

Appendix D Application and Neighborhood Workshop information

Exhibit D-1

Application and Neighborhood Workshop information

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-11-19 ZON</u>	Fee: \$ <u>MIA GOV'T</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name:	<u>STATE OF FLA IIF DOT</u>
Address:	<u>TITTE MANAGING AGENCY</u> <u>3900 Commonwealth Blvd.</u> <u>Tallahassee, FL 32399</u>
Phone:	Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	<u>CITY PLAN BOARD</u>
Address:	<u>P.O. BOX 490 STATION 11</u> <u>GAINESVILLE, FL 32602-0490</u>
Phone:	<u>352-334-5022</u>
Fax:	<u>352-2648</u>

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

REQUEST

Check applicable request(s) below:		
Future Land Use Map []	Zoning Map [<input checked="" type="checkbox"/>]	Master Flood Control Map []
Present designation:	Present designation: <u>PS</u>	Other [] Specify:
Requested designation:	Requested designation: <u>ED</u>	

INFORMATION ON PROPERTY

1. Street address:	<u>2004 N.E. WALDO ROAD</u>
2. Map no(s):	<u>3754</u>
3. Tax parcel no(s):	<u>10808-000-003</u>
4. Size of property:	<u>14.3 (approx.)</u> acre(s)

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.

Certified Cashier's Receipt:



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

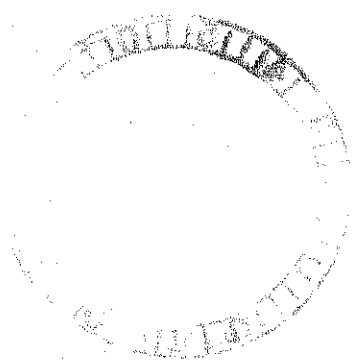
- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
- b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
- c. Must correctly 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? / zoning
- North Residential low (RL) / MM (12 units/acre mobile home residential district)
 - South Single Family, RL, mixed use low / RSF-2, RMF-5, MU-1
 - East Public Facilities (PF) / PS
 - West Commercial, PF / W (warehousing & wholesaling district),
 BUS (General business district),
 PS (Public services & operations district)

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

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



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

Residential streets None are adjacent. Property is adjacent NE 23rd Avenue and to Waldo Road, a major State of Florida arterial roadway.

Noise and lighting None additional for this existing, developed property. Noise & lighting subject to meeting all applicable City regulations and University requirements

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

NO X YES ___ (If yes, please explain below)

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

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

NO X YES ___

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

NO X YES ___

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

Redevelopment X Urban Infill ___
Activity Center ___ Urban Fringe ___
Strip Commercial ___ Traditional Neighborhood ___

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

The University of Florida's continued development of its Eastside campus reflects its long-term commitment to this community. UF recently renovated buildings along Waldo Road and recently completed a \$12 m, 80,000 sq. ft. office building. 450 people presently occupy the campus during business hours.

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

See immediately preceding text. Continued redevelopment (21,962 SF of additional development allowed under the current, 2005-2015 Campus Development Agreement) will bring additional employees & other campus users during weekdays.

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

Roadways None additional by the proposed ED land use & zoning relative to the existing PF land use & PS zoning. (Impacts of university development on local government support infrastructure are addressed through the Campus Development Agreement and through the Campus Master Plan.)

Recreation

Water and Wastewater

Solid Waste

Mass Transit

Note: RTB Routes 24 & 25 provide service along Waldo Road on weekdays, 60 and 65-minute headways, respectively.

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

NO

YES X (please explain)

The UF Eastside campus is accessible by transit, bicycle, and walking. There are adjacent sidewalks on Waldo Road, and a bikeway on the eastside of Waldo Road, (& pedestrian path). Bicycles and pedestrians also have access from NE 23rd Avenue.

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:	<i>See P. 1</i>
Address:	<i>See P. 1</i>
Phone:	Fax:
Signature:	

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

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

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

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

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

Dear Members, ACCP for the City Plan Board

Owner/Agent Signature

January 13, 2011

Date

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____, by (Name)

Signature – Notary Public

Personally Known _____ OR Produced Identification _____ (Type) _____

Search Criteria**Parcel From:** 10808-000-000**Parcel Thru:** 10808-000-000*Search Date:* 1/12/2011 at 4:18:31 PM*Data updated:* 01/11/11

Parcel: 10808- GIS Map (best
000-000 viewed with IE)

Taxpayer:	STATE OF FLA IIF DOT	Legal:	COM AT INTERSECTION OF GLEN SPRINGS RD & STATE RD NO 24 RUN 2 28 2/3 DEG W 672.32 FT TO POB NW PERPENDICULAR TOHIWAY 1045 FT SW PARALLEL TO HIWAY 617 FT SE PERPENDICULAR TO HIWAY 1045 FT NE NE ALONG HIWAY 622 FT TO BEG BYLEGISLATURE & OR 553/142(LESS COM NW CORSEC E 1629.92 FT S 33.01 FT POB S 30 DEGW 136 FT S 59 DEG E 53.94 FT N 30 DEG E98.29 FT N 24 DEG W 65.82 FT POB PER OR 2847/210)
Mailing:	GAINESVILLE MAINT YARD % TIITF MANAGING AGENCY 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399		
Location:	2004 WALDO RD Gainesville		
Sec-Twn-Rng:	34-9-20		
Use:	STATE		
Tax Jurisdiction:	Gainesville 3600		
Area:	EXEMPT		
Subdivision:			

There was 1 parcel found in this search.

