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APR 20 2009  
PLANNING  
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**APPLICATION—CITY PLAN BOARD**  
*Planning & Development Services*

OFFICE USE ONLY	
Petition No. <u>P2-09-45</u>	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ <u>Govt</u>
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 [ ]	
Account No. 001-670-6710-1124 (Enterprise Zone) [ ]	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) [ ]	

Owner(s) of Record (please print)
Name: City of Gainesville
Address: P.O. Box 147117 Gainesville, FL 32614
Phone: 352-393-1282 Fax: 352-334-3151
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: Eng, Denman & Associates, Inc.
Address: 2404 NW 43 <sup>rd</sup> Street Gainesville, FL 32606
Phone: 352-373-3541 Fax: 352-373-7249

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

**REQUEST**

Check applicable request(s) below:		
Future Land Use Map [ ]	Zoning Map [X]	Master Flood Control Map [ ]
Present designation:	Present designation: PS	Other [ ] Specify:
Requested designation:	Requested designation: PS	

**INFORMATION ON PROPERTY**

1. Street address: 10001 NW 13 <sup>th</sup> Street
2. Map no(s): N/A
3. Tax parcel no(s): 05884-001-000
4. Size of property: 1,061 +/- 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 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 surrounding land uses?

North: *To the north of the parcel is NW 128<sup>th</sup> Lane and a large tract of undeveloped land and is owned by the City of Gainesville (Gainesville Regional Utilities).*

East: *To the east of the parcel is a large tract of undeveloped land and is owned by the City of Gainesville (Gainesville Regional Utilities).*

South: *To the south of the parcel is US Highway 441. To the south of that roadway are a number of commercial properties and the Staghorn subdivision.*

West: *To the west of the parcel is the Alachua County Public Works complex and undeveloped land owned by the City of Gainesville (Gainesville Regional Utilities).*

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 the site?

NO X

YES \_\_\_\_\_

*There are no properties or vacant buildings that are the appropriate size or have the appropriate zoning designation (PS) within a 1/2 mile to accommodate the proposed G.R.U. facilities.*

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: *The proposed zoning amendment will not affect any residential streets as there are none in the immediate area. No changes to the access points from the GRU Deerhaven property are proposed.*

Noise and Lighting: *No residential uses exist in the immediate area. The property is surrounded on the east and north by GRU-controlled properties, the Alachua County Public Works Department to the west and US Highway 441 to the south. The closest residential development to the subject property is the Staghorn subdivision which is located to the south of US Highway 441. However, a proposed 100' landscape buffer area along US Highway 441 will help mitigate any noise and lighting impacts.*

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

NO \_\_\_\_\_

YES  X

*The subject property contains wetland and flood plain area. While no development activity is proposed as part of this zoning amendment application, any proposed on-site development shall be designed to avoid these areas to the greatest extent possible. All applicable regulations that protect these natural resources shall be adhered to and any necessary permitting shall be provided to the City as part of the site plan approval stage.*

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

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

*No.*

- b. Property with archaeological resources deemed significant by the state?

*No.*

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

Redevelopment \_\_\_\_\_

Urban Infill \_\_\_\_\_

Activity Center \_\_\_\_\_

Urban Fringe  X

Strip Commercial \_\_\_\_\_

Traditional Neighborhood \_\_\_\_\_

*The proposed development will directly contribute to the community by continuing to provide essential urban services to the residents in and around Gainesville. The updated set of permitted uses for the GRU Deerhaven Generating Station will allow for the future development of utility services that are vital to GRU's mission. The continued use of the site as a utility center has been designed to be compatible with the surrounding area and will provide landscape buffering from the adjacent roadway.*

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

*The continued use of the subject property as a utility center will provide long-term economic benefits for the citizens of Gainesville. While the use of this property as a City-owned utility does not itself increase the tax base, it does continue to provide essential utility services which supports overall economic prosperity and economic development opportunities. In addition, the proposed biomass facility will create new employment opportunities for plant operators, contractors and supporting industries.*

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

Roadways: *No development activity is proposed as part of the proposed zoning amendment application. However, any future development on-site shall require development plan review by the City and at that time, a detailed traffic analysis would occur and must demonstrate compliance with the applicable concurrency regulations at that time.*

Recreation: *The proposed PS zoning amendment involves non-residential uses and therefore, does not affect the recreation level of service in Gainesville.*

Water and Wastewater: *No development activity is proposed as part of the proposed zoning amendment application. However, any future development on-site shall utilize centralized utilities that are available to serve the site. The proposed on-site development will not exceed the maximum capacity for service.*

Solid Waste: *No development activity is proposed as part of the proposed zoning amendment application. However, any future development on-site shall utilize centralized solid waste services.*

Mass Transit: *There are no mass transit services that currently serve the site.*

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

NO X YES \_\_\_\_\_

*No mass transit (RTS) service or pedestrian facilities are currently available along US Highway 441. However, the Deerhaven Generating Station will not be open to the public and therefore, should attract very little pedestrian or bicycle traffic.*

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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:	Bob Hunzinger, GRU General Manager
Address:	City of Gainesville
	P.O. Box 147117
	Gainesville, FL 32614
Phone:	352-393-1006 Fax: 352-334-3151
Signature:	<i>[Signature]</i>

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

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

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

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

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

*[Signature]*  
 Owner/Agent Signature  
 4/16/07  
 Date

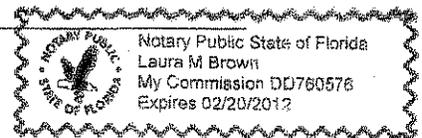
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STATE OF FLORIDA  
 COUNTY OF ALACHUA

Sworn to and subscribed before me this 16TH day of APRIL 2009, by (Name)  
CLAY SWEEGER

*[Signature]*  
 Signature — Notary Public

Personally Known  OR Produced Identification  (Type)



090113C



**ENG, DENMAN & ASSOCIATES, INC.**

ENGINEERS • SURVEYORS • PLANNERS

April 20, 2009

Mr. Ralph Hilliard  
Planning Manager  
Community Development Department  
City of Gainesville

**RE: GRU Deerhaven Public Services Zoning Amendment Application  
10001 NW 13<sup>th</sup> Street, Gainesville, Florida**

Mr. Hilliard:

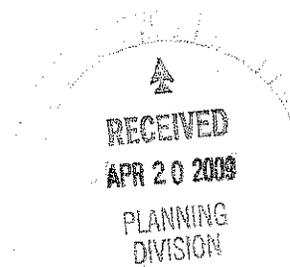
Enclosed is an application for an amendment to the existing Public Services zoning district for the GRU Deerhaven Generation Station located at 10001 NW 13<sup>th</sup> Street (parcel number 05884-001-000). This PS zoning amendment will establish existing and proposed permitted uses for the property, in accordance with the criteria outlined in Land Development Code Sec. 30-75. All required background information and a detailed analysis of pertinent City criteria are included in this material.

We trust that this application is complete and will meet your submittal requirements. However, if you should have any questions regarding this application, please contact me at (352) 373-3541.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clay Sweger', is written over a faint, larger version of the signature.

Clay Sweger, AICP, LEED AP  
Vice President of Planning



090113C



GAINESVILLE REGIONAL UTILITIES

Strategic Planning

February 26, 2009

To Whom It May Concern:

Eng, Denman and Associates, Inc. has been authorized to assist Gainesville Regional Utilities in the appropriation of rezoning change applications for the Deerhaven Generating Plant and surrounding utility properties.

If you require any additional information, please contact me at (352) 393-1282.

Sincerely,

A handwritten signature in cursive script, appearing to read "Diane Wilson".

Diane Wilson  
Managing Utility Analyst  
Strategic Planning

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## Public Services (PS) Zoning Amendment Application



**Project Request:**

Rezoning application to amend the existing 'PS' (Public Services) district to include permitted uses on the subject property.

**Project Address:**

GRU Deerhaven Generating Station - 10001 NW 13<sup>th</sup> Street

**Project Owner:**

City of Gainesville

**Submittal Date:**

April 20, 2009

**Prepared By:**

Clay Sweger, AICP, LEED AP  
Eng, Denman and Associates, Inc.

## **Project Summary:**

The following rezoning report is designed to analyze the proposed Public Services zoning amendment at the GRU Deerhaven Generating Station. This property, consisting of approximately 1,061 acres, is located on the north side of US Highway 441 at 10001 NW 13<sup>th</sup> Street (parcel number 05884-001-000). The Deerhaven Station was annexed into the City of Gainesville in 1981 and is certified pursuant to the Power Plant Siting Act and at that time, the property was given a Public Facilities (PF) and Public Services (PS) zoning designation. The property still contains these designations today. However, in more recent years, the Gainesville Land Development Code was updated to require that specific permitted uses be designated for properties with a PS zoning designation.

The proposed zoning amendment application does not include any proposed development activity. Development plan review shall be required for future site improvements according to the criteria outlines in the City of Gainesville Land Development Code.

## **Proposed On-Site Activities:**

The request is to amend the existing PS (Public Services) zoning district which states that *'the PS district is intended to accommodate utilities and public facilities, at appropriate locations, necessary to serve the public.'* More specifically, the application will amend the zoning district to include a set of existing and future permitted uses on the subject property. This application will also include a biomass electric generating facility as a permitted use.

