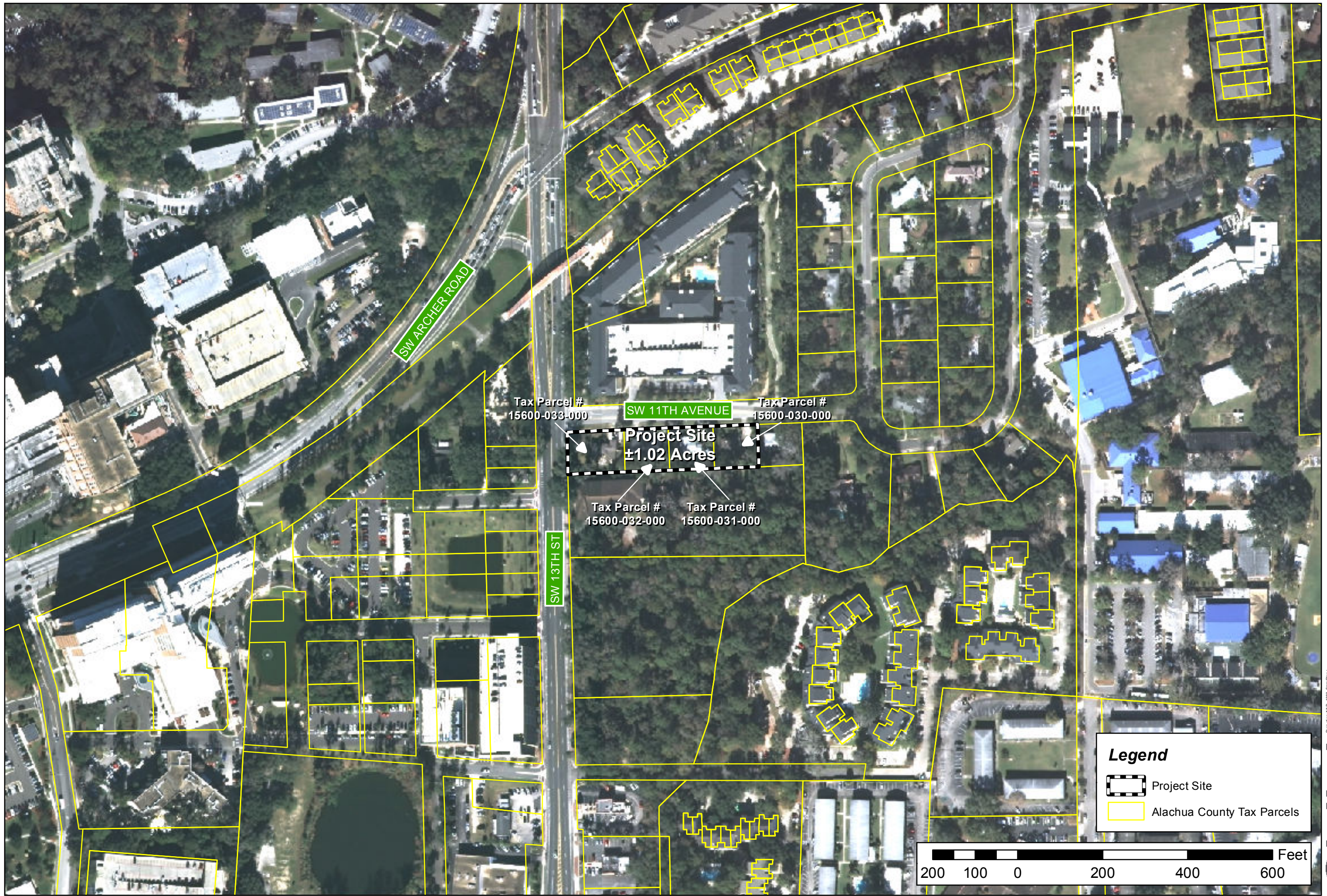
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The Nine @ Gainesville
SsCPA and Rezoning Applications



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GCS: North American 1983
Prepared by: Employee 427
Date: 4/25/2016







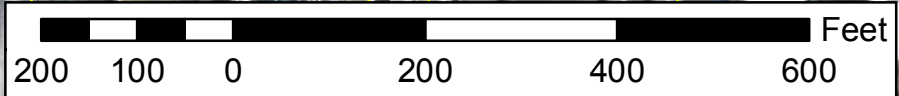
The Nine @ Gainesville
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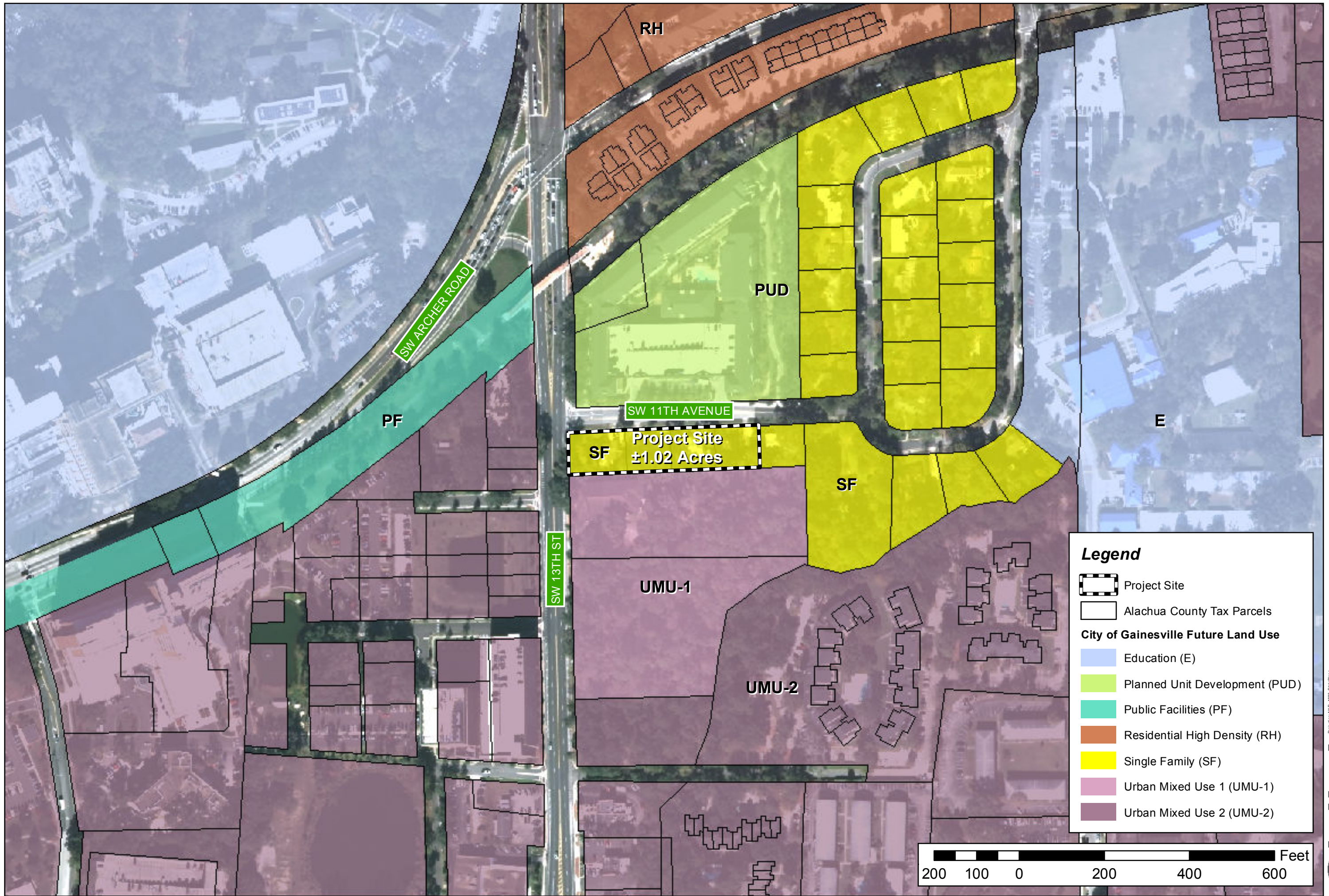


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Standard Parallel 2: 29.56333333
Latitude of Origin: 29.00000000
GCS_North_America_1983
Prepared by: Employee 427
Date: 4/14/2016

