



## APPLICATION—CITY PLAN BOARD

### Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-11-08</u>	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 [ ]	
Account No. 001-670-6710-1124 (Enterprise Zone) [ ]	
Account No. 001-670-6710-1125 (Enterprise Zone Credit [ ]	

Owner(s) of Record (please print)
Name: RD Management, LLC
Address: 810 Seventh Avenue, 28th Floor
New York, NY 10019
Phone: 212-264-6600 x 254 Fax: 212-492-8441
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: Causseaux, Hewett, & Walpole, Inc.
Address: 6011 NW 1st Place
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:		
Future Land Use Map [X]	Zoning Map [X]	Master Flood Control Map [ ]
Present designation: C, MUL, & RL	Present designation: BUS, BA, MU1, RMF5	Other [ ] Specify:
Requested designation: PUD	Requested designation: PD	

### INFORMATION ON PROPERTY

1. Street address: 309/319 NW 13 <sup>th</sup> Street and 1227 NW 4 <sup>th</sup> Avenue
2. Map no(s):
3. Tax parcel no(s): 14012-000-000, 14038-000-000, and 14044-000-000
4. Size of property: <u>1.56</u> acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

**Certified Cashier's Receipt:**

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
  - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
  - c. Must correctly describe the property being submitted for the petition.
  - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

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

A. What are the existing surrounding land uses?

North Mixed Use Low (MUL / Residential Low (RL)

South Urban Mixed Use 2 (UMU-2)

East Residential Low (RL)

West Urban Mixed Use 1 (UMU-1) / Planned Use District (PUD)

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

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

Our client does not own other properties that meet development's criteria.



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

The development will encourage redevelopment along West 13th Street and University Avenue, and increase residential densities near UF, SFC, and Shands VA.

See Justification Report, Section 3, Impact Analysis for further explanation.

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

The site's redevelopment will serve as a catalyst for the area creating new retail and service jobs, and new office space to attract jobs paying higher wages. Furthermore, redevelopment will increase the tax base through increased utility transfers, property taxes, and utility taxes.

See Justification Report, Section 3, Impact Analysis for further explanation.

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

**Roadways**

See MPH Traffic Impact Analysis, prepared for this project.

**Recreation**

See Justification Report, Impact Analysis for specific calculations.

**Water and Wastewater**

See Justification Report, Impact Analysis for specific calculations.

**Solid Waste**

See Justification Report, Impact Analysis for specific calculations.

**Mass Transit**

See Justification Report, Impact Analysis for specific calculations.

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

NO  YES  (please explain)

The site is located in TCEA Area A and is adjacent to a major corridor, NW 13th Street.

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:	
Address:	
Phone:	Fax:
Signature:	

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

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

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

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

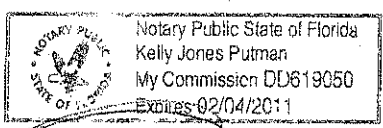
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Gerry Deddenbach  
Owner/Agent Signature

1-11-2011  
Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 14<sup>th</sup> day of January 2011, by (Name)  
Gerry Deddenbach



Kelly Jones Putman  
Signature - Notary Public

Personally Known OR Produced Identification (Type)



**APPLICATION FOR TRAFFIC STUDY REVIEW**

<b>OFFICE USE ONLY</b>	
Petition No. _____	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Methodology Mtg Date: _____	Receipt No. _____
Tax Map No. _____	
<b>Account No. 001-800-8050-4061</b>	

**CHECK ONE:**

Minor


Major

Submittal:  1st  2nd  3rd

The traffic study review fee includes a maximum of three reviews per development plan.

<b>Owner(s) of Record (please print)</b>	<b>Applicant(s)/Agent(s) (please print)</b>
Name: RD Management, LLC	Name: Causseaux, Hewett, & Walpole, Inc
Address: 810 7th Avenue, 28th Floor New York, NY 10019	Address: 6011 NW 1st Place Gainesville, FL 32607
E-mail: rbirdoff@rdmanagement.com	E-mail: gerryd@chw-inc.com
Phone: 212-264-6600 x 254 Fax: 212-492-8441	Phone: 352-331-1976 Fax: 352-331-2476
<i>(If additional owners, please include on back)</i>	
<b>PROJECT INFORMATION</b>	
Project Name	Gainesville Mixed Use on NW 13th Street
New Peak Hour Trips	AM = 88 trips
	PM = 238 trips
Proposed Uses <small>(list type; ITE land use code and number of units or square footage as appropriate)</small>	ITE 220 = 168 dwelling units
	ITE 814 = 26,000 square feet
	ITE 710 = 20,000 square feet
	Conversion of ITE 710 to ITE 220 is allowed
Location and access	309/319 NW 13 <sup>th</sup> Street and 1227 NW 4 <sup>th</sup> Avenue Access from NW 3rd Avenue and NW 4th Avenue

I certify that the above statements are correct and true to the best of my knowledge.

  
Applicant's signature

1/11/2011  
Date

**Certified Cashier's Receipt:**



**PUBLIC SCHOOL STUDENT GENERATION  
CALCULATION FORM FOR RESIDENTIAL  
DEVELOPMENT IN CITY OF GAINESVILLE**

**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

(352) 334-5022

<b>OFFICE USE ONLY</b>	
Petition No. _____	Application Date: _____

Owner(s) of Record (please print)
Name: RD Management, LLC
Address: 810 7 <sup>th</sup> Avenue, 28th Floor New York, NY 10019
E-mail Address: rbirdoff@rdmanagement.com
Phone: 212-264-6600 x 254      Fax: 212-492-8441

Applicant(s)/Agent(s), if different
Name: Causseaux, Hewett, & Walpole, Inc.
Address: 6011 NW 1 <sup>st</sup> Place Gainesville, FL 32607
E-mail Address: gerryd@chw-inc.com
Phone: 352-331-1976      Fax: 352-331-2476
(Attach notarized authorization for agent to act on owner's behalf)

PROJECT INFORMATION
1. Project Name: Gainesville Mixed Use on NW 13th Street
2. Street address: 309/319 NW 13 <sup>th</sup> Street and 1227 NW 4 <sup>th</sup> Avenue
3. Tax parcel no(s): 14012-000-000, 14038-000-000, and 14044-000-000
4. Size of property: 1.56                                  acre(s)

**Development Data**

(If this is a phased development, attach a sheet showing the phasing schedule)

Single Family Residential     
  Multi-Family Residential     
  Exempt: \_\_\_\_\_  
 Number of Units: \_\_\_\_\_     
 Number of Units: 168 / 195     
 (See exemptions on page 2)

**Level of Review**

Design Plat     
  Final Plat     
  Preliminary     
  Final     
  Revised     
  Staff Review

**SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION:**

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from the City of Gainesville Planning Division.

Elementary: Finley                                  Middle: Howard Bishop                                  High: Gainesville

**EXPLANATION OF STUDENT GENERATION CALCULATION:**

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School:	<u>0</u>	units x <u>0.159*</u>	Elementary School Multiplier =	<u>0</u>	Student Stations
Middle School:	<u>0</u>	units x <u>0.080*</u>	Middle School Multiplier =	<u>0</u>	Student Stations
High School:	<u>0</u>	units x <u>0.112*</u>	High School Multiplier =	<u>0</u>	Student Stations

MULTI- FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School:	<u>168</u>	units x <u>0.042*</u>	Elementary School Multiplier =	<u>7.056</u>	Student Stations
Middle School:	<u>168</u>	units x <u>0.016*</u>	Middle School Multiplier =	<u>2.688</u>	Student Stations
High School:	<u>168</u>	units x <u>0.019*</u>	High School Multiplier =	<u>3.192</u>	Student Stations

\* Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan

**Exempt Developments:**

- (a) Existing single-family legal lots of record eligible for a building permit.
- (b) Development that includes residential uses that received final development plan approval prior to the effective date for public school concurrency, or are actively being reviewed and have received preliminary plan approvals prior to 12/18/08, provided the development approval has not expired.
- (c) Amendments to final development orders for residential development approved prior to 12/18/08 and which do not increase the number of students generated by the development.
- (d) Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of Policy 2.4.2.4 of the Public Schools Facilities Element or the Interlocal Agreement (ILA).
- (e) Group quarters that do not generate public school students, as described in Policy 2.4.2.5 of the Public Schools Facilities Element.

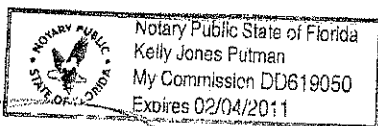
**CERTIFICATION**

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

Gerry Dedenbach  
 Owner/Agent Signature  
1-11-2011  
 Date

STATE OF FLORIDA  
 COUNTY OF Alachua

Sworn to and subscribed before me this 10<sup>th</sup> day of November 2010,  
 by (Name) Gerry Dedenbach



Kelly Jones Putman  
 Signature - Notary Public

Personally Known OR Produced Identification (Type)



AFFIDAVIT

100897C

RD Management, LLC

Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc.

Appointed Agent(s)

14012-000-000, 14038-000-000, and 14044-000-000

Parcel Number(s)

5

Section

10

Township

20

Range

Comprehensive Plan Amendment, Rezoning, and Site Planning

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)

STATE OF FLORIDA  
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS 8th DAY

OF July, 2010

BY Richard Brodoff

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

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

(SEAL ABOVE)

**ALDORINE LATCHMAN-ABDUL**  
Notary Public, State of New York  
No. 01LA0106707  
Qualified in Nassau County  
Certificate Filed in New York County  
Commission Expires March 18, 2012

Name of Notary typed, printed or stamped

Commission Number

100897C

Title No.: 150803708

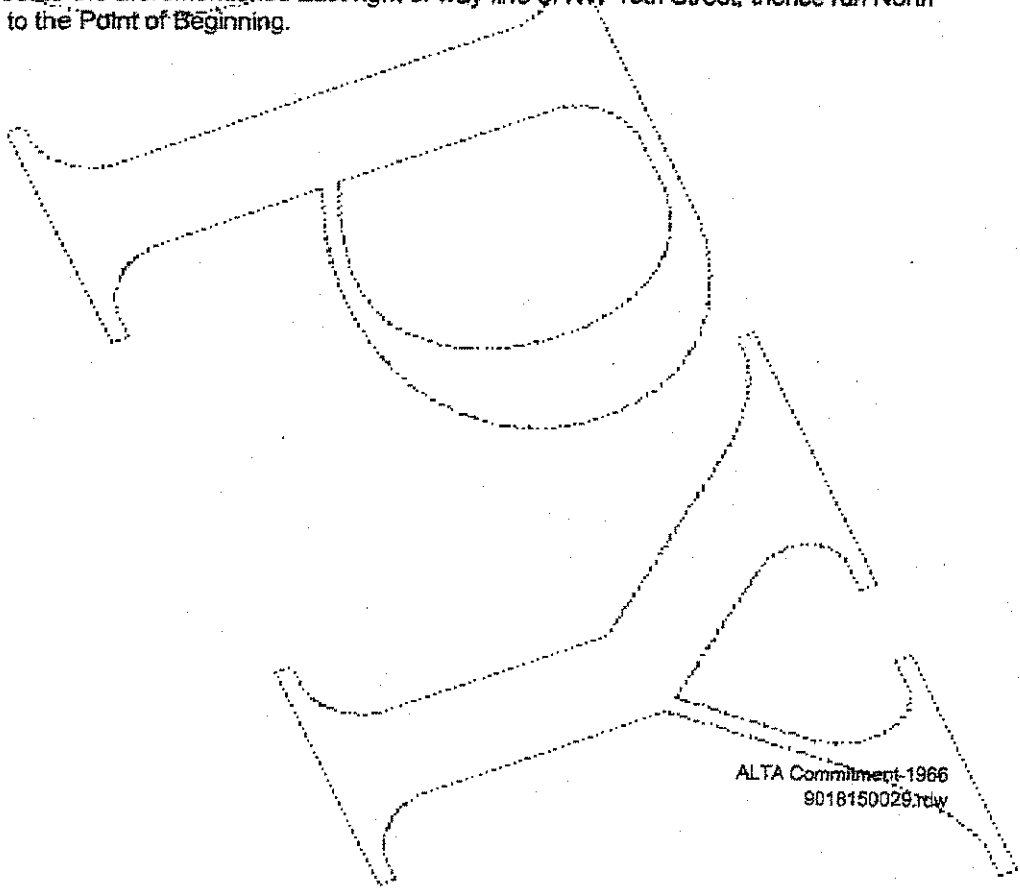
LEGAL DESCRIPTION

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.