The following standards shall apply to the Public Services zoning ordinance and shall be applicable to this property:

### **A. Permitted Uses:**

1. *Electric power generating plants and ancillary systems and buildings as required for steam and combustion turbines, solar photovoltaic arrays, fuel cells, energy storage systems and other technologies as required to produce and manage electric power for retail consumption using fossil and renewable energy sources of energy. Ancillary systems include water treatment and storm water management, cooling systems, air emission controls, electric substations and transmission facilities, security management, water management and storage facilities, warehousing and maintenance facilities (MG 49, MG 46, MG 75, MG 76, GN 554, IN 4225, IN 919, IN 7991).*
2. *Co-location of industries benefiting from the availability waste heat or by-products of power generation or which may have by-products that are beneficial to the production of electricity.*

3. *Fuel and chemical transportation, loading, storage, and handling systems as required for power generation or the management of power generation by-products, including rail and truck conveyance, unloading, and loading facilities, conveyor belts, pipelines and metering stations (MG 40, IG 421, IN 4789).*
4. *Long term storage and disposal of power generation by-products.*
5. *Communications towers and facilities (MG 48).*
6. *Timber planting and harvesting (MG 08).*
7. *Wildlife management.*
8. *Training areas for municipal police and fire agencies (IN 9224, IN 9229).*
9. *Outdoor storage, as defined as Article II and in accordance with Article VI; and any accessory uses customarily and clearly incidental to any permitted principal use.*

**B. Development Standards:**

1. *The areas depicted on this exhibit represent the general location of existing and future facilities and are not intended to prohibit development activity in other portions of the property.*
2. *The subject property shall maintain a minimum 50 foot building setback along the northern, western and southern property lines. No building setback is required along the eastern property line as the adjacent lands are owned by the City of Gainesville and managed by GRU. Should it be necessary due to environmental resource protection considerations or safety considerations to construct a switchyard facility on the western side of the property along US 441, the appropriate reviewing board, city manager, or designee can approve encroachment of the switchyard facility within the minimum 50-foot setback along the western property line provided that effective buffering approved by the appropriate reviewing board, city manager or designee is provided.*
3. *All future development activity shall occur in compliance with the applicable development standards and dimensional requirements as indicated in LDC Sec. 30-75 and all other applicable sections of the Land Development Code.*
4. *All future development activity shall be directed away from all existing wetland areas to the greatest extent possible. Any development in and around wetland areas shall comply with the criteria outlined in LDC Subdivision III (Surface Waters and Wetlands District).*

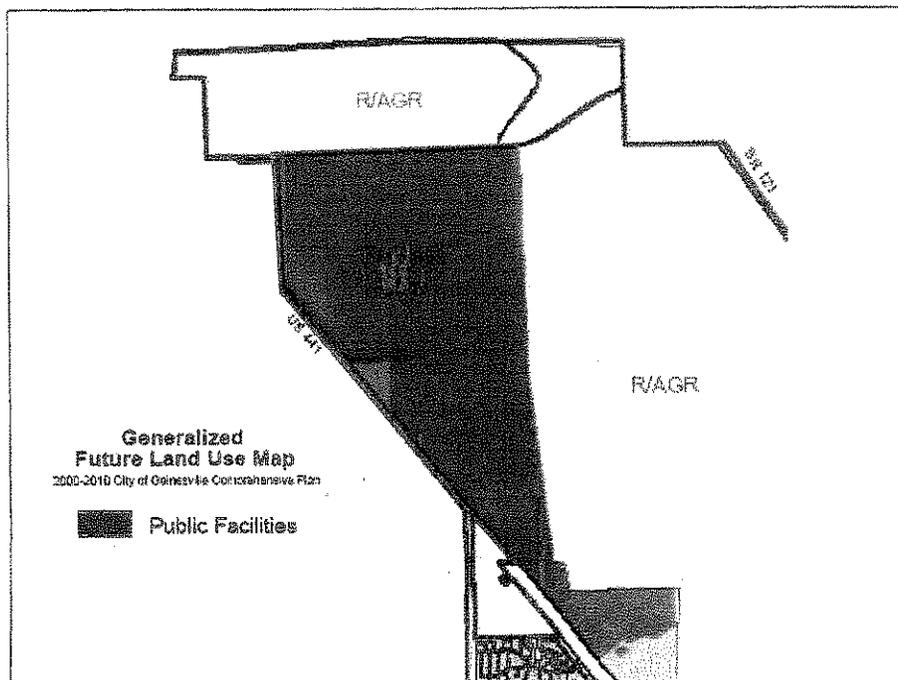
5. *The existing access road leading to the proposed biomass plant area may remain and improvements to the access road may be made subject to meeting all applicable city and state regulations.*

C. **Development Plan Review:**

1. *Development plan review shall be required for future site improvements according to the criteria outlined in the City of Gainesville Land Development Code.*

**Existing Future Land Use Designation:**

The subject property currently has a Public Facilities Future Land Use map designation, as shown on the following map:

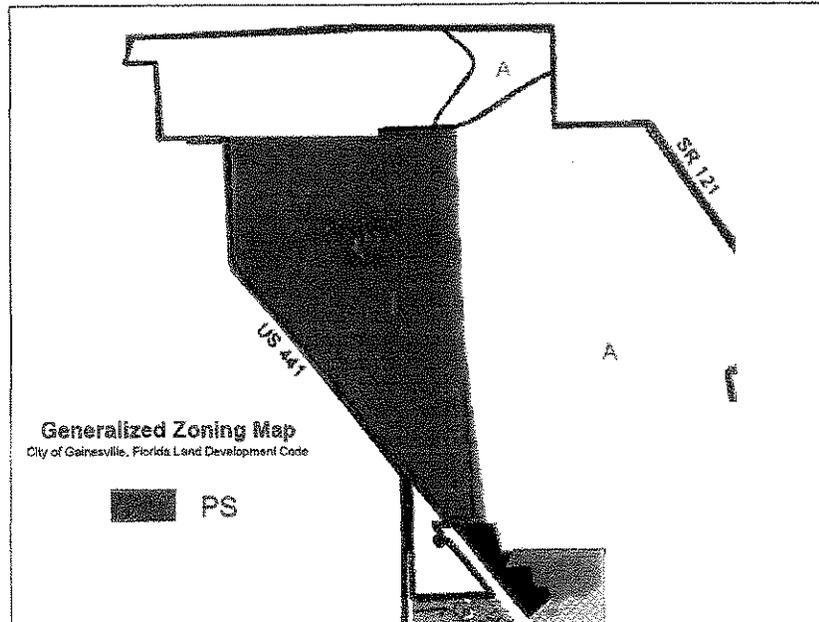


According to the City of Gainesville Comprehensive Plan, the following definition for the Public Facilities future land use designation is offered:

*Public Facilities. This category identifies administrative and operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district shall not exceed 80 percent.*

### Existing Zoning District:

The subject property currently has a 'PS' Public Services zoning designation, as shown on the following map:



According to the City of Gainesville Land Development Code, the following definition for the 'PS' Public Services zoning district is offered:

*The PS district is established for the purpose of identifying and providing suitable locations for the necessary public and private utility and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility.*

### Proposed Zoning Amendment:

GRU seeks to amend the Public Services zoning of the Deerhaven Generating Station that serves the residents of the City of Gainesville and parts of unincorporated Alachua County. Specifically, the applicant requests to add a list of permitted uses to the PS zoning ordinance. Therefore, GRU is filing this application requesting that the City of Gainesville amend the existing Public Services zoning ordinance to include permitted uses. The underlying land use designation of Public Facilities supports this zoning request. No development activity is proposed as part of this application and future

development shall be subject to the appropriate development review process as outlined in the LDC.

Section 30-75 of the City of Gainesville Land Development Code defines the purpose, objectives and permitted uses for the Public Services zoning district. This code citation is listed below in italics and the applicant's response to each section listed in bold.

*Sec. 30-75. Public Services and Operations district*

*(a) Purpose. The PS district is established for the purpose of identifying and providing suitable locations for the necessary public and private utility and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility.*

**Applicant's Response:** As indicated throughout this report, this property was previously determined by the City of Gainesville to be a suitable location for a public utility facility. The addition of permitted uses as part of this request will not change the character of the facility. The facility will serve the public and is located in an area without any abutting residential properties and is compatible with the proposed PS zoning district.

*(b) Objectives. The provisions of this district are intended to:*

*(1) Accommodate utilities, recreation and public facilities, at appropriate locations, necessary to serve the public.*

**Applicant's Response:** The proposed amendment to the Public Services district will serve the public by establishing existing and future permitted uses for the Deerhaven facility, therefore allowing GRU to continue to provide utility services to the citizens of Gainesville. The proposed location of the facility is appropriate in size and location. The property is located in a centralized area but also distanced from any non-compatible residential development.