Legend

-  Project Site
-  Alachua County Tax Parcels

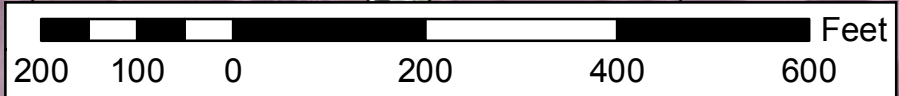




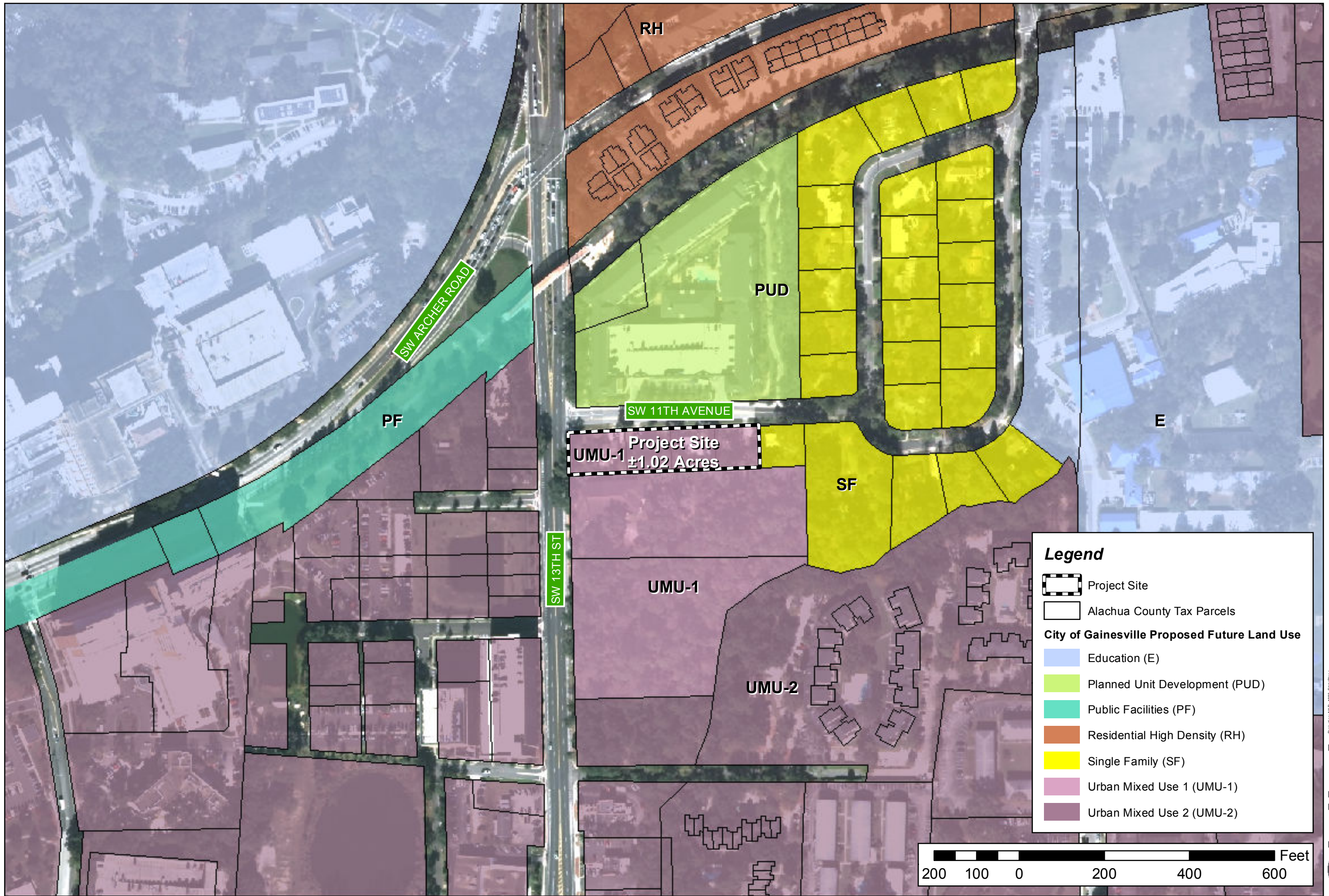
The Nine @ Gainesville
Rezoning and Ss CPA Applications

Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Future Land Use**
- Education (E)
- Planned Unit Development (PUD)
- Public Facilities (PF)
- Residential High Density (RH)
- Single Family (SF)
- Urban Mixed Use 1 (UMU-1)
- Urban Mixed Use 2 (UMU-2)



Projection: NAD_1983_StatePlane_Florida_North_Arctic
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 Latitude of Origin: 29.000000
 GCS: North_American_1983
 Prepared by: Employee 427
 Date: 4/14/2016



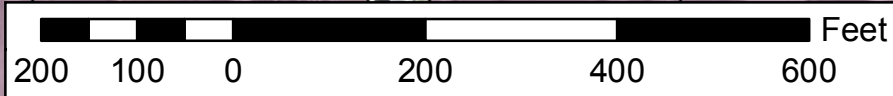
The Nine @ Gainesville
Rezoning and Ss CPA Applications

Legend

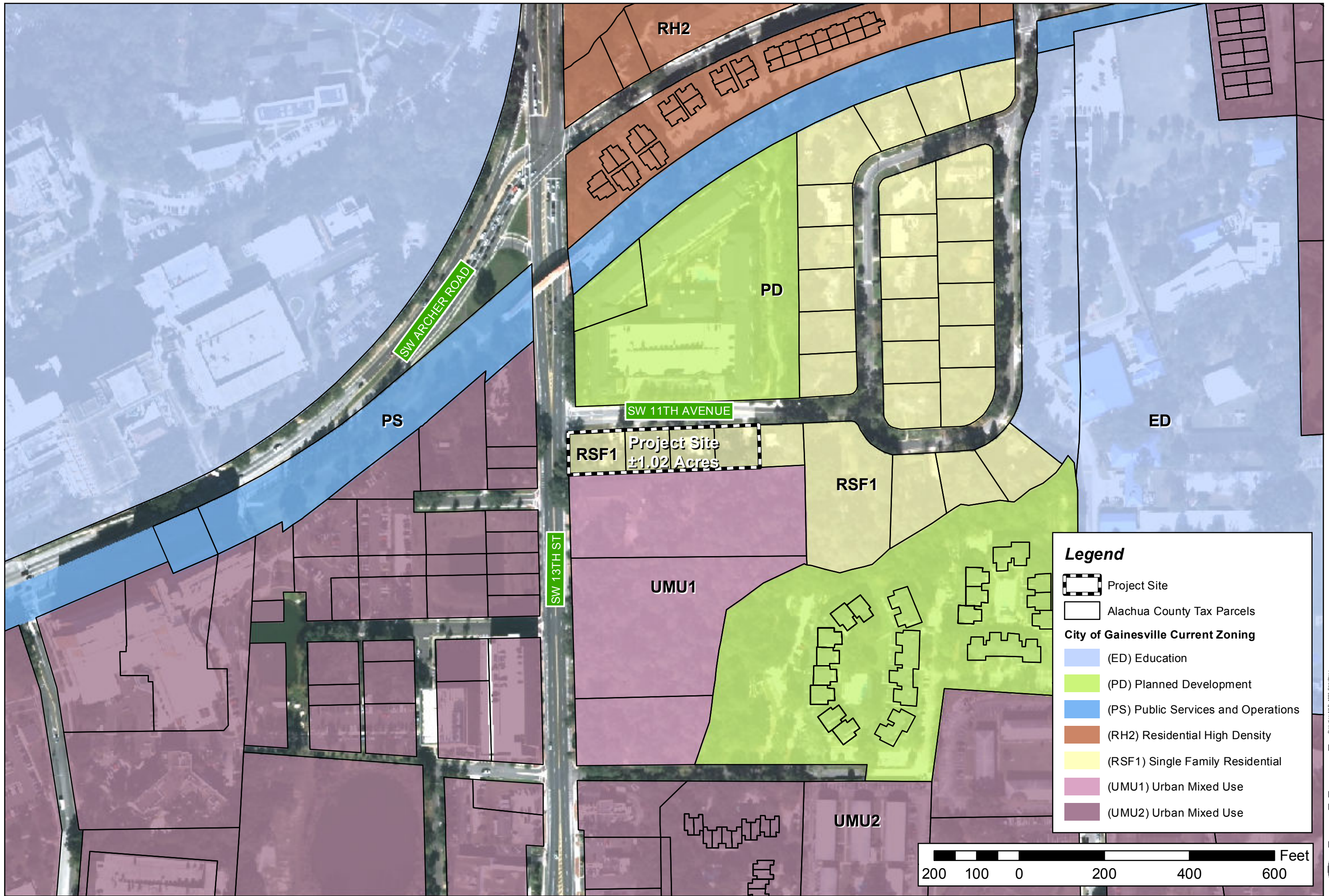
- Project Site
- Alachua County Tax Parcels

City of Gainesville Proposed Future Land Use

- Education (E)
- Planned Unit Development (PUD)
- Public Facilities (PF)
- Residential High Density (RH)
- Single Family (SF)
- Urban Mixed Use 1 (UMU-1)
- Urban Mixed Use 2 (UMU-2)



Projection: NAD_1983_StatePlane_Florida_North_Arctic
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 GCS: North_American_1983
 Prepared by: Employee 427
 Date: 4/14/2016



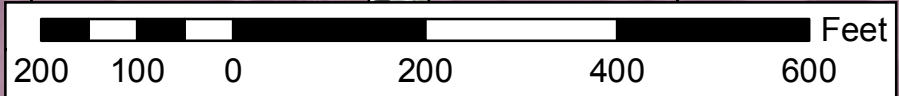
The Nine @ Gainesville
Rezoning and Ss CPA Applications