ALTA Commitment-1966  
9018150029.rdw

**Property Search Results**

**100897C**

The data displayed is the most current data available to the Property Appraiser.

Search Date: 5/10/2010 at 12:59:50 PM - Data updated: 05/07/10

Printer Friendly Page

Parcel: 14012- GIS Map (best  
000-000 viewed with IE)

<b>Taxpayer:</b> RBLWP PARCEL D LLC	<b>Legal:</b> BROWN ADDN BK 14 PB A-64 SHELLIE CT PB
<b>Mailing:</b> % RD MANAGEMENT LLC 810 SEVENTH AVE 28TH FL NEW YORK, NY 10019	C-61 LOT 5 & 10 FT ADJ ON W SIDE SHELLIE CT & LOT 1 BK 3 OF BELLAN S/D VPB C-77OR 3826/2134
<b>Location:</b> 1227 NW 4TH AVE Gainesville	
<b>Sec-Twn-Rng:</b> 5-10-20	
<b>Use:</b> SINGLE FAMILY	
<b>Tax Jurisdiction:</b> Gainesville 3600	
<b>Area:</b> MIXED RENTALS	
<b>Subdivision:</b> BROWNS ADDN.-SHELLIE COURT-BLOCK 14	

**Assessment History**

\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\*

Year	Use	Land	MktLand	Building	Misc	Market	Deferred	Assessed	Exempt**	Taxable**	Taxes
2009	SINGLE FAMILY	104300	104300	66800	2400	173500	0	173500	0	173500	4171.89
2008	SINGLE FAMILY	104300	104300	67700	2400	174400	0	174400	0	174400	3893.72
2007	SINGLE FAMILY	104300	104300	66000	2400	172700	0	172700	0	172700	3876.78
2006	SINGLE FAMILY	135500	135500	61900	2400	199800	0	199800	0	199800	4931.19
2005	SINGLE FAMILY	62600	62600	79800	2400	144800	0	144800	0	144800	3674.62
2004	SINGLE FAMILY	52100	52100	65000	2100	119200	0	119200	0	119200	3057.76
2003	SINGLE FAMILY	52100	52100	56400	2100	110600	0	110600	0	110600	2906.29
2002	SINGLE FAMILY	34800	34800	58700	2100	95600	0	95600	0	95600	2547.15
2001	SINGLE FAMILY	34800	34800	52700	2100	89600	0	89600	0	89600	2386.5
2000	SINGLE FAMILY	34800	34800	50500	2100	87400	0	87400	0	87400	2360.19

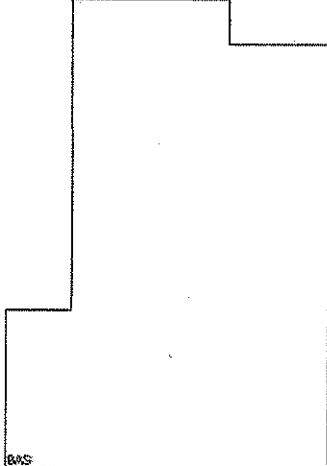
1999	SINGLE FAMILY	34800	34800	35800	2100	72700	0	72700	0	72700	1978.34
1998	SINGLE FAMILY	34800	34800	34900	2100	71800	0	71800	0	71800	2011.66
1997	SINGLE FAMILY	34800	34800	33600	2100	70500	0	70500	0	70500	2016.88
1996	SINGLE FAMILY	5000	5000	31000	2100	38100	0	38100	0	38100	1094.32
1995	SINGLE FAMILY	5000	5000	30900	2100	38000	0	38000	0	38000	1092.38

100897C

**Land**

<u>Use</u>	<u>Zoning</u>	<u>Acres</u>
SFR	Res Multi Fam	0.32
<b>2009 Certified Market Land Value: 104300</b>		<b>2009 Certified Ag Land Value: 104300</b>

**Building**

<p><u>Actual Year Built</u> 1933</p> <p><u>Effective Year Built</u> 1948</p> <p><u>Use:</u> SINGLE FAMILY</p> <p><u>Bedrooms:</u> 3</p> <p><u>Baths:</u> 2</p> <p><u>Stories:</u> 1</p> <p><u>Exterior Wall:</u> COMMON BRICK</p> <p><u>AC:</u> CENTRAL AIR</p> <p><u>Heating:</u> FORCED AIR DUCT</p>	<p><u>Area Type</u> <span style="float: right;"><u>Square Footage</u></span></p> <p>BASE AREA (BAS) <span style="float: right;">1492</span></p> <p style="text-align: right;"><b>Heated Area: 1492 Total Area: 1492</b></p> <p><input type="checkbox"/> For color, check here.</p>  <p style="text-align: center;">Enlarge Drawing / Show Dimensions</p>
<b>2009 Certified Building Value: 66800</b>	

**Miscellaneous**

<u>Description</u>	<u>Units</u>
GARAGE 1	256
DRIVE/WALK	750
FP 1	1

**Sale**

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
08/14/2008	3500000	No	No	3826	2134	Mult Sale	<a href="#">Official Public Record</a>
09/30/2003	195000	No	No	2782	0625	Deed	<a href="#">Official Public Record</a>
09/30/2003	100	No	No	2782	0627	Mult Sale	<a href="#">Official Public Record</a>
04/25/1991	100	No	No	1810	1149	Fee Simple Deed	<a href="#">Official Public Record</a>
01/04/1991	100	No	No	1810	1145	Deed	<a href="#">Official Public Record</a>
05/02/1990	100	No	No	1770	2685	Mult Sale	<a href="#">Official Public Record</a>

**[Link to Tax Collector Record](#)**

**ReDisplay**

**Don't Show Building Drawing**  
[See Help about Building Drawings](#)

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

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

# Alachua County Tax Collector

100897C

generated on 7/2/2010 10:50:39 AM EDT

## Tax Record

Last Update: 7/2/2010 10:47:46 AM EDT

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
14012-000-000	REAL ESTATE	2009			
<b>Mailing Address</b> RBLWP PARCEL D LLC % RD MANAGEMENT LLC 810 SEVENTH AVE 28TH FL NEW YORK NY 10019		<b>Physical Address</b> 1227 NW 4TH AVE  <b>GEO Number</b> 05-10-20-14012000000			
Exempt Amount	Taxable Value				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	3600				
<b>Legal Description</b>					
1227 NW 4TH AVE BROWN ADDN BK 14 PB A-64 SHELLIE CT PB C-61 LOT 5 & 10 FT ADJ ON W SIDE SHELLIE CT & LOT 1 BK 3 OF BELLAN S/D VPB C-77 OR 3826/2134					
Ad Valorem Taxes					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Amount</b>
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.0495	173,500	0	\$173,500	\$1,396.59
CNTY DEBT LL	0.2500	173,500	0	\$173,500	\$43.38
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2856	173,500	0	\$173,500	\$223.05
LIBRARY BONDS	0.0915	173,500	0	\$173,500	\$15.88
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL GENERAL	5.5180	173,500	0	\$173,500	\$957.37
SCHL DISCRNRY & CN	0.9980	173,500	0	\$173,500	\$173.15
SCHL BOND 4	0.2680	173,500	0	\$173,500	\$46.50
SCHL BOND 5	0.3740	173,500	0	\$173,500	\$64.89
SCHL CAP25 PROJECT	1.2500	173,500	0	\$173,500	\$216.88
SCHOOL VOTED	1.0000	173,500	0	\$173,500	\$173.50
ST JOHNS RIVER WATER MGT DISTR	0.4158	173,500	0	\$173,500	\$72.14
CITY OF GAINESVILLE	4.3963	173,500	0	\$173,500	\$762.76
<b>Total Millage</b>		23.8967	<b>Total Taxes</b>		\$4,146.09
Non-Ad Valorem Assessments					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
R710	SOLID WASTE MANAGEMENT				\$25.80
<b>Total Assessments</b>					\$25.80

Taxes & Assessments

\$4,171.89 **100897C**

If Paid By	Amount Due
	<b>\$0.00</b>

Date Paid	Transaction	Receipt	Year	Amount Paid
4/13/2010	PAYMENT	9071647.0001	2009	\$4,297.05

<b>Prior Year Taxes Due</b>	
NO DELINQUENT TAXES	

**Property Search Results**

**100897C**

The data displayed is the most current data available to the Property Appraiser.

Search Date: 5/10/2010 at 12:58:20 PM - Data updated: 05/07/10

Printer Friendly Page

Parcel: 14038- GIS Map (best  
000-000 viewed with IE)

<b>Taxpayer:</b> RBLWP PARCEL D LLC	<b>Legal:</b> BROWN ADDN BK 14 PB A-64 BELLAH S/D PB C-77 LOTS 2 & 3 & 7 & N 140 FT OF LOT 4 & N 40 FT OF LOTS 5 & 6 BK 3 & N 140 FT OF ALLEY BETWEEN LOTS 3 & 4 BK 3 OR 3826/2134
<b>Mailing:</b> % RD MANAGEMENT LLC 810 SEVENTH AVE 28TH FL NEW YORK, NY 10019	
<b>Location:</b> 1249 NW 4TH AVE Gainesville	
<b>Sec-Twn-Rng:</b> 5-10-20	
<b>Use:</b> STORE/OFF/RES	
<b>Tax</b>	
<b>Jurisdiction:</b> Gainesville 3600	
<b>Area:</b> PRIMARY COMM	
<b>Subdivision:</b> BELLAH W1/2 BLK 14 BROWNS ADDN	