*(2) Ensure public awareness of the location of existing or potential utilities, recreation and public facilities*

*(3) Allow, through the rezoning process, public review of specific utility, recreation and public facility uses to ensure locations compatible with surrounding activities;*

**Applicant's Response:** The proposed zoning amendment shall be processed through the standard City zoning review process which includes a neighborhood meeting, Plan Board hearing and City Commission hearings. Thus, there will be substantial notification of the public to this request. A neighborhood meeting was

held on April 13, 2009 to invite the nearby property owners to make comment or ask questions regarding the proposal. Two citizens attended this meeting (minutes attached). In addition, the project location is compatible with surrounding activities (please see the 'Compatibility with Adjacent Uses' section of this report).

(4) *Ensure, by requiring development plan review where necessary, that such uses are designed to minimize negative impacts on surrounding properties.*

**Applicant's Response:** No development is proposed as part of this zoning amendment. However, any future development activity on the site would be subject to the standard City development review process to ensure that the project meets all applicable City requirements and minimizes negative impacts on surrounding properties.

*Sec. 30-75(c) Uses permitted by right. The specific use(s) permitted on the subject property shall be specified as a part of the ordinance which places this classification on a particular area of ground....*

**Applicant's Response:** As indicated above, the PS zoning district is intended to provide an appropriate zoning designation to allow the placement of public facilities that will provide enhanced services to the general public. This zoning designation should only be permitted in locations that are compatible with the surrounding area and also have adequate public facilities to serve the site (i.e. utilities, roads, etc.). This report (and list of proposed uses on pages 2-3) serves to provide evidence that this is an appropriate location for such a zoning district.

(d) *Uses by special use permit.*

- (1) *Food distribution center for the needy in accordance with article VI.*
- (2) *Residences for destitute people in accordance with article VI.*

**Applicant's Response:** These activities are not proposed and therefore are not applicable.

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

(1) *Office and administrative activities:*

- a. *Minimum lot area: 10,000 square feet.*
- b. *Minimum lot width at minimum building front yard setback: 100 feet.*
- c. *Minimum yard setbacks:*
  1. *Front: Ten feet.*
  2. *Side, street: Ten feet.*
  3. *Side, interior: Zero 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: 20 feet or the 60-degree angle of light obstruction, whichever is greater.*

4. *Rear: Zero 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: Twenty feet or 60-degree angle of light obstruction, whichever is greater.*

**Applicant's Response:** The subject property will not include any freestanding office or administrative buildings and therefore, these dimensional requirements are not applicable.

(2) *All intensive recreation uses (fairgrounds, stadia, community assembly buildings, performing arts halls, arenas, etc.):*

a. *Minimum lot size: One acre.*

b. *Minimum yard setbacks:*

1. *Front: Twenty-five feet.*
2. *Side, interior: Twenty 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: Fifty feet or 45-degree angle of light obstruction, whichever is greater.*

3. *Side, street: Twenty feet.*

4. *Rear: Zero 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: Fifty feet or 45-degree angle of light obstruction, whichever is greater.*

**Applicant's Response:** The subject property will not include any intensive recreation buildings and therefore, these dimensional requirements are not applicable.

(3) All other uses: As specified in the rezoning ordinance.

**Applicant's Response:** The zoning amendment proposes that the subject property shall maintain a minimum 50 foot building setback along the northern, western and southern property lines. No building setback is required along the eastern property line because the abutting property is owned by the City of Gainesville.

*(f) 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. Preliminary and final development plan approval in accordance with article VII shall be required for all development. In addition to the review criteria listed in article VII, the following criteria shall also apply:*

**Applicant's Response:** While no development activity is proposed as part of this submittal, any future on-site development will be required to submit a full development plan application which will provide all technical details required in the City code. This development plan will be reviewed by staff and will be subject to approval by the Development Review Board or Plan Board.

*a. Site suitability.*

*1. The site shall be suitable to the use proposed. Adequate land area should be provided for the current development, as well as any anticipated expansion.*

**Applicant's Response:** This 1,061 acre property contains adequate area to sustain the existing and proposed future activities for Gainesville Regional Utilities.

*2. The site shall be adequately served by water and wastewater facilities.*

**Applicant's Response:** The site is currently served by existing centralized potable water and wastewater facilities.

*3. Transportation facilities available to the site shall be appropriate to the use. Large scale uses or those generating large volumes of traffic should be located on arterial or major collector streets as shown in the comprehensive plan.*

**Applicant's Response:** The site is located along US Highway 441, categorized as an arterial road.

*4. The site shall be suitable for the use proposed without hazard to persons or property from the probability of flooding, soil erosion or other hazards.*

**Applicant's Response:** A portion of the subject property contains FEMA-designated "Special Flood Hazard Areas" (SFHAs) subject to inundation by the 1%

annual chance of flood, which must be factored when considering on-site development. All future development within these areas will be at least 1.0 feet higher than the FIRM base flood plain elevation. Any development within the SFHAs will require flood compensation, which will be incorporated with the proposed stormwater facilities. Any proposed on-site stormwater facilities must be reviewed and approved by the jurisdictional agencies.

b. *Site design.*

1. *Building scale and massing shall relate to that of adjacent buildings to the extent practical.*

**Applicant's Response:** There are very few adjacent buildings in relation to the project site and therefore, this provision is not particularly applicable. However, it should be noted that all buildings will be located internal to the project and buffering will exist along the property boundaries.

2. *Public developments shall be exemplary in their use of signage and landscaping and in the preservation of existing trees.*

**Applicant's Response:** No development activity is proposed as part of this development. However, any proposed signage and landscaping will be reviewed and permitted through the appropriate development review process and shall be required to comply with all applicable requirements in the LDC. As indicated over the years, GRU has been committed to the management of a healthy pine forest on the property through responsible silvicultural activities overseen by an arborist.

3. *Pedestrian areas shall be separated from vehicular areas wherever possible. Traffic circulation should be safe, convenient and designed according to sound engineering practices.*

**Applicant's Response:** Pedestrian areas are currently provided on-site where appropriate. It should be noted that this facility is not open to the general public and only GRU personnel and authorized individuals will be in the facility.

4. *The design of the site and facilities shall promote energy conservation through proper solar access, shading and other measures, where appropriate.*

**Applicant's Response:** GRU values "green" innovations to conserve energy and water and exemplified in the proposed uses, including renewable energy sources such as a biomass facility and solar photovoltaic panels.

5. *Appropriate access for emergency vehicles, garbage trucks and other service vehicles shall be provided.*

**Applicant's Response:** The two existing access points to US 441 provide adequate access for all vehicles and shall remain.

*6. All site elements shall be designed to protect natural and community resources, such as wildlife habitats, historic structures and ecologically sensitive areas.*

**Applicant's Response:** No development is proposed as part of this zoning amendment. However, any future development activity shall be sensitive to the protection of natural and community resources. All future development shall be directed away from any existing wetland areas to the greatest extent possible and development in and around wetland areas shall comply with the criteria outlined in LDC Subdivision III (Surface Waters and Wetlands).

*c. External compatibility.*

*1. Buffering and screening of public service facilities shall be provided commensurate with the facility's degree of impact and incompatibility with surrounding developments.*

**Applicant's Response:** Any future development shall meet or exceed the minimum buffering standards outlined in the Land Development Code.

*2. Electrical transformers and other utility equipment shall be screened from public view.*

**Applicant's Response:** All electrical transformers and utility equipment will be screened from public view.

*3. Site illumination and public address systems, particularly for recreation areas, shall be designed so as to create no interference with the privacy of adjoining properties.*

**Applicant's Response:** Any future site illumination and public address systems shall be designed so as to create no interference with the privacy of adjoining properties.

*4. Adverse impacts on adjacent properties, such as noise, smoke, glare and odor, shall be mitigated through site design. Where necessary, building construction methods or mechanical equipment should also be utilized to mitigate these adverse impacts.*

**Applicant's Response:** Any future development shall properly mitigate adverse impacts on adjacent properties, such as noise, smoke, glare and odor.

(3) *Parking. Any development within any PS district shall comply with the parking requirements as set forth in article IX.*

**Applicant's Response:** Any future development shall provide the appropriate amount of parking in compliance with the LDC requirements.

(4) *Landscaping. Any development within any PS district shall comply with the landscaping requirements is set forth in article VIII.*

**Applicant's Response:** Any future development shall comply with the landscaping requirements found in the LDC.

(5) *Street signs. In order to receive and maintain a valid certificate of occupancy within all PS districts, the sign requirements shall be complied with as set forth in article IX.*

**Applicant's Response:** Any proposed signage on the subject property shall comply with the applicable City code requirements.

(6) *Flood control. Prior to the issuance of a building permit in any PS district, the provisions of the flood control ordinance, article VIII, shall be complied with where applicable.*

**Applicant's Response:** A portion of the subject property contains FEMA-designated "Special Flood Hazard Areas" (SFHAs) subject to inundation by the 1% annual chance of flood, which must be factored when considering on-site development. All future development within these areas will be at least 1.0 feet higher than the FIRM base flood plain elevation. Any development within the SFHAs will require flood compensation, which will be incorporated with the proposed stormwater facilities. Any proposed on-site stormwater facilities must be reviewed and approved by the jurisdictional agencies.