Legend

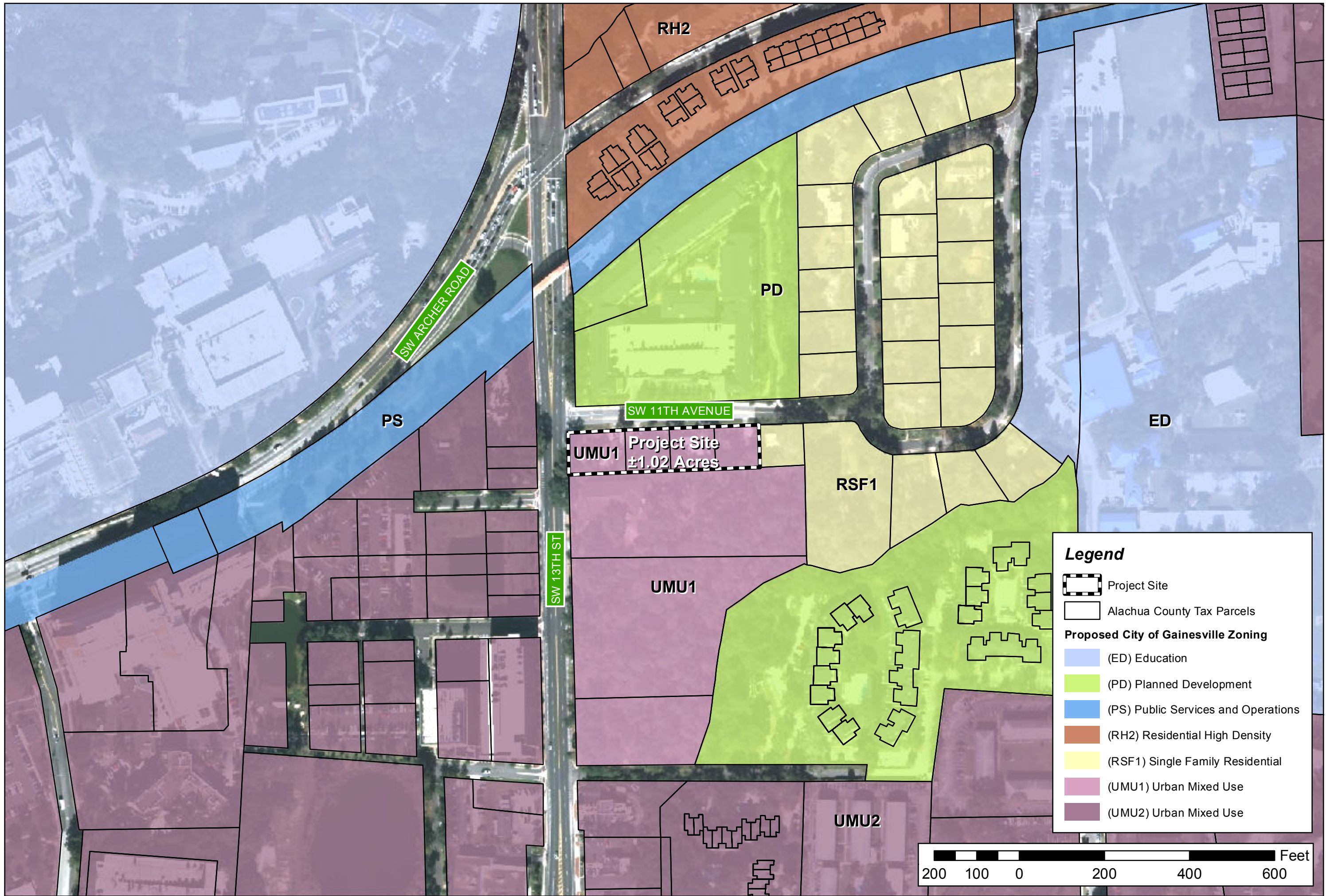
- Project Site
- Alachua County Tax Parcels

City of Gainesville Current Zoning



- (ED) Education
- (PD) Planned Development
- (PS) Public Services and Operations
- (RH2) Residential High Density
- (RSF1) Single Family Residential
- (UMU1) Urban Mixed Use
- (UMU2) Urban Mixed Use










Projection: NAD_1983_StatePlane_Florida_North_Arctic
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 False Northing: 1983000.00
 Units: Feet
 Datum: North American 1983
 Prepared by: Employee 427
 Date: 4/14/2016

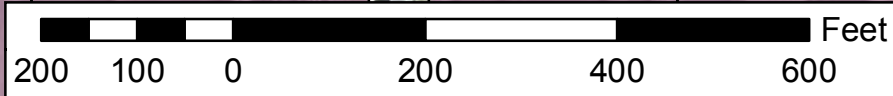


Legend

-  Project Site
-  Alachua County Tax Parcels

Proposed City of Gainesville Zoning

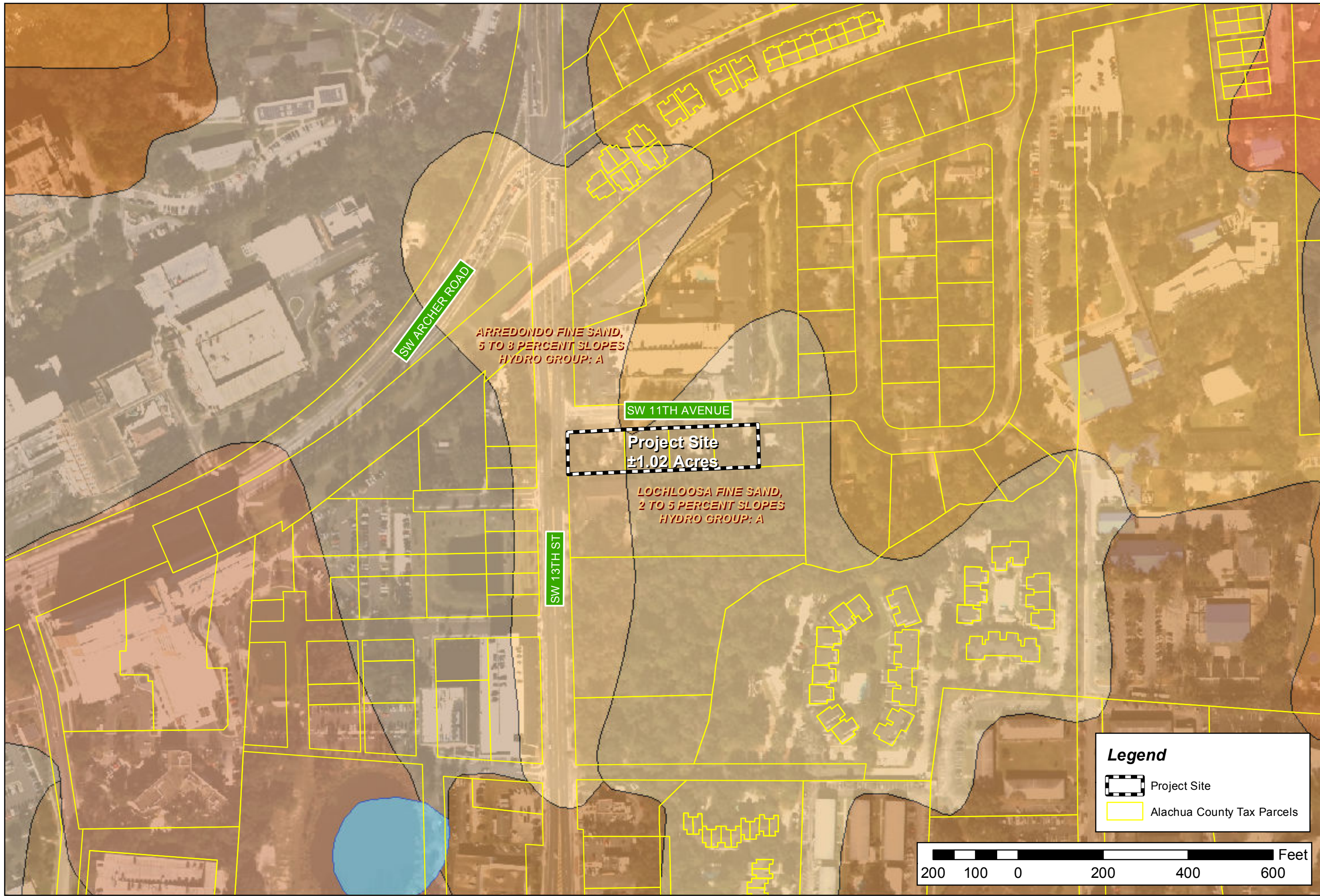
-  (ED) Education
-  (PD) Planned Development
-  (PS) Public Services and Operations
-  (RH2) Residential High Density
-  (RSF1) Single Family Residential
-  (UMU1) Urban Mixed Use
-  (UMU2) Urban Mixed Use



**The Nine @ Gainesville
Rezoning and Ss CPA Applications**



Projection: NAD_1983_StatePlane_Florida_North_Arctic
 Project: L:\GIS\Projects\GIS\CPA\CPA_2016041413B.mxd
 File Path: L:\GIS\Projects\GIS\CPA\CPA_2016041413B.mxd
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 Standard Parallel 1: 29.563333
 Standard Parallel 2: 29.563333
 Latitude of Origin: 29.000000
 GCS: NAD_1983_American_1983
 Prepared by: Employee 427
 Date: 4/14/2016





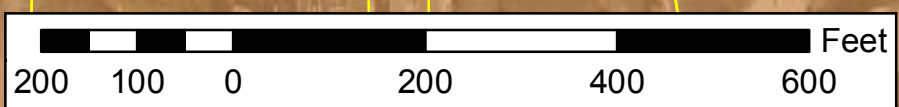
The Nine @ Gainesville
Rezoning and Ss CPA Applications



Projection: NAD_1983_StatePlane_Florida_Easting_1198500_0000_00
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 Control: 1198500_0000_00
 Standard Meridian: -84.500000
 Standard Parallel 1: 29.583333
 Latitude of Origin: 29.000000
 GCS: North_American_1983
 Prepared by: Employee 427
 Date: 4/14/2016

Legend

-  Project Site
-  Alachua County Tax Parcels





Professional Consultants



JACKSONVILLE | GAINESVILLE | OCALA

8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244

132 NW 76th Drive, Gainesville, Florida 32607

101 NE 1st Avenue, Ocala, Florida 34470

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LEVEL OF SERVICE

The following tables summarize the potential net impacts from the proposed rezoning. The current RSF-1 zoning district allows a maximum of 3.5 residential units per acre. The original analysis assumed a multi-family development with a maximum of 77 units. City of Gainesville staff requested that the applicant also evaluate the inclusion of non-residential uses. Therefore, this revised analysis includes the original multi-family calculations as well as the multi-family plus 10,000 sq. ft. of non-residential uses.

The potential net impacts from the proposed rezoning are not anticipated to cause public facilities to operate below the City’s adopted LOS standards. Level of Service (LOS) standards were calculated based on the net density increases that may result from a multi-family residential project.

