



A



APPLICATION—CITY PLAN BOARD  
Planning & Development Services

**OFFICE USE ONLY**

Petition No. PB-13-85 PDA Fee: \$ 1337.25  
 1<sup>st</sup> Step Mtg Date: \_\_\_\_\_ EZ Fee: \$ 668.63 EB  
 Tax Map No. 9-3-13 Receipt No. \_\_\_\_\_  
 Account No. 001-660-6680-3401 [ ]  
 Account No. 001-660-6680-1124 (Enterprise Zone)  1337.25  
 Account No. 001-660-6680-1125 (Enterprise Zone Credit)  668.63

**Owner(s) of Record (please print)**

Name: RB Gainesville NW 3rd Avenue LLC  
 Address: c/o RD Management LLC  
810 7th Avenue, 10th Floor  
New York, NY 10019  
 Phone: (212) 265-6600 Fax: \_\_\_\_\_  
 (Additional owners may be listed at end of applic.)

**Applicant(s)/Agent(s), if different**

Name: Causseaux, Hewett, & Walpole, Inc. (CHW)  
 Address: 132 NW 76th Drive  
Gainesville, FL 32607  
 Phone: (352) 331-1976 Fax: (352) 331-2476

*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**

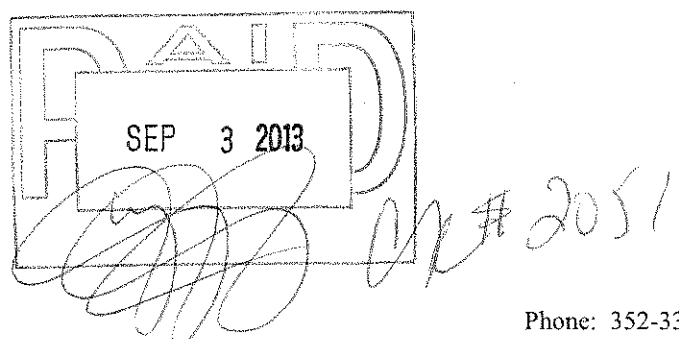
Check applicable request(s) below:

<b>Future Land Use Map</b> [ ]	<b>Zoning Map</b> [X]	<b>Master Flood Control Map</b> [ ]
Present designation:	Present designation: <u>RMF-5</u>	<b>Other</b> [ ] Specify:
Requested designation:	Requested designation: <u>PD</u>	

**INFORMATION ON PROPERTY**

1. Street address: 309 / 319 NW 13th Street & 1226 NW 3rd Avenue  
 2. Map no(s): \_\_\_\_\_  
 3. Tax parcel no(s): 14012-000-000, 14021-000-000, 14038-000-000, & 14044-000-000  
 4. Size of property: ±1.66 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:**



PB-13-85 PDA  
Gainesville Mixed Use  
on NW 13<sup>th</sup> Street

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
  - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
  - c. Must correctly describe the property being submitted for the petition.
  - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)**

A. What are the existing surrounding land uses?

North Planned Unit Development (PUD)

South Right of Way / Residential High Density (RH)

East Residential Low Density (RL)

West Planned Unit Development (PUD)

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

NO  X

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

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

Residential streets

Please see the Justification Report for additional information

Noise and lighting

Please see the Justification Report for additional information

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 \_\_\_\_ YES X

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

Activity Center \_\_\_\_

Strip Commercial \_\_\_\_

Urban Infill X

Urban Fringe \_\_\_\_

Traditional Neighborhood \_\_\_\_

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

Please see the Justification Report for additional information

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

Please see the Justification Report for additional information

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

Roadways

Please see the Justification Report for additional information

Recreation

Please see the Justification Report for additional information

Water and Wastewater

Please see the Justification Report for additional information

Solid Waste

Please see the Justification Report for additional information

Mass Transit

Please see the Justification Report for additional information

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

NO

YES  (please explain)

Please see the Justification Report for additional information

CERTIFICATION

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

Owner of Record	
Name:	RBLWP Parcel D LLC
Address:	c/o RD Management LLC
	810 7th Avenue, 10th Floor
	New York, NY 10019
Phone: (212) 265-6600	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.

  
 \_\_\_\_\_  
 Owner/Agent Signature  
 8/31/13  
 \_\_\_\_\_  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 30<sup>th</sup> day of August 2013, by (Name)  
Gerry Dedenbach

  
 WENDY L. MERCER  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# EE126256  
 Expires 9/1/2015

  
 \_\_\_\_\_  
 Signature – Notary Public

Personally Known  OR Produced Identification \_\_\_\_\_ (Type) \_\_\_\_\_

AFFIDAVIT

RB Gainesville NW 3<sup>rd</sup> Avenue LLC  
RBLWP Parcel D, LLC

Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc. (CHW)

Appointed Agent(s)

14038-000-000, 14021-000-000, 14044-000-000, 14012-000-000

5

10S

20E

Parcel Number(s)

Section

Township

Range

Small-scale Comprehensive Plan, PD Amendment, and Development Plan Applications

Type of Request

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

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

Owner (Signature)

Owner (Signature)

*New York*  
STATE OF FLORIDA  
COUNTY OF ALACHUA  
*New York*

SWORN AND SUBSCRIBED BEFORE ME THIS 26<sup>th</sup> DAY  
OF August, 2013  
BY Richard Birdoff  
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE  
PRODUCED \_\_\_\_\_

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

(SEAL ABOVE)

Name of Notary typed, printed or stamped

Commission Number

JESSICA LOPEZ  
Notary Public State of New York  
No. 01106106589  
Qualified in Bronx County  
Certificate Filed in New York County  
Commission Expires March 8, 2016

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2451455 3 PGS

2008 AUG 27 12:45 PM BK 3826 PG 2134

J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK13 Receipt#383472

Doc Stamp-Deed: 24,500.00

Prepared by and return to:

James D. Salter, Esq.

Attorney at Law

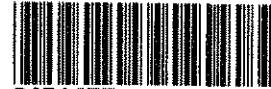
Salter, Feiber, Murphy, Hutson, &amp; Menet, P.A.

3940 NW 16th Blvd., Bldg B

Gainesville, FL 32605

352-376-8201

File Number: 08-0698.2 JB



2451455

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## Warranty Deed

**This Warranty Deed** made on August 14, 2008 between Gvle-Sites, L.L.C., a Florida limited liability company whose post office address is 6921 NW 22nd Street, Gainesville, FL 32653, grantor, and RBLWP Parcel D, LLC, a Delaware limited liability company whose post office address is c/o RD Management LLC, 810 Seventh Avenue 28th FL, New York, NY 10019, grantee:

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

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

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 14012-000-000 14038-000-000 14044-000-000

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

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

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

PC  
7.00  
Consid = \$3.5MM  
\$24,500.00

150803708

INSTRUMENT # 2451455  
3 PGS

Signed, sealed and delivered in our presence:

*Melissa Jay Murphy*  
Witness Name: MELISSA JAY MURPHY

GVLE-SITES, L.L.C., a Florida limited liability company

By: *Larry H Cheshire*  
Larry H Cheshire, Managing Member

(Corporate Seal)

*Jenese Bolduc*  
Witness Name: JENESE BOLDUC

State of Florida  
County of Alachua

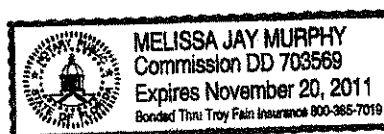
The foregoing instrument was acknowledged before me this 14th day of August, 2008 by Larry H Cheshire, Manager of GVLE-SITES, L.L.C., a Florida limited liability company, on behalf of the corporation. He/she [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

*Melissa Jay Murphy*  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





Title No.: 150803708

**LEGAL DESCRIPTION**INSTRUMENT # 2451455  
3 PGS**EXHIBIT "A"**

A parcel of land in Section 5, Township 10 South, Range 20 East, in the city of Gainesville, Alachua County, Florida, being more particularly described as follows:

For a point of beginning, commence at the Northwest corner of Lot 4, Block 3, of Bellah's Subdivision, a subdivision as per plat thereof, recorded in Plat Book "C", Page 77 of the Public Records of Alachua County, Florida, said point also being the intersection of the East right of way line of NW 13th Street (80' right of way) with the South right of way line of NW 4th Avenue (40' right of way); thence run North 89°32'21" East along the South right of way line of said NW 4th Avenue, for 299.62 feet to the Northeast corner of Lot 1 of said Bellah's Subdivision; thence run North 89° 11'10" East, continuing along said South right of way line, for 70.85 feet to the Northeast corner of Lot 5 of Shellie Court, a subdivision as per plat thereof, recorded in Plat Book "C", page 61 of said Public Records; thence run South 01°10'41" East, along the East line of said Lot 5, for 100.14 feet to the Southeast corner of said Lot 5; thence run South 89° 12'22" West, along the South line of said Lot 5 and an extension thereof, 71.24 feet to the Northeast corner of Lot 7 of said Bellah's Subdivision; thence run South 00° 15'21" West, along the East line of said Lot 7, for 99.62 feet to the North right of way line of NW 3rd Avenue (30' right of way); thence run South 89° 26'23" West, along said North right of way, for 73.04 feet to the Southwest corner of said Lot 7; thence run North 00° 33'42" East, along the West line of said Lot 7, for 59.86 feet; thence run South 89° 32'21" West, for 7.30 feet; thence run South 00° 33'42" West, for 59.85 feet to the aforesaid North right of way line; thence run South 89° 30'05" West, along said North right of way line, for 205.00 feet; thence run North 64°22'42" West, for 11.22 feet; thence run North 00°28'51" East, for 5.06 feet; thence run South 89°30'05" West, for 10.00 feet to the aforementioned East right of way line of NW 13th Street; thence run North 00°26'47" West, for 190.00 to the Point of Beginning.

RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2781970 2 PG(S)  
 April 03, 2013 04:38:34 PM  
 Book 4185 Page 1008  
 J. K. IRBY Clerk Of Circuit Court  
 ALACHUA COUNTY, Florida

Prepared by and return to:  
 Denise Lowry Hutson, Esq.  
 Attorney at Law  
 Salter Feiber, P.A.  
 3940 NW 16th Blvd. Bldg B  
 Gainesville, FL 32605  
 352-376-8201  
 File Number: 11-0369.3

Doc Stamp-Deed: \$1,662.50



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## Warranty Deed

**This Warranty Deed** made on April 1, 2013 between D. Bruce Hawkins and Kristin S. Hawkins, husband and wife whose post office address is 13142 SW 1st Place, Newberry, FL 32669, grantor, and RB Gainesville NW 3RD Avenue LLC, a Florida Limited Liability Company whose post office address is c/o RD Management LLC, 810 SEVENTH AVE., 10TH FLOOR, New York, NY 10019, grantee:

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

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

Lot 14, Shellie Court, a subdivision as per Plat thereof, recorded in Plat Book C, Page 61, of the Public Records of Alachua County, Florida.