**Assessment History**

\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\*

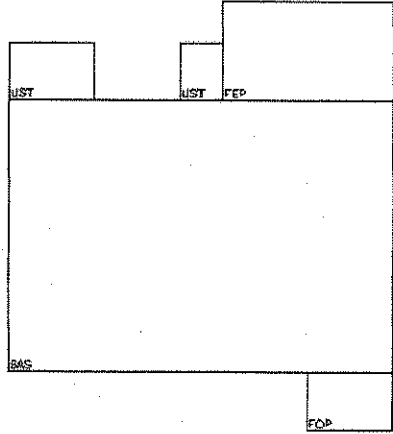
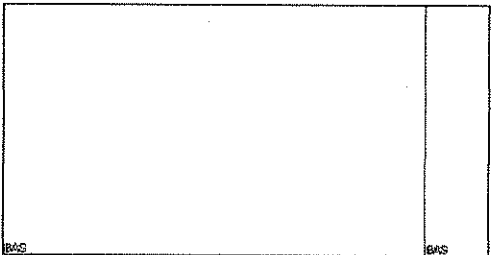
Year	Use	Land	MktLand	Building	Misc	Market	Deferred	Assessed	Exempt**	Taxable**	Taxes
2009	STORE/OFF/RES	1034100	1034100	371100	5300	1410500	0	1410500	0	1410500	33746.72
2008	STORE/OFF/RES	1034100	1034100	377100	5300	1416500	0	1416500	0	1416500	31469.55
2007	STORE/OFF/RES	1034100	1034100	355500	5300	1394900	0	1394900	0	1394900	31143.5
2006	STORE/OFF/RES	957500	957500	262300	5300	1225100	0	1225100	0	1225100	30132.28
2005	STORE/OFF/RES	383000	383000	232700	5300	621000	0	621000	0	621000	15701.69
2004	STORE/OFF/RES	383000	383000	214800	4100	601900	0	601900	0	601900	15376.14
2003	STORE/OFF/RES	383000	383000	212900	4100	600000	0	600000	0	600000	15682.74
2002	STORE/OFF/RES	211000	211000	195300	4100	410400	0	410400	0	410400	10884.41
2001	STORE/OFF/RES	211000	211000	176800	4100	391900	0	391900	0	391900	10392.95
2000	STORE/OFF/RES	211000	211000	175500	4100	390600	0	390600	0	390600	10529.46
1999	STORE/OFF/RES	172700	172700	174300	4100	351100	0	351100	0	351100	9531.6
1998	STORE/OFF/RES	172700	172700	172300	4100	349100	0	349100	0	349100	9749.83
1997	STORE/OFF/RES	172700	172700	171300	4100	348100	0	348100	0	348100	9927.47
1996	STORE/OFF/RES	172700	172700	171000	4100	347800	0	347800	0	347800	9989.66
1995	STORE/OFF/RES	172700	172700	171000	4100	347800	0	347800	0	347800	9998.1

**Land**

Use	Zoning	Acres
STORE 1 FLOOR	General Business	0.5
SFR	Commercial	0.16
SFR	General Business	0.22
<b>2009 Certified Market Land Value: 1034100</b>		<b>2009 Certified Ag Land Value: 1034100</b>



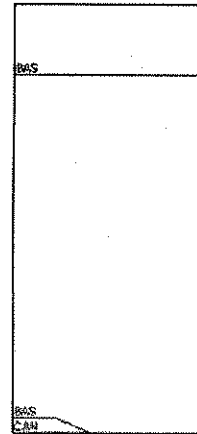
**Building**

<p><b>Actual Year</b> 1947  <b>Built</b>  <b>Effective Year</b> 1960  <b>Built</b>  <b>Use:</b> SINGLE FAMILY  <b>Bedrooms:</b> 3  <b>Baths:</b> 1.5  <b>Stories:</b> 1  <b>Exterior Wall:</b> COMMON BRICK  <b>AC:</b> WIND/WALL UNIT  <b>Heating:</b> CONVECTION</p>	<p><b>Area Type</b> <span style="float: right;"><b>Square Footage</b></span></p> <p>BASE AREA (BAS) 513            FINISHED ENCL PORCH (FEP) 84            FINISHED OPEN PORCH (FOP) 24            UNFINISHED STORAGE (UST) 36</p> <p style="text-align: right;"><b>Heated Area: 597 Total Area: 657</b></p> <p><input type="checkbox"/> For color, check here.</p>  <p style="text-align: center;">Enlarge Drawing / Show Dimensions</p>
<p><b>Actual Year</b> 1958  <b>Built</b>  <b>Effective Year</b> 1970  <b>Built</b>  <b>Use:</b> STORE RETAIL  <b>Bedrooms:</b> 0  <b>Baths:</b> 5  <b>Stories:</b> 1  <b>Exterior Wall:</b> CB STUCCO  <b>AC:</b> ROOF TOP AIR  <b>Heating:</b> FORCED AIR DUCT</p>	<p><b>Area Type</b> <span style="float: right;"><b>Square Footage</b></span></p> <p>BASE AREA (BAS) 1860</p> <p style="text-align: right;"><b>Heated Area: 1860 Total Area: 1860</b></p> <p><input type="checkbox"/> For color, check here.</p>  <p style="text-align: center;">Enlarge Drawing / Show Dimensions</p>
<p><b>Actual Year</b> 1949  <b>Built</b>  <b>Effective Year</b> 1970  <b>Built</b>  <b>Use:</b> STORE RETAIL  <b>Bedrooms:</b> 0  <b>Baths:</b> 3</p>	<p><b>Area Type</b> <span style="float: right;"><b>Square Footage</b></span></p> <p>BASE AREA (BAS) 1603            CANOPY (CAN) 17</p> <p style="text-align: right;"><b>Heated Area: 1603 Total Area: 1620</b></p>

100897C

**Stories:** 1  
**Exterior Wall:** CONCRETE BLOCK  
**AC:** CENTRAL AIR  
**Heating:** FORCED AIR DUCT

For color, check here.

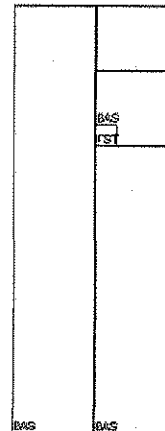


Enlarge Drawing / Show Dimensions

**Actual Year Built** 1946  
**Effective Year Built** 1970  
**Use:** STORE RETAIL  
**Bedrooms:** 0  
**Baths:** 5  
**Stories:** 1  
**Exterior Wall:** CB STUCCO  
**AC:** CENTRAL AIR  
**Heating:** FORCED AIR DUCT

<u>Area Type</u>	<u>Square Footage</u>
BASE AREA (BAS)	2174
FINISHED STORAGE (FST)	196
<b>Heated Area: 2174 Total Area: 2370</b>	

For color, check here.

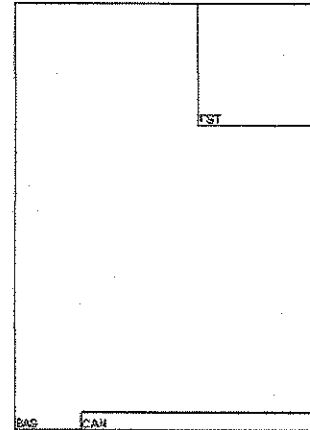


Enlarge Drawing / Show Dimensions

**Actual Year Built** 1948  
**Effective Year Built** 1970  
**Use:** STORE RETAIL  
**Bedrooms:** 0  
**Baths:** 10  
**Stories:** 1  
**Exterior Wall:** CONCRETE BLOCK  
**AC:** CENTRAL AIR  
**Heating:** FORCED AIR DUCT

<u>Area Type</u>	<u>Square Footage</u>
BASE AREA (BAS)	2983
CANOPY (CAN)	117
FINISHED STORAGE (FST)	400
<b>Heated Area: 2983 Total Area: 3500</b>	

100897C

 For color, check here.

Enlarge Drawing / Show Dimensions

2009 Certified Building Value: 371100

**Miscellaneous**

Description	Units
PAVING 1	6100
GUTTER	360
STG 1	360
<b>2009 Certified Miscellaneous Value: 5300</b>	

**Sale**

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
08/14/2008	3500000	No	No	3826	2134	Mult Sale	<a href="#">Official Public Record</a>
08/11/2008	100	No	No	3826	2137	Quitclaim Deed	<a href="#">Official Public Record</a>
09/30/2003	1105000	No	No	2782	0623	Mult Sale	<a href="#">Official Public Record</a>
09/30/2003	100	No	No	2782	0627	Quitclaim Deed	<a href="#">Official Public Record</a>
05/02/1990	100	No	No	1770	2685	Mult Sale	<a href="#">Official Public Record</a>

**Permit**

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
06-6784	COMM REMODEL PERMIT	10/08/2006	03/30/2007	12/19/2006	CONNECT BLDGS W/RAMP

[Link to Tax Collector Record](#)

ReDisplay

 Don't Show Building Drawing

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

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

# Alachua County Tax Collector

100897C

generated on 7/2/2010 10:45:58 AM EDT

## Tax Record

Last Update: 7/2/2010 10:43:05 AM EDT

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
<b>14038-000-000</b>	<b>REAL ESTATE</b>	<b>2009</b>
<b>Mailing Address</b> RBLWP PARCEL D LLC % RD MANAGEMENT LLC 810 SEVENTH AVE 28TH FL NEW YORK NY 10019		<b>Physical Address</b> 1249 NW 4TH AVE  <b>GEO Number</b> 05-10-20-14038000000
Exempt Amount	Taxable Value	
<b>See Below</b>	<b>See Below</b>	
<b>Exemption Detail</b> NO EXEMPTIONS <b>Legal Description</b> 1249 NW 4TH AVE BROWN ADDN BK 14 PB A-64 BELLAH S/D PB C-77 LOTS 2 & 3 & 7 & N 140 FT OF LOT 4 & N 40 FT OF LOTS 5 & 6 BK 3 & N 140 FT OF ALLEY BETWEEN LOTS 3 & 4 BK 3 OR 3826/2134	<b>Millage Code</b> 3600	<b>Escrow Code</b>
<b>Ad Valorem Taxes</b>		
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b> <b>Exemption Amount</b> <b>Taxable Value</b> <b>Amount</b>
BOARD OF COUNTY COMMISSIONERS		
CNTY GENERAL	8.0495	1,410,500    0    \$1,410,500    \$11,353.82
CNTY DEBT LL	0.2500	1,410,500    0    \$1,410,500    \$352.63
ALACHUA CNTY LIBRARY DISTRICT		
LIBRARY GENERAL	1.2856	1,410,500    0    \$1,410,500    \$1,813.34
LIBRARY BONDS	0.0915	1,410,500    0    \$1,410,500    \$129.06
SCHOOL BOARD OF ALACHUA COUNTY		
SCHL GENERAL	5.5180	1,410,500    0    \$1,410,500    \$7,783.14
SCHL DISCRNRY & CN	0.9980	1,410,500    0    \$1,410,500    \$1,407.68
SCHL BOND 4	0.2680	1,410,500    0    \$1,410,500    \$378.01
SCHL BOND 5	0.3740	1,410,500    0    \$1,410,500    \$527.53
SCHL CAP25 PROJECT	1.2500	1,410,500    0    \$1,410,500    \$1,763.13
SCHOOL VOTED	1.0000	1,410,500    0    \$1,410,500    \$1,410.50
ST JOHNS RIVER WATER MGT DISTR	0.4158	1,410,500    0    \$1,410,500    \$586.49
CITY OF GAINESVILLE	4.3963	1,410,500    0    \$1,410,500    \$6,200.98
<b>Total Millage</b>		<b>Total Taxes</b> \$33,706.31
23.8967		
<b>Non-Ad Valorem Assessments</b>		
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>
R802	SOLID WASTE MANAGEMENT	\$40.41

100897C

<b>Total Assessments</b>		\$40.41
Taxes & Assessments		\$33,746.72
<b>If Paid By</b>	<b>Amount Due</b>	
	<b>\$0.00</b>	

Date Paid	Transaction	Receipt	Year	Amount Paid
11/24/2009	PAYMENT	9009129.0001	2009	\$32,396.85

<b>Prior Year Taxes Due</b>	
NO DELINQUENT TAXES	

**Property Search Results**

**100897C**

The data displayed is the most current data available to the Property Appraiser.