(7) *Preliminary development plan in conjunction with rezoning.*

*a. Intent. A preliminary development plan is intended to help further the purpose of this district by providing the plan board and city commission with additional information on site-specific conditions which will assist the city plan board and city commission in their decision-making process relating to the accommodation of the proposed use(s) at appropriate locations necessary to serve the public; the assurance of public awareness of the proposed location of potential public facilities, utilities and recreation; and the assurance that the conditions placed upon the rezoning are designed to minimize any potential negative impacts on surrounding properties.*

**Applicant's Response:** As there is no proposed development on the subject property at this time, a preliminary development plan has not been included in this zoning amendment application. However, a conceptual site map is included to illustrate the general location of major existing and future uses. In addition, at the

time that GRU does propose a new facility, a preliminary and final development plan will be prepared and submitted to the City of Gainesville to demonstrate compliance with the applicable sections of the LDC.

*b. Approval process. The plan board shall recommend to the city commission whether a preliminary development plan is required before the property is rezoned or the uses permitted on the property are changed. The city commission may require such development plan, or those specific items or portions of a preliminary development plan that the city commission deems necessary, to be included as part of any petition to rezone property to this classification or to change the permitted uses on the property if the newly permitted use has not been previously approved. Should the city commission deem such a plan is needed in order to judge whether the proposed use can be accommodated on the site without detriment to the health, safety and general welfare of surrounding properties the development plan shall meet the requirements of article VII.*

**Applicant's Response:** The concept plan submitted as part of this rezoning application is not a full development plan. However, this exhibit does provide the Plan Board and City Commission a clear picture of the general location of the existing and proposed permitted uses.

### **Compatibility with Adjacent Uses:**

Again, LDC Sec. 30-75(b)(3) states that through the rezoning process, there shall be 'public review of specific utility, recreation and public facility to ensure locations compatible with surrounding activities.'

The following land uses currently exist on the adjacent properties:

*North:* To the north of the parcel exists a large tract of undeveloped land owned by the City of Gainesville and maintained by GRU. NW 128<sup>th</sup> Lane is also located immediately north of the subject property.

*East:* To the east of the parcel is a large tract of undeveloped land owned by the City of Gainesville and maintained by GRU.

*South:* To the south of the parcel is US Highway 441. To the south of that roadway lies several commercial properties and the Staghorn subdivision.

*West:* To the west of the parcel is the Alachua County Public Works Department complex and undeveloped properties owned by the City of Gainesville and maintained by GRU.

Upon analyzing these existing land uses, the amendment of the 'PS' zoning district to include permitted uses will not change the nature of the existing development and is compatible with the neighboring properties. Further, due to the sparse development in

the immediate area and the large size of the subject property, the facility will continue to not have any substantial visual, noise or any other type of impact on the area. Due to the large size of the subject property, there will be adequate space to provide significant vegetative buffering on all sides of the property to provide a visual and sound buffer from the adjacent properties. Therefore, it appears that the subject property is compatible with the existing surrounding uses and shall not create an adverse impact.

### **Comprehensive Plan Consistency:**

The proposed rezoning application is consistent with the City of Gainesville Comprehensive Plan. Specifically, the following objectives and policies are offered (in italics) with the applicant's response (in bold) to each:

#### ***Objective 4.1***

*The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.*

#### ***Objective 3.3***

*Provide adequate land for utility facilities and that utility facilities be available concurrent with the impacts of development...*

**Applicant's Response:** The GRU Deerhaven Generating Station provides vital energy delivery services to the public and the proposed zoning amendment will allow this facility to continue to serve the public in an efficient manner.

#### ***Policy 4.7.1***

*Chapter 30, City of Gainesville Code of Ordinances shall implement the Future Land Use categories created by this Plan as indicated on the table labeled "Future Land Use Categories and Corresponding/Implementing Zoning Districts." All development shall be regulated by the provisions of these zoning districts.*

## Future Land Use Categories and Corresponding/Implementing Zoning Districts:

Land Use	Zoning
Single-family (SF)	RSF-1, RSF-2, RSF-3, RSF-4, CON, PD, PS
Residential—Low (RL)	RSF-4, RMF-5, MF, RC, PD, CON, PS
Residential—Medium (RM)	RMF-6, RMF-7, RMF-8, PD, CON, PS
Residential—High (RH)	RH-1, RH-2, PD, TND, CON, PS
Mixed-use—Residential (MUR)	RMU, PD, CON, PS
Mixed-use—Low (MUL)	MU-1, PD, TND, CON
Mixed-use—Medium (MUM)	MU-2, CP, PD, TND, CON
Mixed-use—High (MUH)	CCD, PD, TND, CON, PS
Office (O)	OR, OF, MD, PD, CON, PS
Commercial (C)	BA, BT, BUS, W, PD, CON, PS
Industrial (IND)	I-1, I-2, W, PD, CON, PS
Education (E)	ED, PD, CON, PS
Recreation (REC)	PS, PD, CON
Conservation (CON)	CON, PD, PS
Agriculture (AGR)	AGR, CON, PS
Public facilities (PF)	AF, PS, PD, CON
Planned Unit Development (PUD)	PD, TND, PS or rezoning consistent with the underlying land use designation

**Applicant's Response:** As indicated in the table above, the proposed amendment to the existing Public Services (PS) zoning is compatible with the Public Facilities future land use category. Further, this table states that the PS zoning district is intended to implement the Public Facilities future land use category. Therefore, this rezoning application is consistent with the abovementioned policy.

### **Environmental Conditions Review:**

#### ***Wetlands:***

There are existing wetland areas located on the subject property. The exhibit included in this application includes the most accurate wetland information that is available to Gainesville Regional Utilities at this time. A majority of the on-site wetland areas are identified by the US Fish and Wildlife Service National Wetlands Inventory (NWI). The wetland areas located in the northwest portion of the property (located proximate to the proposed biomass facility) were field located in April 2009 by Ecosystem Research Corporation.

No development activity is proposed as part of this application. However, as indicated in this application, all future development activity shall be directed away from any existing wetland areas to the greatest extent possible and any development in and around wetland areas shall comply with the criteria outlined in LDC Subdivision III (Surface Waters and Wetlands).

***FEMA Flood Plain Area:***

A portion of the subject property contains FEMA-designated "Special Flood Hazard Areas" (SFHAs) subject to inundation by the 1% annual chance of flood, which must be factored when considering on-site development. All future development within these areas will be at least 1.0 feet higher than the FIRM base flood plain elevation. Any development within the SFHAs will require flood compensation, which will be incorporated with the proposed stormwater facilities. Any proposed on-site stormwater facilities must be designed and approved by the jurisdictional agencies.

***Wellfield Protection Zone:***

According to information provided by the City of Gainesville, the subject property is not located within the Murphree Wellfield Protection Zone:

**Transportation:**

As previously stated in this report, no development activity is being approved as part of this zoning application. Therefore, no traffic analysis is required at this time. However, any future development activity shall be required to undergo the development review process which will include a complete transportation analysis, including trip generation, proposed road improvements, etc. It should also be noted that any road improvements will be in accordance with the permitting requirements as determined by the City of Gainesville Public Works Department.

**Utility Availability:**

Adequate sewer, water and electric services exist in the immediate area to adequately serve the site.

***Electric:***

Electric power is generated on-site to serve the utility operations.

***Potable Water & Sanitary Sewer:***

Centralized water and sewer services are available from US Highway 441 to serve the project site.

**Basis for Approval:**

*Sec. 30-347.3 Basis for recommendations by city plan board on proposed changes or amendments.*

*(a) Zoning ordinance changes. In reviewing and formulating recommendations to the city commission on requested or proposed changes in the zoning ordinances that are quasi-judicial in nature, the city plan board shall consider and evaluate the changes in relation to all pertinent factors, including the following:*

- (1) The character of the district and its peculiar suitability for particular uses;*

**Applicant's Response:** The proposed rezoning application is consistent with the character of the district. The property has operated as a utility power generating station for over 30 years. The nature of the application will not change the character and suitability of the district.

- (2) Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city;*

**Applicant's Response** The proposed zoning amendment will encourage the most appropriate use of the land, which is the continuation of the on-site utility operations. The site will serve the public good by continuing to provide a suitable location for existing and future utility operations to serve the City of Gainesville.

- (3) The applicable portions of any current city plans and programs such as land use, trafficways, recreation, schools, neighborhoods, stormwater management and housing;*

**Applicant's Response:** The proposed zoning amendment does not include any proposed development activity. However, all development activity shall occur in compliance with the applicable development standards and dimensional requirements as indicated in the LDC regarding traffic management and stormwater management. The proposed list of permitted uses in the zoning district does not involve any residential activity and therefore does not affect city programs related to recreation, schools, neighborhoods or housing.

- (4) The needs of the city for land areas for specific purposes to serve population and economic activities;*

**Applicant's Response:** As stated previously in this report, this zoning amendment will allow for the continued use of the subject property as a major energy generating facility that serves the needs of the citizens of Gainesville and portions of unincorporated Alachua County.

- (5) *Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning;*

**Applicant's Response:** There are no substantial changes in the character of the area under consideration for rezoning. The inclusion of permitted uses on this existing utility site will continue to be compatible with the development pattern of the surrounding area.

- (6) *The goals, objectives and policies of the comprehensive plan; and*

**Applicant's Response:** The rezoning request is consistent with underlying Public Facilities Future Land Use Designation and the comprehensive plan as a whole. Please see the 'Comprehensive Plan Consistency' section of the report.