Also: A 5 foot strip of land lying adjacent to the West side of said Lot 14 of Shellie Court, more particularly described as follows:

Begin at the Southwest corner of said Lot 14 of Shellie Court, thence run West along the Westerly prolongation of the South line of said Lot 14 a distance of 5 feet, thence run North parallel to the West line of said Lot 14 to a point on the Westerly prolongation of the North line of said Lot 14, thence run East 5 feet along the Westerly prolongation of the North line of said Lot 14 to the Northwest corner of said Lot 14, thence run South along the West line of said Lot 14 to the point of beginning.

Parcel Identification Number: 14021-000-000

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

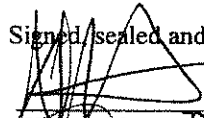
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

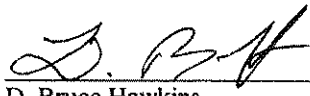
**To Have and to Hold**, the same in fee simple forever.

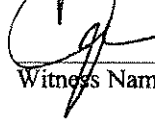
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

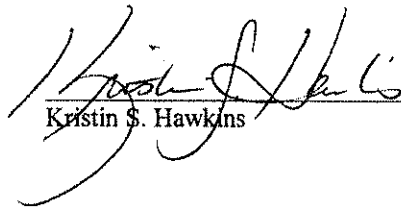
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed/sealed and delivered in our presence:

  
Witness Name: Denise Lowry Hutson

  
D. Bruce Hawkins (Seal)

  
Witness Name: Gerianne S Davis

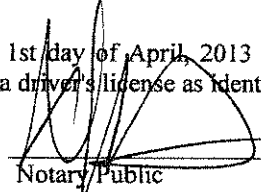
  
Kristin S. Hawkins (Seal)

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 1st day of April, 2013 by D. Bruce Hawkins and Kristin S. Hawkins, who  are personally known or  have produced a driver's license as identification.

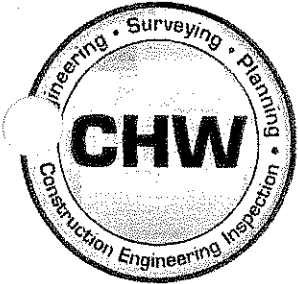
[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA  
Denise Lowry Hutson  
Commission # EE048116  
Expires: DEC. 12, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

  
Notary Public

Printed Name: Denise Lowry Hutson

My Commission Expires: \_\_\_\_\_



*Focused on Excellence  
Delivered with Integrity*

September 3, 2013

Mr. Erik Bredfeldt, AICP, Ph.D., Planning and Development Director  
City of Gainesville Planning & Development Services  
306 Northeast 6<sup>th</sup> Street  
Gainesville, FL 32601

Re: Gainesville Mixed Use on NW 13<sup>th</sup> Street  
Planned Development Amendment Application

Dear Mr. Bredfeldt:

As the authorized agent for the applicant, Causseaux, Hewett, & Walpole, Inc. (CHW) submits this Planned Development (PD) Amendment application for the approved Gainesville Mixed Use on NW 13<sup>th</sup> Street PD to add Tax Parcel #14021-000-000, approximately 0.14 acre in size. This parcel is currently zoned RMF-5. It is also the applicant's intent to revise certain PD conditions originally adopted with Ordinance No. 100897.

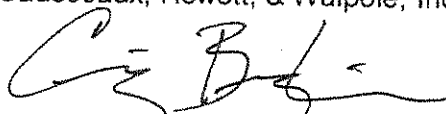
A single-family residential structure is currently located on the subject parcel for this application. The developer / owner will be required to relocate this residential structure within the University Heights North Historic District or to a site in another historic district within the City of Gainesville.

We submit the following items for your review and approval:

- The City of Gainesville PD Amendment application;
- A School Concurrency form;
- A Regulated Natural Resources Review Exemption form;
- An affidavit authorizing CHW as agent;
- A revised Traffic Study;
- A Justification Report;
- A revised PD Layout Plan;
- A check in the amount of \$668.63 for the application fee; and
- One (1) CD-ROM with all application materials.

We trust this submittal will be sufficient for your review and subsequent approval by the Board of Adjustment. If you have any questions or need additional information, please call me directly.

Sincerely,  
Causseaux, Hewett, & Walpole, Inc.

  
Craig Brasher, AICP  
Planning Project Manager

I:\JOBS\2013\13-0305\Application\PD\LTR\_130903\_PD.doc

NW 76th Drive  
Gainesville, Florida 32607

Phone: (352) 331-1976  
Fax: (352) 331-2476  
www.chw-inc.com



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## MEMORANDUM

**TO:** Richard J. Birdoff, RD Management LLC PN#13-0305  
**FROM:** Craig Brashier, Planning Project Manager  
**DATE:** August 28, 2013  
**RE:** Gainesville Mixed Use on NW 13<sup>th</sup> Street Neighborhood Meeting Summary

This memorandum provides a summary of the Neighborhood Meeting that CHW facilitated on Tuesday, August 27, 2013. As you know, a Neighborhood Meeting is required as part of the Small-scale Comprehensive Plan (Ss-CPA), Planned Development Amendment, and Development Plan approval process. The Neighborhood Meeting's purposes are to: (1) inform the community of the project, and (2) garner public input.

The meeting began at 6:05 PM, ended at 6:45 PM and was held at the Holiday Inn University Center located approximately two blocks to the Project's south. Following a PowerPoint presentation by CHW staff, there was a question and comment period. The following is a summary of the questions, comments, and responses by CHW. Some questions or comments were made multiple times. In order to eliminate redundancies, individual comments or questions are summarized only once.

**Question #1:** How tall will the building be?

*Response: The habitable portion will be ±84' or 7 stories, then taper east down to 60'. The building being proposed is not as tall as the currently approved structure.*

**Question #2:** How close to the neighbors [east] will the building be?

*Response: The building tapers down from NW 13<sup>th</sup> Street east to 60' in height. At that point, the building will be 15' to 25' from its eastern property line.*

**Comment #1:** The garage is too tall for the area, and is located too close to neighboring properties.

*Response: The proposed building consistent with the currently approved development plans, as well as the City's efforts in their Form Based Code efforts. While the garage portion of the building is moving east, there will be a 15' – 25' buffer. Again, this is consistent with the City's ongoing efforts to encourage transit-supportive densities and walkability along this corridor.*

**Question #3:** What is going to happen with the two houses?

*Response: The developer / owner is going to relocate them to a vacant property either within the University Heights Historic District or to another historic district in the City of Gainesville.*

**Question #4:** Will the parking garage be open-access?

*Response: The City required a pass-through from NW 3<sup>rd</sup> Avenue to NW 4<sup>th</sup> Avenue, essentially extending NW 12<sup>th</sup> Drive south. We anticipate this condition remaining, and have designed for such. Ground floor parking will serve the project's non-residential portion. The remaining floors will serve the residential. It is anticipated that beyond the ground level, parking will be access controlled.*

**Question #5:** How many parking spaces will be provided? Will residents be able to use on-street parking?

*Response: As proposed, there are 184 dedicated residential spaces, and 71 non-residential spaces. The City controls on-street parking. We're not aware of any regulations that would prohibit anyone, including future residents, from using it. That said, the target resident is most likely going to be affiliated with the University, either a student or faculty member, who does not rely on a car. Therefore, we do not anticipate a demand for on-street parking.*

**Question #6:** Will there be sidewalks along the east property line between the building and adjoining properties? How far will the sidewalk extend on NW 4<sup>th</sup> Avenue? There are no sidewalks along NW 4<sup>th</sup> Avenue, and no room to place sidewalks.

*Response: There are existing sidewalks for a portion of our NW 4<sup>th</sup> Avenue frontage already. It is anticipated that sidewalks will be included from NW 13<sup>th</sup> Street east to our eastern property line. We do not know if this will result in the City extending sidewalks east from our site.*

**Question #7:** What will the building look like?

*Response: While we do not have the revised architectural renderings yet, the approved PD conditions dictate the exterior building materials that must be used. The conditions regarding the exterior building materials are not proposed to be changed.*

**Question #8:** What is the anticipated timeline for development?

*Response: We anticipated the land use amendment and PD amendment approvals in early 2014. From there, the preliminary and final development processes will take another six months. Allowing for permitting and construction time, a fall 2015 completion date would be a possibility.*

**Question #9:** When will the two houses be moved?

*Response: Currently, we are required to move the NW 4<sup>th</sup> Avenue house at time of construction. That is a condition that the City placed on the development. Therefore, we would assume the same condition would apply to the NW 3<sup>rd</sup> Avenue house.*

**Question #10:** Will a wall be required along the project's eastern boundary?

*Response: Currently, a wall is required for the eastern portion where surface parking is currently approved. Surface parking is no longer proposed. Therefore, from an aesthetic standpoint, use of landscaping and buffering may actually be a better transition between the building and adjoining properties.*

Thank you again for allowing CHW to provide engineering and land planning services. If you would like to discuss this matter further, please contact me at your earliest convenience.

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# Levy and Citrus County residents angered over scrapped nuclear plants

### Duke Energy will not build its planned Levy County plant and is closing its Crystal River plant.

The Associated Press

**OTTER CREEK** — Money is usually tight in Levy and Citrus counties, which are hours removed from the flashy tourist attractions in Orlando and the vast housing subdivisions in suburban Tampa. The median household income in each ranks near the state's bottom. Still, residents in the two mostly rural counties thought the future was bright: Duke Energy was promising to build a \$2.4-billion nuclear plant in Levy while rebuilding a shuttered nuke plant in neighboring Citrus.

Hundreds of good-paying construction jobs would be created in the short-term, and hundreds of well-paid workers would be employed at the plants long term. That money would flow through the local economy, creating more jobs. If any locals had any environmental concerns, most weren't saying them out loud.

But the counties' current and future economic prospects dimmed considerably when Duke announced earlier this month that it will not build the Levy plant after saying earlier this year that it would not rebuild the Crystal River plant in Citrus. The country's largest

utility cited changes in the energy market — including natural gas prices — and regulatory hurdles at the state and federal level.