Table 1: Potential Net Trip Generation (Multi-Family Development)

Category ¹	Units	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Existing							
Single-Family Residential (ITE 210)	4	9.52	38.08	0.75	3.00	1.00	4.00
Proposed							
Apartment (ITE 220)	270 Persons ²	3.31	893.70	0.28	75.60	0.40	108.00
Total Net Trips		-	856	-	73	-	104

1. Source: ITE Trip Generation Manual, 9th Edition

Table 2: Potential Net Trip Generation (Multi-Family + Non-Residential Development)

Category ¹	Units	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Existing							
Single-Family Residential (ITE 210)	4	9.52	38.08	0.75	3.00	1.00	4.00
Proposed							
Apartment (ITE 220)	270 Persons ²	3.31	893.70	0.28	75.60	0.40	108.00
Specialty Retail (ITE 826)	10,000 sq. ft.	44.32	443.20	6.84	68.40	2.71	27.10
Total Net Trips		-	1,299	-	141	-	131

1. Source: ITE Trip Generation Manual, 9th Edition

2. As discussed with City staff, an average of 3.5 bedrooms per unit is utilized for the trip generation estimates

Conclusion: The potential net impacts from this proposed amendment will not negatively impact the adopted Level of Service (LOS). The site is located within the City’s Transportation Mobility Program Area (TMPA) Zone A. Developments within TMPA Zone A are responsible for providing transportation improvements that are required due to safety and/or operational

conditions. Development within TMPB Zone A will be required to provide items a. – e. identified in the City’s Comprehensive Plan, Transportation Mobility Element Policy 10.1.4.

- a. Sidewalk connections to existing and planned public sidewalk;
- b. Cross-access connections/easements or joint driveways;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site; and
- e. Provide safe and convenient on-site pedestrian circulation.

The proposed redevelopment allows residents and employees to have walking access to the Regional Transit System’s numerous bus routes. Urban infill along existing bus routes is consistent with the City’s and RTS’s long term plans and policies.

Table 3: Potential Net Potable Water Impact (Multi-Family Development)

Use	Units	Rate	Gallons Per Day
Existing			
Single-Family Residential	4	200 gal/person/day ¹ (2.2 persons per household)	1,760
Proposed			
Mult-Family Residential	77	200 gal/person/day ¹ (2.2 persons per household)	33,880
Total Net Impact			32,120

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Table 4: Potential Net Potable Water Impact (Multi-Family + Non-Residential Development)

Use	Units	Rate	Gallons Per Day
Existing			
Single-Family Residential	4	200 gal/person/day ¹ (2.2 persons per household)	1,760
Proposed			
Mult-Family Residential	77	200 gal/person/day ¹ (2.2 persons per household)	33,880
Commercial / Retail	10,000 sq. ft.	0.15 gal/sq. ft. ²	1,500
Total Net Impact			33,620

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

2. Source: Ch. 64E-6.008, F.A.C.

Conclusion: As shown in Figure 1, the project site will be served by existing Gainesville Regional Utilities potable water infrastructure. The potential net impacts from this proposed amendment will not negatively impact the adopted Level of Service (LOS).

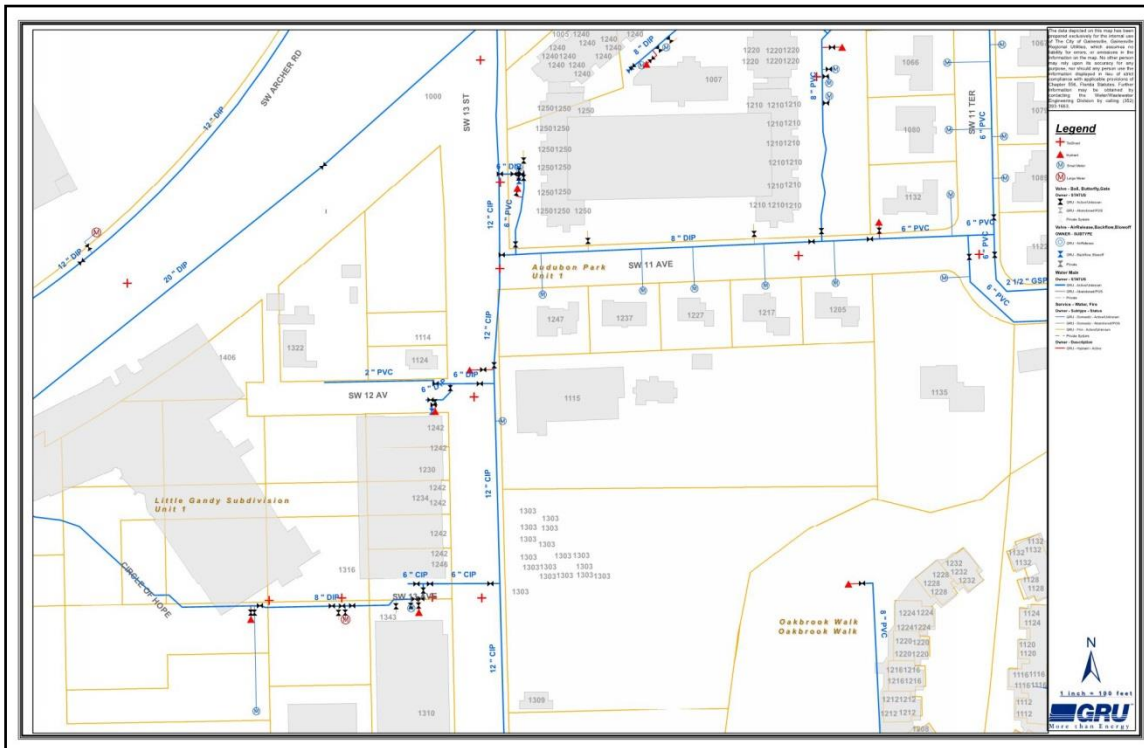


Figure 1: GRU Potable Water Infrastructure

Table 5: Potential Net Wastewater Impact (Multi-Family Development)

Use	Units	Rate	Gallons Per Day
Existing			
Single-Family Residential	4	147 gal/person/day ¹ (2.2 persons per household)	1,294
Proposed			
Mult-Family Residential	77	147 gal/person/day ¹ (2.2 persons per household)	24,902
Total Net Impact			23,608

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Table 6: Potential Net Wastewater Impact (Multi-Family + Non-Residential Development)

Use	Units	Rate	Gallons Per Day
Existing			
Single-Family Residential	4	147 gal/person/day ¹ (2.2 persons per household)	1,294
Proposed			
Mult-Family Residential	77	147 gal/person/day ¹ (2.2 persons per household)	24,902
Commercial / Retail	10,000 sq. ft.	0.15 gal/sq. ft. ²	1,500
Total Net Impact			25,108

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

2. Source: Ch. 64E-6.008, F.A.C.

Conclusion: As shown in Figure 2, the project site will be served by existing Gainesville Regional Utilities wastewater infrastructure. The potential net impacts from this proposed amendment will not negatively impact the adopted Level of Service (LOS).

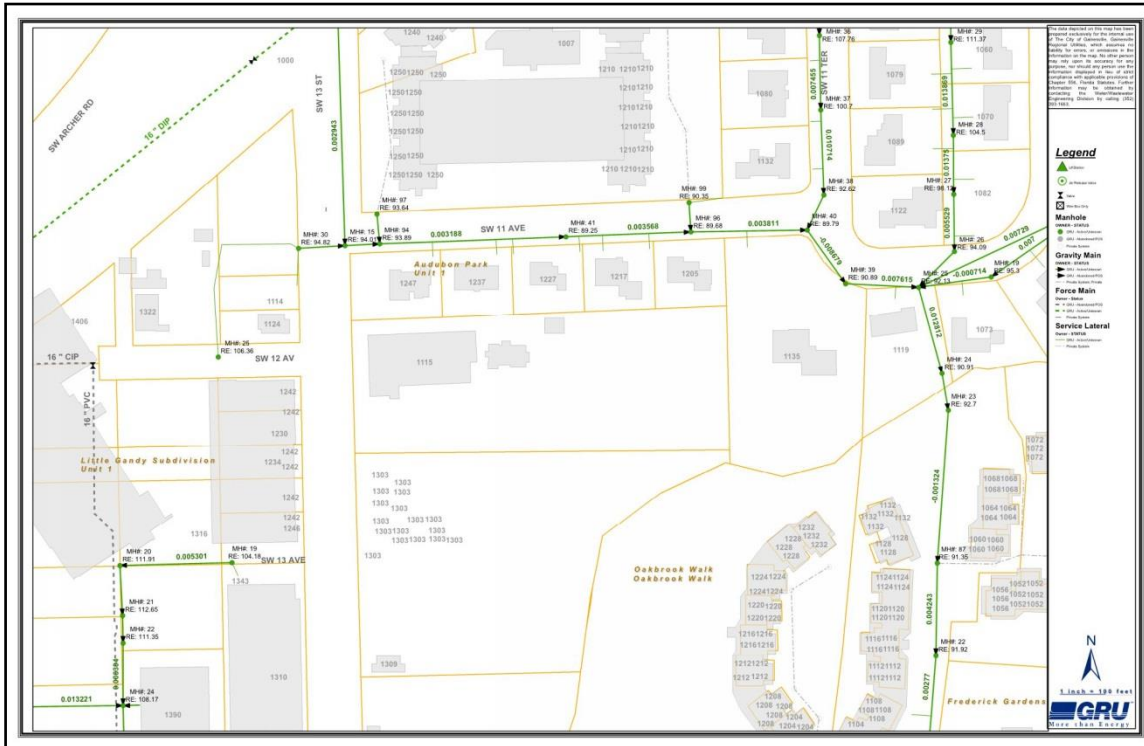


Figure 2: GRU Wastewater Infrastructure

Table 7: Potential Solid Waste Impact (Multi-Family Development)

Use	Units	Rate	Tons Per Year
Existing			
Single-Family Residential	4	0.655 tons/person/year ¹ (2.2 persons per household)	5.76
Proposed			
Multi-Family Residential	77	0.655 tons/person/year ¹ (2.2 persons per household)	110.98
Alachua County Solid Waste Facility Capacity²			>10 years

1. Source: City of Gainesville Comprehensive Plan, Solid Waste Element
 2. Source: Alachua County Comprehensive Plan

Table 8: Potential Solid Waste Impact (Multi-Family + Non-Residential Development)

Use	Units	Rate	Tons Per Year
Existing			
Single-Family Residential	4	0.655 tons/person/year ¹ (2.2 persons per household)	5.76
Proposed			
Multi-Family Residential	77	0.655 tons/person/year ¹ (2.2 persons per household)	110.98
Commercial / Retail	10,000 sq. ft.	((12 lbs. / 1000 sq. ft. per day x 10,000 s.f.) x 365)/2,000 ²	21.9
Alachua County Solid Waste Facility Capacity²			>10 years

1. Source: City of Gainesville Comprehensive Plan, Solid Waste Element
 2. Source: Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996
 3. Source: Alachua County Comprehensive Plan

Conclusion: As calculated in *Tables 7 and 8*, solid waste facility capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted LOS.