Search Date: 5/10/2010 at 12:59:22 PM - Data updated: 05/07/10

Printer Friendly Page

Parcel: 14044- GIS Map (best  
000-000 viewed with IE)

<p><b>Taxpayer:</b> RBLWP PARCEL D LLC  <b>Mailing:</b> % RD MANAGEMENT LLC              810 SEVENTH AVE 28TH FL              NEW YORK, NY 10019  <b>Location:</b> 303 NW 13TH ST              Gainesville  <b>Sec-Twn-Rng:</b> 5-10-20  <b>Use:</b> AUTO SALES  <b>Tax Jurisdiction:</b> Gainesville 3600  <b>Area:</b> PRIMARY COMM  <b>Subdivision:</b> BELLAH W1/2 BLK 14              BROWNS ADDN</p>	<p><b>Legal:</b> BROWN ADDN BK 14 PB A-64 BELLAH S/D PB              C-77 SOUTH 60 FT OF WEST 225 FT OF LOTS 4              5 6 &amp; ALLEY BETWEEN BK 3 LESS COM AT              APT .82 FT W OF SW COR OF LOT 4 N 10 FT SE              22.37 FT W 20 FT TO POB FOR R/W OR              3826/2134</p>
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**Assessment History**

\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\*

Year	Use	Land	MktLand	Building	Misc	Market	Deferred	Assessed	Exempt**	Taxable**	Taxes
2009	AUTO SALES	311900	311900	45000	6400	363300	0	363300	0	363300	8722.08
2008	AUTO SALES	311900	311900	45000	6400	363300	0	363300	0	363300	8098.4
2007	AUTO SALES	311900	311900	41600	6400	359900	0	359900	0	359900	8069.1
2006	AUTO SALES	311900	311900	37800	6500	356200	0	356200	0	356200	8800.31
2005	AUTO SALES	124700	124700	28800	6600	160100	0	160100	0	160100	4086.63
2004	AUTO SALES	124700	124700	34400	4800	163900	0	163900	0	163900	4225.44
2003	AUTO SALES	124700	124700	35400	4900	165000	0	165000	0	165000	4357.8
2002	AUTO SALES	87300	87300	35800	5000	128100	0	128100	0	128100	3437.68
2001	AUTO SALES	87300	87300	36300	5100	128700	0	128700	0	128700	3447.71
2000	AUTO SALES	87300	87300	37400	5200	129900	0	129900	0	129900	3521.42

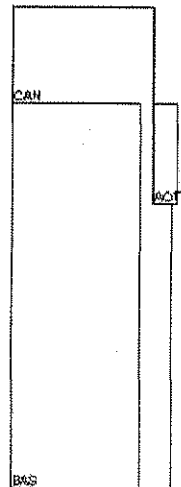
100897C

1999	AUTO SALES	74800	74800	23200	5300	103300	0	103300	0	103300	2828.71
1998	AUTO SALES	74800	74800	24200	5300	104300	0	104300	0	104300	2972.67
1997	AUTO SALES	74800	74800	25100	5400	105300	0	105300	0	105300	3049.77
1996	AUTO SALES	74800	74800	26500	5500	106800	0	106800	0	106800	3067.55
1995	AUTO SALES	74800	74800	27200	5600	107600	0	107600	0	107600	3093.14

**Land**

<u>Use</u>	<u>Zoning</u>	<u>Acres</u>
AUTO SALES	Business Automotive	0.32
<b>2009 Certified Market Land Value: 311900</b>		<b>2009 Certified Ag Land Value: 311900</b>

**Building**

<p><u>Actual Year</u> 1967</p> <p><u>Built</u></p> <p><u>Effective Year</u> 1973</p> <p><u>Built</u></p> <p><u>Use:</u> SERVICE SHOP</p> <p><u>Bedrooms:</u> 0</p> <p><u>Baths:</u> 1.3</p> <p><u>Stories:</u> 1</p> <p><u>Exterior Wall:</u> CONCRETE BLOCK</p> <p><u>AC:</u> NONE</p> <p><u>Heating:</u> NONE</p>	<p><u>Area Type</u> <span style="float: right;"><u>Square Footage</u></span></p> <p>AVERAGE OFFICE (AOF) <span style="float: right;">105</span></p> <p>BASE AREA (BAS) <span style="float: right;">2160</span></p> <p>CANOPY (CAN) <span style="float: right;">1076</span></p> <p style="text-align: right;"><b>Heated Area: 2265 Total Area: 3341</b></p> <p><input type="checkbox"/> For color, check here.</p>  <p style="text-align: center;">Enlarge Drawing / Show Dimensions</p>
<b>2009 Certified Building Value: 45000</b>	

**Miscellaneous**

<u>Description</u>	<u>Units</u>
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PAVING 1	100897C 9800
CP 1	400
2009 Certified Miscellaneous Value: 6400	

**Sale**

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

<u>Date</u>	<u>Price</u>	<u>Vacant</u>	<u>Qualified</u>	<u>OR Book</u>	<u>OR Page</u>	<u>Instrument</u>	<u>OR Link (Clerk)</u>
08/14/2008	3500000	No	No	3826	2134	Mult Sale	<a href="#">Official Public Record</a>
09/30/2003	100	No	No	2782	0627	Mult Sale	<a href="#">Official Public Record</a>
09/30/2003	1105000	No	No	2782	0623	Mult Sale	<a href="#">Official Public Record</a>
05/02/1990	100	No	No	1770	2685	Mult Sale	<a href="#">Official Public Record</a>

**Link to Tax Collector Record**

**Don't Show Building Drawing**  
See Help about Building Drawings

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

# Alachua County Tax Collector

100897C

generated on 7/2/2010 10:51:17 AM EDT

## Tax Record

Last Update: 7/2/2010 10:48:25 AM EDT

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
14044-000-000	REAL ESTATE	2009			
<b>Mailing Address</b> RBLWP PARCEL D LLC % RD MANAGEMENT LLC 810 SEVENTH AVE 28TH FL NEW YORK NY 10019		<b>Physical Address</b> 303 NW 13TH ST  <b>GEO Number</b> 05-10-20-14044000000			
Exempt Amount	Taxable Value				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	3600				
<b>Legal Description</b> 303 NW 13TH ST BROWN ADDN BK 14 PB A-64 BELLAH S/D PB C-77 SOUTH 60 FT OF WEST 225 FT OF LOTS 4 5 6 & ALLEY BETWEEN BK 3 LESS COM AT A PT .82 FT W OF SW COR OF LOT 4 N 10 FT SE 22.37 FT W 20 FT TO POB FOR R/W OR 3826/2134					
Ad Valorem Taxes					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Amount</b>
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.0495	363,300	0	\$363,300	\$2,924.38
CNTY DEBT LL	0.2500	363,300	0	\$363,300	\$90.83
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2856	363,300	0	\$363,300	\$467.06
LIBRARY BONDS	0.0915	363,300	0	\$363,300	\$33.24
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL GENERAL	5.5180	363,300	0	\$363,300	\$2,004.70
SCHL DISCRNRY & CN	0.9980	363,300	0	\$363,300	\$362.57
SCHL BOND 4	0.2680	363,300	0	\$363,300	\$97.36
SCHL BOND 5	0.3740	363,300	0	\$363,300	\$135.87
SCHL CAP25 PROJECT	1.2500	363,300	0	\$363,300	\$454.12
SCHOOL VOTED	1.0000	363,300	0	\$363,300	\$363.30
ST JOHNS RIVER WATER MGT DISTR	0.4158	363,300	0	\$363,300	\$151.06
CITY OF GAINESVILLE	4.3963	363,300	0	\$363,300	\$1,597.18
<b>Total Millage</b>		23.8967	<b>Total Taxes</b>		\$8,681.67
Non-Ad Valorem Assessments					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
R802	SOLID WASTE MANAGEMENT				\$40.41

100897C

<b>Total Assessments</b>		\$40.41
Taxes & Assessments		\$8,722.08
<b>If Paid By</b>	<b>Amount Due</b>	
	<b>\$0.00</b>	

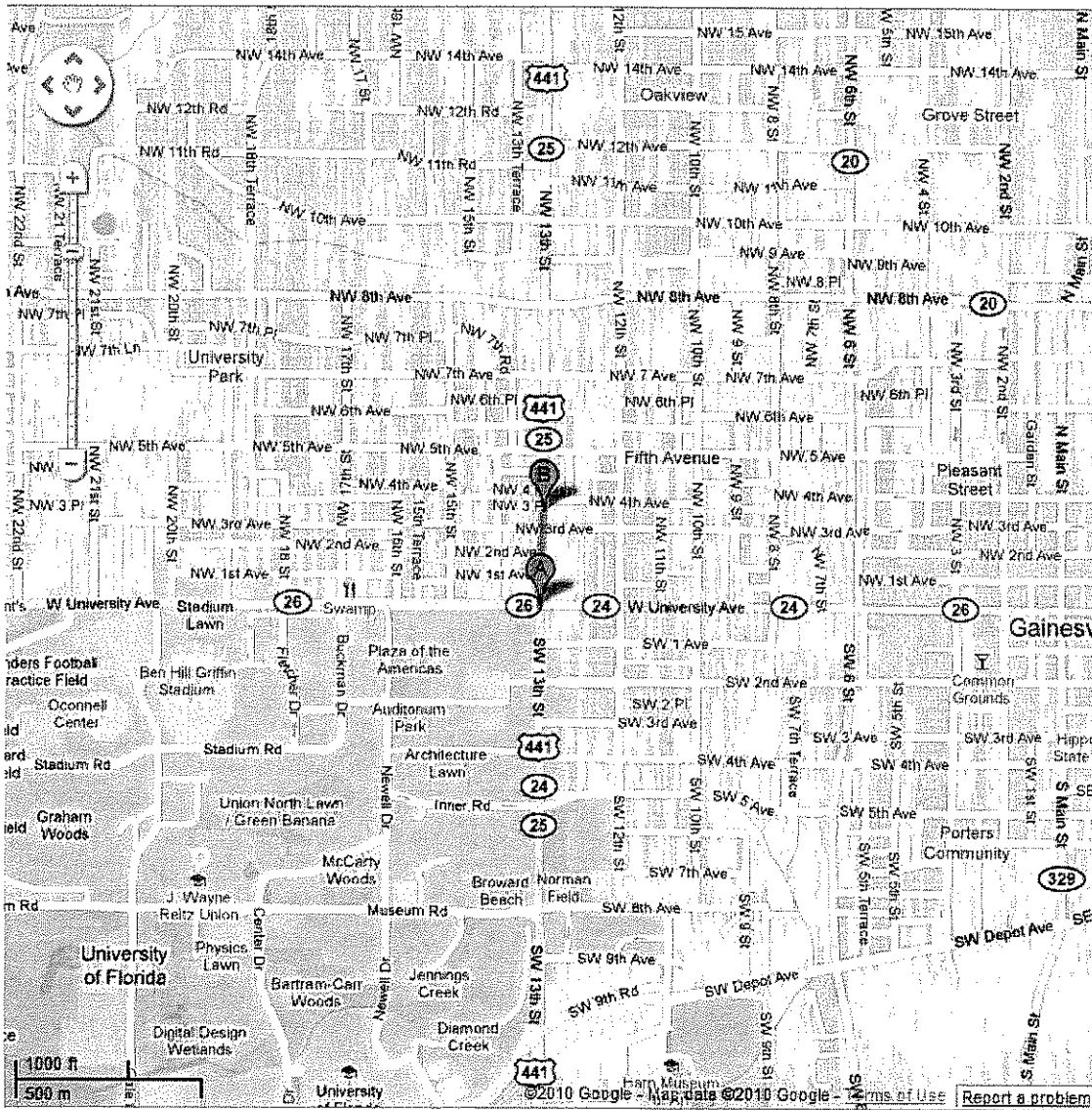
Date Paid	Transaction	Receipt	Year	Amount Paid
11/24/2009	PAYMENT	9009136.0001	2009	\$8,373.20

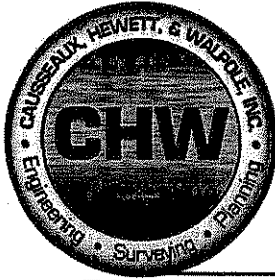
<b>Prior Year Taxes Due</b>	
NO DELINQUENT TAXES	

### Directions to Site

From NW 13<sup>th</sup> Street (US 441) / University Avenue intersection:

Head three blocks (0.2 miles) north. The project site is located on the east side (right-hand) of NW 13<sup>th</sup> Street.