For some final kicks, North Carolina-based Duke intends to charge its 1.7 million Florida customers — which includes thousands in Levy and Citrus — a monthly fee to pay for the costs it incurred planning the construction on the plants. Through these fees, Duke customers have paid \$1.5 billion for Levy County plant so far. And the company has refused to pay about \$16 million of its \$36 million property tax bill in Citrus, saying the nuclear plant has no value. That shortfall represents about 3 percent each of Citrus County's school and county government revenue, causing emergency cuts.

Michelle Larkin, a 45-year-old bartender in Levy County who lives in Citrus, made a face when asked about Duke's impact on both counties. She didn't mind paying the fees on her utility bill when she thought there was a chance that a new plant was going up, seeing it as a key to reviving the area. Now that the company has put its plans on hold, she's skeptical of the future. The unemployment rate in each county is 7.6 percent, above the state average of 7.2 percent. Citrus has a population of 140,000, Levy 40,000.

"I think it's just gonna make it worse for the economy," Larkin said with a sigh. She who works at

the Hickory Island Lodge in Inglis, a Levy town not far from the Citrus County line. It's near the route to the now-closed Crystal River plant, and she remembers how the bar used to be packed when she started as a bartender five years ago. But Crystal River workers cranked a concrete containment building during an attempt to upgrade the plant in 2009. An attempt to fix the problem in 2011 resulted in more cracks.

Business has since lagged. "Now we don't have the nuke workers," she said, looking around at the bar, which contained a handful of people, including a few bikers just passing through.

Duke executives have maintained that the Levy property remains a "good site" for a nuclear power plant and that the company could still wind up building there some day. It is still pursuing a federal license. "I'm hopeful it does come here eventually," Larkin said, shaking her head. "But by the looks of what's happened, I don't think it will."

When the Levy County plant was originally announced in 2009, it was supposed to be open by 2016. Residents thought the area would soon shed its old Florida image and become a little more modern. That anticipation of progress mostly came because of Duke's promise.

"I don't think anyone was really against it," said Buddy Sharp, a 57-year-old cabinet maker. "It's a shame."

# Man harassed woman for year, deputies say

By Greg Hamilton Staff writer

A Newberry man was arrested Saturday evening after deputies said he harassed a woman for a year by sending her obscene and threatening messages.

Thomas Ridgell, 45, of 206 NW County Road 236, has been stalking a woman who told deputies she was worried about her safety after receiving numerous unwanted text messages, phone calls and visits from him, according to an Alachua County Sheriff's Office report.

In late July, the woman told deputies that Ridgell had hit her in

Gilchrist County. The woman also said that he had driven his work truck into her apartment complex on several occasions.

A deputy listened to messages that the woman had recorded on her phone in which Ridgell told her and a friend to meet him at the Hitching Post in Gilchrist County where, a week before, he had gotten into a fight with them and punched the woman in the head, the report said.

The deputy recognized the woman from a previous report in which Ridgell had gone to her job and gotten into an argument that led the store manager to call deputies

because the fight was disturbing customers.

The woman showed the deputy 13 ignored phone messages in one day from Ridgell, and the deputy listened to several obscene and threatening phone and text messages.

While the deputy was speaking to the woman, Ridgell called and texted her. The deputy answered the phone and identified himself and Ridgell hung up, only to continue texting the woman's phone.

Ridgell was arrested on a charge of aggravated stalking and was being held Sunday at the Alachua County jail on \$10,000 bond.

# LANE RANGER: ROADWORK THIS WEEK

- **East University Avenue:** Daytime lane closures from Waldo Road to North Main Street to repaint the roadway markings.
- **Newberry Road:** Daytime lane closures from 8 a.m. to 4 p.m. from Interstate 76 to County Road 241 in Jonesville for tree trimming.
- **North Main Street:** Daytime lane closures from University Avenue to Northwest Eighth Avenue to repaint the roadway markings.
- **Northeast 19th Place:** Daytime lane closures after 3:30 a.m. until 2 p.m. and after 4 p.m. between Northeast Ninth and 18th streets to repaint the roadway markings.
- **Northwest Eighth Avenue:** Daytime lane closures from North Main Street to Northwest Sixth Street to repaint the roadway markings.
- **Northwest Sixth Street:** Daytime lane closures from Northwest Eighth Avenue to U.S. 441 to repaint the roadway markings.
- **U.S. 301:** Daytime lane closures for northbound traffic just north of the State Road 24 overpass in Waldo for repaving repairs.
- **U.S. 441:** Daytime lane closures for southbound traffic from 9 a.m. to 4 p.m. just west of I-75 for driveway modifications to the new Zaxby's.
- **U.S. 441:** Daytime lane closures from Northwest Sixth Street to the Columbia County line to repaint the roadway markings.

# HYPER-SUB: Israel, others have asked about craft

Continued from 1B

actually designing a revolutionary way to get under the water for pennies on the dollar," Marion said.

His wife, Mary, said after a decade of marriage, she agreed to support her husband in his dream of building a submarine at whatever cost.

"I am not going to look back at you when I am 70 or 80 and say, 'What if?'" she said she remembers telling him.

**To learn more** in the Books-A-Million parking lot on Newberry Road early this week for shoppers and potential investors to examine. For more information, visit [www.hypersubnow.com](http://www.hypersubnow.com).

whole life taken care of," he said.

"The key to the submarine's success will be its engineered versatility," Marion said. The model is designed to be outfitted with a range of different materials and add-ons to make the vessel comfortable enough for a recreational user or hardy enough for a deep-sea researcher.

**"God Squad"**  
by Rabbi Marc Gellman  
answers questions of faith every Saturday in **The Gainesville Sun**

**Obituary Information**  
All obituaries are paid notices and are placed by the funeral home or crematorium handling the arrangements as a service to the family.

For more information:  
337-0304 or 374-5017  
[obits@gvillonline.com](mailto:obits@gvillonline.com)  
fax: (352) 338-3131

**PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss proposed amendments to the approved Gainesville Mixed Use on NW 13<sup>th</sup> Street Planned Development (PD) and its proposed development plan for the same project. The site is located on approximately 1.7 acres on the east side of NW 13<sup>th</sup> Street between NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue.

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

The Workshop is Tuesday, August 27, 2013 at 6:00 p.m. at Holiday Inn University Center, Gate Boardroom, located at 1250 West University Avenue, Gainesville, FL 32601.

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

**CHW**

**Sports** [gainesville.com](http://gainesville.com)

**PUBLIC NOTICE**

Neighborhood workshop is a proposed meeting (non-Planned Development) to discuss amendments to the Agricultural (A) located on approximately 45 acres at 16525 SW 5th Place (tax parcels 04360-020-001, 04360-020-002 & 04360-020-003). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

The meeting will be held on Thursday, August 22, 2013 at 6:00 p.m. located at 16525 SW 5th Place.

Contact: Clay Sweager, AICP, LEED AP  
Eng. Demman & Associates, Inc.  
Phone: (352) 373-5244

**NOTICE OF PUBLIC HEARING**

The Alachua County Development Review Committee will hold a public hearing Thursday, August 22, 2013 at 1:30 PM in the John R. "Jack" Durranne Auditorium, 12 S.E. 1<sup>st</sup> Street, Gainesville, Florida to consider the following items:

**Project 2013052902\_P**  
Preliminary Development Plan - Arbor Greens Planned Development (PD) Phase 2 - (285 lot subdivision with associated infrastructure on approximately 75.25 acres) - Section 16-T10-R15 - Located on Tax Parcel Numbers 04311-000-000, 04307-001-000 and 04307-001-001 in the 13200 Block of NW 8<sup>th</sup> Road - Causeways, Hewitt and Walpole, Inc. - agents, Planned Development (PD) Zoning, Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation, ZOM-01-13

**Project 2012100301\_F**  
Final Development Plan and Plat Review and Floodplain Development Permit - Estate of Wilda Plantation - (99 lot subdivision with associated infrastructure on approximately 78.15 acres) - Section 16-T10-R15 - Located on Tax Parcel Numbers 06852-002-000 and 06852-002-002 at 10379 SW 30<sup>th</sup> Lane - Causeways, Hewitt and Walpole, Inc., agents, Residential (Single Family R-1 AA) Zoning, Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation

All interested persons are invited to attend and be heard. Written comments may be filed with the Office of Planning and Development for consideration in addition to any other comments. Interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appear any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (852) 374-5275 (voice) or (352) 374-5264 (TDD) or 711 Relay Florida.

General Information: Staff Reports on the above items will be available on Friday of the week preceding the meeting at the Office of Planning and Development, 10-305 S.W. 2<sup>nd</sup> Avenue Gainesville, FL 32601. For further information call (352) 374-5249.

**NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF FIRE SERVICES SPECIAL ASSESSMENTS**

Notice is hereby given that the City Commission of the City of Gainesville, Florida, will conduct a public hearing to consider the imposition of annual special assessments for the provision of fire services within the municipal boundaries of the City of Gainesville, and collection of these assessments pursuant to the tax bill collection method.

The hearing will be held at 6:00 PM on September 6, 2013, or as soon thereafter as may be heard, in the Commission Chambers of the City Hall, 200 E. University Avenue, Gainesville, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person desires to appear any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Equal Opportunity Office at (352) 334-6051, at least two days prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of fire protection units attributed to that parcel.

The City Commission on July 16, 2013 adopted a Preliminary Rate Resolution setting the proposed fire services assessments to be assessed for the fiscal year beginning October 2013 and future fiscal years as follows:

**\$78.00 Per Net Factored Fire Protection Unit**

Copies of the Fire Services Assessment Ordinance, the Preliminary Assessment Resolution and the Preliminary Assessment Roll are available for inspection at the City Manager's Office, City Hall, located at 200 E. University Avenue, Gainesville, Florida.

The fire services non-ad valorem assessment will be collected by the tax collector and placed on the ad valorem tax bill to be mailed in November 2013 and each year that the assessment is imposed. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Gainesville Fire Assessment Information Line at (352) 334-6088, Monday through Thursday between 7:00 a.m. and 6:00 p.m.

**CITY COMMISSION**  
CITY OF GAINESVILLE, FLORIDA

Prepared by the Dept. of Planning & Dev. Services, June 2013

**SUBSCRIBE**

To The Gainesville Sun, call 352-374-1416



# PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss proposed amendments to the approved Gainesville Mixed Use on NW 13<sup>th</sup> Street Planned Development (PD) and its proposed development plan for the same project. The site is located on approximately 1.7 acres on the east side of NW 13<sup>th</sup> Street between NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue.