Potential Net Public School Student Generation

Conclusion: A School Concurrency form has been submitted as part of this application package. The potential units used on the form are based on the net difference between the maximum number of units allowed by the existing RSF-1 zoning district and the proposed UMU-1 zoning district. The urban infill redevelopment project resulting from this amendment is intended to be a multi-family residential use. Therefore, a 100% multi-family residential development scenario was utilized to analyze the potential impacts to the public school system. School concurrency will again be calculated at the time of development plan approval.

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Professional Consultants



JACKSONVILLE | GAINESVILLE | OCALA

8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244

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MEMORANDUM

TO: Neighbors of SW 13th Street / SW 11th Avenue Area
FROM: Craig Brashier, AICP
DATE: Wednesday, May 11, 2016
RE: Neighborhood Workshop Notice

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1-acre site on Alachua County Tax Parcels 15600-030-000 (1217 SW 11th Ave.), 15600-031-000 (1227 SW 11th Ave.), 15600-032-000 (1237 SW 11th Ave.), and 15600-033-000 (1247 SW 11th Ave.). The applicant is proposing to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use 1 (8-75 units / acre) and rezone the property from Single-Family Residential (RSF-1) to Urban Mixed-Use 1 (UMU-1).

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

Date: Wednesday, May 25, 2016
Time: 6:00 p.m.
Place: Alachua County Library Headquarters
Meeting Room A
401 East University Avenue
Gainesville, FL 32601
Contact: Craig Brashier, AICP
(352) 331-1976

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. We look forward to seeing you at the workshop.

Neighborhood Workshop Notice
15600-022-000 Nine at Gainesville
ANASTAS & ANASTAS
1132 SW 11TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
15631-220-003 Nine at Gainesville
BHARDWAJ & BHARDWAJ
7104 NW 60TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
15631-208-001 Nine at Gainesville
BONNER & BONNER III
1 LAKE PLACID LN
PALM COAST, FL 32137

Neighborhood Workshop Notice
15631-224-001 Nine at Gainesville
LORENZO BUITRON
7740 NW 50TH ST #203
FT LAUDERDALE, FL 33351

Neighborhood Workshop Notice
15600-033-000 *** Nine at Gainesville
CELTIC PROPERTY INVESTMENTS
PO BOX 141764
GAINESVILLE, FL 32614-1764

Neighborhood Workshop Notice
15633-060-001 Nine at Gainesville
CATHERINE C CHIAFAIR
959 BAYSIDE BLUFF RD
JACKSONVILLE, FL 32259

Neighborhood Workshop Notice
15631-232-006 Nine at Gainesville
COOMES & COOMES
600 KINGS ESTATE RD
ST AUGUSTINE, FL 32086

Neighborhood Workshop Notice
15616-000-000 Nine at Gainesville
COX & MOORE
1826 NW 22ND ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
15601-035-000 Nine at Gainesville
VINCENT DONOFRIO
4901 SW 160TH AVE
FT LAUDERDALE, FL 33331

Neighborhood Workshop Notice
15613-000-000 Nine at Gainesville
EPOCH-WILDFLOWER LLC
359 CAROLINA AVE
WINTER PARK, FL 32789

Neighborhood Workshop Notice
15600-030-000 *** Nine at Gainesville
ALBERT G FOSMOE
7815 SW 43RD PL
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
15600-013-000 Nine at Gainesville
W L FREEMAN
1058 SW 11TH TER
GAINESVILLE, FL 32601-7839

Neighborhood Workshop Notice
15631-208-006 Nine at Gainesville
CARMEN B GONZALEZ
4460 SW 1ST ST
MIAMI, FL 33134

Neighborhood Workshop Notice
15600-032-000 *** Nine at Gainesville
GREEN IV & MURPHY
2406 W PROSPECT RD
TAMPA, FL 33629-5354

Neighborhood Workshop Notice
15600-031-000 *** Nine at Gainesville
HOOPER & HOOPER & HOOPER
PO BOX 608
CEDAR KEY, FL 32625-0608

Neighborhood Workshop Notice
15615-000-000 Nine at Gainesville
INDIA CULTURAL & EDUCATION CENTER
1115 SW 13TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
15601-034-000 Nine at Gainesville
CAROLYN H JORDAN LIFE ESTATE
1135 SW 11TH AVE
GAINESVILLE, FL 32601-7842

Neighborhood Workshop Notice
15631-216-001 Nine at Gainesville
JOSE & ALODIA ORTEGA FAMILY
PARTNERSHIP
704 SW 17TH AVE STE 1
MIAMI, FL 33135

Neighborhood Workshop Notice
15633-064-002 Nine at Gainesville
PRAKASH JOSHI
3301 BUTLER BAY DR N
WINDERMERE, FL 34786

Neighborhood Workshop Notice
15601-036-000 Nine at Gainesville
LIISE KAYLOR
462 GRIDER ST
BUFFALO, NY 14215

Neighborhood Workshop Notice
15462-000-000 Nine at Gainesville
KELLY & KELLY
1322 SW 12TH AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
15461-000-000 Nine at Gainesville
KELLY BROTHERS LLC
1322 SW 12TH AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
15631-204-001 Nine at Gainesville
NASRULLAH KHAN
281 NW 93RD AVE
PEMBROKE PINES, FL 33024

Neighborhood Workshop Notice
15631-220-002 Nine at Gainesville
RYAN F KING
4985 NW 41ST LN APT 4108
GAINESVILLE, FL 32606-4602

Neighborhood Workshop Notice
15600-014-000 Nine at Gainesville
LAS22 LLC
517 HARBOUR PLACE COURT
LEXINGTON, SC 29072

Neighborhood Workshop Notice
15631-212-006 Nine at Gainesville
LEA FAMILY PARTNERSHIP LTD
PO BOX 4050
LAKE CITY, FL 33563-0018

Neighborhood Workshop Notice
15631-216-002 Nine at Gainesville
CHRIS LI
4821 SKY BLUE DR
TAMPA, FL 33558

Neighborhood Workshop Notice
15631-220-006 Nine at Gainesville
LIU & ZHANG
1220 SW 14TH AVE UNIT F
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
15631-204-002 Nine at Gainesville
LOCKWOOD & LOCKWOOD
6301 ALMEDA RD APT 243
HOUSTON, TX 77021-1093

Neighborhood Workshop Notice
15633-068-006 Nine at Gainesville
LUKOWSKI & LUKOWSKI
1068 SW 14TH AVE #F
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
15631-212-001 Nine at Gainesville
MEI & MEI
1212 SW 14TH AVE #A
GAINESVILLE, FL 32601-2827

Neighborhood Workshop Notice
15631-216-006 Nine at Gainesville
MERKEL & MERKEL
4231 LANDMARK DR
ORLANDO, FL 32817

Neighborhood Workshop Notice
15631-228-005 Nine at Gainesville
MORRIS & MORRIS
2225 LAKESIDE DR
ORLANDO, FL 32803

Neighborhood Workshop Notice
15631-204-003 Nine at Gainesville
OAKBROOK HOLDING LLC
845 NE 79TH ST
MIAMI, FL 33138

Neighborhood Workshop Notice
15600-021-000 Nine at Gainesville
DONNA OMER
3957 NW 9TH CT
GAINESVILLE, FL 32605-4713

Neighborhood Workshop Notice
15631-212-005 Nine at Gainesville
PALM BEACH HOMES TRUST LLC
1100 E PARK AVE STE B
TALLAHASSEE, FL 32301

Neighborhood Workshop Notice
15633-064-004 Nine at Gainesville
PATEL & PATEL
2593 LONGWOOD BLVD
MELBOURNE, FL 32934

Neighborhood Workshop Notice
15600-020-000 Nine at Gainesville
BRYAN THOMAS PHEGLEY
10 WINNEBAGO RD
SEA RANCH LAKES, FL 33308-2330

Neighborhood Workshop Notice
15631-208-002 Nine at Gainesville
ROBERT J PHELAN
2600 WOODGROVE RD
FLEMING ISLE, FL 32003-4974

Neighborhood Workshop Notice
15631-228-001 Nine at Gainesville
ELIZABETH J PORTER
290 PINE ST
ATLANTIC BEACH, FL 32233

Neighborhood Workshop Notice
15600-027-000 Nine at Gainesville
MARIA ELENA QUINTANA
1089 SW 11TH TER
GAINESVILLE, FL 32601-7840

Neighborhood Workshop Notice
15633-064-001 Nine at Gainesville
MARGARET T ROBERTS
PO BOX 832
NEW SMYRNA BEACH, FL 32170

Neighborhood Workshop Notice
15459-000-000 Nine at Gainesville
SHANDS TEACHING HOSPITAL & CLINICS
% LOU ANN KAPPER
PO BOX 100336
GAINESVILLE, FL 32610-0336