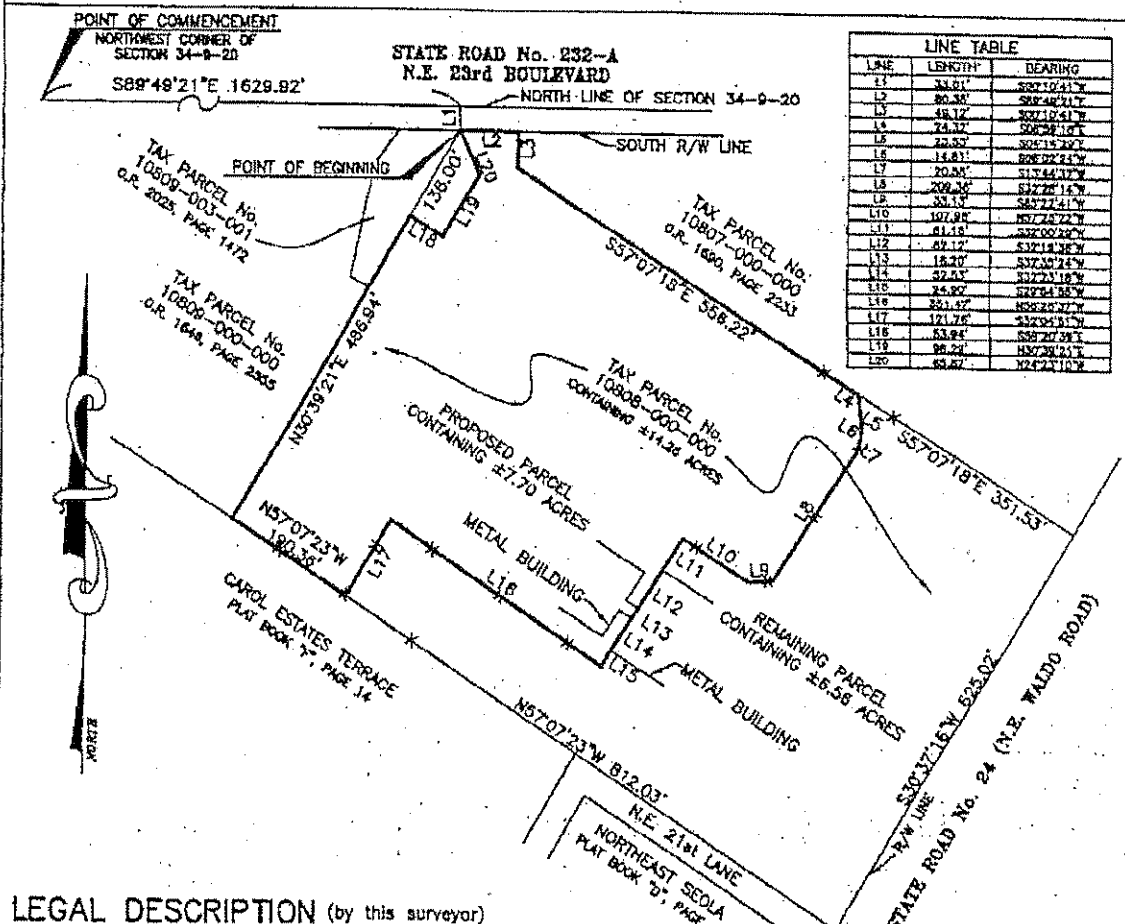
[Create download file of selected parcels](#)[Map selected Parcels on GIS](#)

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 12 SE 1st Street • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

SKETCH and LEGAL DESCRIPTION

IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA



LINE	LENGTH	BEARING
L1	33.01	S89°49'21\"
L2	80.38	S00°10'41\"
L3	49.12	S07°18'51\"
L4	24.32	S06°59'18\"
L5	23.53	S05°02'24\"
L6	14.81	S13°44'32\"
L7	20.58	S13°44'32\"
L8	33.13	S15°25'22\"
L9	107.88	S32°00'20\"
L10	51.18	S32°35'24\"
L11	10.20	S32°35'24\"
L12	52.53	S29°54'55\"
L13	121.76	S32°04'51\"
L14	24.90	S30°37'16\"
L15	351.47	S30°37'16\"
L16	190.36	N57°07'23\"
L17	486.94	N30°39'21\"
L18	53.94	N24°23'10\"
L19	65.82	N00°00'00\"
L20	1629.92	N00°00'00\"

LEGAL DESCRIPTION (by this surveyor)

A portion of the Florida Department of Transportation's lands lying in the Northwest 1/4 of Section 34, Township 9 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 34; thence run South 89°49'21" East, along the North line of said Section 34, a distance of 1629.92 feet; thence run South 00°10'41" West, a distance of 33.01 feet to a point on the South right of way line of N.E. 23rd Avenue and the POINT OF BEGINNING; thence run South 89°49'21" East along said South right of way line and the North line of the lands described in Official Records Book 553, Page 146 of the Public Records of Alachua County, Florida, a distance of 80.38 feet; thence run South 00°10'41" West, along the East line of said lands, a distance of 49.12 feet; thence South 57°07'18" East, along the North line of said lands, a distance of 556.22 feet to the intersection with a fence; thence run along said fence the following eight (8) calls: South 06°59'18" East, 24.32 feet; South 04°14'28" East, 23.53 feet; South 05°02'24" West, 14.81 feet; South 13°44'32" West, 20.58 feet; South 32°28'14" West, 208.38 feet; South 85°22'41" West, 33.13 feet; North 57°25'22" West, 107.88 feet; South 32°00'20" West, 51.18 feet to a building; thence leaving said fence, run South 32°19'38" West, along said building, a distance of 52.12 feet; thence run South 32°35'24" West through said building, a distance of 10.20 feet; thence run South 32°23'18" West, along said building, a distance of 52.53 feet to a fence; thence run along said fence the following three (3) calls: South 29°54'55" West, 24.90 feet; North 50°28'37" West, 351.47 feet; South 32°04'51" West, 121.76 feet, to an intersection with the South line of the aforementioned lands described in Official Records Book 553, Page 148; thence leaving said fence, run North 57°07'23" West, along the South line of said lands, a distance of 190.36 feet; thence run North 30°39'21" East along the West line of said lands, a distance of 486.94 feet; thence run South 59°20'39" East, a distance of 53.94 feet; thence run North 30°39'21" East, a distance of 98.28 feet; thence run North 24°23'10" West, a distance of 65.82 feet to an intersection with the South right of way line of N.E. 23rd Avenue and the POINT OF BEGINNING. Containing 7.70 acres, more or less.

THIS IS NOT A BOUNDARY SURVEY

LEGEND

- - - Indefinite fence line
- R/W Indefinite right of way
- D.A. Indefinite Official Records Book

SURVEYOR'S NOTES

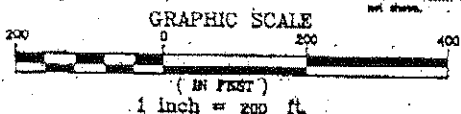
1. The bearings herein are based on the survey as furnished by the Tax Parcel No. 10809-000-000 (D.R. 553, Page 142). The measured bearings herein are based on field measurements projected from the stated bearing of South 30°37'16" East along the West line of State Road (State Road No. 24).
2. Underground utilities, structures and/or foundations, if any, are not located and are not shown.
3. Recorded encumbrances and/or adjacent deeds not furnished to the surveyor are not shown.
4. Jurisdictional matters, if any, were not located and are not shown.