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

The Workshop is Tuesday, August 27, 2013 at 6:00 p.m. at Holiday Inn University Center, Gator Boardroom, located at 1250 West University Avenue, Gainesville, FL 32601.

## Contact:

Craig Brashier, AICP

Phone Number: (352) 331-1976





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Delivered with Integrity*

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## MEMORANDUM

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**TO:** Neighbors of the 300 block of NW 13<sup>th</sup> Street PN 13-0305  
**FROM:** Craig Brashier, AICP  
**DATE:** Tuesday, August 13, 2013  
**RE:** Neighborhood Workshop Public Notice

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Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Workshop to discuss proposed amendments to the approved Gainesville Mixed Use on NW 13th Street Planned Development (PD) and its proposed development plan for the same project. The site is located on approximately 1.7 acres on the east side of NW 13<sup>th</sup> Street between NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue (Alachua County tax parcels 14012-000-000, 14038-000-000, and 14044-000-000).

Date: Tuesday, August 27, 2013

Time: 6:00 p.m.

Place: Holiday Inn University Center, Gator Boardroom  
1250 West University Avenue  
Gainesville, FL 32601

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

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposal's nature and to seek comments. We look forward to seeing you at the workshop.

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Capri  
JOHN DOLES  
4539 NW 37 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights  
SARAH POLL  
PO BOX 14198  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Duckpond  
RANDY WELLS  
820 NE 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview  
CHRIS MONAHAN  
222 SW 27 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Hazel Heights  
ALLAN MOYNIHAN  
PO BOX 357412  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ironwood  
NANCY TESTA  
4207 NE 17 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview  
DEBRA BRUNER  
914 NW 14 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
JUDITH MORROW  
3616 NW 54 LANE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge  
BERNADINE TUCKER  
9 TURKEY CREEK  
ALACHUA, FL 32615

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree  
RONALD BERN  
1301 NW 23 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview  
ROB GARREN  
1805 NW 34 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood  
KERRI CHANCEY  
1310 NW 30 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree  
KATHY MEISS  
2705 NW 47 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond  
STEVE NADEAU  
2821 NW 23 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond  
MELANIE BARR  
216 NE 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters  
RUBY WILLIAMS  
237 SW 6 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters  
INA HINES  
320 SW 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank  
DANNY GILLILAND  
4340 NEWBERRY RD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank  
LAUDE ARNALDI  
PO BOX 5549  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL  
2048 NW 7 LN  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL  
3118 NE 11 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND  
225 SE 14 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

STEWART WELLS  
6744 NW 36 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS  
2123 NW 72 PL  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
14838-010-307 NW 13th Mixed Use  
307 JACKSON SQUARE LLC  
116 NORTH BELLEVUE AVE STE 300  
LONGHORNE, PA 19047

Neighborhood Workshop Notice  
14015-000-000 NW 13th Mixed Use  
B & D RENTAL HOMES LLC  
7811 SW 103RD AVE  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
14001-000-000 NW 13th Mixed Use  
BENTON & BENTON  
3641 NW 23RD PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
14828-000-000 NW 13th Mixed Use  
LAP T BUI  
3612 NW 18TH TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
14002-000-000 NW 13th Mixed Use  
CAPITAL ASSETS GROUP  
321 SW 13TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
14838-010-305 NW 13th Mixed Use  
CHRIS DAN LLC  
% LIPPELMAN  
PO BOX 10802  
TAMPA, FL 33679

Neighborhood Workshop Notice  
14838-020-318 NW 13th Mixed Use  
RENATO CONCEPCION  
1320 NW 3RD AVE UNIT 318  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
13998-000-000 NW 13th Mixed Use  
DAKI P A  
8419 KEMPER LANE  
WINDERMERE, FL 34786

Neighborhood Workshop Notice  
14838-020-234 NW 13th Mixed Use  
PEGGY L EVANICH  
4417 NW 10TH PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
14838-010-102 NW 13th Mixed Use  
GAINESVILLE CONDOMINIUM LLC  
290 POINCIANA DR  
INDIAN HARBOR BEACH, FL 32937

Neighborhood Workshop Notice  
14837-000-000 NW 13th Mixed Use  
ABC LIQUORS  
PO BOX 593688  
ORLANDO, FL 32859

Neighborhood Workshop Notice  
14026-000-000 NW 13th Mixed Use  
BEAL & BOOTH & BUSIC & OSBORNE  
% JUDITH BOOTH  
9560 SARASOTA DR  
KNOXVILLE, TN 37923

Neighborhood Workshop Notice  
13961-000-000 NW 13th Mixed Use  
AREF BOUGHANNAM  
3206 NW 57TH TER  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice  
14826-000-000 NW 13th Mixed Use  
GERALD L BUSH LIFE ESTATE  
1311 NW 5TH AVE  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
13954-000-000 NW 13th Mixed Use  
CELTIC PROPERTY INVESTMENTS  
PO BOX 141764  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
14838-010-103 NW 13th Mixed Use  
CLERC-FAKHAR & FAKHAR W/H  
325 NW 14TH ST #103  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
14838-010-302 NW 13th Mixed Use  
TINA JAMESON COX  
5067 RIVER RD  
CAMILLA, GA 31730

Neighborhood Workshop Notice  
14027-000-000 NW 13th Mixed Use  
DARBY & FARRELL & FARRELL ET AL  
8913 NW 155TH PL  
ALACHUA, FL 32615

Neighborhood Workshop Notice  
14838-020-206 NW 13th Mixed Use  
F & G LAND COMPANY COMPANY INC  
1320 NW 3RD AVE STE 206  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
13990-000-000 NW 13th Mixed Use  
GAINESVILLE DOWNTOWN INN VENTURE  
1250 W UNIVERSITY AVE  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
14838-010-201 NW 13th Mixed Use  
ADAMEC & ADAMEC & ADAMEC  
TRUSTEES  
136 OCEANFOREST DR NORTH  
ATLANTIC BEACH, FL 32233

Neighborhood Workshop Notice  
14018-000-000 NW 13th Mixed Use  
ROGER BEEBE  
1210 NW 3RD AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
14838-010-202 NW 13th Mixed Use  
BROWN & BINION LLC  
41-A FAIRPOINT DR  
GULF BREEZE, FL 32561

Neighborhood Workshop Notice  
14031-000-000 NW 13th Mixed Use  
CAMPBELL & 425 CAMPBELL 4 LLC  
322 ROSEWOOD DR  
GUYTON, GA 31312

Neighborhood Workshop Notice  
14838-020-214 NW 13th Mixed Use  
KASENG & MARIE CHAN-PONG  
322 FLANDERS DR  
INDIANTLANTIC, FL 32603

Neighborhood Workshop Notice  
13966-000-000 NW 13th Mixed Use  
COLLEGE VIEW APTS LTD  
PO BOX 13116  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice  
14838-010-308 NW 13th Mixed Use  
CROSS KEYS PROPERTIES LLC  
1706 SW 35TH PL  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
14829-000-000 NW 13th Mixed Use  
DOBBIE & HALLET UX  
263 TREASURE BEACH RD  
ST AUGUSTINE, FL 32080

Neighborhood Workshop Notice  
14838-020-314 NW 13th Mixed Use  
BILLY R FORD JR TRUSTEE  
17091 SW 51ST CT  
MIRAMAR, FL 33027

Neighborhood Workshop Notice  
13913-000-000 NW 13th Mixed Use  
GAINESVILLE FLA HOUSING CORP INC  
1900 SE 4TH ST OFFICE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

14022-000-000 NW 13th Mixed Use  
GAINESVILLE HISTORIC PARCELS  
4614 19TH ST COURT EAST  
BRADENTON, FL 34203

Neighborhood Workshop Notice

14004-000-000 NW 13th Mixed Use  
GAINESVILLE HISTORIC PROPS LLC  
321 SW 13TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13942-000-000 NW 13th Mixed Use  
GATOR FAMILY LLC  
2660 SCOTT MILL LN  
JACKSONVILLE, FL 32223

Neighborhood Workshop Notice

14833-000-000 NW 13th Mixed Use  
GATOR GRANDE LLC  
220 N MAIN ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-010-301 NW 13th Mixed Use  
MANISHA GEAEKWAD  
1320 NW 3RD AVE #301  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-020-110 NW 13th Mixed Use  
GENERATION II LLC  
% CORP LEGAL DEPT  
600 GILLAM RD  
WILMINGTON, OH 45177

Neighborhood Workshop Notice

14005-000-000 NW 13th Mixed Use  
GIBSON & GIBSON TRUSTEE  
PO BOX 347  
EVINSTON, FL 32633

Neighborhood Workshop Notice

14830-000-000 NW 13th Mixed Use  
GLIKES & GLIKES  
66 FAIRFIELD LN  
CHESTER SPRINGS, PA 19425

Neighborhood Workshop Notice

14020-000-000 NW 13th Mixed Use  
HENRY A GREMILLION  
226 RUE SAINT PETER  
METAIRIE, LA 70005

Neighborhood Workshop Notice

14838-020-114 NW 13th Mixed Use  
HAMM & HAMM  
657 SAXONY BLVD  
ST PETERSBURG, FL 33716

Neighborhood Workshop Notice

14014-000-000 NW 13th Mixed Use  
JOAN MARIE HILL  
6912 SW 75TH ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

14000-000-000 NW 13th Mixed Use  
HOGUE REALTY INVESTORS  
1609 NW 20TH WAY  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14838-020-226 NW 13th Mixed Use  
J KOOP LLC  
515 21ST AVE SOUTH  
NAPLES, FL 34102

Neighborhood Workshop Notice

14838-020-328 NW 13th Mixed Use  
JACKSON 328 LLC  
1440 NW 3RD PL #306  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-010-207 NW 13th Mixed Use  
JACKSON SQ AT THE UNIVESITY  
1320 NW 3RD AVE #206  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

13954-001-000 NW 13th Mixed Use  
KARL JACOBS  
% IVO RABELL  
909 NW 6TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-010-205 NW 13th Mixed Use  
SUSAN B JACOBSON  
10166 AQUA VISTA WAY  
BOCA RATON, FL 33248

Neighborhood Workshop Notice

14838-020-334 NW 13th Mixed Use  
WAGNER JAMISON & WAGNER W/H  
8820 MILLHOPPER RD  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