Neighborhood Workshop Notice
15601-028-000 Nine at Gainesville
R W SIMONS
1122 SW 11TH AVE
GAINESVILLE, FL 32601-7816

Neighborhood Workshop Notice
15631-232-003 Nine at Gainesville
ROBERT & DONNA SMITH
835 CEDAR COVE DR #C
WELLINGTON, FL 33414

Neighborhood Workshop Notice
15600-015-000 Nine at Gainesville
E H WATTS
1067 SW 11TH TER
GAINESVILLE, FL 32601-7840

Neighborhood Workshop Notice
15600-029-000 Nine at Gainesville
PRISCILLA ANN WEST
3458 NW 30TH PL
GAINESVILLE, FL 32605-2611

Neighborhood Workshop Notice
15633-060-004 Nine at Gainesville
YOST & FRIENDS OD OAKBROOK
301 W PLATT ST STE 118
TAMPA, FL 33606

Neighborhood Workshop Notice
15631-224-004 Nine at Gainesville
Z & A OF GAINESVILLE LLC
18951 SW 51ST MANOR
SOUTHWEST RANCHES, FL 33332

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/Black Pines
JIM CONNOR
400 NW 32 ST
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
2153 SE HAWTHORNE RD, #111
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
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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: 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
13840 W NEWBERRY RD
NEWBERRY, FL 32669

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

Neighborhood Workshop Notice

Phoenix Subdivision

APRIL JONES

3214 SW 26 TERR, Unit B

GAINESVILLE, FL 32608

Neighborhood Workshop Notice

LEE NELSON

DIRECTOR OF REAL ESTATE – UF

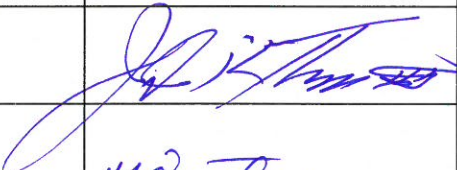

204 TIGERT HALL

PO BOX 113100

GAINESVILLE, FL 32611-3100

SIGN-IN SHEET

Event: Neighborhood Workshop #2
Date/Time: May 25, 2015
Place: Alachua County Library Headquarters
 Meeting Room A
 401 East University Avenue
 Gainesville, FL 32601
Re: Small-scale Comprehensive Plan Amendment and Rezoning Applications

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	John Thomas	THOMAS REALTY	
2	Maria Antonia	1089 SW 11th Ter	
3			
4			
5			
6			
7			
8			
9			
10			
11			




**Small-scale
Comprehensive
Plan Amendment
and Rezoning**
Neighborhood Workshop #2
May 25, 2016


PURPOSE OF WORKSHOP



- City of Gainesville requires Comprehensive Plan Amendment and/or Rezoning applicants to host a neighborhood workshop
- The workshop's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process
- This meeting provides the applicant with an opportunity to address concerns prior to a public hearing

PUBLIC NOTIFICATION





MEMORANDUM

TO: Neighbors of SW 17th Street / SW 1st Avenue Area

FROM: Craig Brasher, AICP

DATE: Friday, April 23, 2016

RE: Neighborhood Workshop Notice





A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1-acre site on Alachua County Tax Parcels 15600-030-000, 15600-031-000, 15600-032-000, and 15600-033-000. The applicant is proposing to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use 1 (8-75 units / acre) and rezone the property from Single-Family Residential (RSF-1) to Urban Mixed-Use 1 (UMU-1).

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop is Friday, April 29, 2016 at 6:00 p.m. at the CHW office, 132 NW 76th Drive, Gainesville, FL 32607.

Contact:
Craig Brasher, AICP
Phone Number:
(352) 331-1976

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PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1-acre site on Alachua County Tax Parcels 15600-030-000, 15600-031-000, 15600-032-000, and 15600-033-000. The applicant is proposing to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use 1 (8-75 units / acre) and rezone the property from Single-Family Residential (RSF-1) to Urban Mixed-Use 1 (UMU-1).

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The workshop is Friday, April 29, 2016 at 6:00 p.m. at the CHW office, 132 NW 76th Drive, Gainesville, FL 32607.


Contact:
Craig Brasher, AICP
Phone Number:
(352) 331-1976



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PUBLIC NOTIFICATION #2





MEMORANDUM

TO: Neighbors of SW 17th Street / SW 1st Avenue Area

FROM: Craig Brasher, AICP

DATE: Wednesday, May 11, 2016

RE: Neighborhood Workshop Notice

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1-acre site on Alachua County Tax Parcels 15600-030-000 (1217 SW 17th Ave.), 15600-031-000 (1217 SW 17th Ave.), 15600-032-000 (1217 SW 17th Ave.), and 15600-033-000 (1217 SW 17th Ave.). The applicant is proposing to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use 1 (8-75 units / acre) and rezone the property from Single-Family Residential (RSF-1) to Urban Mixed-Use 1 (UMU-1).

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

Date: Wednesday, May 11, 2016

Time: 6:00 p.m.

Place: Alachua County Library Headquarters
Meeting Room A
401 East University Avenue
Gainesville, FL 32601

Contact: Craig Brasher, AICP
(352) 331-1976

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. We look forward to seeing you at the workshop.

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- Mailouts for this additional neighborhood workshop were sent to the same property owners and neighborhood organizations as the first workshop notification

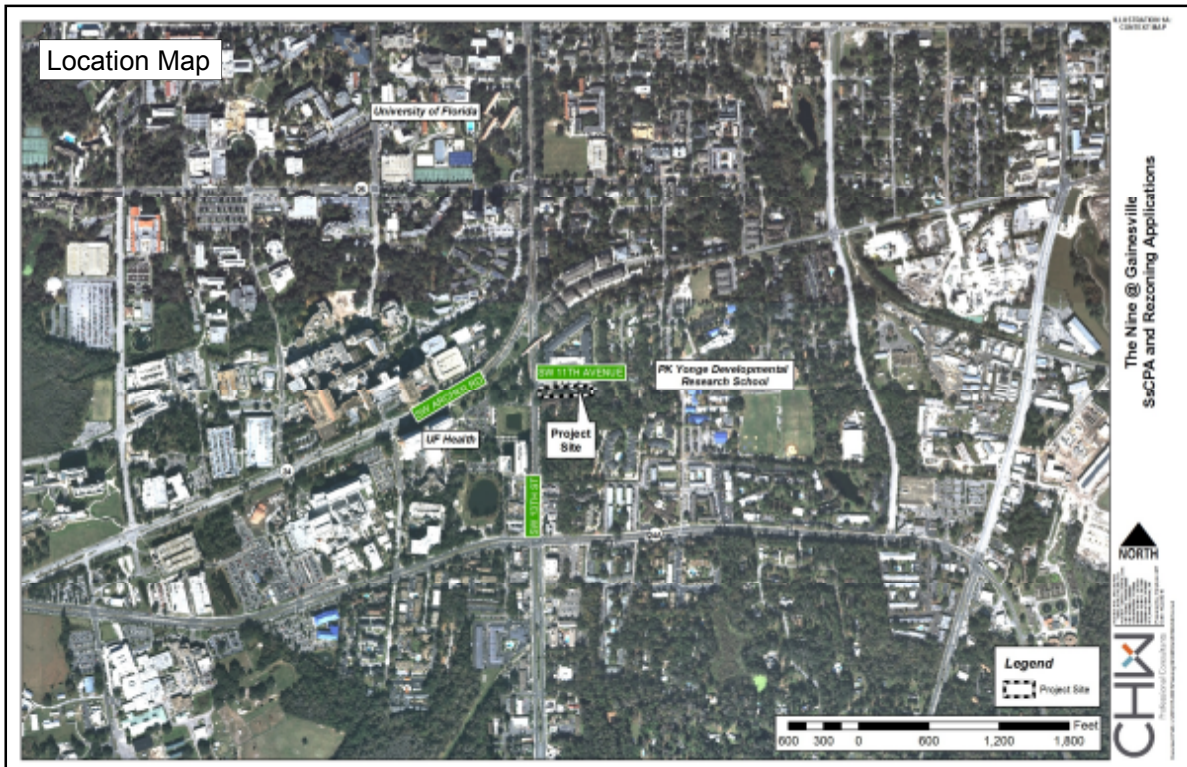
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REVIEW PROCESS



City Pre-application Meeting	April 13, 2016
Neighborhood Workshop	April 29, 2016
Ss-CPA & Rezoning Applications Submittal	May 2, 2016
➔ Additional Neighborhood Workshop	May 23, 2016
City Plan Board Hearing	June 23, 2016

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Existing Site Conditions

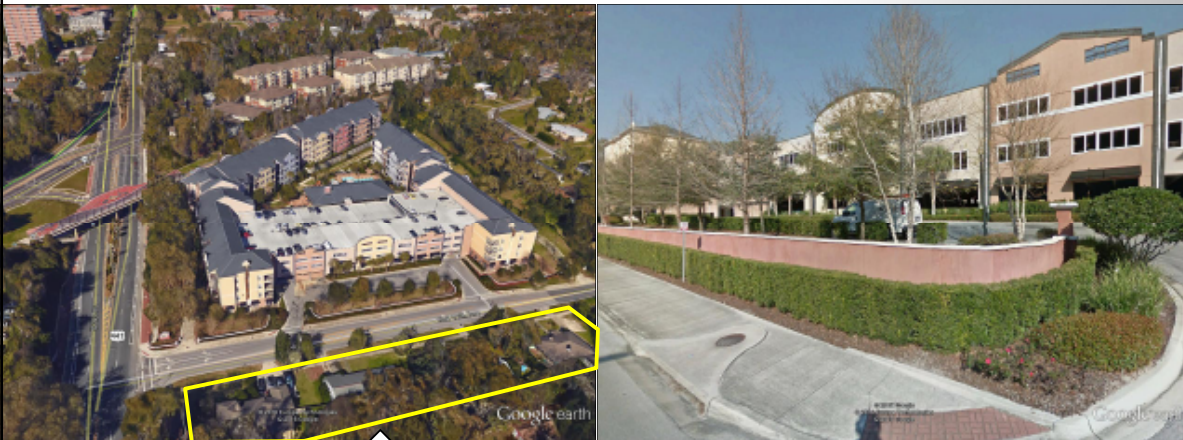
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Existing Area Conditions – South / East



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Existing Area Conditions - North



↑
Project Site

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Existing Area Conditions - West



Project Site

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Summary of City's Proposed Changes



- City is proposing to change the Future Land Use & Zoning on the project site.
- City is proposing Urban Mixed-Use High Intensity FLU & T-5 (UMUH) Zoning District
- Urban Mixed-Use High Intensity FLU: 10 – 150 du/ac
- T-5 (UMUH) Zoning District: 100 du / ac by-right, 125 du/ac by SUP
- Public Hearing / Approval Schedule for City's amendments is not known.