SURVEYOR'S CERTIFICATION

I hereby certify to UNIVERSITY OF FLORIDA ADMINISTRATIVE AFFAIRS and FLORIDA DEPARTMENT OF TRANSPORTATION that the sketch herein is an accurate representation of the land described herein, to the satisfaction of the American Technical Standards in Chapter 11027-8 of the Florida Administrative Code as set forth by the Florida Board of Professional Surveyors and Engineers pursuant to Section 472.007 Florida Statutes, as surveyed under my direct supervision and to the best of my knowledge and belief.

George F. Young, Inc.
CERTIFICATE OF AUTHORIZATION # 1821

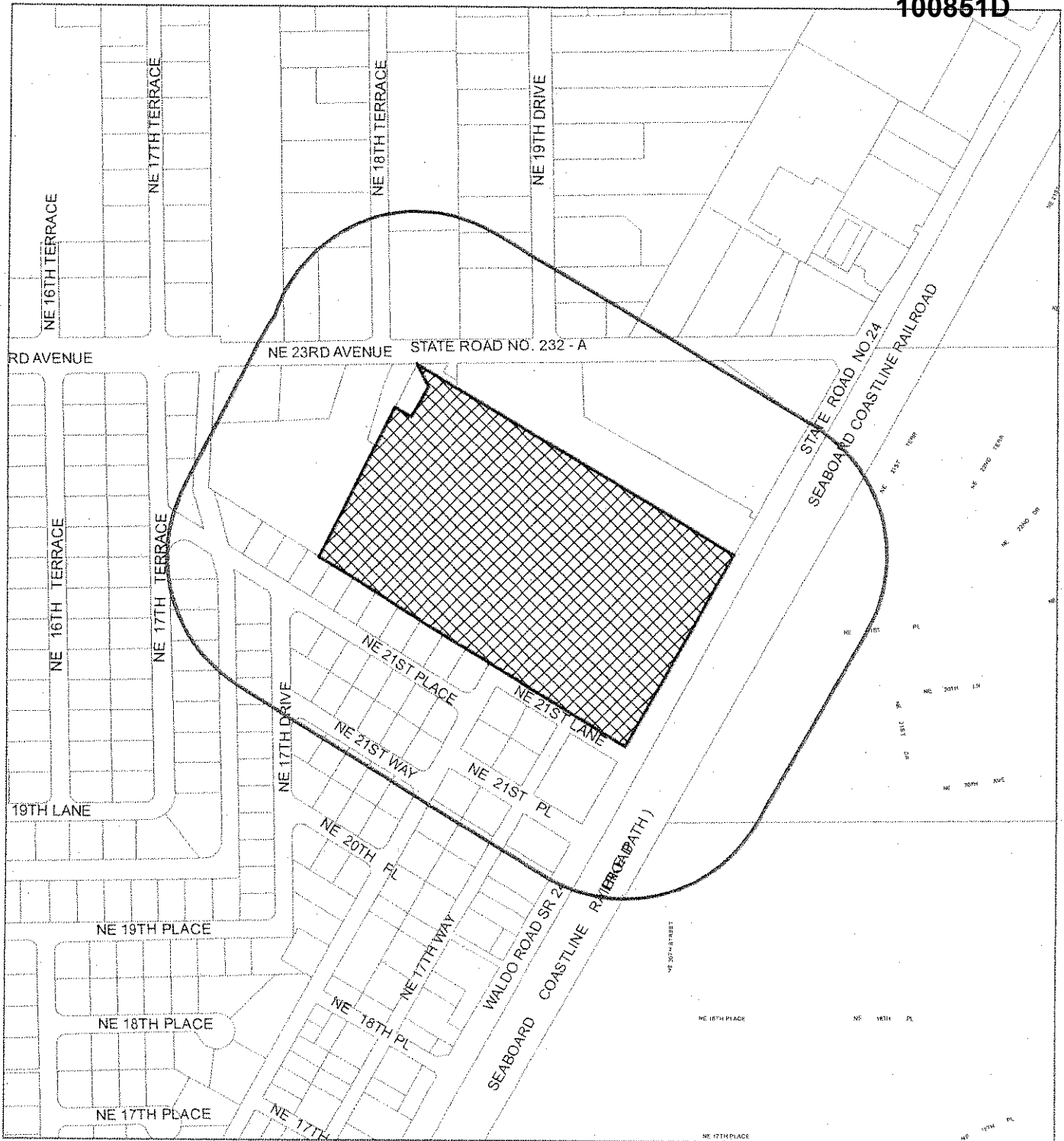
Michael J. ...
Michael J. ...
Professional Surveyor and Mapper
Certificate of Registration No. 4422
Date field survey completed: 7/9/02



George F. Young, Inc.
A Subsidiary of George F. Young & Partners, Inc.
21, PERKINS RD. N. W. PALM BEACH, FLORIDA 33409
ALACHUA COUNTY A REPRESENTATIVE OF ENGINEERS & SURVEYORS IN FLORIDA IS A PROFESSIONAL CORPORATION
1086 N.W. 182d. Street
Gainesville, Florida 32601
PHONE (352) 378-1444 FAX (888)878-3568

DRAWN	LAS	FIELD CREW CHIEF	HOOGES	SCALE	1" = 200'
CHECKED		FIELD BOOK	480	PAGE	43-47
REMOVED		DATE OF FIELD SURVEY	7/9/02	MAP FILE	FLAT FILE
				PROJECT #	02530072.01

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPER SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Proposed UF Eastside Campus
Land Use and Zoning Changes

Parcel #10808-000-000

400-Foot Notification Radius

Prepared by: Department of Community Development
City of Gainesville, Florida
12.2.2010