14838-010-306 NW 13th Mixed Use  
BRUCE A JASINSKY  
311 CENTRE ST  
FERNANDINA BEACH, FL 32034

Neighborhood Workshop Notice

14841-000-000 NW 13th Mixed Use  
HERMAN D JONES TRUSTEE  
310 NW 13TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14023-000-000 NW 13th Mixed Use  
R J KAROW  
7008 SW 30TH WAY  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

14838-020-330 NW 13th Mixed Use  
KAZEMINIA & KAZEMINIA  
1320 NW 3RD AVE #330  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-020-242 NW 13th Mixed Use  
KOPELMAN & KOPELMAN ET AL  
1320 NW 3RD AVE #242  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-020-230 NW 13th Mixed Use  
THOMAS KOVAL  
4653 CHERRY VALLEY DR  
ROCKVILLE, MD 20853

Neighborhood Workshop Notice

14013-000-000 NW 13th Mixed Use  
KRAFT & KRAFT TRUSTEES  
2620 NW 27TH TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14838-020-324 NW 13th Mixed Use  
LAKEVIEW OAKS LLC  
PO BOX 13116  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

14838-020-322 NW 13th Mixed Use  
IMAN B LAKHANI  
4900 GULF BLVD  
ST PETE BEACH, FL 33706

Neighborhood Workshop Notice

13963-000-000 NW 13th Mixed Use  
ISSIE ANN LOWE TRUSTEE  
% ANN & MARTINE LOWE  
3631 SW 17TH PL  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

14838-020-218 NW 13th Mixed Use  
DAVID MACDOUGAL  
500 ISLAND WAY  
WINTER HAVEN, FL 33884

Neighborhood Workshop Notice

14052-001-000 NW 13th Mixed Use  
MARY MARTIN  
1209 NW 4TH PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14008-000-000 NW 13th Mixed Use  
C J MAY JR  
3740 OCEAN BEACH BLVD UNIT 301  
COCOA BEACH, FL 32931

Neighborhood Workshop Notice

14838-010-304 NW 13th Mixed Use  
KEVIN P MCGOWAN  
325 NW 14TH ST UNIT 304  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-010-203 NW 13th Mixed Use  
JOHN B MORROW  
PO BOX 1446  
PANAMA CITY, FL 32402

Neighborhood Workshop Notice

14029-000-000 NW 13th Mixed Use  
OSPINA ENTERPRISES  
407 NW 13TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-010-104 NW 13th Mixed Use  
PENSCO TRUST COMPANY  
560 MISSION ST FL 13  
SAN FRANCISCO, CA 94105

Neighborhood Workshop Notice

14838-010-101 NW 13th Mixed Use  
JAMES G POPIELINSKI  
811 THE ESPLANADE #804  
VENICE, FL 34285

Neighborhood Workshop Notice

14826-001-000 NW 13th Mixed Use  
ROBERTSON & ROBERTSON TRUSTEES  
18203 NW 23RD PL  
NEWBERRY, FL 32669

Neighborhood Workshop Notice

13944-000-000 NW 13th Mixed Use  
PAUL A SEIDE  
3591 NW 37TH ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14048-000-000 NW 13th Mixed Use  
FRANK J JR STETZ  
14237 FOOTBRIDGE WAY  
APPLE VALLEY, MN 55124

Neighborhood Workshop Notice

14838-020-122 NW 13th Mixed Use  
JOHANNA TUNG  
1320 NW 3RD AVE #122  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-020-118 NW 13th Mixed Use  
MAYHEW & MAYHEW  
13739 CHESTERSALL DR  
TAMPA, FL 33624

Neighborhood Workshop Notice

14838-020-238 NW 13th Mixed Use  
GREGORY A MCLAUGHLIN  
3710 NE 27TH TER  
LIGHTHOUSE POINT, FL 33064

Neighborhood Workshop Notice

13920-000-000 NW 13th Mixed Use  
GEOFFREY NAYLOR  
1741 NW 12TH RD  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14831-000-000 NW 13th Mixed Use  
PARADIGM 413 LLC  
PO BOX 13116  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

14836-000-000 NW 13th Mixed Use  
HENRY D PFEIFFER  
4422 NW 22ND ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14007-000-000 NW 13th Mixed Use  
PORRAS & PORRAS & PORRAS  
100 NE 3RD AVE # 480  
FT LAUDERDALE, FL 33301

Neighborhood Workshop Notice

13941-000-000 NW 13th Mixed Use  
IRENE SALLEY  
6651 NW 20TH PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14838-020-346 NW 13th Mixed Use  
SONDRE NAERO SKARSTEN  
1320 NW 3RD AVE #346  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14834-001-000 NW 13th Mixed Use  
ROSEMARY S SWAIN  
1403 NW 11TH RD  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14838-020-306 NW 13th Mixed Use  
JOHNNY TUNG  
2215 NW 38TH DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14825-000-000 NW 13th Mixed Use  
JOHN P MCDONALD JR  
PO BOX 13072  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

14838-010-204 NW 13th Mixed Use  
DOUGLAS P MCLAULIN JR TRUSTEE  
PO BOX 819  
BARTOW, FL 33831

Neighborhood Workshop Notice

14017-000-000 NW 13th Mixed Use  
G D OSBORN  
PO BOX 867  
STARKE, FL 32091

Neighborhood Workshop Notice

13943-000-000 NW 13th Mixed Use  
ROBERT PEARCE  
714 NW 36TH AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

14025-000-000 NW 13th Mixed Use  
HARLAN POPE TRUSTEE  
% HARLAN POPE  
4622 NW 93RD AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

14012-000-000 \*\*\* NW 13th Mixed Use  
RBLWP PARCEL D LLC  
% RD MANAGEMENT LLC  
810 SEVENTH AVE 28TH FL  
NEW YORK, NY 10019

Neighborhood Workshop Notice

14011-000-000 NW 13th Mixed Use  
SCOTT H WATSON TRUST  
5241 NE 28TH AVE  
FT LAUDERDALE, FL 33308

Neighborhood Workshop Notice

14838-020-222 NW 13th Mixed Use  
SOWADA & SOWADA  
1320 NW 3RD AVE #222  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

13994-001-000 NW 13th Mixed Use  
THOMAS & THOMAS ET AL  
4025 NW 14TH ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14892-000-000 NW 13th Mixed Use  
UNIVERSITY DEV OF GAINESVILLE LLC  
120 NW 13TH ST  
GAINESVILLE, FL 32601



Neighborhood Workshop Notice

14894-000-000 NW 13th Mixed Use  
UNIVERSITY DEV OF GAINESVILLE LLC  
PO BOX 14378  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

13994-000-000 NW 13th Mixed Use  
W&L THOMAS FAMILY LLC  
% MCDONALD REAL ESTATE CO  
2600 CORP EXCHANGE DR #300  
COLUMBUS, OH 43231

Neighborhood Workshop Notice

13962-000-000 NW 13th Mixed Use  
JAMES R WALKER  
415 NW 12TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-010-303 NW 13th Mixed Use  
WATFORD & WATFORD  
897 COLDWATER CREEK CIRCLE  
NICEVILLE, FL 32578

Neighborhood Workshop Notice

14838-010-206 NW 13th Mixed Use  
DANIEL WATSON LIFE ESTATE  
19422 LONG HAVEN DR  
CYPRESS, TX 77433

Neighborhood Workshop Notice

14838-020-326 NW 13th Mixed Use  
MARC S WUENSCH  
11135 SW 57TH CT  
COOPER CITY, FL 33328



*Focused on Excellence  
Delivered with Integrity*

## SIGN-IN SHEET

### Gainesville Mixed Use on NW 13<sup>th</sup> Street SsCPA, PD Amendment, & Development Plan Neighborhood Workshop

Tuesday, August 27, 2013 @ 6:00 pm  
Holiday Inn University Center, Gator Boardroom  
1250 West University Avenue  
Gainesville, FL 32601

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Fred Rowe	UF	<i>FR</i>
2	Melanie B	216 NE 5 <sup>th</sup> St	<i>Melanie B</i>
3	Bonnie Kraft	2620 NW 27 <sup>th</sup> Ter	<i>Bonnie Kraft</i>
4	Jan Kraft	2620 NW 27 <sup>th</sup> Ter	<i>Jan Kraft</i>
5	Roger Beebe	1210 NW 3 <sup>rd</sup> Ave	<i>Roger Beebe</i>
6	LINDA DIXON	UF - FPL	<i>Linda Dixon</i>
7			
8			
9			
10			

**Small-scale  
Comprehensive Plan  
Amendment, Planned  
Development  
Amendment, &  
Development Plan  
Neighborhood Workshop  
August 27, 2013**