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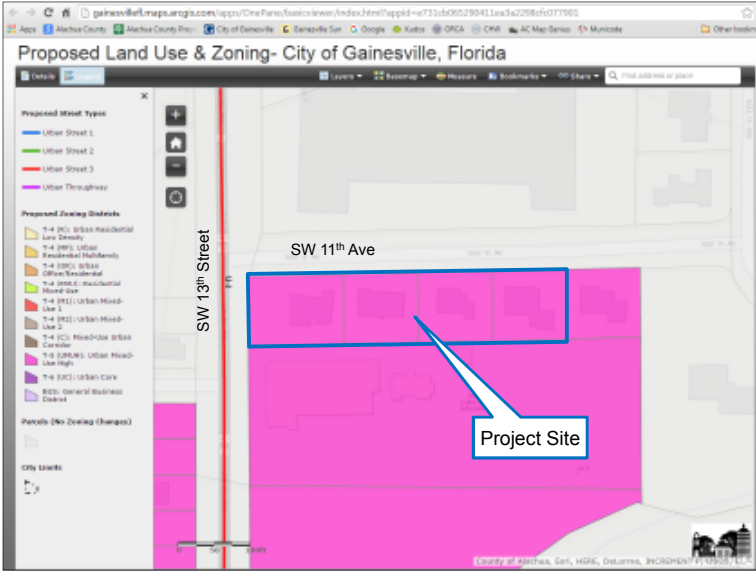
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City of Gainesville Proposed Zoning






<http://gainesvillefl.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=e731cb065290411ea3a2298cfc077901>

Proposed Zoning Districts

- T-4 (R): Urban Residential Low Density
- T-4 (MF): Urban Residential Multifamily
- T-4 (OR): Urban Office/Residential
- T-4 (RMU): Residential Mixed-Use
- T-4 (M1): Urban Mixed-Use 1
- T-4 (M2): Urban Mixed-Use 2
- T-4 (C): Mixed-Use Urban Corridor
- T-5 (UMUH): Urban Mixed-Use High
- T-6 (UC): Urban Core
- BUS: General Business District

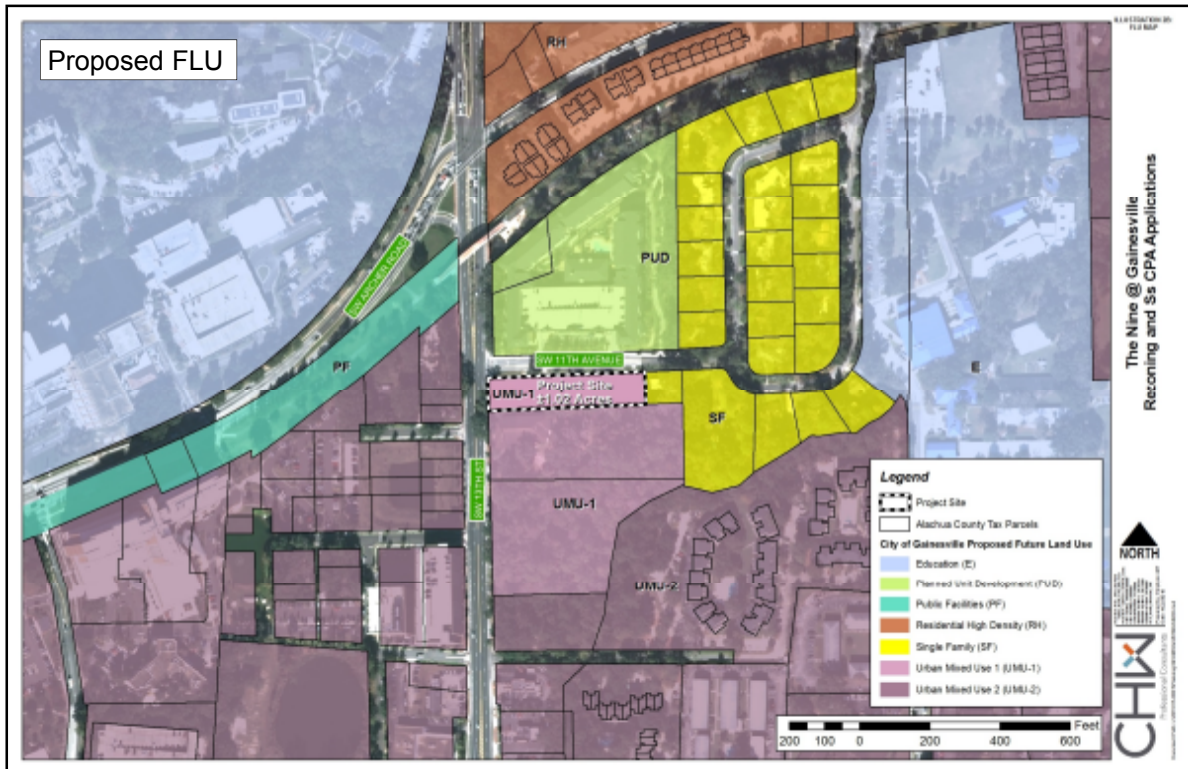
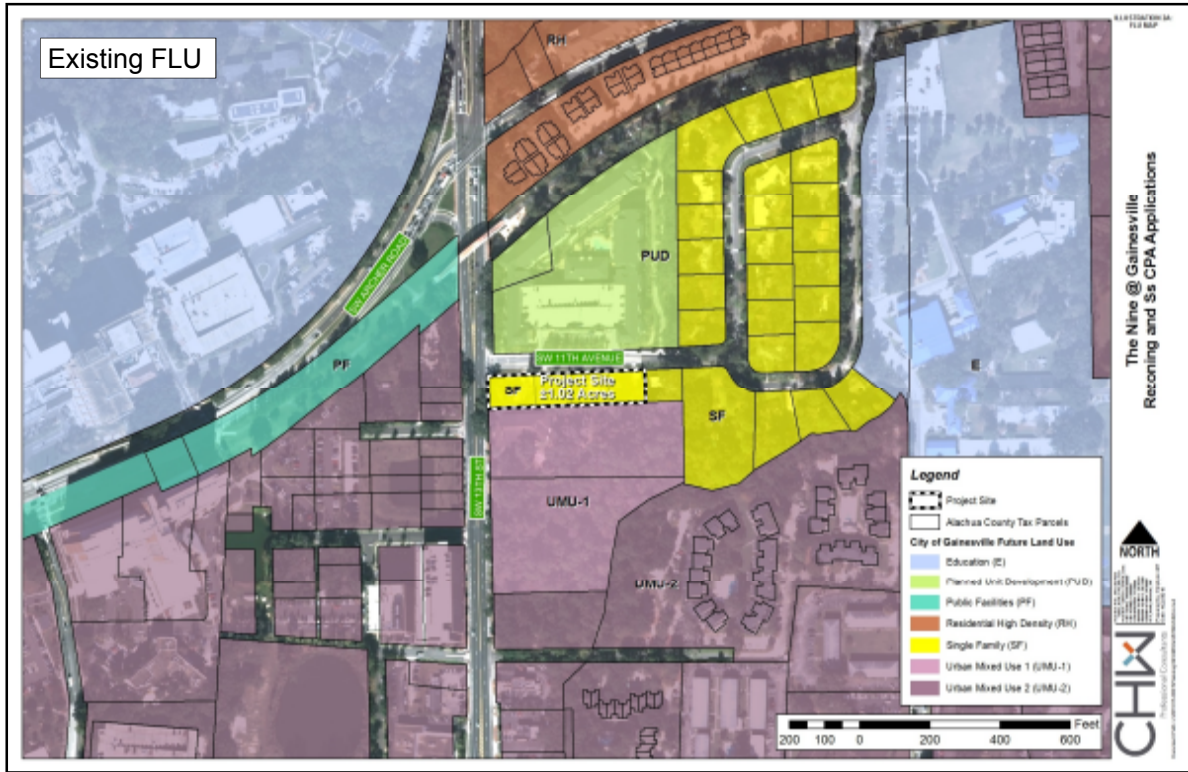
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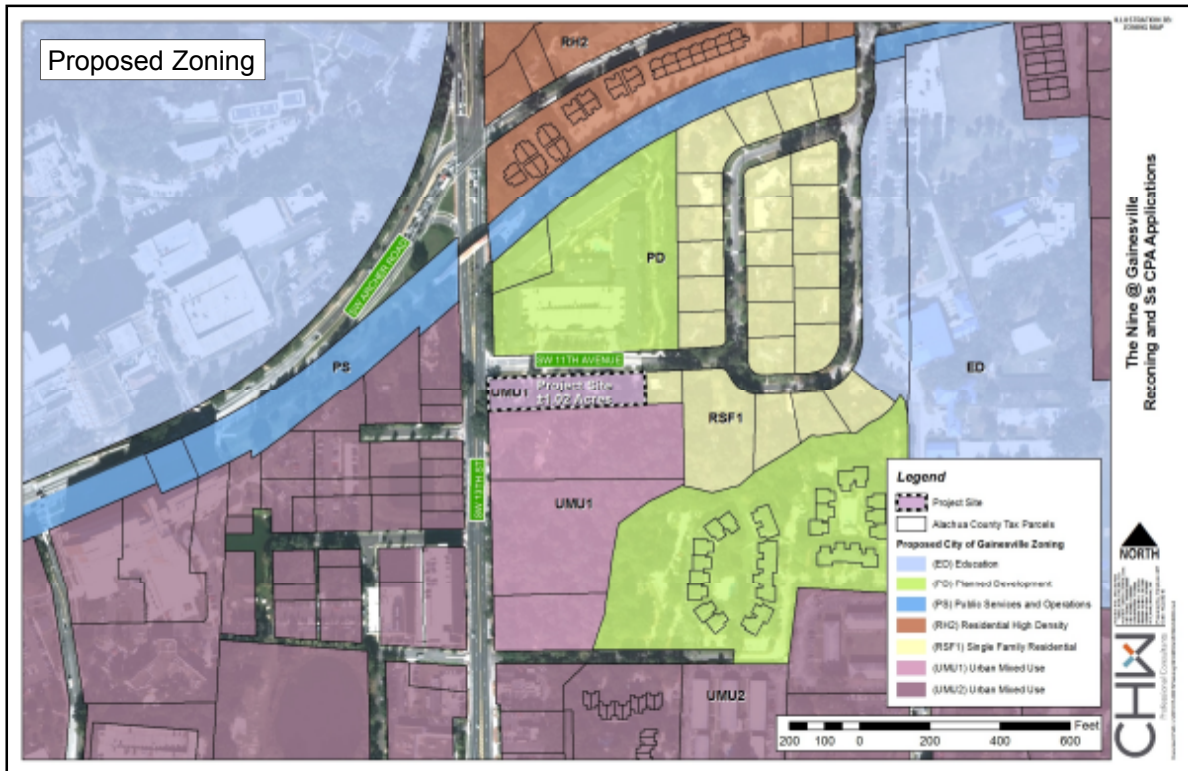
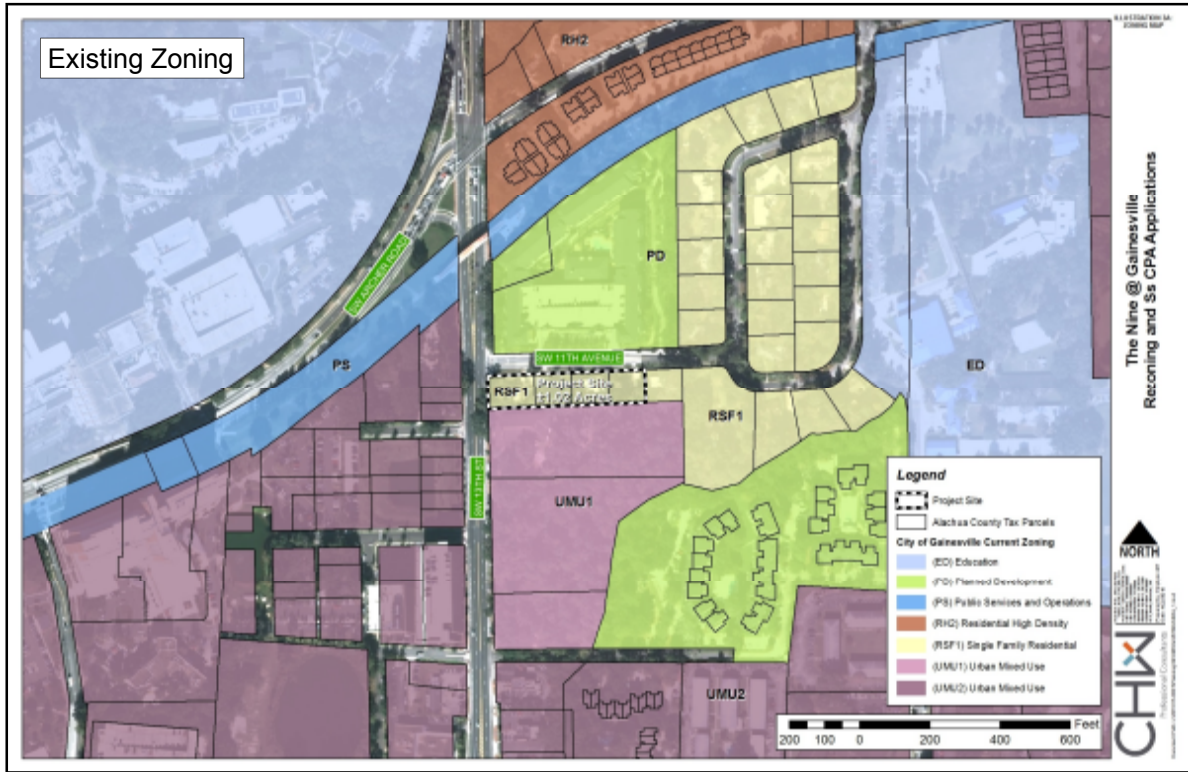
Summary of Applicant's Proposed Changes