1 inch = 410 feet

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

Parcel number	Owner	Pet_nbr	Last_name	First_name	Address_line_1	Address_line_2	City	State	Zip_5
08198-002-003	UF Eastsl	1814 PARTNERS (THE)			% FREEMAN REALTY INC	2622 NW 43RD ST	GAINESVILLE	FL	32606
10760-008-000	UF Eastsl	ADAMS	HAWES N		2028 SW 102ND TER		GAINESVILLE	FL	32607
10807-000-000	UF Eastsl	ARNETTE & MALPHURS TRUSTEES			2200 NE WALDO RD		GAINESVILLE	FL	32609
0626-032-000	UF Eastsl	ATWATERS & ROLLINS-ATWATER	H/W		1773 NE 21ST WAY		GAINESVILLE	FL	32609
8200-000-000	UF Eastsl	AUTOMOTIVE RECYCLING OF			2016 NE 23RD AVE		GAINESVILLE	FL	32609
10626-017-000	UF Eastsl	BLAKE	BEATRICE L		1758 NE 21ST WAY		GAINESVILLE	FL	32609
10626-006-000	UF Eastsl	BOOKER	ALEX T		1746 NE 21ST PL		GAINESVILLE	FL	32609
08198-005-000	UF Eastsl	BOONE GAINESVILLE LLC			PO BOX 2759		GAINESVILLE	FL	32602
08198-006-000	UF Eastsl	BOONE GAINESVILLE LLC			PO BOX 2759		GAINESVILLE	FL	32602
10625-103-000	UF Eastsl	BORN	KARL W		1405 CATHERINE ST		WILLIAMSPORT PA		17701
10760-017-000	UF Eastsl	BRACEWELL	S D		PO BOX 855		MELROSE	FL	32666
10626-048-000	UF Eastsl	BROWN	PAMELA A		2022 NE 17TH DR		GAINESVILLE	FL	32609
10760-001-000	UF Eastsl	BRUAL & BRUAL TRUSTEES			2046 NW 20TH LN		GAINESVILLE	FL	32605
10760-004-000	UF Eastsl	BRUAL & BRUAL TRUSTEES			2046 NW 20TH LN		GAINESVILLE	FL	32605
10625-003-000	UF Eastsl	BRYANT	TROY LAMAR		2115 NE 17TH TER		GAINESVILLE	FL	32609
08199-147-000	UF Eastsl	BUCHHOLZ PAINT & AUTOBODY INC	ROBERT L		2305 NE 19TH ST		GAINESVILLE	FL	32609
10626-025-000	UF Eastsl	BULATEWICZ	ROBERT L		1704 NE 7TH ST		GAINESVILLE	FL	32609
08198-004-001	UF Eastsl	CAMP-FILLMER INC			PO BOX 686		GAINESVILLE	FL	32602
10626-015-000	UF Eastsl	CHESTNUT IV & CHESTNUT			1773 NE 21ST PL		GAINESVILLE	FL	32609
10626-031-000	UF Eastsl	CITIFINANCIAL MORTGAGE CO			BUILDING 4 STE 100	1111 NORTHPOIN	COPELL	TX	75019
10626-016-000	UF Eastsl	DANZY	LEMAR S		1765 NE 21ST PL		GAINESVILLE	FL	32609
10760-005-000	UF Eastsl	DENSON	YVONNE		7315 NW 21ST CT		GAINESVILLE	FL	32653
10626-028-000	UF Eastsl	DESUE & DESUE			1757 NE 21ST WAY		GAINESVILLE	FL	32609
10626-050-000	UF Eastsl	DOBY	FREDRICK E		1721 NE 21ST PL		GAINESVILLE	FL	32609
10625-105-000	UF Eastsl	DYKE & STEWART			2049 NE 17TH TER		GAINESVILLE	FL	32609
08199-148-001	UF Eastsl	EAGLE OIL CORP			42 SLEEPY HOLLOW RD		MIDDLEBURG	FL	32068
10626-009-000	UF Eastsl	FULTON	MICHAEL R		13124 SE 9TH PL		GAINESVILLE	FL	32641
10626-027-000	UF Eastsl	GALLINGTON	JONATHAN Z		1751 NE 21ST WAY		GAINESVILLE	FL	32609
10809-000-000	UF Eastsl	GVILLE COMMERCE AND STOR			1101 CHANNELSIDE DR STE 247		TAMPA	FL	33602
10760-018-000	UF Eastsl	HAAS & HAAS & HAAS & HAAS			% FREDERICK W HAAS JR 2070 FOREST DR		CLEARWATER	FL	33763
10626-022-000	UF Eastsl	HENDERSON	BELVALINE		2019 NE 17TH DR		GAINESVILLE	FL	32609
10626-007-000	UF Eastsl	HESTERS	MARY		1738 NE 21ST PL		GAINESVILLE	FL	32609
08198-008-000	UF Eastsl	HICKS JR	MAX K		2314 NE 19TH DR		GAINESVILLE	FL	32609
10626-001-000	UF Eastsl	HOBDY	DWIGHT		% KATHLEEN LUCAS ESQ 5200 NW 43RD ST		GAINESVILLE	FL	32606
10626-003-000	UF Eastsl	HORNE	BENITA Y		1766 NE 21ST PL		GAINESVILLE	FL	32609
10626-004-000	UF Eastsl	HUTCHINSON	DEVONNE P		2057 SW 66TH DR		GAINESVILLE	FL	32607