**BAUSSEAU, HEWETT, & WALPOLE, INC.**  
Civil Land Land Construction Engineering

## Meeting Overview

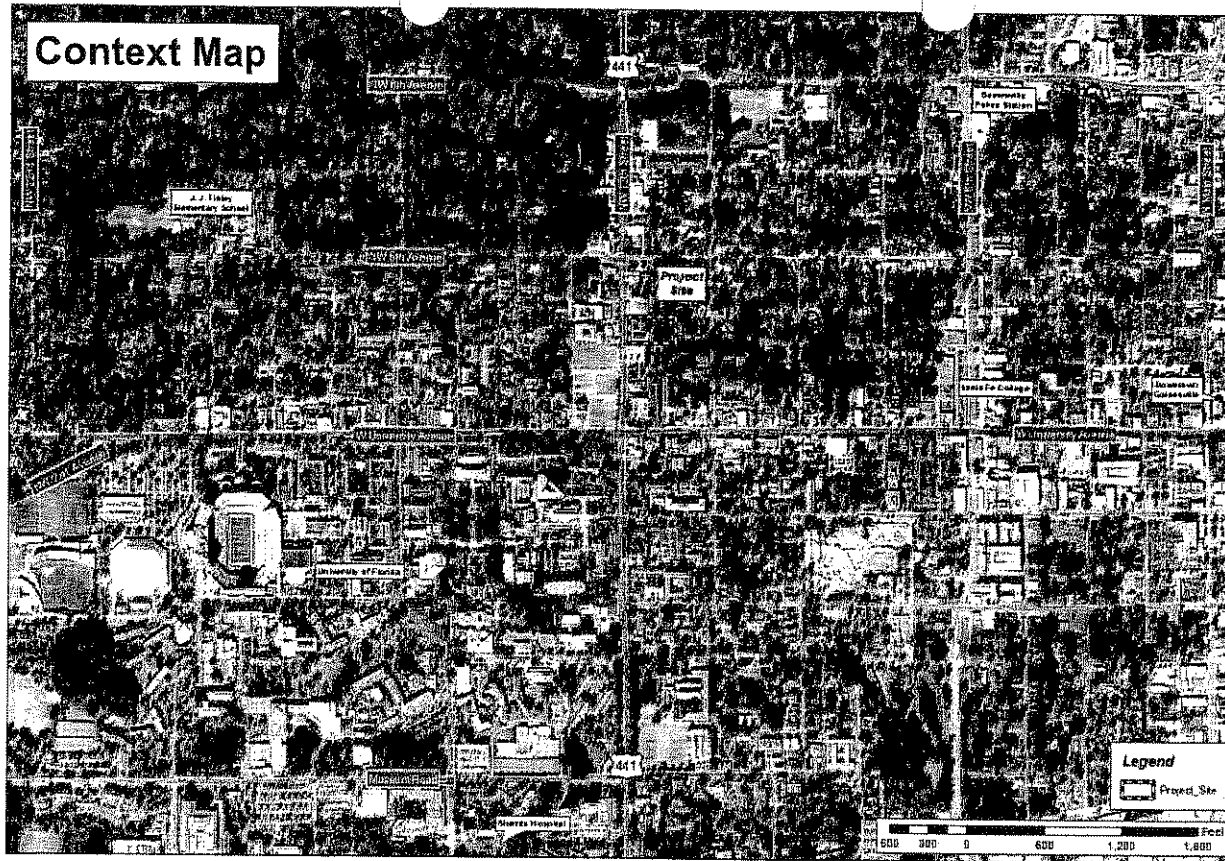


### **The purpose of the neighborhood workshop:**

- The City of Gainesville requires SsCPA, PD Amendment, and Development Plan applicants to host a neighborhood workshop
- The workshop's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process
- This workshop provides the applicant with an opportunity to mitigate concerns prior to the application's submission



# Context Map



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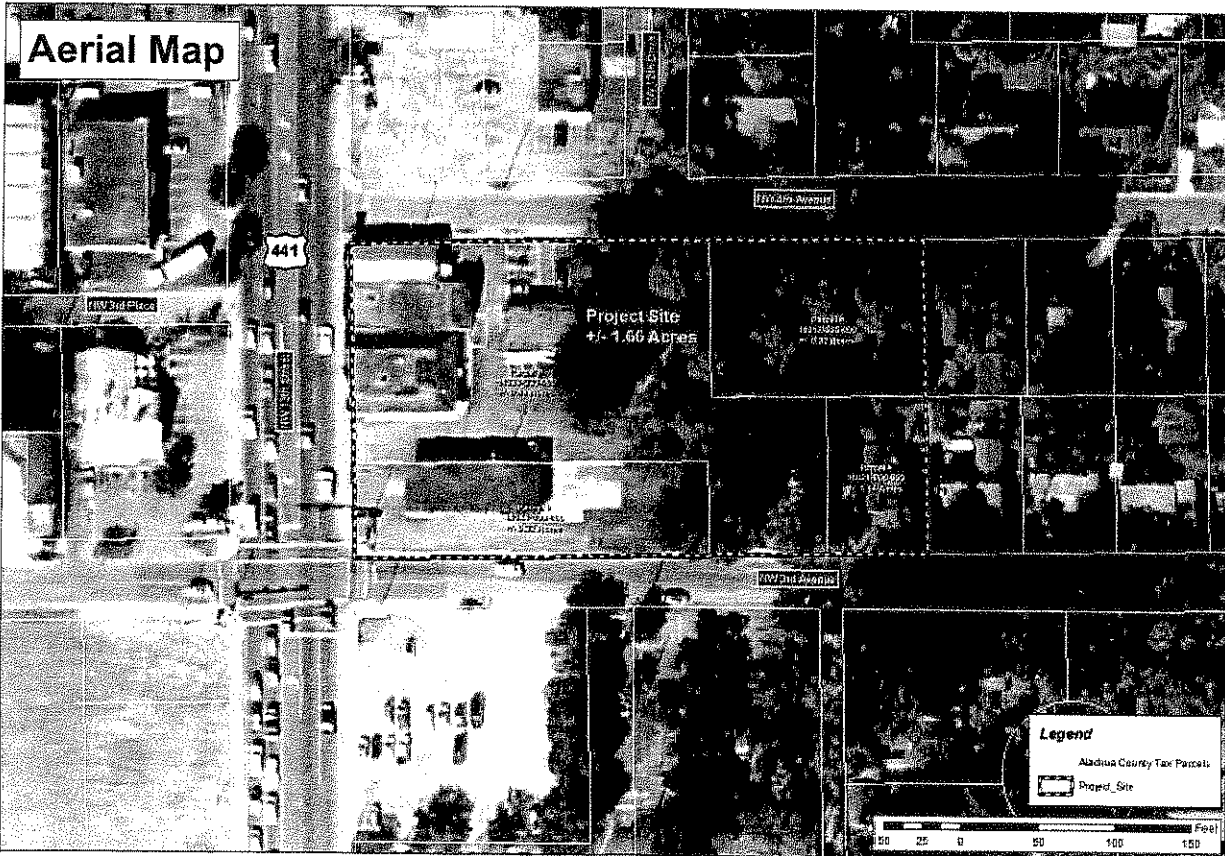
**Gainesville Mixed Use on NW 13th Street  
 Planned Development Amendment**

**NORTH**

**Legend**  
 Project Site

**CRW**  
 CONSULTING, PLANNING & DESIGN, LLC  
 13150 NW 25th Street, Suite 200  
 Gainesville, FL 32609  
 Phone: 352-336-1000 Fax: 352-336-1001  
 www.crw.com

# Aerial Map



4312007200000  
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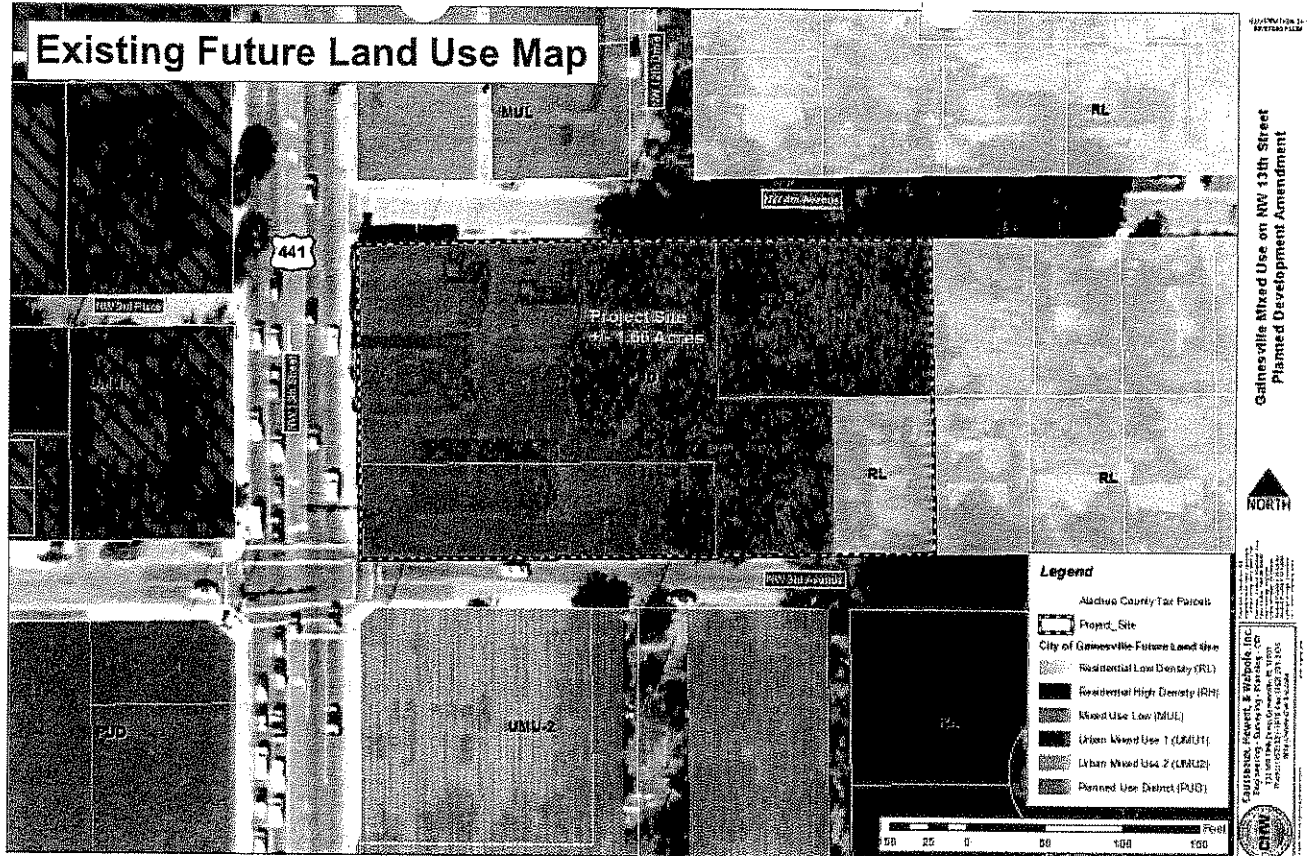
**Gainesville Mixed Use on NW 13th Street  
 Planned Development Amendment**

**NORTH**

**Legend**  
 Alachua County Tax Parcels  
 Project Site

**CRW**  
 CONSULTING, PLANNING & DESIGN, LLC  
 13150 NW 25th Street, Suite 200  
 Gainesville, FL 32609  
 Phone: 352-336-1000 Fax: 352-336-1001  
 www.crw.com