*Focused on Excellence  
Delivered with Integrity*

100897C

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## MEMORANDUM

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**TO:** Neighbors of the 300 Block on NW 13<sup>th</sup> Street PN10-0151  
**FROM:** Gerry Dedenbach, AICP, LEED<sup>®</sup> AP, Director of Planning & GIS Services  
**DATE:** Monday, June 28<sup>th</sup>, 2010  
**RE:** Neighborhood Workshop Public Notice

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Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a ±1.5-acre site at 309/319 NW 13<sup>th</sup> Street, across from Krispy Kreme. The proposed changes will amend the Future Land Use categories from Commercial (C), Mixed Use Low (MUL), and Residential Low Density (RL) to Urban Mixed Use 2 (UMU2) and the Zoning district from General Business (BUS), Automotive Oriented Business (BA), Mixed Use 1 (MU-1), and Residential Multi-family 5 (RMF-5) to Urban Mixed Use 2 (UMU2).

Date: Tuesday, July 13<sup>th</sup>, 2010  
Time: 6:00 p.m.  
Place: Holiday Inn University Center, Gator Boardroom  
1250 West University Avenue  
Gainesville, Florida 32601  
Contact: Gerry Dedenbach, AICP, LEED<sup>®</sup> AP  
(352) 331-1976

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

I:\JOBS\2010\10-0151\Workshop\Mailout Letter.docx

**Mailing Labels**

101 + 93 7194  
L association

Neighborhood Workshop Notice

14838-010-307 309-319 Mixed Use  
307 JACKSON SQUARE LLC  
116 NORTH BELLEVUE AVE #300  
LONGHORNE, PA 19047

Neighborhood Workshop Notice

14837-000-000 309-319 Mixed Use  
ABC LIQUORS  
PO BOX 593688  
ORLANDO, FL 32859

Neighborhood Workshop Notice 100897C

14838-010-201 309-319 Mixed Use  
TRUSTEES ADAMEC & ADAMEC & ADAMEC  
136 OCEANFOREST DR NORTH  
ATLANTIC BEACH, FL 32233

Neighborhood Workshop Notice

14015-000-000 309-319 Mixed Use  
B & D RENTAL HOMES LLC  
7811 SW 103RD AVE  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

14018-000-000 309-319 Mixed Use  
ROGER BEEBE  
1210 NW 3RD AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14001-000-000 309-319 Mixed Use  
BENTON & BENTON  
3641 NW 23RD PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14005-000-000 309-319 Mixed Use  
JEFFREY P BERTEAU  
1703 MCARTHUR ST  
FERNANDINA BEACH, FL 32034

Neighborhood Workshop Notice

14026-000-000 309-319 Mixed Use  
BOOTH & BOOTH & BUSIC & OSBORNE  
% JUDITH BOOTH  
9560 SARASOTA DR  
KNOXVILLE, TN 37923

Neighborhood Workshop Notice

13961-000-000 309-319 Mixed Use  
AREF BOUGHANNAM  
% NIDAL BOUGHANNAM  
4511 SHERWOOD TRACE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14050-000-000 309-319 Mixed Use  
BROOKS & ROANE & SCHMIERER & WEAVER  
% JO ANN ROANE  
717 NE 6TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14828-000-000 309-319 Mixed Use  
LAP T BUI  
3612 NW 18TH TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14826-000-000 309-319 Mixed Use  
GERALD L BUSH LIFE ESTATE  
1311 NW 5TH AVE  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14031-000-000 309-319 Mixed Use  
CHARLOTTE CAMPBELL  
1823 NW 206TH LN  
BROOKER, FL 32622

Neighborhood Workshop Notice

14002-000-000 309-319 Mixed Use  
CAPITAL ASSETS GROUP  
321 SW 13TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-020-238 309-319 Mixed Use  
CARTAYA & CARTAYA  
36 SENECA RD  
SEA RANCH LAKES, FL 33308

Neighborhood Workshop Notice

14838-010-305 309-319 Mixed Use  
CHRIS DAN LLC  
2505 N DUNDEE ST  
TAMPA, FL 33629

Neighborhood Workshop Notice

14838-010-103 309-319 Mixed Use  
CLERC-FAKHAR & FAKHAR W/H ET AL  
325 NW 14TH ST #103  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

13966-000-000 309-319 Mixed Use  
COLLEGE VIEW APTS LTD  
PO BOX 13116  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

14838-020-318 309-319 Mixed Use  
RENATO CONCEPCION  
1320 NW 3RD AVE UNIT 318  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-010-302 309-319 Mixed Use  
TINA JAMESON COX  
5067 RIVER RD  
CAMILLA, GA 31730

Neighborhood Workshop Notice

14838-020-306 309-319 Mixed Use  
CRAPPS & CRAPPS  
1320 NW 3RD AVE #306  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14027-000-000 309-319 Mixed Use  
DARBY & FARRELL & FARRELL ET AL  
8913 NW 155TH PL  
ALACHUA, FL 32615

Neighborhood Workshop Notice

14838-010-202 309-319 Mixed Use  
JOHN PETER DASBERG  
791 CRANDON BLVD #408  
KEY BISCAYNE, FL 33149

Neighborhood Workshop Notice

14838-020-222 309-319 Mixed Use  
LA WRENCE P DEZIEL  
PO BOX 2328  
JUPITER, FL 33468

Neighborhood Workshop Notice

14838-020-322 309-319 Mixed Use  
DWIGHT DYKSTRA  
2053 LAKE CRESENT CT  
WINDERMERE, FL 34786

Neighborhood Workshop Notice

14838-020-234 309-319 Mixed Use  
PEGGY L EVANICH  
4417 NW 10TH PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14838-020-206 309-319 Mixed Use  
F & G LAND COMPANY INC  
PO BOX 15195  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

14838-020-314 309-319 Mixed Use  
BILLY R FORD JR TRUSTEE  
5447 SW 189TH AVE  
MIRAMAR, FL 33029

Neighborhood Workshop Notice

13990-000-000 309-319 Mixed Use  
GAINESVILLE DOWNTOWN INN VENTURE  
1250 W UNIVERSITY AVE  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

14022-000-000 309-319 Mixed Use  
GAINESVILLE HISTORIC PARCELS LLC  
911 COMMERCE BLVD NORTH  
SARASOTA, FL 34243

Neighborhood Workshop Notice  
14838-020-218 309-319 Mixed Use  
WILLIAM N GAMBERT  
6 WATERFRONT CT  
ORMOND BEACH, FL 32174

Neighborhood Workshop Notice  
14833-000-000 309-319 Mixed Use  
GATOR GRANDE LLC  
220-N MAIN ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice **1400897C**  
14838-020-110 309-319 Mixed Use  
GENERATION II LLC  
% CORP LEGAL DEPT  
600 GILLAM RD  
WILMINGTON, OH 45177

Neighborhood Workshop Notice  
14830-000-000 309-319 Mixed Use  
GLIKES & GLIKES  
66 FAIRFIELD LN  
CHESTER SPRINGS, PA 19425

Neighborhood Workshop Notice  
14020-000-000 309-319 Mixed Use  
HENRY A GREMILLION  
226 RUE SAINT PETER  
METAIRIE, LA 70005

Neighborhood Workshop Notice  
13913-000-000 309-319 Mixed Use  
GVILLE FLORIDA HOUSING corp inc  
1900 SE 4TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
14829-000-000 309-319 Mixed Use  
IRWIN HALL  
1313 NW 4TH PL  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
14832-000-000 309-319 Mixed Use  
IRWIN HALL  
9224 NW 59TH LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
14838-020-114 309-319 Mixed Use  
HAMM & HAMM  
657 SAXONY BLVD  
ST PETERSBURG, FL 33716

Neighborhood Workshop Notice  
14021-000-000 309-319 Mixed Use  
D BRUCE HAWKINS  
13142 SW 1ST PL  
NEWBERRY, FL 32669

Neighborhood Workshop Notice  
14014-000-000 309-319 Mixed Use  
JOAN MARIE HILL  
6912 SW 75TH ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
14000-000-000 309-319 Mixed Use  
HOGUE REALTY INVESTORS  
1609 NW 20TH WAY  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
14838-020-226 309-319 Mixed Use  
J KOOP LLC  
515 21ST AVE SOUTH  
NAPLES, FL 34102

Neighborhood Workshop Notice  
14838-010-207 309-319 Mixed Use  
JACKSON SQUARE AT THE UNIVERSITY  
1320 NW 3RD AVE #206  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
13954-001-000 309-319 Mixed Use  
KARL JACOBS  
% IVO RABELL  
909 NW 6TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
14838-010-205 309-319 Mixed Use  
SUSAN B JACOBSON  
10166 AQUA VISTA WAY  
BOCA RATON, FL 33248

Neighborhood Workshop Notice  
14838-020-334 309-319 Mixed Use  
WAGNER JAMISON & WAGNER W/H &  
1320 NW 3RD AVE #334  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
14838-010-306 309-319 Mixed Use  
BRUCE A JASINSKY  
311 CENTRE ST  
FERNANDINA BEACH, FL 32034

Neighborhood Workshop Notice  
14841-000-000 309-319 Mixed Use  
HERMAN D JONES TRUSTEE  
310 NW 13TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
14023-000-000 309-319 Mixed Use  
R J KAROW  
7008 SW 30TH WAY  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
14838-020-330 309-319 Mixed Use  
KAZEMINIA & KAZEMINIA  
1320 NW 3RD AVE #330  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
14838-010-102 309-319 Mixed Use  
KING & PAINE W/H & PAINE ET AL  
290 POINCIANA DR  
INDIAN HARBOR BEACH, FL 32937

Neighborhood Workshop Notice  
13942-000-000 309-319 Mixed Use  
KIRKPATRICK & KIRKPATRICK III  
2660 SCOTT MILL LN  
JACKSONVILLE, FL 32223

Neighborhood Workshop Notice  
14838-020-230 309-319 Mixed Use  
THOMAS KOVAL  
4653 CHERRY VALLEY DR  
ROCKVILLE, MD 20853

Neighborhood Workshop Notice  
14013-000-000 309-319 Mixed Use  
KRAFT & KRAFT TRUSTEES  
2620 NW 27TH TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
14838-020-324 309-319 Mixed Use  
LAKEVIEW OAKS LLC  
PO BOX 13116  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice  
13963-000-000 309-319 Mixed Use  
ISSIE ANN LOWE TRUSTEE  
931 SW 8TH LN  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
14009-000-000 309-319 Mixed Use  
DANIEL S LYONS  
PO BOX 764  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice  
14052-001-000 309-319 Mixed Use  
MARY MARTIN  
1209 NW 4TH PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
14008-000-000 309-319 Mixed Use  
C J MAY JR  
3740 OCEAN BEACH BLVD UNIT 301  
COCOA BEACH, FL 32931