10760-003-000	UF Easts	KANE TRUSTEE	DL	13919 NW 145TH AVE		ALACHUA	FL	32615
10626-047-000	UF Easts	KEATON	VICKIE L	2016 NE 17TH DR		GAINESVILLE	FL	32609
10625-102-000	UF Easts	KERR	R D	PO BOX 400		GAINESVILLE	FL	32602
10760-011-000	UF Easts	KESSLER	FRANCES VIRGINIA S	16517 NE 2ND ST		GAINESVILLE	FL	32609
10760-009-000	UF Easts	KESSLER TRUSTEE	FRANCES	16517 NE 2ND ST		GAINESVILLE	FL	32609
108198-004-000	UF Easts	MALLARD & MALLARD		% DONALD A MALLARD	PO BOX 30	KESTONE HEIG	FL	32656
10626-020-000	UF Easts	MCCUNEY	TIMOTHY BARRETT	1753 NE 21ST PL		GAINESVILLE	FL	32601
10626-018-000	UF Easts	MCKNIGHT	J E	7121 NE 26TH PL		GAINESVILLE	FL	32609
10809-002-000	UF Easts	MOORE	M G	5229 SW 65TH CT		GAINESVILLE	FL	32608
10626-023-000	UF Easts	NEGRON	JOAQUIN	1745 NE 21ST PL		GAINESVILLE	FL	32605
10806-000-000	UF Easts	PETRO USA LLC		402 HIGH POINT DR #201		COCOA	FL	32925
10626-012-000	UF Easts	PINEIRO	DOMINGO	1779 NE 21ST PL		GAINESVILLE	FL	32609
10626-019-000	UF Easts	RABON	LAUREN	1759 NE 21ST PL		GAINESVILLE	FL	32609
10760-010-000	UF Easts	RILEY	ANNE MARIA	41132 NW SUTTER LN		ANTHEM	AZ	85086
10626-008-000	UF Easts	ROBINSON	SONYA N	1732 NE 21ST PL		GAINESVILLE	FL	32609
10626-024-000	UF Easts	ROBINSON-SLOAN	LOUVENIA	3135 NW 48TH PL		GAINESVILLE	FL	32605
10626-049-000	UF Easts	SANTOS	VENER	2416 W TENNYSON RD #318		HAYWARD	CA	94545
08198-002-005	UF Easts	SATCHEL'S PIZZA INCORPORATED		1800 NE 23RD AVE		GAINESVILLE	FL	32609
10626-046-000	UF Easts	SECRETARY OF VETERANS AFFAIRS		810 VERMONT AVE NW		WASHINGTON	DC	20506
10626-013-000	UF Easts	SKELL	ROSEMARY A	1774 NE 21ST WAY		GAINESVILLE	FL	32609
08197-001-000	UF Easts	SKYWATER-GAINESVILLE LLC		ONE R E MICHAEL DR		GLEN BURNIE	MD	21060
08199-148-000	UF Easts	SMITH JR	W J	1944 NE 23RD AVE		GAINESVILLE	FL	32609
10626-011-000	UF Easts	SOLENER	JODY J	1710 NE 21ST PL		GAINESVILLE	FL	32609
10626-010-000	UF Easts	SPENCE JR & SPENCE		1902 NW 43RD PL		GAINESVILLE	FL	32605
10625-104-000	UF Easts	SQUIRES	EVA	2041 NE 17TH TER		GAINESVILLE	FL	32601
10808-000-000	UF Easts	STATE OF FLA IIF	DOT	GAINESVILLE MAINT YAR	3900 COMMONW	TALLAHASSEE	FL	32399
10811-000-000	UF Easts	STATE OF FLA IIF		TITF HRS	3900 COMMONW	TALLAHASSEE	FL	32399
10811-001-000	UF Easts	STATE OF FLA IIF		TITF HRS	SUNLAND CENTER	TALLAHASSEE	FL	32399
10812-300-000	UF Easts	STATE OF FLORIDA - IIF - DOT		TITF HRS		TALLAHASSEE	FL	32399
10626-021-000	UF Easts	SUSKIN	M D	605 SUWMANNEE ST		TALLAHASSEE	FL	32399
10626-005-000	UF Easts	THOMAS	PARNELL	1754 NE 21ST PL		GAINESVILLE	FL	32601
10808-001-000	UF Easts	TRAN TRUSTEE	LAN T	1701 NW 30TH TER		GAINESVILLE	FL	32605
10809-003-001	UF Easts	TRAN TRUSTEE	LAN T	1701 NW 30TH TER		GAINESVILLE	FL	32605
10807-001-000	UF Easts	UF FOUNDATION INC		PO BOX 14425		GAINESVILLE	FL	32604
10809-004-000	UF Easts	URBAN THREAD GAINESVILLE INC		1117 W UNIVERSITY AVE		GAINESVILLE	FL	32601
10626-014-000	UF Easts	VIOLA	GUILLERM O N	1766 NE 21ST WAY		GAINESVILLE	FL	32609
10760-000-000	UF Easts	WALDO HOLDINGS LLC		% SAUL SILBER PROPERT	3434 SW 24TH AE	GAINESVILLE	FL	32607

100851D

10626-002-000		UF Eastst	WILLIAMS SR		RUSSELLA		1774 NE 21ST PL			GAINESVILLE	FL	32609
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**Planning & Development Services**

PO Box 490
Gainesville, FL 32602-0490
352-334-5022
352-334-2648 (fax)
www.cityofgainesville.org

December 27, 2010

Nearby (*) Property Owners and Registered City Neighborhood Organizations

(* within 400 feet of 14.3-acre subject property within UF Eastside Campus at 2004 Northeast Waldo Road, Gainesville, Florida)

Re: Neighborhood Workshop - January 12, 2011, 6:00 PM

Dear Property Owners and Registered City Neighborhood Organizations:

A neighborhood workshop will be held to discuss a large-scale amendment to the Generalized Future Land Use Map of the City of Gainesville 2000-2010 Comprehensive Plan, and an associated rezoning, for approximately 14.3 acres of the University of Florida Eastside Campus, located at 2004 Northeast Waldo Road. The proposed land use map change is from Public Facilities (PF) to Education (ED), and the proposed rezoning is from Public services and operations district (PS) to Educational services district (ED).

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposals and to seek their comments.

The meeting will be held on Wednesday, January 12, 2011, at 6:00 PM at the UF Eastside Campus Community Room, 2006 NE Waldo Road. Contact person: Dean Mimms, City of Gainesville Planning & Development Services (352) 334-5022.

If you have additional questions, please do not hesitate to contact me at 334-5022 or 393-8688.

Sincerely,

Dean Mimms, AICP
Lead Planner

cc: Onelia Lazzari, AICP, Principal Planner

Enclosures:

- Site map
- Education (ED) land use category
- Education services district – zoning category

UF Eastside Campus - Proposed Land Use and Zoning Change

City of Gainesville, FL

 **Subject Parcel within UF Eastside Campus**

Area proposed for change from Public Facilities (PF) to Education (E) Land Use and Public services & operations (PS) to Educational services district (ED) Zoning

Created by the Planning Department, 12/10.
File: Jesse2010/Dean_UF-Eastside-Campus_12-16

NE 18TH DRIVE

NE 23RD AVENUE

STATE ROAD NO. 232 - A

STATE ROAD NO. 24

SEABOARD COASTLINE RAILROAD

Community Meeting Room
Bldg. 1602
January 12, 2011 - 6:00 PM

2004

WALDO RD

NE 21ST

NE 17TH DRIVE

NE 21ST PLACE

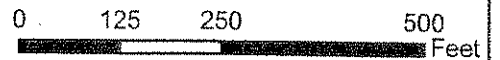
NE 21ST LANE

NE 21ST WAY

NE 21ST PL

NE 20TH PL

(BIKE PATH)



Land Use
Categories
(cont.)**Industrial**

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.