### Existing Future Land Use Map

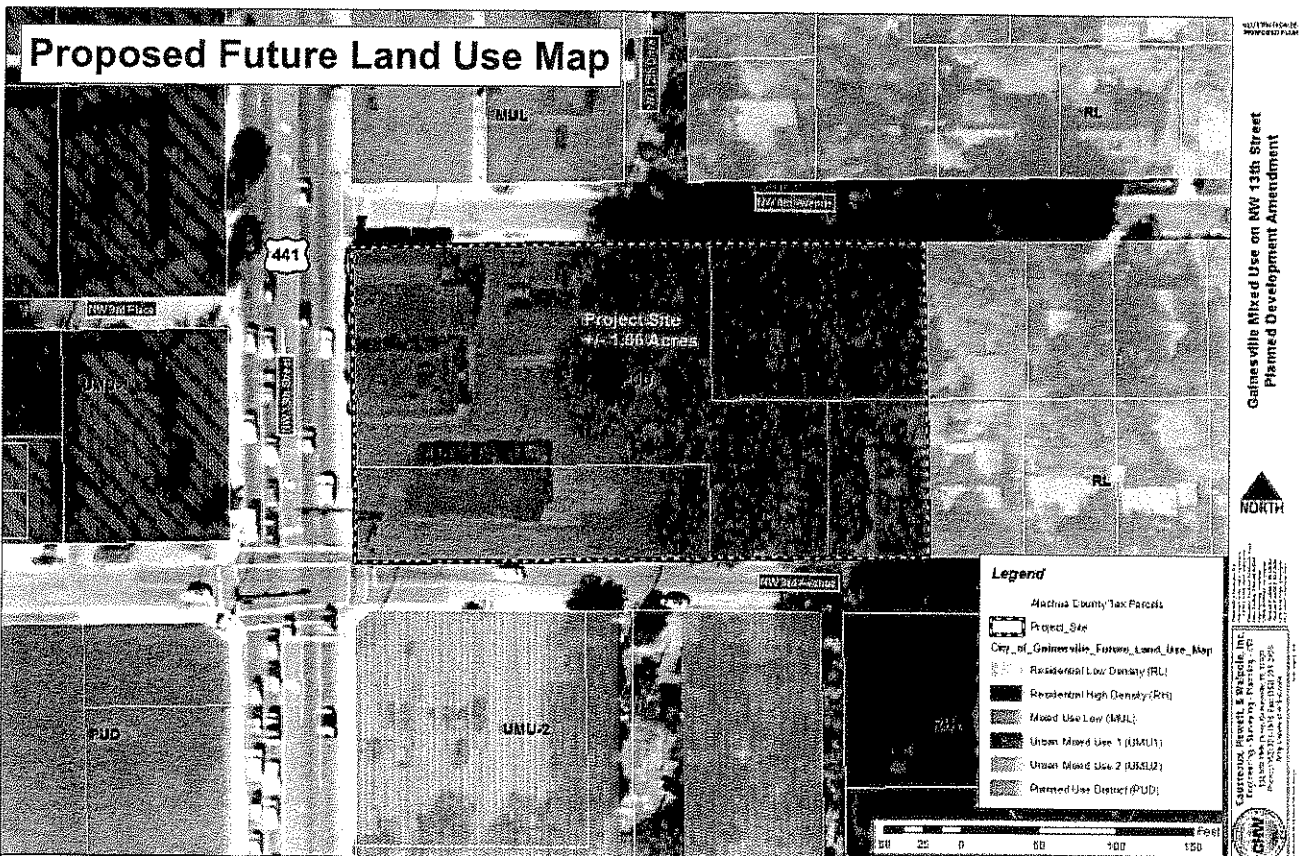


Gainesville Mixed Use on NW 13th Street  
 Planned Development Amendment



CHW CONSULTANTS, INC.  
 2000 University Blvd., Suite 200  
 Gainesville, FL 32608  
 Phone: 352-336-1100  
 Fax: 352-336-1101  
 www.chw.com