Neighborhood Workshop Notice  
14838-020-118 309-319 Mixed Use  
MAYHEW & MAYHEW  
1320 NW 3RD AVE UNIT 118  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
14825-000-000 309-319 Mixed Use  
JOHN P MCDONALD JR  
PO BOX 13072  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice **100897C**  
14838-010-304 309-319 Mixed Use  
KEVIN P MCGOWAN  
325 NW 14TH ST UNIT 304  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
13998-000-000 309-319 Mixed Use  
MARC MCKNIGHT  
17307 N STATE RD 121  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
14838-010-204 309-319 Mixed Use  
DOUGLAS P MCLAULIN JR TRUSTEE  
PO BOX 819  
BARTOW, FL 33831

Neighborhood Workshop Notice  
14838-010-203 309-319 Mixed Use  
JOHN B MORROW  
PO BOX 1446  
PANAMA CITY, FL 32402

Neighborhood Workshop Notice  
13920-000-000 309-319 Mixed Use  
GEOFFREY NAYLOR  
1741 NW 12TH RD  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
14004-000-000 309-319 Mixed Use  
BETTY BELL O'BYRNE TRUSTEE  
2146 NW 5TH AVE  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
14892-000-000 309-319 Mixed Use  
OLD TOBACCO SHOP LLC  
315 N ATLANTIC AVE  
DAYTON BEACH, FL 32114

Neighborhood Workshop Notice  
14017-000-000 309-319 Mixed Use  
G D OSBORN  
PO BOX 867  
STARKE, FL 32091

Neighborhood Workshop Notice  
14029-000-000 309-319 Mixed Use  
OSPINA ENTERPRISES  
407 NW 13TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
14831-000-000 309-319 Mixed Use  
PARADIGM 413 LLC  
PO BOX 13116  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice  
13943-000-000 309-319 Mixed Use  
ROBERT PEARCE  
714 NW 36TH AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
14838-010-104 309-319 Mixed Use  
PENSICO TRUST COMPANY  
CUSTODIAN FBO R. PEARCE (IRA ACCOUNT  
#PE1GG)  
450 SANSOME ST STE 14TH FLOOR  
SAN FRANCISCO, CA 94111

Neighborhood Workshop Notice  
14836-000-000 309-319 Mixed Use  
HENRY D PFEIFFER  
4422 NW 22ND ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
13954-000-000 309-319 Mixed Use  
PIXEL PROPERTIES LLC  
PO BOX 764  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice  
14838-020-346 309-319 Mixed Use  
PM3 VENTURES LLC  
3308 S LAKE BUTLER BLVD  
WINDERMERE, FL 34786

Neighborhood Workshop Notice  
14025-000-000 309-319 Mixed Use  
HARLAN POPE TRUSTEE  
% HARLAN POPE  
4622 NW 93RD AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
14838-010-101 309-319 Mixed Use  
JAMES G POPIELINSKI  
325 NW 14TH ST UNIT 101  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
14007-000-000 309-319 Mixed Use  
PORRAS & PORRAS & PORRAS  
304 W PARK DR  
FT LAUDERDALE, FL 33315

Neighborhood Workshop Notice  
14012-000-000 309-319 Mixed Use  
RBLWP PARCEL D LLC  
% RD MANAGEMENT LLC  
810 SEVENTH AVE 28TH FL  
NEW YORK, NY 10019

Neighborhood Workshop Notice  
13941-000-000 309-319 Mixed Use  
D W ROANE  
717 NE 6TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
14826-001-000 309-319 Mixed Use  
ROBERTSON & ROBERTSON TRUSTEES  
18203 NW 23RD PL  
NEWBERRY, FL 32669

Neighborhood Workshop Notice  
14838-010-301 309-319 Mixed Use  
MARK BRIAN SACHER  
4203 SW 55TH CIR  
OCALA, FL 34474

Neighborhood Workshop Notice  
14052-000-000 309-319 Mixed Use  
IRENE SALLEY  
6651 NW 20TH PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
14011-000-000 309-319 Mixed Use  
SCOTT H WATSON REVOCABLE TRUST  
5241 NE 28TH AVE  
FT LAUDERDALE, FL 33308

Neighborhood Workshop Notice  
13944-000-000 309-319 Mixed Use  
PAUL A SEIDE  
3591 NW 37TH ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
14048-000-000 309-319 Mixed Use  
FRANK J STETZ JR  
14237 FOOTBRIDGE WAY  
APPLE VALLEY, MN 55124

Neighborhood Workshop Notice  
14834-001-000 309-319 Mixed Use  
ROSEMARY S SWAIN  
1403 NW 11TH RD  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
14838-020-214 309-319 Mixed Use  
TARYNITUP LLC  
401 COMMERCIAL CT STE A  
VENICE, FL 34292

Neighborhood Workshop Notice

13994-001-000 309-319 Mixed Use  
SIDNEY J THOMAS JR  
4025 NW 14TH ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14838-020-122 309-319 Mixed Use  
JOHANNA TUNG  
1320 NW 3RD AVE #122  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice **100897C**

14838-020-328 309-319 Mixed Use  
TWO BALD FAT MEN LAND INV II LLC  
907 SW 3RD ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14893-000-000 309-319 Mixed Use  
UNIVERSITY DEV OF GAINESVILLE LLC  
315 N ATLANTIC AVE  
DAYTONA BEACH, FL 32118

Neighborhood Workshop Notice

14894-000-000 309-319 Mixed Use  
UNIVERSITY DEV OF GAINESVILLE LLC  
PO BOX 14378  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

14895-000-000 309-319 Mixed Use  
UNIVERSITY DEV OF GAINESVILLE LLC  
6809 NW 48TH LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

13994-000-000 309-319 Mixed Use  
W & L THOMAS FAMILY LLC  
1901 SW 49TH PL  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

13962-000-000 309-319 Mixed Use  
JAMES R WALKER  
415 NW 12TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-010-303 309-319 Mixed Use  
WATFORD & WATFORD  
897 COLDWATER CREEK CIRCLE  
NICEVILLE, FL 32578

Neighborhood Workshop Notice

14838-010-206 309-319 Mixed Use  
DANIEL WATSON LIFE ESTATE  
4444 COUNTRY CLUB RD  
JACKSONVILLE, FL 32210

Neighborhood Workshop Notice

14838-020-326 309-319 Mixed Use  
MARC S WUENSCH  
11135 SW 57TH CT  
COOPER CITY, FL 33328

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
PAT.BYRNE  
3510 NW 54 LN  
GAINESVILLE, FL 32653

**100897C**  
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  
GERALDINE NOBLE  
2247 NE 13 AVE  
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  
MELODY MARSHALL  
1935 NW 22 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview  
DAVID CHALMERS  
2740 SW 7 PL  
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  
MASINE 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 100897C

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

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge  
RICHARD GIAMBRONE  
C/O BRISTOL PARK REALTY  
4635 NW 53 AVE #201  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters Community  
JANIE WILLIAMS  
811 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  
BARBARA RUTH  
320 NW 36 AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights  
TAYLOR BROWN  
4421 NW 19 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood  
JON REISKIND  
213 SW 41 ST  
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

100897C

Neighborhood Workshop Notice

Turkey Creek Forest  
JEANNETTE McDONALD  
8620 NW 13 ST, 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

Westmoreland  
EMILY BROWNE  
3820 NW 10 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

ALLISON ABBOTT  
2220 SW 34 ST, Apt. 107  
GAINESVILLE, FL 32608

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  
PO Box 1269  
GAINESVILLE, FL 32602

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

Gateway Bank  
LAUDE ARNALDI  
4110 NW 37 PL, STE C  
GAINESVILLE, FL 32606

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

LISA BEUNING  
PO BOX 140502  
GAINESVILLE, FL 32614

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

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

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

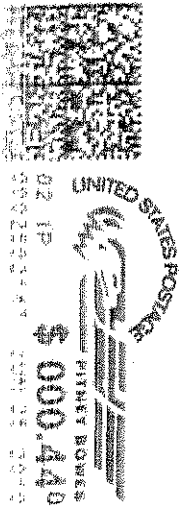
**100897C**

**Scanned Mailing Envelope**

Causeaux, Hewett & Walpole, Inc.  
8011 NW 1st Place  
Gainesville, Florida 32607

100897C

Neighborhood Workshop Notice  
13944-000-000 309-319 Mixed Use  
PAUL A SEIDE  
3591 NW 37TH ST  
GAINESVILLE, FL 32605





100897C

Newspaper Advertisement

**PUBLIC NOTICE**

**100897C**

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a ±1.5-acre site at 309/319 NW 13<sup>th</sup> Street. The proposed changes will amend the Future Land Use categories from Commercial (C) and Mixed Use Low (MUL) to Urban Mixed Use 2 (UMU2) and the Zoning district from General Business (BUS), Automotive Oriented Business (BA), and Mixed Use 1 (MU-1) to Urban Mixed Use 2 (UMU2).

The workshop will be held Tuesday, July 13<sup>th</sup>, 2010 at 6:00 p.m. at Holiday Inn University Center, Gator Boardroom, located at 1250 West University Avenue, Gainesville, Florida, 32601.

Contact Person:  
Gerry Dedenbach, AICP, LEED® AP  
Phone Number: (352) 331-1976



**Officer Responds**  
Gainesville Police Office Tony Ferris will have to receive medical treatment before returning to work due to the crash but "seemed to be OK" after the wreck, said Lt. Rob Kuehler.

Ferris arrested Maria C. Casero, 21, for driving under the influence after she drove into the back of

officers were responding to repairs of a large fight in the area of University Avenue and Southwest Second Avenue, Kuehler said.

Ferris made three arrests, two for affray and another for battery and assisting an officer without violence.

A fight broke out near a

fighting, mounted officers to be handcuffed by officers and they used a Taser to stop him.

Police listed both Castro and Wilborn as University of Florida students.

The crash involving Ferris and Casero was one of three incidents in which police were injured or involved in an accident as

although Kuehler said an event was held at The Voice off University Avenue that drew a large number of local and out-of-town residents in which some people weren't "getting along." People had left the nightclub and were milling around when the fight started.

raiser in her honor on Sunday.

She acknowledged the crowd's cheers and applause as she was escorted by her mother.

Tilda Cooley Fudge said her daughter can walk

Treacy is charged as an adult with first-degree attempted murder for the March 17 attack. He has **1008970** and had an attorney through his lawyer for the beating.



PHOTO COURTESY OF CITIZEN'S FIELD

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# Set! Hike!

**TOP:** Atlanta Falcons linebacker Mike Peterson, a Gainesville native and University of Florida All-American during the late 1990s, plays with his son, Mike Peterson Jr., 5, during the Mike Peterson Bring It Youth Football Camp at Citizen's Field on Saturday. Three hundred children between the ages of 8 and 17 participated in the free football clinic.