**Education**

This category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers). Land development regulations shall address compatibility with surrounding uses and infrastructure needs, except in a special area plan, where there shall be no floor area ratio maximum. The intensity of development on property covered by a special area plan shall be regulated by the Urban Design Standards that include building height, build-to lines, setback requirements and building coverage to determine intensity of use instead of a maximum floor area ratio.

Recreation

This category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements. This category shall meet the appropriate intensities of use as established by the Recreation Element.

Conservation

This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

Educational services district (ED).

- (a) *Purpose.* The ED district is established to identify and locate public educational facilities at appropriate locations throughout the community.
- (b) *Objectives.* The provisions of this district are intended to locate such uses so as to provide easy accessibility and convenience to the users.
- (c) *Permitted uses. Uses by right:*
- (1) Any public elementary, middle school, high school, vocational school, college or university.
 - (2) Public service vehicles, in accordance with article VI.
 - (3) Any use customarily incidental to a permitted principal use.
 - (4) Private schools, in accordance with article VI.
 - (5) Places of religious assembly, in accordance with article VI.
- (d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:
- (1) Minimum lot area: Shall be the minimum lot area required for the specific zoning district where allowed plus one acre for every 100 persons (or fraction thereof), based on building code capacity.
 - (2) Minimum yard setbacks:
 - a. Front: 25 feet.
 - b. Side, interior: 50 feet.
Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.
 - c. Side, street: 25 feet.
 - d. Rear: 50 feet.
Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.
- (e) *Additional requirements.*
- (1) *General conditions.* All structures and uses within this district shall also comply with the applicable requirements and conditions of article IX.
 - (2)

Development plan approval. Development plan approval in accord with article VII shall be required for all development unless specifically exempted by the city commission or by applicable provisions of F.S. Ch. 235.

(3)

Parking. Any development within any ED district shall comply with the parking requirements as set forth in article IX, except that off-street parking facilities for relocatable structures are not required to be constructed for three years from the date of placement of the relocatable structure on a lot. However, the construction of off-street parking facilities in accordance with the provisions of article IX shall be commenced within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.

(4)

Landscaping. Any development within any ED district shall comply with the landscaping requirements as set forth in Article VIII, except that the landscape requirements for off-street parking facilities for relocatable structures are not required to be planted for three years from the date of placement of the relocatable structure. However, such landscaping requirements shall be installed within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.

(5)

Signs. In order to receive and maintain a valid certificate of occupancy within all ED districts, the sign requirements shall be complied with as set forth in Article IX.

(6)

Flood control. Prior to the construction of any building in any ED district, the provisions of the flood control ordinance, Article VIII, shall be complied with where applicable.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 14, 3-14-94; Ord. No. 980990, § 5, 6-28-99; Ord. No. 070619, § 10, 3-24-08)

Published in Gainesville Sun - Monday,

12/27/10

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a large-scale amendment of the City of Gainesville 2000-2010 Comprehensive Plan, and an associated rezoning, for 14.3 acres of the University of Florida Eastside Campus, located at 2004 NE Waldo Road. The proposed Future Land Use Map change is from Public Facilities (PF) to Education (ED); the proposed rezoning is from Public services and operations district (PS) to Educational services district (ED). This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposals and to seek their comments.

The meeting will be held on Wednesday, January 12, 2011 at 6:00 PM, in the UF Eastside Campus Community Room, 2006 NE Waldo Road. Staff contact is Dean Mimms, AICP, City of Gainesville Planning, (352) 334-5022

Neighborhood Workshop Notice

08198-002-003 UF Eastside Campus
1814 PARTNERS (THE)
% FREEMAN REALTY INC
2622 NW 43RD ST STE C1
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

10760-008-000 UF Eastside Campus
HAWES N ADAMS
2028 SW 102ND TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

10807-000-000 UF Eastside Campus
ARNETTE & MALPHURS TRUSTEES
2200 NE WALDO RD
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-032-000 UF Eastside Campus
H/W ATWATERS & ROLLINS-ATWATERS
1773 NE 21ST WAY
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08200-000-000 UF Eastside Campus
AUTOMOTIVE RECYCLING OF
GAINESVILLE
2016 NE 23RD AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-017-000 UF Eastside Campus
BEATRICE L BLAKE
1758 NE 21ST WAY
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-006-000 UF Eastside Campus
ALEX T BOOKER
1746 NE 21ST PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08198-005-000 UF Eastside Campus
BOONE GAINESVILLE LLC
PO BOX 2759
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

10625-103-000 UF Eastside Campus
KARL W BORN
1405 CATHERINE ST
WILLIAMSPORT, PA 17701

Neighborhood Workshop Notice

10760-017-000 UF Eastside Campus
S D BRACEWELL
PO BOX 855
MELROSE, FL 32666

Neighborhood Workshop Notice

10626-048-000 UF Eastside Campus
PAMELA A BROWN
2022 NE 17TH DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10760-001-000 UF Eastside Campus
BRUAL & BRUAL TRUSTEES
2046 NW 20TH LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

10625-003-000 UF Eastside Campus
TROY LAMAR BRYANT
2115 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08199-147-000 UF Eastside Campus
BUCHHOLZ PAINT & AUTOBODY INC
2305 NE 19TH ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-025-000 UF Eastside Campus
ROBERT L BULATEWICZ
1704 NE 7TH ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08198-004-001 UF Eastside Campus
CAMP-FILLMER INC
PO BOX 686
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

10626-015-000 UF Eastside Campus
CHESTNUT IV & CHESTNUT
1773 NE 21ST PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-031-000 UF Eastside Campus
CITIFINANCIAL MORTGAGE CO INC
BUILDING 4 STE 100
1111 NORTHPOINT DR
COPPELL, TX 75019