- (7) *The facts, testimony and reports presented to the city plan board at public hearings*

**Applicant's Response:** This report will be submitted to planning staff as part of this rezoning application. In addition, this information shall be presented to the city plan board and city commission at public hearings.

Neighborhood Workshop

A neighborhood workshop will be held to discuss an amendment to the existing PS (Public services and operations) zoning district for the parcel consisting of the Deerhaven Generating Station and currently owned by the City of Gainesville.

**Date:** Monday, April 13, 2009  
**Time:** 6PM  
**Place:** University of Florida Dairy Extension (IFAS)  
13200 NW 59<sup>th</sup> Drive  
Gainesville, FL

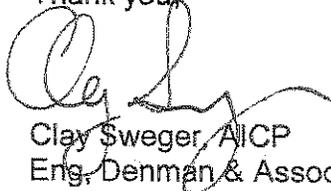
GRU intends to file an application to amend the property's existing PS (Public services and operations) zoning district to establish permitted uses for the property, known as the Deerhaven Generating Station.

The area under consideration comprises 1 parcel totaling approximately 1,061 acres located at 10001 NW 13<sup>th</sup> Street (tax parcel number 05884-001-000). There are no proposed development plans at this time for this parcel.

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

For further information contact Clay Sweger at Eng, Denman & Associates, Inc., (352) 373-3541.

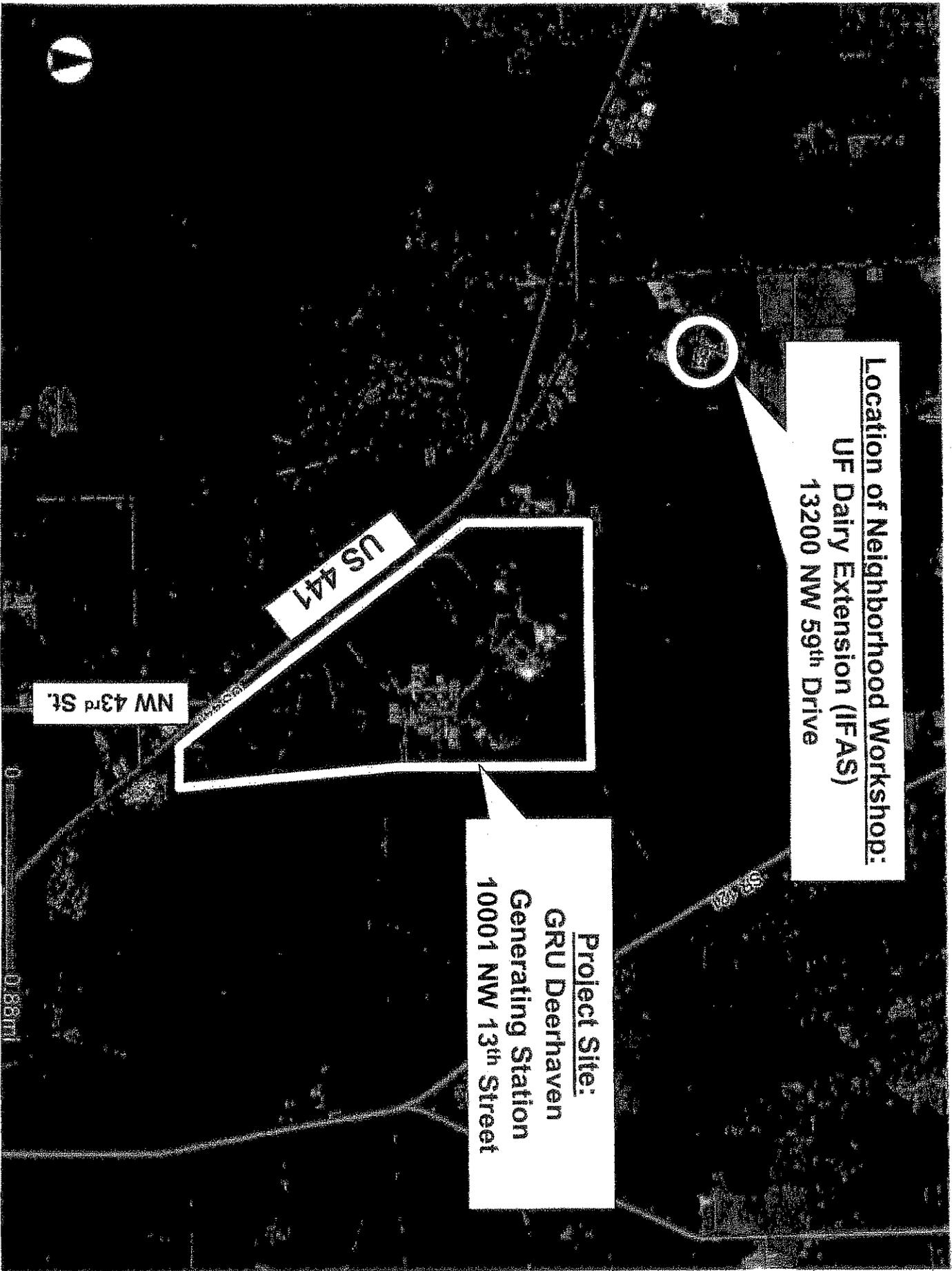
Thank you,



Clay Sweger, AICP  
Eng, Denman & Associates, Inc.

RECEIVED  
APR 20 2009  
PLANNING  
DIV.





**Location of Neighborhood Workshop:**  
UF Dairy Extension (IFAS)  
13200 NW 59th Drive

**Project Site:**  
GRU Deerhaven  
Generating Station  
10001 NW 13th Street

US 441

NW 43rd St.

0.88mi

# PUBLIC NOTICE

A neighborhood workshop to discuss an amendment to the existing PS (Public services and operations) zoning district to establish permitted uses for the property, known as the Deerhaven Generating Station, located at 10001 NW 13th Street (parcel number 05884-001-000). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed application and to seek their comments.

The meeting will be held on Monday, April 13, 2009 at 6:00 p.m. at University of Florida Dairy Extension (IFAS), 13200 NW 59th Drive.

Contact: Clay Sweger, AICP

Eng, Denman & Associates, Inc.

Phone: (352) 373-3541

090113C

DAI THE GAINESVILLE SUN THURSDAY, MARCH 27, 2009

# PEOPLE



The Price is Right host Bob Barker, left, and longtime host Bob Barker in Los Angeles on Wednesday.

## Bob Barker returns to 'The Price is Right'

LOS ANGELES — Bob Barker returned to "The Price is Right" and the game show he hosted for nearly 30 years in a new role as a special guest host on Wednesday. Barker, 82, was seen on the show for the first time since he was fired from the show in 1980. Barker's return to the show was a surprise to many fans. Barker's return to the show was a surprise to many fans. Barker's return to the show was a surprise to many fans.

## CSF address files for divorce

CSF's attorney, Megan Berger, has filed a lawsuit to force CSF to release its records. The lawsuit was filed in the Circuit Court in Alachua County. The lawsuit was filed in the Circuit Court in Alachua County. The lawsuit was filed in the Circuit Court in Alachua County.

## Rip Torn seeks to avoid Bill change

Rip Torn is seeking to avoid a change to the law that would require him to register as a sex offender. Torn is seeking to avoid a change to the law that would require him to register as a sex offender. Torn is seeking to avoid a change to the law that would require him to register as a sex offender.

## 'Bumping' incident up on Fox's 'MAD'

A "bumping" incident involving the show "MAD" has been moved up on Fox's schedule. A "bumping" incident involving the show "MAD" has been moved up on Fox's schedule. A "bumping" incident involving the show "MAD" has been moved up on Fox's schedule.



Users browse events on a Facebook page after he arrived in town with a different view of the flooding that hit on Thursday at a page. N.D.

## Social networking sites help curb Fargo flooding

Social networking sites like Facebook and MySpace helped curb flooding in Fargo, N.D. Users shared information about the flooding and helped coordinate relief efforts. Users shared information about the flooding and helped coordinate relief efforts. Users shared information about the flooding and helped coordinate relief efforts.

## German court rules PETA ad offensive

A German court has ruled that a PETA advertisement was offensive. The court found that the advertisement was offensive to the public. The court found that the advertisement was offensive to the public. The court found that the advertisement was offensive to the public.

## NOTABLE DEATH

John Hope Franklin, a prominent African American scholar and historian, died on Wednesday. John Hope Franklin, a prominent African American scholar and historian, died on Wednesday. John Hope Franklin, a prominent African American scholar and historian, died on Wednesday.

## BIRTHDAYS

Birthdays for several people are listed. Birthdays for several people are listed. Birthdays for several people are listed.

## LOTTERY

Lottery results for several games are listed. Lottery results for several games are listed. Lottery results for several games are listed.

## PREVIOUS RESULTS

Previous lottery results are listed. Previous lottery results are listed. Previous lottery results are listed.

www.gainesville.com

## gainesville.com TODAY ON THE WEB



Special features and news stories available online.

## BEST VIEWED STORIES

- List of top viewed stories on the website.

## TODAY'S TOPIC

Today's featured topic is social networking sites.