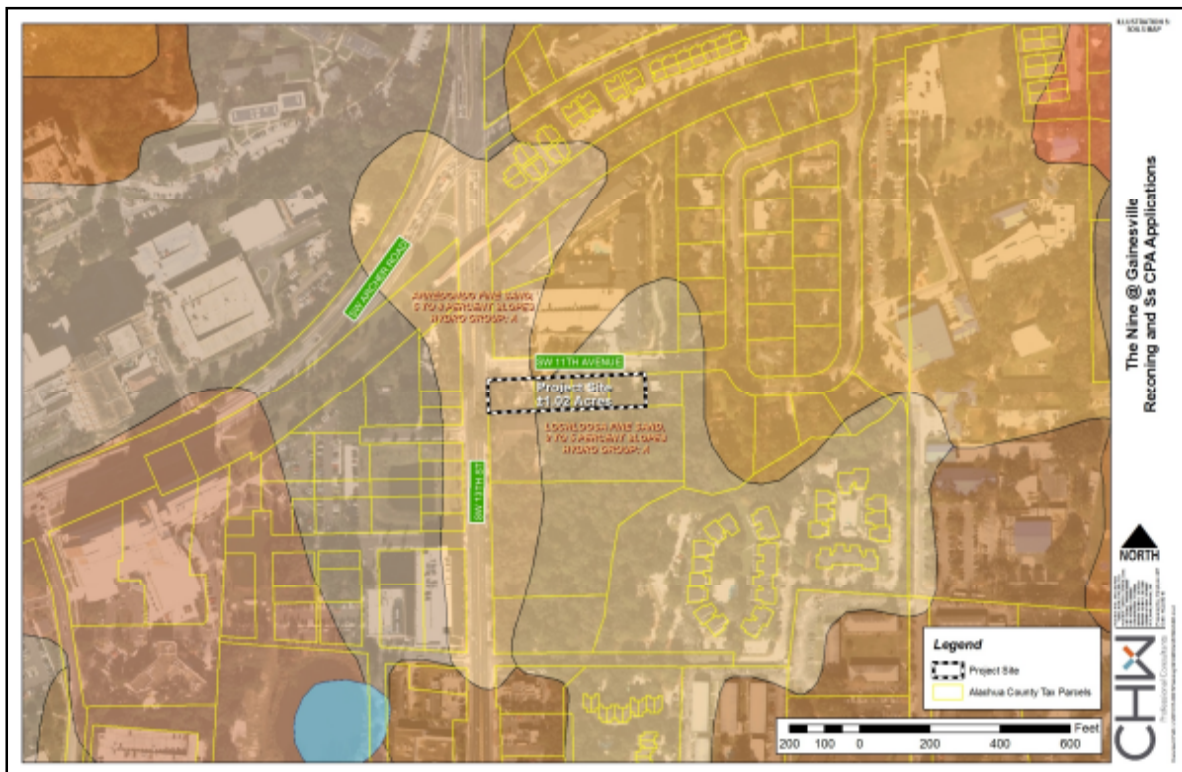
- Project Site: ±1.02 ac.
- Existing Future Land Use Designation: Single-Family Residential (0-8 du/ac)
- Proposed Future Land Use Designation: Urban Mixed-Use 1 (8-75 du/ac)
- Existing Zoning District: RSF-1 (3.5 du/ac)
- Proposed Zoning District: UMU-1 (8-75 du/ac)

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**THE NINE @ GAINESVILLE
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT & REZONING
NEIGHBORHOOD WORKSHOP #2
MAY 25, 2016, AT 6:00 PM
ALACHUA COUNTY LIBRARY HEADQUARTERS, MEETING ROOM A
401 E. UNIVERSITY AVENUE
GAINESVILLE, FL 32601**

Recorded and transcribed by CHW staff.

Attendees:

Maria Quintana – Citizen

John Thomas - Citizen

Craig Brashier, AICP - CHW

CHW delivered a presentation that explained the details of the proposed Small-scale Comprehensive Plan Amendment (LsCPA) and Rezoning applications. Two (2) members of the public attended the workshop. Ms. Quintana is a property owner in the neighborhood adjacent to the project site. The following bullet points highlight the main points of the presentation and the discussion items following the presentation.

- The presentation explained that the proposed applications will change the Future Land Use (FLU) and Zoning categories to UMU-1.
- Mr. Brashier explained that the UMU-1 FLU and zoning district is consistent with adjacent UMU-1 properties as well as with the T-5 (UMUH) zoning district proposed by the City as part of the Land Development Code updates.
- The presentation included pictures of the subject parcels as well as the surrounding properties.
- Mr. Brashier informed the attendees that a specific development plan was not included as part of these applications.
- The meeting adjourned at 6:30 p.m.