**RIGHT:** Two campers play during a break.

**BELOW:** Camper Makai Johnson, 7, gets some help cooling off between drills.

**BOTTOM LEFT:** A camper prepares to run a drill.

**BOTTOM RIGHT:** Campers receive instruction.



**Online extras**  
For a photo gallery from Saturday's youth football camp, visit [www.gainesville.com](http://www.gainesville.com)



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obits@gainesville.com  
fax: (352) 378-3431

## DERMATOLOGY

### Update

Dr. [Name] • Board Certified • [Address]

### ROSACEA CAUSE IDENTIFIED!

Until very recently, dermatologists were unaware of the exact cause of rosacea, a chronic condition that is characterized by facial redness, swelling, pimples, and dilated blood vessels. Now there are food, alcohol, spicy foods, and environmental sun factors to trigger the blood vessels associated with the skin condition. Recently, research has indicated a correlation of the abnormal blood cell structure of the abnormal condition with rosacea. Research has found a correlation of these abnormal inflammatory proteins found in rosacea levels of a blood sample that rosacea patients possess. Typically, two main cellular membrane lipids, sphingomyelin (SM) and lecithin, contribute to the abnormal protein that causes rosacea symptoms. An abnormal protein treatment found to inhibit these symptoms, but some rosacea treatments may not be helpful.

It's not just about medical care, it's about your life. And that's why we care. We're here to help you live a healthier, more active life. We're here to help you live a better life.

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**Love First:**  
Your Husband of 60 years Raymond, your Daughters, Sister, Grandchildren, and Special Nieces & Nephews.

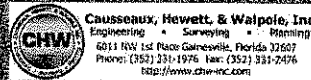
**100897C**

**Workshop Presentation**

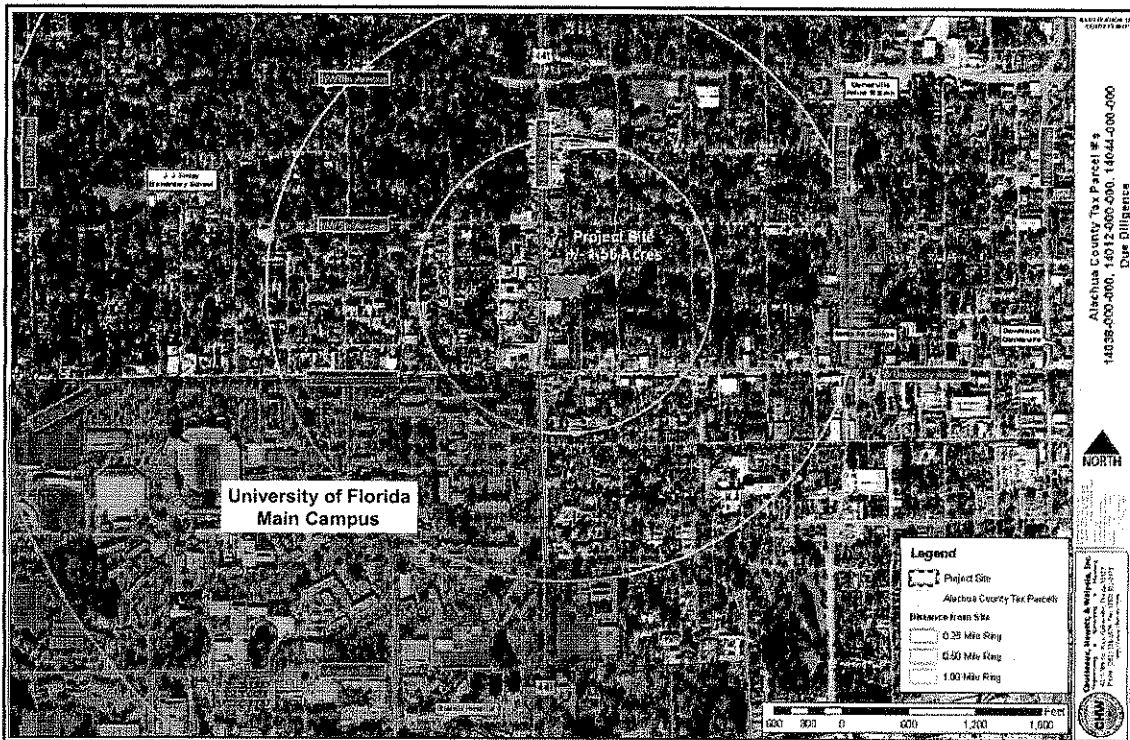
# Gainesville Mixed Use on NW 13<sup>th</sup> Street

Small-scale Comprehensive Plan  
Amendment and Rezoning

Neighborhood Workshop



July 13<sup>th</sup>, 2010



Based on the City's  
Neighborhood  
Workshop format,  
ninety three (93)  
notifications were sent



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MEMORANDUM

TO: Neighbors of the 300 Block on NW 13<sup>th</sup> Street      P#10-0151  
FROM: Gerry Dedenbach, AICP, LEED<sup>®</sup> AP, Director of Planning & GIS Services  
DATE: Monday, June 28<sup>th</sup>, 2010  
RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a ±1.5-acre site at 309/319 NW 13<sup>th</sup> Street, across from Kinsy Krewe. The proposed changes will amend the Future Land Use categories from Commercial (C), Mixed Use Low (MUL), and Residential Low Density (RL) to Urban Mixed Use 2 (UMU2) and the Zoning district from General Business (BUS), Automotive Oriented Business (BA), Mixed Use 1 (MU-1), and Residential Multi-family 5 (RMF-5) to Urban Mixed Use 2 (UMU2).

Date: Tuesday, July 13<sup>th</sup>, 2010  
Time: 6:00 p.m.  
Place: Holiday Inn University Center, Gator Boardroom  
1250 West University Avenue  
Gainesville, Florida 32601  
Contact: Gerry Dedenbach, AICP, LEED<sup>®</sup> AP  
(352) 331-1976

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

PUBLIC NOTICE

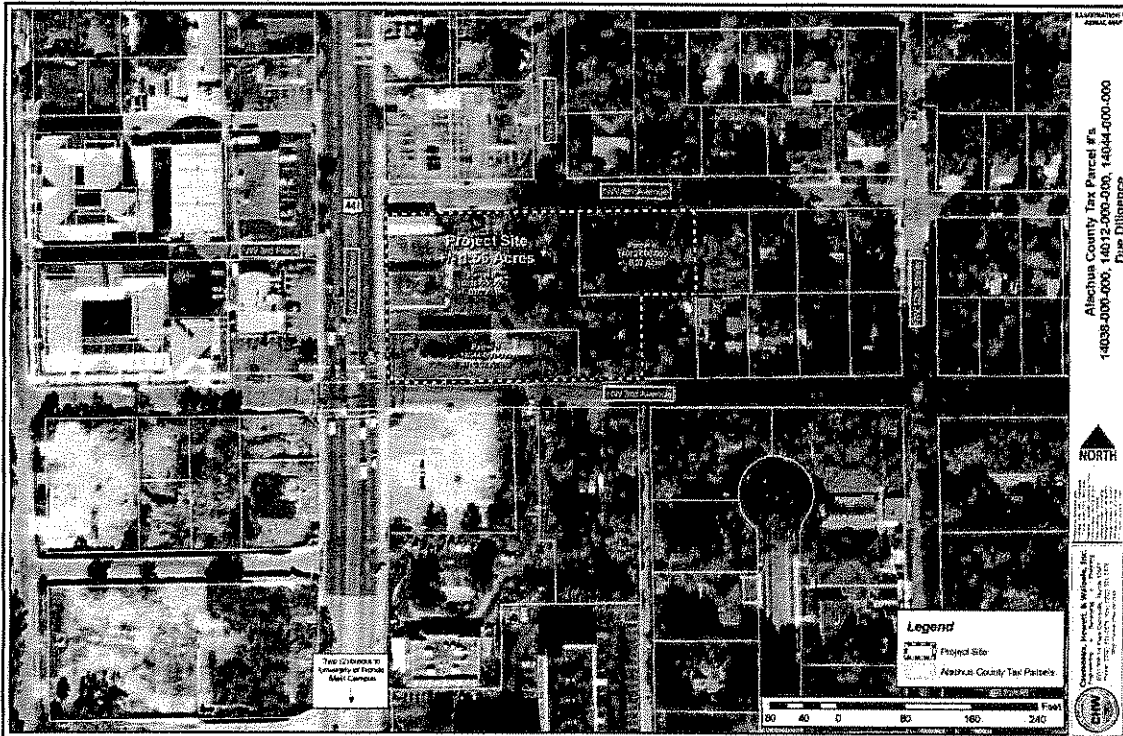
A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a ±1.5-acre site at 309/319 NW 13<sup>th</sup> Street. The proposed changes will amend the Future Land Use categories from Commercial (C), Mixed Use Low (MUL), and Residential Low Density (RL) to Urban Mixed Use 2 (UMU2) and the Zoning district from General Business (BUS), Automotive Oriented Business (BA), Mixed Use 1 (MU-1), and Residential Multi-family 5 (RMF-5) to Urban Mixed Use 2 (UMU2).