Neighborhood Workshop Notice

10626-016-000 UF Eastside Campus
LEMAR S DANZY
1765 NE 21ST PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10760-005-000 UF Eastside Campus
YVONNE DENSON
7315 NW 21ST CT
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

10626-028-000 UF Eastside Campus
DESUE & DESUE
1757 NE 21ST WAY
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-050-000 UF Eastside Campus
FREDRICK E DOBY
1721 NE 21ST PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10625-105-000 UF Eastside Campus
DYKE & STEWART
2049 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08199-148-001 UF Eastside Campus
EAGLE OIL CORP
42 SLEEPY HOLLOW RD
MIDDLEBURG, FL 32068

Neighborhood Workshop Notice

10626-009-000 UF Eastside Campus
MICHAEL R FULTON
13124 SE 9TH PL
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

10626-027-000 UF Eastside Campus
JONATHAN Z GALLINGTON
1751 NE 21ST WAY
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10809-000-000 UF Eastside Campus
GVILLE COMMERCE AND STORAGE
CENTER
1101 CHANNELSIDE DR STE 247
TAMPA, FL 33602

Neighborhood Workshop Notice

10760-018-000 UF Eastside Campus
HAAS & HAAS & HAAS & HAAS JR
% FREDERICK W HAAS JR
2070 FOREST DR
CLEARWATER, FL 33763

Neighborhood Workshop Notice

10626-022-000 UF Eastside Campus
BELVALINE HENDERSON
2019 NE 17TH DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-007-000 UF Eastside Campus
MARY HESTERS
1738 NE 21ST PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08198-008-000 UF Eastside Campus
MAX K HICKS JR
2314 NE 19TH DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-004-000 UF Eastside Campus
DEVONNE P HUTCHINSON
2057 SW 66TH DR
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

10625-102-000 UF Eastside Campus
R D KERR
PO BOX 400
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

10626-020-000 UF Eastside Campus
TIMOTHY BARRETT MCCLUNEY
1753 NE 21ST PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

10626-023-000 UF Eastside Campus
JOAQUIN NEGRON
1745 NE 21ST PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

10626-019-000 UF Eastside Campus
LAUREN RABON
1759 NE 21ST PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-024-000 UF Eastside Campus
LOUVENIA ROBINSON-SLOAN
3135 NW 48TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

10626-046-000 UF Eastside Campus
SECRETARY OF VETERANS AFFAIRS
810 VERMONT AVE NW
WASHINGTON, DC 20506

Neighborhood Workshop Notice

08199-148-000 UF Eastside Campus
W J SMITH JR
1944 NE 23RD AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10625-104-000 UF Eastside Campus
EVA SQUIRES
2041 NE 17TH TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

10626-001-000 UF Eastside Campus
DWIGHT HOBODY
% KATHLEEN LUCAS ESQ
5200 NW 43RD ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

10760-003-000 UF Eastside Campus
D L KANE TRUSTEE
13919 NW 145TH AVE
ALACHUA, FL 32615

Neighborhood Workshop Notice

10760-009-000 UF Eastside Campus
FRANCES KESSLER TRUSTEE
16517 NE 2ND ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-018-000 UF Eastside Campus
J E MCKNIGHT
7121 NE 26TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10806-000-000 UF Eastside Campus
PETRO USA LLC
402 HIGH POINT DR #201
COCOA, FL 32925

Neighborhood Workshop Notice

10760-010-000 UF Eastside Campus
ANNE MARIA RILEY
41132 NW SUTTER LN
ANTHEM, AZ 85086

Neighborhood Workshop Notice

10626-049-000 UF Eastside Campus
VENER SANTOS
2416 W TENNYSON RD #318
HAYWARD, CA 94545

Neighborhood Workshop Notice

10626-013-000 UF Eastside Campus
ROSEMARY A SKELL
1774 NE 21ST WAY
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-011-000 UF Eastside Campus
JODY J SOLER
1710 NE 21ST PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10808-000-000 **** UF Eastside Campus
DOT STATE OF FLA IIF
GAINESVILLE MAINT YARD
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

Neighborhood Workshop Notice

10626-003-000 UF Eastside Campus
BENITA Y HORNE
1766 NE 21ST PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-047-000 UF Eastside Campus
VICKIE L KEATON
2016 NE 17TH DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08198-004-000 UF Eastside Campus
MALLARD & MALLARD
% DONALD A MALLARD
PO BOX 30
KEYSTONE HEIGHTS, FL 32656

Neighborhood Workshop Notice

10809-002-000 UF Eastside Campus
M G MOORE
5229 SW 65TH CT
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

10626-012-000 UF Eastside Campus
DOMINGO PINEIRO
1779 NE 21ST PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-008-000 UF Eastside Campus
SONYA N ROBINSON
1732 NE 21ST PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08198-002-005 UF Eastside Campus
SATCHEL'S PIZZA INCORPORATED
1800 NE 23RD AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08197-001-000 UF Eastside Campus
SKYWATER-GAINESVILLE LLC
ONE R E MICHAEL DR
GLEN BURNIE, MD 21060

Neighborhood Workshop Notice

10626-010-000 UF Eastside Campus
SPENCE JR & SPENCE
1902 NW 43RD PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

10811-000-000 UF Eastside Campus
HRS-DEVEL SERVICES STATE OF FLA IIF
TIITF HRS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

100851D

Neighborhood Workshop Notice

10812-300-000 UF Eastside Campus
STATE OF FLORIDA - IIF - DOT
605 SUWANNEE ST
TALLAHASSEE, FL 32399

Neighborhood Workshop Notice

10626-021-000 UF Eastside Campus
M D SUSKIN
3131 NW 13TH ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10626-005-000 UF Eastside Campus
PARNELL THOMAS
1754 NE 21ST PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

10808-001-000 UF Eastside Campus
LAN T TRAN TRUSTEE
1701 NW 30TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

10807-001-000 UF Eastside Campus
UF FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

10809-004-000 UF Eastside Campus
URBAN THREAD GAINESVILLE INC
1117 W UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

10626-014-000 UF Eastside Campus
GUILLERMO N VIOLA
1766 NE 21ST WAY
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10760-000-000 UF Eastside Campus
WALDO HOLDINGS LLC
% SAUL SILBER PROPERTIES LLC
3434 SW 24TH AE STE A
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

10626-002-000 UF Eastside Campus
RUSSELL A WILLIAMS SR
1774 NE 21ST PL
GAINESVILLE, FL 32609