## What particular adjustment would you make on U.S. deals with the budget crisis?

Survey results on budget crisis adjustments.

## YETTER'S RESPONSE

Response to a question about the budget crisis.

## REY DANILO A CORONADO

Advertisement for a coronado.

Real estate listings for various properties in Gainesville.

Advertisement for a 2008 Dodge Ram 1500 TRX, priced at \$15,988.

Public notice and legal services advertisement for Nelsons Law Building.





090113C

# ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

Gainesville Regional Utilities  
Deerhaven Generating Station  
10001 NW 13<sup>th</sup> Street  
Gainesville, Florida

## Neighborhood Meeting, April 13, 2009

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**Meeting Started:** 6:00 PM  
**Community Participants:** 2  
**Location:** UF IFAS Dairy Unit  
**Attendees:** **Devon Delk (DD)**  
8620 NW 13<sup>th</sup> St. #102 335-5478  
dedcapri@aol.com  
**Jeannette McDonald (JM)**  
8620 NW 13<sup>th</sup> St. #170 380-2376  
nettiemcd@bellsouth.net

**Project Representatives:**

Planner: **Clay Sweger; (CS) EDA**  
Engineer: **Sergio Reyes; (SR) EDA**  
Petitioner Representative: **Dan Moffett; (DM) GRU**  
**Diane Wilson; (DW) GRU**  
**Heidi Lannon; (HL) Consultant, GRU**

**Meeting Minutes:**

**Clay Sweger** began the meeting with introductions of the project representatives and a description of the proposed project using an aerial for illustrative purposes.

**DD:** Would you change the existing plant?

**CS:** No. The existing plant will continue to operate as it currently does.

---

**DD:** What is the status of the negotiations regarding the biomass facility?

**HL:** The City issued a request for proposal for which they received several responses. They have narrowed it down to three. We received three very detailed proposals and all of them were for biomass. The City Commission authorized staff to begin negotiations with the selected person. We are currently in the negotiation process.

---

**JM:** Is that person GRU or are we talking about someone else?

**HL:** GRU is negotiating with another company. They will lease the property to the company and the company will generate the electricity and then GRU will receive the energy.

---

**CS:** It's not a GRU operation but it would be done on land that GRU has been managing through the years.

---

**JM:** Do we need to be worried about anything down the road at 86th?

**HL:** This operation has been going on for years and the coal plant has been in operation since the early 80's. The site was brought into the city limits in 1981. And it's a municipal utility which one of the benefits, I think, from a citizen's perspective is that if you don't like what's going on, can speak directly to the board of directors for the utility, which is the City Commission.

---

**DD:** Which will not be the case with the biomass plant?

**HL:** The biomass plant will be on GRU land so GRU will be very involved with it. Additionally, the GRU staff is actually negotiating all of the details on the biomass plant. GRU staff will be directing the operations of the plant but will not be operating it.

---

**DD:** Do you have or do you expect to have any literature that would be available to our board so that we can keep our neighbors informed of what's going on? Time tables, perhaps? Public friendly brochures, whatever you might publish that our residents could understand. Assuming that this project is in everyone's best interest, we would like to work with, rather than be opposed.

**DM:** There is a lot of good information available on the GRU website.

**HL:** The responses to the RFP's are on there. If you search under the "future power needs", there are many types of literature. You will be notified when this project goes to the Plan Board and City Commission for rezoning. The notice will include a description of what is requested on the application. It will come to all of the neighbors and the homeowners associations.

---

**DD:** In the meantime, we can use the website?

**HL:** Yes, if you look under the future power needs section, the one you'll want to look for will be called Nacogdoches. It will have all of the questions that were asked and all of the responses to those questions.

---

**CS:** If you would like, I'd be happy to draft a letter to you detailing our submittal time line and anticipated review time lines.

**JM/DD:** That would be helpful.

**CS:** I'll try to get the letter out to you this week. Our goal is to submit this application on Monday (April 20, 2009) and then it will be about another month and half before any hearings.

**JM/DD:** Thank you.

**CS:** Also, you will receive a notice each time there is public hearing being held.

---

**CS:** That's about it. I think it's pretty simple at this point; it just a zoning amendment request.

**DD:** Just eliminating any fears is a great welcome.

**SR:** The purpose of these meetings is to communicate with the neighbors.

**DD:** At some point, it may be of benefit to have someone come out and speak with the residents of Turkey Creek Forest and inform us what you are doing.

**CS:** We'd be happy to. Whenever you'd like to have us out, just let us know.

---

**Meeting adjourned at 7:00 pm.**

# NEIGHBORHOOD GROUPS

090113C

Neighborhood Workshop Notice  
5th Avenue Neighborhood Association  
Roberta Parks  
616 NW 8<sup>th</sup> St  
Gainesville, FL 32601

Neighborhood Workshop Notice  
Appletree  
Pat Byrne  
3511 NW 54th Lane  
Gainesville, FL 32653

Neighborhood Workshop Notice  
Appletree  
Greg Wise  
5411 NW 35th Drive  
Gainesville, FL 32653

Neighborhood Workshop Notice  
Millennium Bank  
% Danny Gilliland  
4230 W Newberry Road  
Gainesville, FL 32607

Neighborhood Workshop Notice  
Black Acres  
Anne Murray  
224 N.W. 28th Terrace  
Gainesville, FL 32607

Neighborhood Workshop Notice  
Southeast Evergreen Trails  
Maureen Reschly  
1208 SE 22<sup>nd</sup> Avenue  
Gainesville, FL 32641

Neighborhood Workshop Notice  
Capri  
John Doles  
4539 NW 37th Terrace  
Gainesville, FL 32605

Neighborhood Workshop Notice  
Cedar Grove II  
Candice Blakeslee  
PO Box 2311  
Gainesville, FL 32602

Neighborhood Workshop Notice  
Cedar Grove II  
Helen Harris  
1237 NE 21st Street  
Gainesville, FL 32641

Neighborhood Workshop Notice  
Debra Heights  
Sarah Poll  
Post Office Box 14198  
Gainesville, FL 32604

Neighborhood Workshop Notice  
Debra Heights  
Penny Porch  
1842 NE 6th Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice  
Duckpond  
Michelle Reeves  
305 NE 5th Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice  
Duval  
Geraldine Noble  
2247 NE 13th Avenue  
Gainesville, FL 32641

Neighborhood Workshop Notice  
Duval  
Clarence Kelly  
808 NE 22nd Street  
Gainesville, FL 32604

Neighborhood Workshop Notice  
Edgewood Hills  
Bonnie O'Brien  
2329 NW 30th Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice  
Forest Ridge Homeowners Association  
Stanley Latimer  
2006 NW 19th Lane  
Gainesville, FL 32605

Neighborhood Workshop Notice  
Forest Ridge Homeowners Association  
Melody Marshall  
1935 NW 22nd Street  
Gainesville, FL 32605

Neighborhood Workshop Notice  
Greater North East Community  
LeAnn Legeto  
1017 NE 8th Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice  
Gateway Park  
Harold Saive  
1716 NW 10th Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice  
Golfview  
David Chalmers  
2740 SW 7<sup>th</sup> Place  
Gainesville, FL 32607

Neighborhood Workshop Notice  
Golfview  
W.A. Gager  
2616 SW 4th Place  
Gainesville, FL 32607

Neighborhood Workshop Notice  
Grove Street  
Maria Huff-Edwards  
1102 NW 4th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice  
Hibiscus Park  
Carol Bishop  
2616 NW 2nd Avenue  
Gainesville, FL 32607

Neighborhood Workshop Notice  
Hibiscus Park  
Peter Hirschfeld  
311 NW 26th Street  
Gainesville, FL 32607

Neighborhood Workshop Notice  
Hidden Lake  
George Kasnic  
2116 NW 74<sup>th</sup> Place  
Gainesville, FL 32653

Neighborhood Workshop Notice  
Highland Court Manor  
David Southworth  
3142 NE 13th Street  
Gainesville, FL 32609

Neighborhood Workshop Notice  
Ironwood  
Nancy Testa  
4207 NE 17th Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice  
Ironwood  
Kevin Clancy  
4305 NE 17th Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice  
Kensington Park  
Maxine Hinge  
5040 NW 50th Terrace  
Gainesville, FL 32606

Neighborhood Workshop Notice  
Kensington Park  
Karen Scott  
5211 NW 50th Terrace  
Gainesville, FL 32606

Neighborhood Workshop Notice

Kirkwood  
Jane Burman-Holton  
701 SW 23rd Place  
Gainesville, FL 32601

Neighborhood Workshop Notice

Libby Heights  
Martin McKellar  
3442 NW 13th Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Madison Park  
Charles Floyd  
1911 N.W. 36th Drive  
Gainesville, FL 32605

Neighborhood Workshop Notice

North Lincoln Heights  
Andrew Lovette Sr.  
430 SE 14th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Northwood  
Susan W. Williams  
Post Office Box 357492  
Gainesville, FL 32635

Neighborhood Workshop Notice

Oakview  
Debra Bruner  
914 NW 14th Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Pine Park  
Stan & Mary Harris  
2010 NW 7th Terr  
Gainesville, FL 32609