### Proposed Future Land Use Map

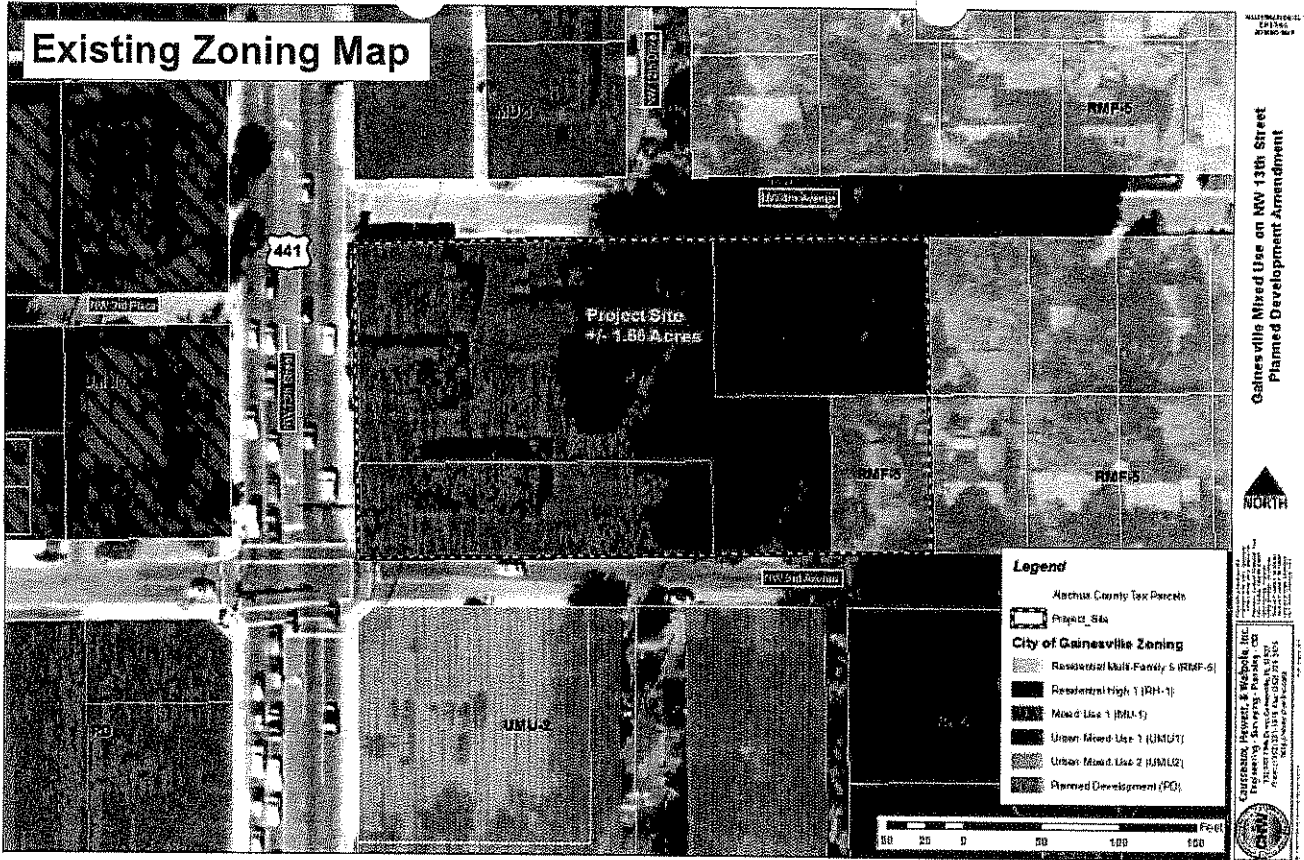


Gainesville Mixed Use on NW 13th Street  
 Planned Development Amendment

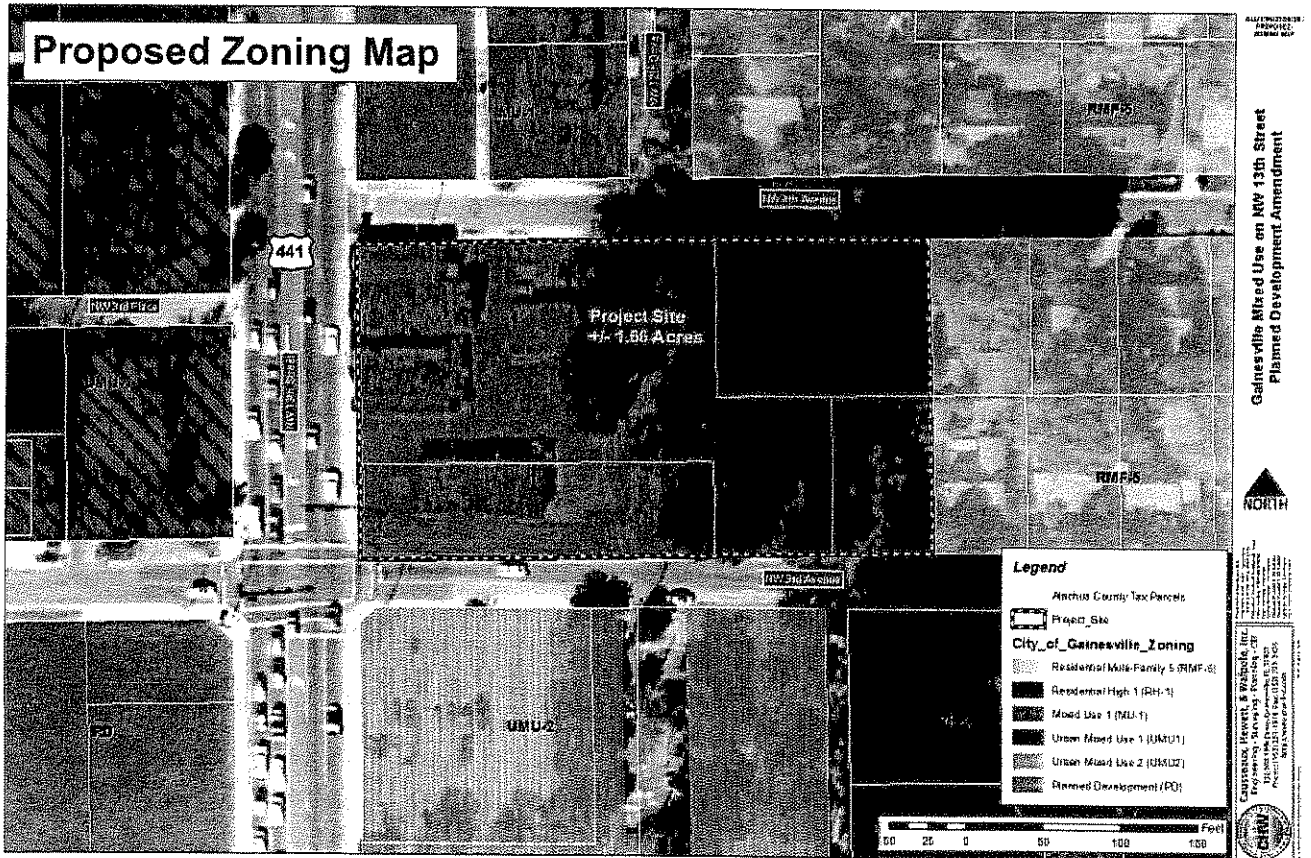


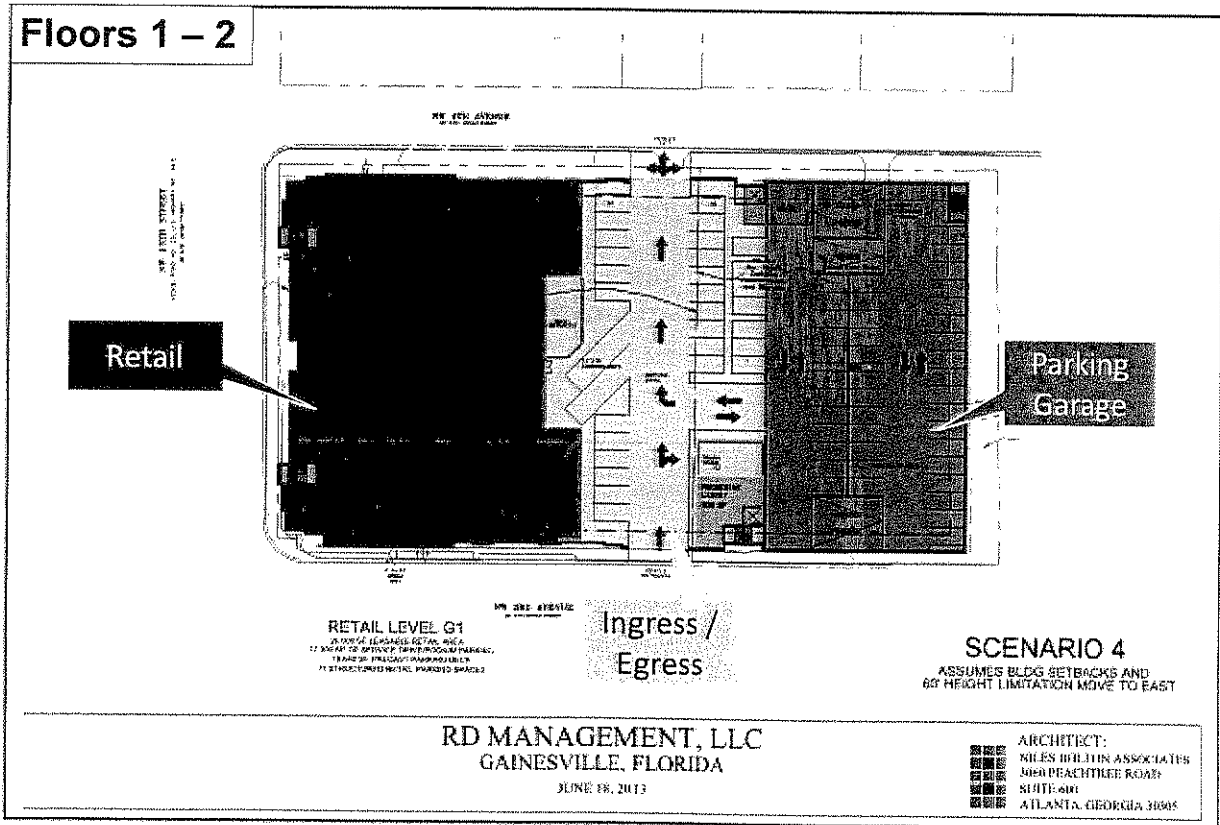
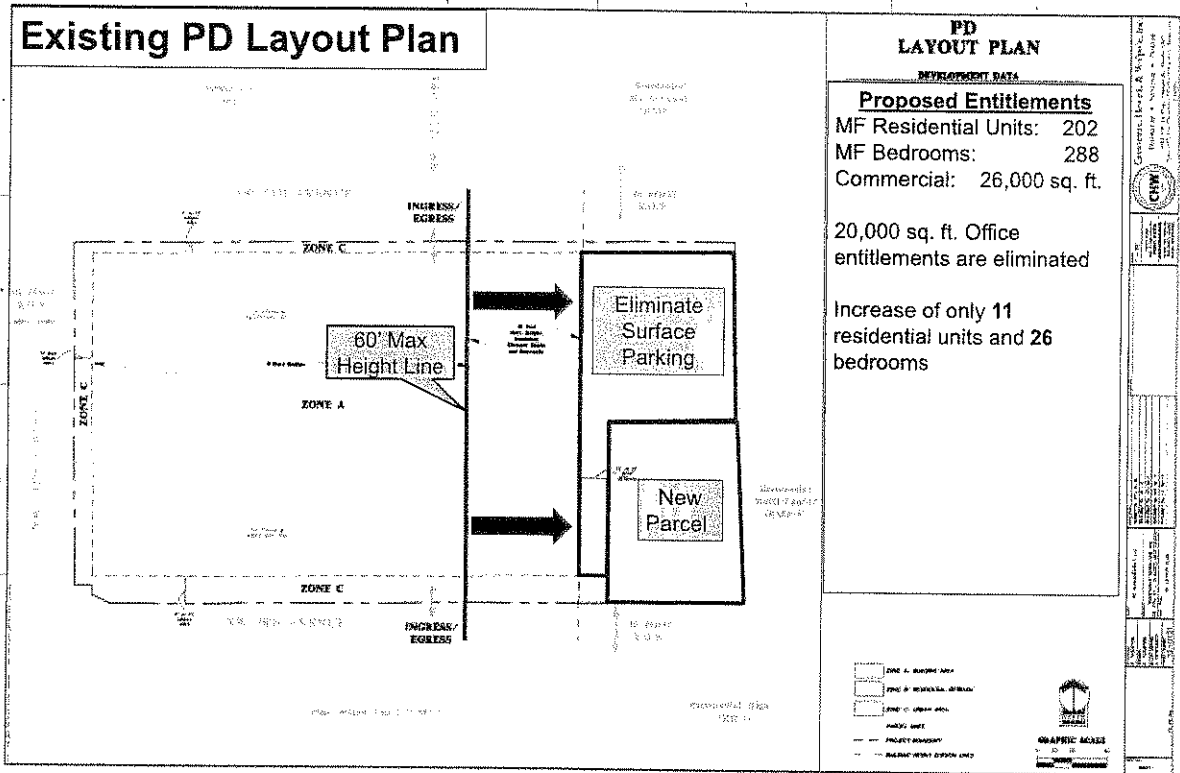
CHW CONSULTANTS, INC.  
 2000 University Blvd., Suite 200  
 Gainesville, FL 32608  
 Phone: 352-336-1100  
 Fax: 352-336-1101  
 www.chw.com

Existing Zoning Map

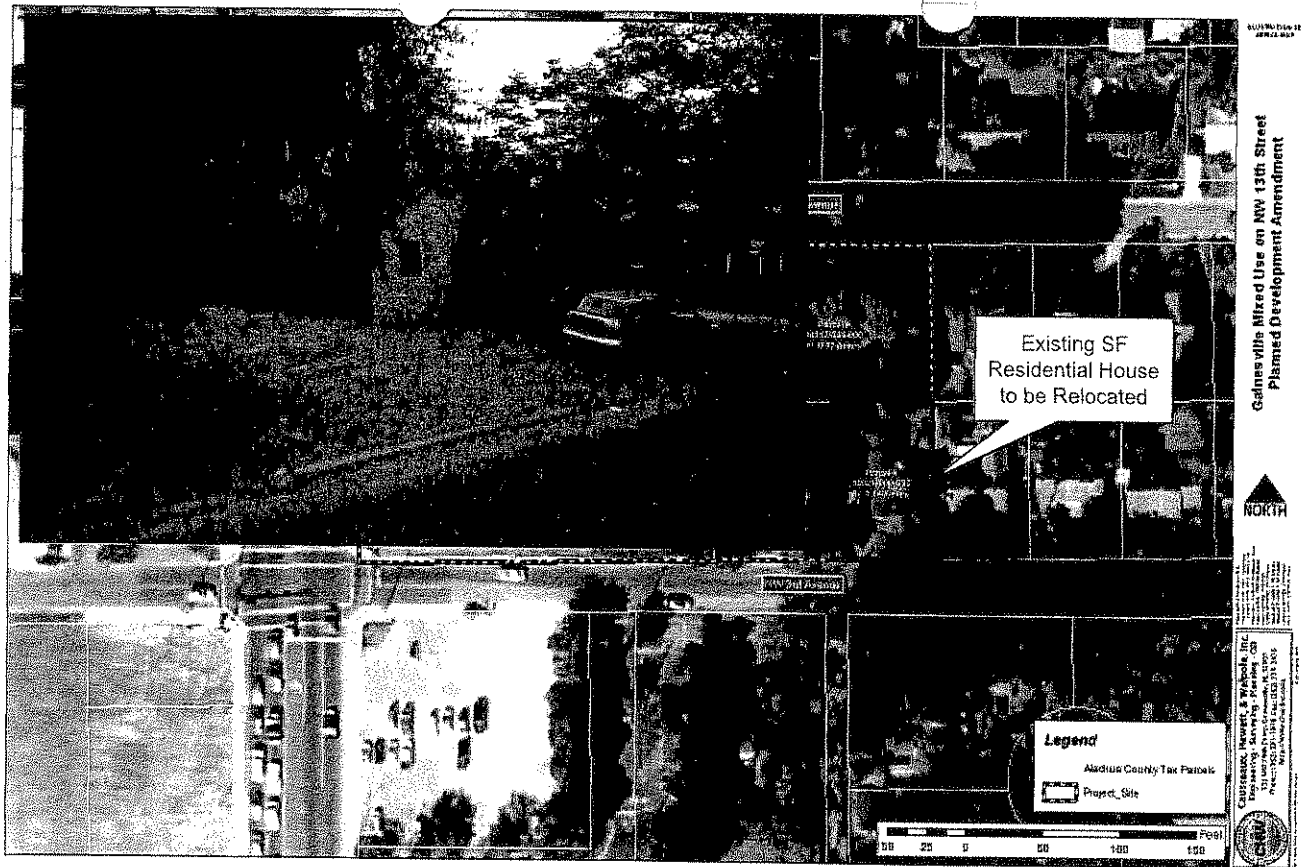


Proposed Zoning Map









**Small-scale  
Comprehensive Plan  
Amendment, Planned  
Development  
Amendment, &  
Development Plan  
Neighborhood Workshop  
August 27, 2013**



**CAUSSEAU, HEWETT, & WALPOLE, INC.**

Civil Engineering • Land Surveying • Land Planning • Construction Engineering Inspection