Sign - in Sheet

Neighborhood Workshop:

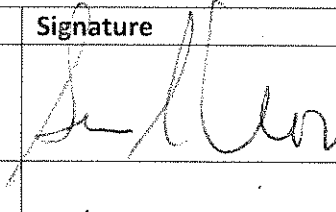


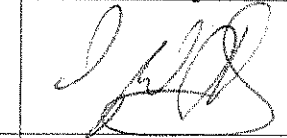

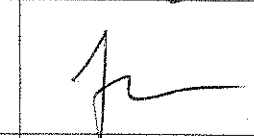
Proposed Future Land Use Map Amendment & associated Rezoning for 14.3-acre, UF Eastside Campus property located at 2004 NE Waldo Road

Date: January 12, 2011

Time: 6:00 PM

Place: East Campus Community Room, 2006 NE Waldo Road, Building 1602 - Gainesville, FL.

Contact: Dean Mimms, AICP, City of Gainesville, (352) 393-8688

#	Print Name	Street Address	Signature
1	SUSAN CROWLEY	UF	
2	DON MALLARD	1920 NE 23 AVE	
3	Bruce Delaney	uff	
4	DOUGLAS HOBBS	1780 NE 21 PL	
5	PERDUE THOMAS	1754 NE 21 PL	
6	Fred Rowe	UF	
7			
8			

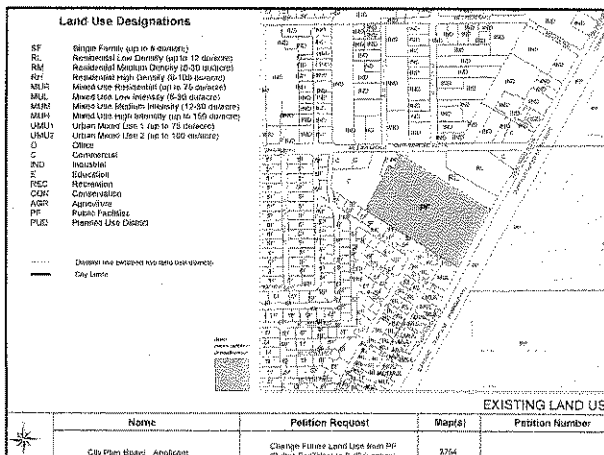
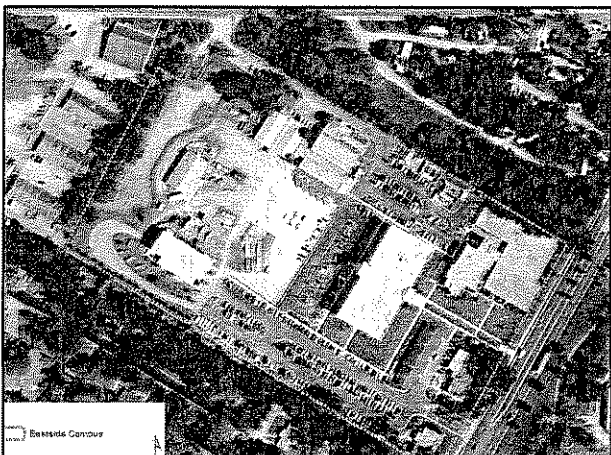
CITY OF GAINESVILLE
 Planning and Development Services

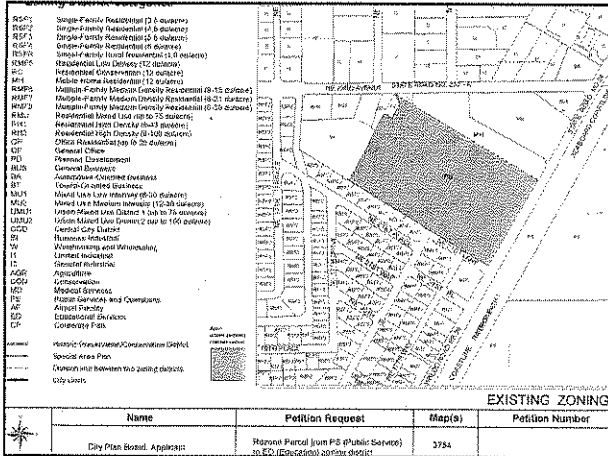
Neighborhood Workshop Large-scale Amendment & Rezoning

January 12, 2011

CITY OF GAINESVILLE **14.3 ac of UF Eastside Campus**

	Existing	Proposed
Land Use	Public Facilities (PF)	Education (ED)
Zoning	Public services & operations (PS)	Educational Services (ED)





GAINESVILLE Conclusion

- City Plan Board petitions
- Feb. 24, 2010, 6:30 PM, City Hall
- QUESTIONS?

~Minutes~

Neighborhood Workshop:

Proposed Future Land Use Map Amendment & associated Rezoning for 14.3-acre, UF Eastside Campus property located at 2004 NE Waldo Road

Date: January 12, 2011

Time: 6:00 PM


Place: East Campus Community Room, 2006 NE Waldo Road, Building 1602 - Gainesville, FL.

Contact: Dean Mimms, AICP, City of Gainesville, (352) 393-8688

Dean Mimms welcomed the attendees, who included several nearby property owners or/and residents, and staff from the University of Florida and the University of Florida Foundation, gave a short presentation using PowerPoint. He noted that the existing PF land use and PS zoning was appropriate for the previous use of the property by the Florida of Transportation, and that the proposed ED land use and zoning was more appropriate for the current use of the property by UF as the University of Florida Eastside Campus. He announced that these land use and zoning requests are expected to be reviewed at a public hearing by the City Plan Board on February 24th, and asked if there were any questions or comments. Property and business owner Don Mallard with good humor asked about the year that the Plan Board meeting is to be held. Mr. Mimms thanked him for that and explained that the meeting will be held in 2011.

Mr. Mimms then thanked everyone for coming to the workshop, and introduced Ms. Linda Dixon, who then made a presentation on the proposed small-scale land use amendment and related rezoning to ED for the property adjacent to the north. The workshop ended at approximately 6:25 PM after Ms. Dixon made her presentation and took questions from the audience.

Minutes prepared by:

 1/13/11

Dean L. Mimms, AICP, Lead Planner, City of Gainesville Planning & Development Services Department