Neighborhood Workshop Notice

Porters Community  
Janie Williams  
811 SW 5th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Rainbows End  
Sylvia Maggio  
4612 NW 21st Drive  
Gainesville, FL 32605

Neighborhood Workshop Notice

Ridgeview  
Carolyn Whitter  
3500 NW 21st Street  
Gainesville, FL 32605

Neighborhood Workshop Notice

Landmark Woods  
John J. Mousa  
915 SW 45th Terrace  
Gainesville, FL 32605

Neighborhood Workshop Notice

Lincoln Estates  
Doris Edwards  
1040 SE 20th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Mill Pond  
Harold Hanel  
309 NW 48th Blvd.  
Gainesville, FL 32607

Neighborhood Workshop Notice

North Lincoln Heights  
Nathaniel Jones  
1216 SE 12th Street  
Gainesville, FL 32641

Neighborhood Workshop Notice

Northeast Neighbors  
Sharon Bauer  
1011 NE 1st Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Palm Terrace  
Philip Delaney  
429 NW 24th Street  
Gainesville, FL 32609

Neighborhood Workshop Notice

Pleasant Street  
Larry Hamilton  
212 NW 3rd Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Porters Community  
Gladys Perkins  
405 SW 8th Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Raintree Property Owners Association  
Ronald Bern  
1301 NW 23rd Terrace  
Gainesville, FL 32605

Neighborhood Workshop Notice

Ridgeview  
Linda Fallon  
1959 NW 32nd Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Landmark Woods  
Jack Osgard  
4332 NW 12th Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Phoenix  
April Jones  
3214-B SW 26th Terrace  
Gainesville, FL 32608

Neighborhood Workshop Notice

Duckpond  
Melanie Barr  
216 NE 5th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Jennifer B. Springfield  
605 NE 1st Street, Ste G  
Gainesville, FL 32601

Neighborhood Workshop Notice

Northwest Estates  
Vern Howe  
3710 NW 17th Lane  
Gainesville, FL 32605

Neighborhood Workshop Notice

Pine Park  
Delores Tumbleson  
721 NW 20th Avenue  
Gainesville, FL 32609

Neighborhood Workshop Notice

Pleasant Street  
Zachary Andrews  
400 NW 1st Ave, Apt. 307  
Gainesville, FL 32601

Neighborhood Workshop Notice

Rainbows East  
Joe Thomas  
5014 NW 24th Terrace  
Gainesville, FL 32605

Neighborhood Workshop Notice

Raintree Property Owners Association  
Dee Jay Hellrung  
1130 NW 23rd Terrace  
Gainesville, FL 32605

Neighborhood Workshop Notice

Ridgewood  
Kerri Chancey  
1310 NW 30th Street  
Gainesville, FL 32605

Neighborhood Workshop Notice

Allison Abbott  
2220 SW 34<sup>th</sup> St, #107  
Gainesville, FL 32608

Neighborhood Workshop Notice

Seminary Lane  
Frankie Scott  
1119 NW 5<sup>th</sup> Avenue  
Gainesville, FL 32602

Neighborhood Workshop Notice

South Black Acres  
Lynn Debusk  
2907 SW 1st Avenue  
Gainesville, FL 32607

Neighborhood Workshop Notice

Springtree  
Kathy Meiss  
2705 NW 47<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Suburban Heights  
Jim Pollard  
4511 NW 20<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Sugarhill  
Cynthia Cooper  
1441 SE 2nd Terrace  
Gainesville, FL 32601

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn.  
Jerry Robey - Vice President  
8620 N.W. 13<sup>th</sup> St. - Clubhouse  
Gainesville, FL 32653

Neighborhood Workshop Notice

Westmoreland  
Emily Browne  
3820 NW 10<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice Highland

Court Manor  
Heather Sieficki  
1373 NE 28<sup>th</sup> Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Creekwood  
Helen Sconyers  
2056 NW 55<sup>th</sup> Blvd  
Gainesville, FL 32653

Craig O'Neill

Neighborhood Workshop Notice

Royal Gardens  
Douglas Burton  
2720 NW 27<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates  
Connie Spitznagel  
3521 NW 35<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Springhill/Mount Olive  
Vivian Filer  
1636 SE 14<sup>th</sup> Avenue  
Gainesville, FL 32641

Neighborhood Workshop Notice

Stephen Foster  
Robert Pearce  
714 NW 36<sup>th</sup> Avenue  
Gainesville, FL 32609

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood  
Susan Wright  
105 SW 42<sup>nd</sup> Street  
Gainesville, FL 32607

Neighborhood Workshop Notice

Sugarhill  
Jessie Moore  
229 SE 14<sup>th</sup> Place  
Gainesville, FL 32601

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn.  
Don Passeretti - President  
8620 N.W. 13<sup>th</sup> St. - Clubhouse  
Gainesville, FL 32653

Neighborhood Workshop Notice

Woodlawn Park  
David Schwartz  
P.O. Box 1027  
Gainesville, FL 32602-1027

Neighborhood Workshop Notice

Las Pampas Community Association  
Jim Joyce  
3418 NW 37<sup>th</sup> Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Lamplighter  
Helen Correia  
2508 NE 54<sup>th</sup> St, #114  
Gainesville, FL 32609

Neighborhood Workshop Notice

Duckpond  
Randy Wells  
820 NE 5<sup>th</sup> Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

South Black Acres  
Deanna Monahan  
14 SW 32<sup>nd</sup> Street  
Gainesville, FL 32607

Neighborhood Workshop Notice

Springhill/Mount Olive  
Willie Ausgood  
810 SE 7<sup>th</sup> Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Stephen Foster  
Wes Lindberg  
846 NW 31<sup>st</sup> Avenue  
Gainesville, FL 32609

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood  
Jon Reiskind  
213 SW 41<sup>st</sup> Street  
Gainesville, FL 32607

Neighborhood Workshop Notice

Suffers Landing  
Peter Rebman  
3656 NW 68<sup>th</sup> Lane  
Gainesville, FL 32653

Neighborhood Workshop Notice

University Park  
Diane Hurtak  
Post Office Box 12103  
Gainesville, FL 32604

Neighborhood Workshop Notice

The Greater Northeast Community  
Miriam Cintron  
915 NE 7<sup>th</sup> Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Las Pampas Community Association  
Peter Janosz  
3418 NW 37<sup>th</sup> Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Lamplighter  
Larry Nickolson, Prop Manager  
5200 NE 50<sup>th</sup> Drive  
Gainesville, FL 32609

Neighborhood Workshop Notice

Hazel Heights  
Allan Moynihan  
PO Box 357412  
Gainesville, FL 32635

Neighborhood Workshop Notice

University Village  
Bruce Delaney  
75 SW 23<sup>rd</sup> Way  
Gainesville, FL 32607

Neighborhood Workshop Notice

Duckpond  
Steve Nadeau  
2821 N.W. 23rd Drive  
Gainesville, FL 32605

Neighborhood Workshop Notice

Pinebreeze  
Sarita Taylor  
3455 NW 46<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Friends of Northeast Park  
Monica Cooper  
412 NE 13th Ave  
Gainesville, FL 32601

Neighborhood Workshop Notice

Porters Community  
Debra Hirneise  
2044 N.W. 36th Terrace,  
Gainesville, FL 32605

Neighborhood Workshop Notice

School Board  
Vicki McGrath  
3700 NE 53rd Avenue  
Gainesville, FL 32609

Neighborhood Workshop Notice

University Park  
Mel Lucas  
620 East University Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Lisa Beuning  
P.O. Box 140502  
Gainesville, FL 32614

Neighborhood Workshop Notice

James Woodland  
225 SE 14th Place  
Gainesville, FL 32601

Neighborhood Workshop Notice

Hazel Heights  
Karen Stehnu  
4242 NW 19<sup>th</sup> Street  
Gainesville, FL 32605

Neighborhood Workshop Notice

Council of University NA's  
Joe Schmid  
1735 NW 7th Place  
Gainesville, FL 32603

Neighborhood Workshop Notice

Pinebreeze  
Judith Meder  
3460 NW 46<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Elizabeth Place/Northwest 23rd Street  
Gale Ford  
715 NW 23rd Street  
Gainesville, FL 32607

Neighborhood Workshop Notice

Front Porch Florida, Duval  
David and Judy Gold  
1938 N.E. 7th Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice

Porters Community  
Ruby Williams  
237 SW 6th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Sugarhill  
Vera McCloud  
1402 SE 4th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Larry Schnell  
2048 NW 7th Lane  
Gainesville, FL 32603

Neighborhood Workshop Notice

Bobby Dummell  
3118 NE 11th Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice

Stewart Wells  
6744 NW 36th Drive  
Gainesville, FL 32653

Neighborhood Workshop Notice

Appletree  
Judith Morrow  
3616 NW 54<sup>th</sup> Lane  
Gainesville, FL 32653

Neighborhood Workshop Notice

Ashton  
Ashton Home Owners Assn.  
5200 NW 43rd Street Ste. 102  
Gainesville, FL 32606

Neighborhood Workshop Notice

Eagle Eyes  
Beatrice Ellis  
316 NE 14th Street  
Gainesville, FL 32641

Neighborhood Workshop Notice

Friends of Northeast Park  
Lucille George  
619 NW 23rd Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Bobby Johnson  
912 NE 22<sup>nd</sup> Street  
Gainesville, FL 32641

Neighborhood Workshop Notice

Porters Community  
Ina Hines  
320 SW 5th Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

University of Florida  
Linda Dixon  
P. O. Box 115050  
Gainesville, FL 32611

Neighborhood Workshop Notice

Mac McEachern  
1020 SW 11<sup>th</sup> Terrace  
Gainesville, FL 32601

Neighborhood Workshop Notice

Richard Giambroce  
% Bristol Park Realty  
4635 NW 53<sup>rd</sup> Avenue, Ste #201  
Gainesville, FL 32653

Neighborhood Workshop Notice

Mike Hoge  
P.O. Box 490 Mail Station #11  
Gainesville, FL 32602

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Neighborhood Workshop Notice

Ashton Homeowners Association  
David L. Smock  
5858 NW 45<sup>th</sup> Drive  
Gainesville, FL 32653

Neighborhood Workshop Notice

Front Porch Florida, Duval  
Juanita Miles Hamilton  
P.O. Box 1269  
Gainesville, FL 32602

Neighborhood Workshop Notice

Laude Arnaldi  
% Gateway Bank  
4110 NW 37<sup>th</sup> Place, Ste C  
Gainesville, FL 32606

Neighborhood Workshop Notice

Mason Manor  
Joanna Leathers  
2550 NW 13<sup>th</sup> Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Kenneth T. Niblett  
1600 NE 12<sup>th</sup> Avenue Lot 52  
Gainesville, FL 32601-4682

Neighborhood Workshop Notice

Southeast Evergreen Trails  
Rachel Iannelli  
1332 SE 22<sup>nd</sup> Avenue  
Gainesville, FL 32641

Neighborhood Workshop Notice

5th Avenue Neighborhood Association  
Mamie McClellan-Williams  
626 NW 8<sup>th</sup> St  
Gainesville, FL 32601

Neighborhood Workshop Notice

Woodland Terrace Association  
Jerry D. Rose  
3415 NW 1<sup>st</sup> Court  
Gainesville, FL 32607

Neighborhood Workshop Notice

Suburban Heights  
Taylor Brown  
4421 NW 19<sup>th</sup> Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Ashton Homeowners Association  
George Snyder  
5316 NW 46<sup>th</sup> Terrace  
Gainesville, FL 32653

Neighborhood Workshop Notice

Gainesville Sun  
ATTN: Megan Rolland  
P.O. Box 147147  
Gainesville, FL 32614

Neighborhood Workshop Notice

Deb Brady  
P.O. Box 490 Station #11  
Gainesville, FL 32602-0490

Neighborhood Workshop Notice

Bruce McCann  
522 NW 3<sup>rd</sup> Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Florida Community Design Center  
ATTN: Naomi Whitely  
300 E University Avenue, Ste 110  
Gainesville, FL 32601

Neighborhood Workshop Notice

Pineridge Master Owners Assoc  
Richard Giambone  
% Watson Realty  
4516 NW 23<sup>rd</sup> Ave, Ste 1  
Gainesville, FL 32605

Neighborhood Workshop Notice

Kingswood Court Owners Assoc.  
President: John Orton  
5350 NW 8<sup>th</sup> Avenue  
Gainesville, FL 32605-4487

Neighborhood Workshop Notice

Carol Estates South  
Becky Runnestrand  
1816 NE 16<sup>th</sup> Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice

Bellington's Custom Service  
Braxton Linton  
1907 SE Hawthorne Road  
Gainesville, FL 32641

Neighborhood Workshop Notice

Millenium Bank  
Danny Gilliland  
4340 W Newberry Road  
Gainesville, FL 32607

Neighborhood Workshop Notice

Karen Snyder  
2123 NW 72<sup>nd</sup> Place  
Gainesville, FL 32653

Neighborhood Workshop Notice

Michael DePalma  
3461 SW 2<sup>nd</sup> Ave, #304  
Gainesville, FL 32607

Neighborhood Workshop Notice

Palm Terrace  
Tom Lau  
304 NW 24<sup>th</sup> Street  
Gainesville, FL 32609

Neighborhood Workshop Notice

Pineridge Master Owners Assoc  
Hawes Adams  
2622 NW 43<sup>rd</sup> St, Ste A-3  
Gainesville, FL 32606

Neighborhood Workshop Notice

Woodland Terrace Association  
Elaine Mock  
413 NW 35<sup>th</sup> Street  
Gainesville, FL 32607

Neighborhood Workshop Notice

Azalea Trails  
Marie D. Small  
1265 SE 12<sup>th</sup> Avenue  
Gainesville, FL 32601

PROPERTIES WITHIN 400 FEET

090113C

Neighborhood Workshop Notice

05935-009-000 Deerhaven PS District  
ABEL & MASSIMILLO  
10505 NW 47TH TER  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05884-001-001 Deerhaven PS District  
ALACHUA COUNTY  
PO BOX 2877  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

05885-010-003 Deerhaven PS District  
APPLIED INVESTMENTS OF  
GAINESVILLE LLC  
PO BOX 357610  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

05885-010-001 Deerhaven PS District  
BRIGHTON BEACH CAR WASH LLC  
2031 NW 5TH AVE  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

05935-037-000 Deerhaven PS District  
WAYNE D BROOKE  
4609 NW 103RD LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05935-006-000 Deerhaven PS District  
THOMAS E BUSCH  
10603 NW 47TH TER  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05935-014-000 Deerhaven PS District  
BUSSARD MANAGEMENT LLC  
10860 NW 198TH ST  
MICANOPY, FL 32667

Neighborhood Workshop Notice

05935-034-000 Deerhaven PS District  
CARLOS CAMPBELL SR  
4619 NW 104TH LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05935-007-000 Deerhaven PS District  
JERRY CHISHOLM  
10521 NW 47TH TER  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05935-010-000 Deerhaven PS District  
CRANDALL & LUPTON  
10501 NW 47TH TER  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05975-008-000 Deerhaven PS District  
DEERHAVEN LLC  
PO BOX 1045  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

05935-012-000 Deerhaven PS District  
AMY DAWN DYSZCZAKOWSKI  
10411 NW 47TH TER  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05935-036-000 Deerhaven PS District  
FRITZ FRUGOLI  
4609 NW 103RD LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05935-004-000 Deerhaven PS District  
ERIC J GAMBRONE  
10702 NW 47TH TER  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05976-000-000 Deerhaven PS District  
GRIFTH LUMBER INC  
9333 NW 13TH ST  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05936-007-002 Deerhaven PS District  
HARMONY GARDENS INC  
10100 NW 13TH ST  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05930-001-000 Deerhaven PS District  
C L JOHNSON TRUSTEE  
PO BOX 357133  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

05975-006-001 Deerhaven PS District  
EMERY RANDOLPH LEWIS  
PO BOX 357067  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

05935-005-000 Deerhaven PS District  
DONALD J LOPEZ  
10617 NW 47TH TER  
ALACHUA, FL 32653

Neighborhood Workshop Notice

05885-010-006 Deerhaven PS District  
MAGNOLIA PARK-GAINESVILLE LLC  
5550 NW 111TH BLVD  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

05885-005-000 Deerhaven PS District  
MARTIN INVESTMENTS LLC  
21105 NW 70TH AVE  
ALACHUA, FL 32615

Neighborhood Workshop Notice

05975-005-000 Deerhaven PS District  
MATHILSKY & MATILSKY CO-TRUSTEES  
RR 3 BOX 108H  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05975-007-000 Deerhaven PS District  
McKINNEY INVESTMENTS LTD  
9417 NW 43RD ST  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05936-006-000 Deerhaven PS District  
MESA-SAND REALTY LLC  
% SANDOR DEVELOPMENT CO  
5725 N SCOTTSDALE RD STE C-195  
SCOTTSDALE, AZ 85250

Neighborhood Workshop Notice

05935-011-000 Deerhaven PS District  
STANLEY A PERRY  
10427 NW 47TH TER  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05935-013-000 Deerhaven PS District  
BRENDA G PHILLIPS  
10409 NW 47TH TER  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05885-010-005 Deerhaven PS District  
RESERVE INVESTORS TRUST  
% LINDA K SEXTON  
4432 NW 23RD AVE  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

05975-006-000 Deerhaven PS District  
ROLLINS AUTOMOTIVE INC  
9430 NW 13TH ST  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05936-001-000 Deerhaven PS District  
ANN SCHMIDT  
9900 NW US HIGHWAY 441  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

05975-004-000 Deerhaven PS District  
SSO LLP  
PO BOX 140366  
GAINESVILLE, FL 32614

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Neighborhood Workshop Notice  
05885-010-004 Deerhaven PS District  
TAYMER PROPERTIES LLC  
3008 SW 130TH TER  
ARCHER, FL 32618

Neighborhood Workshop Notice  
05885-002-000 Deerhaven PS District  
COLON C THOMPSON  
2509 W STATE ROAD 235  
BROOKER, FL 32622

Neighborhood Workshop Notice  
05975-000-000 Deerhaven PS District  
MICHAEL W TROIANO  
4786 SW 85TH AVE  
GAINESVILLE, FL 32608