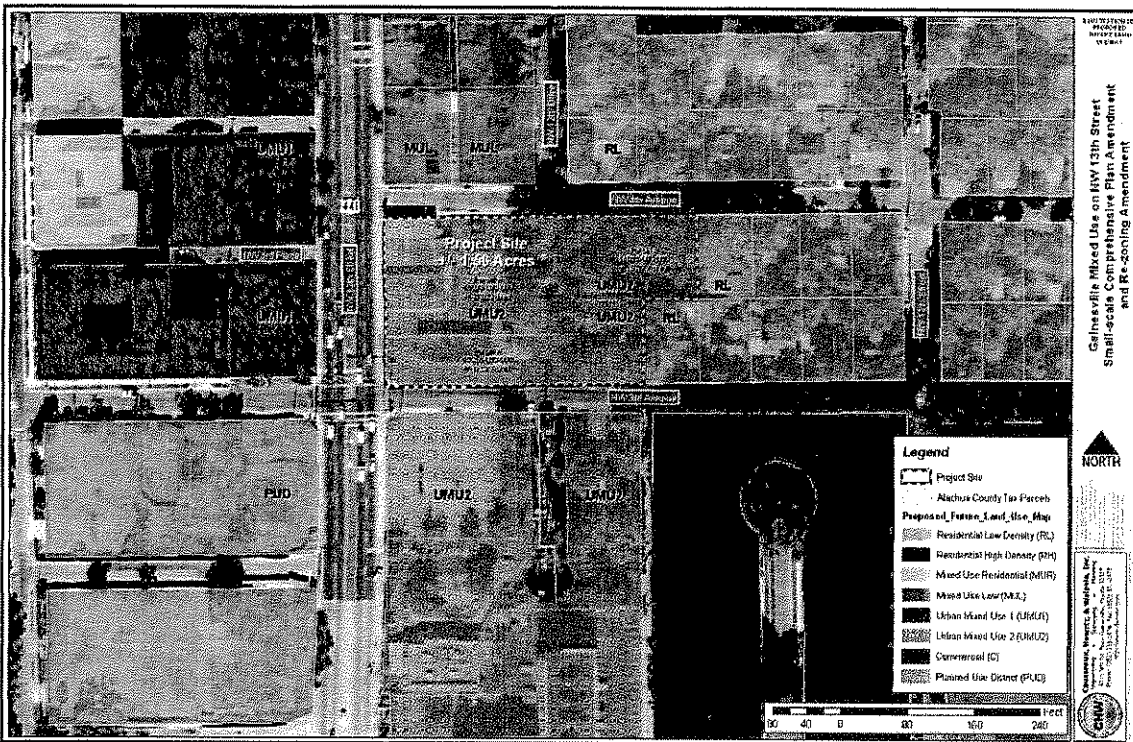
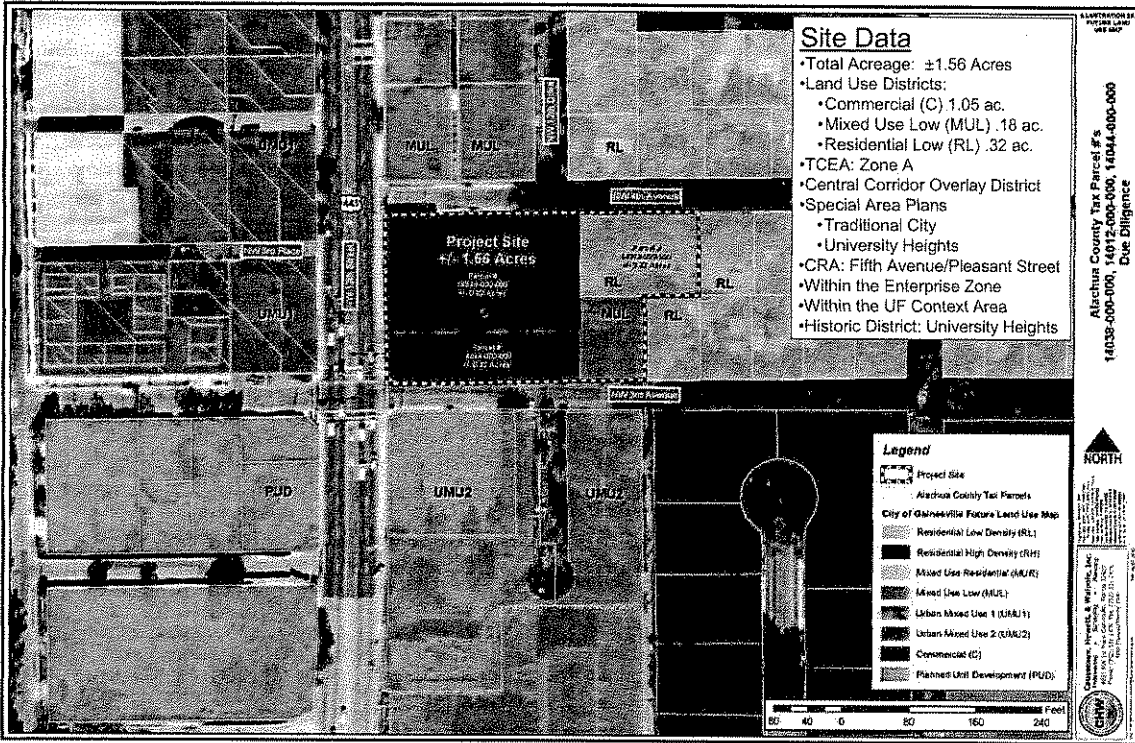
The workshop will be held Tuesday, July 13<sup>th</sup>, 2010 at 6:00 p.m. at Holiday Inn University Center, Gator Boardroom, located at 1250 West University Avenue, Gainesville, Florida, 32601.

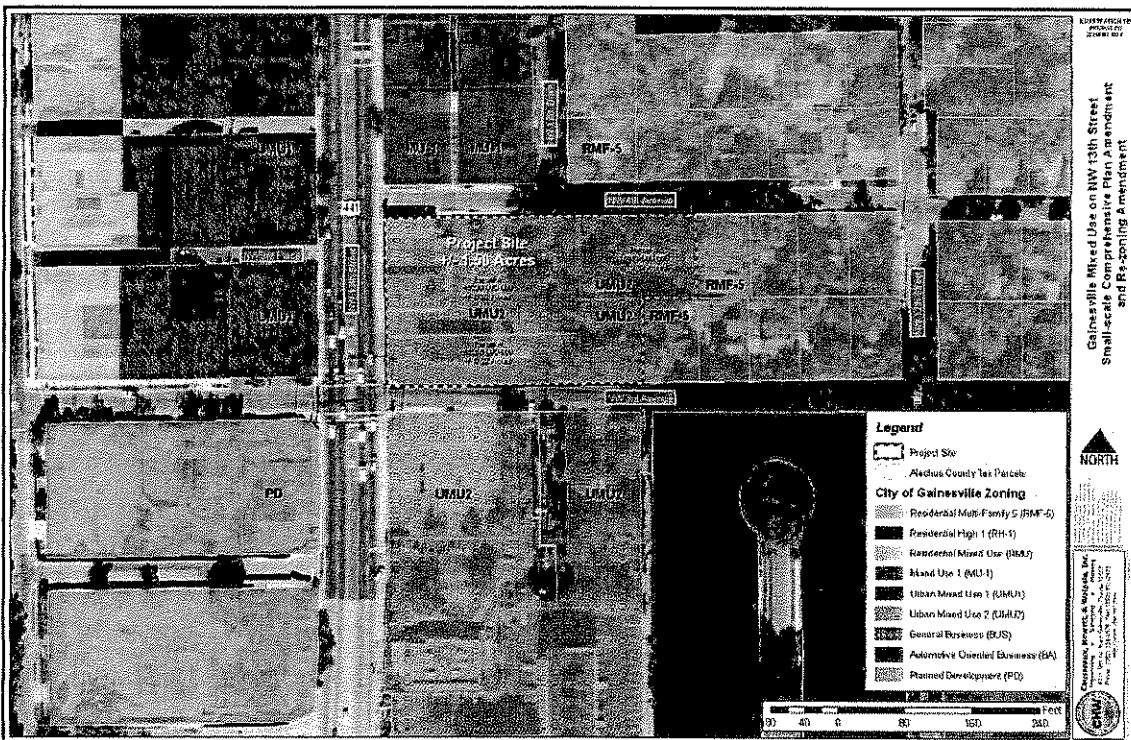
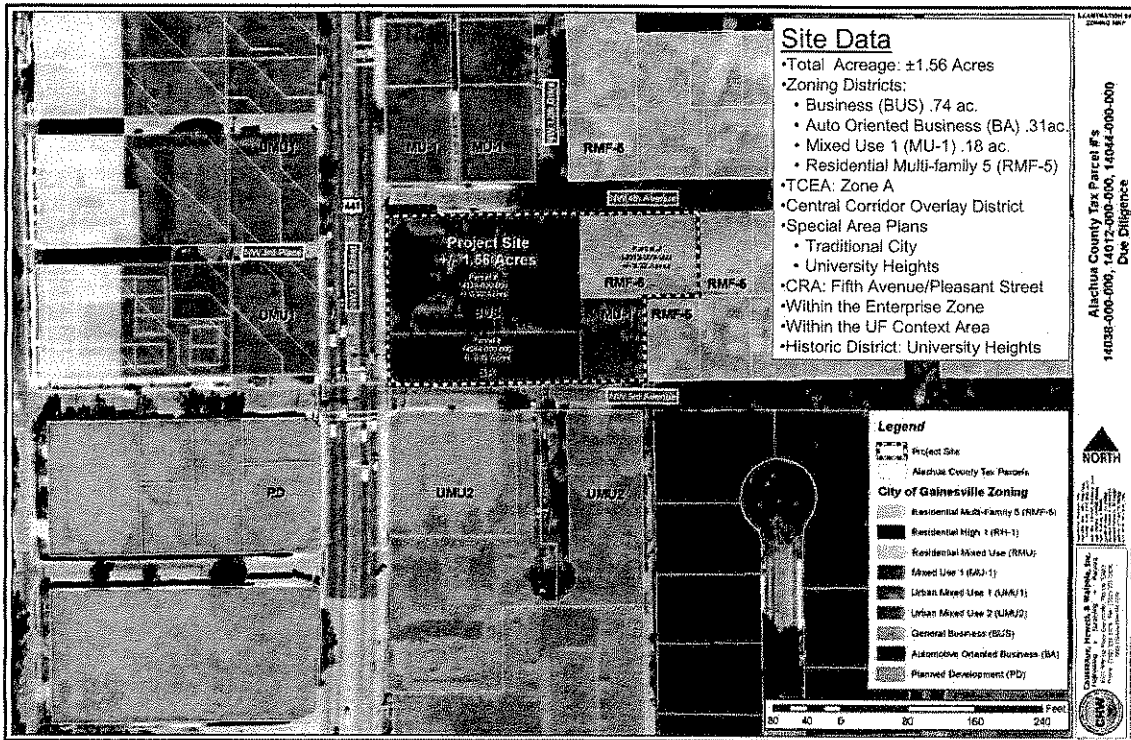
Contact Person:  
Gerry Dedenbach, AICP, LEED<sup>®</sup> AP  
Phone Number: (352) 331-1976



We've also met with the University Park  
Neighborhood Association Board and  
the City's Historic Preservation Board.









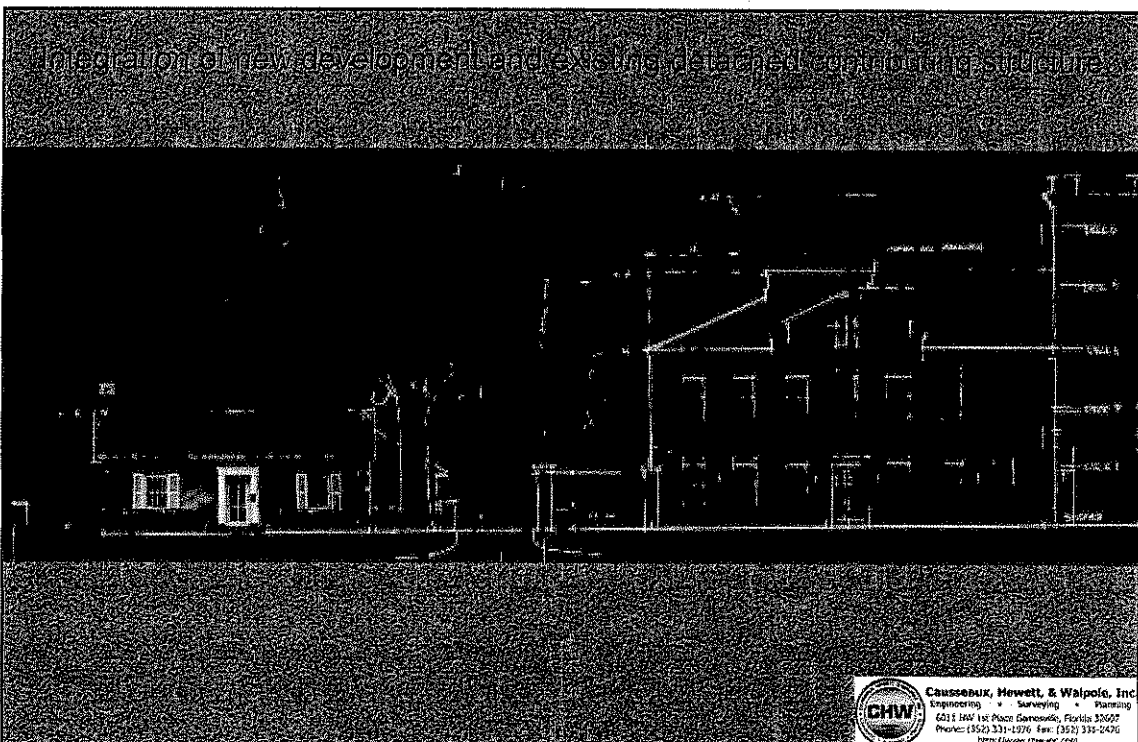
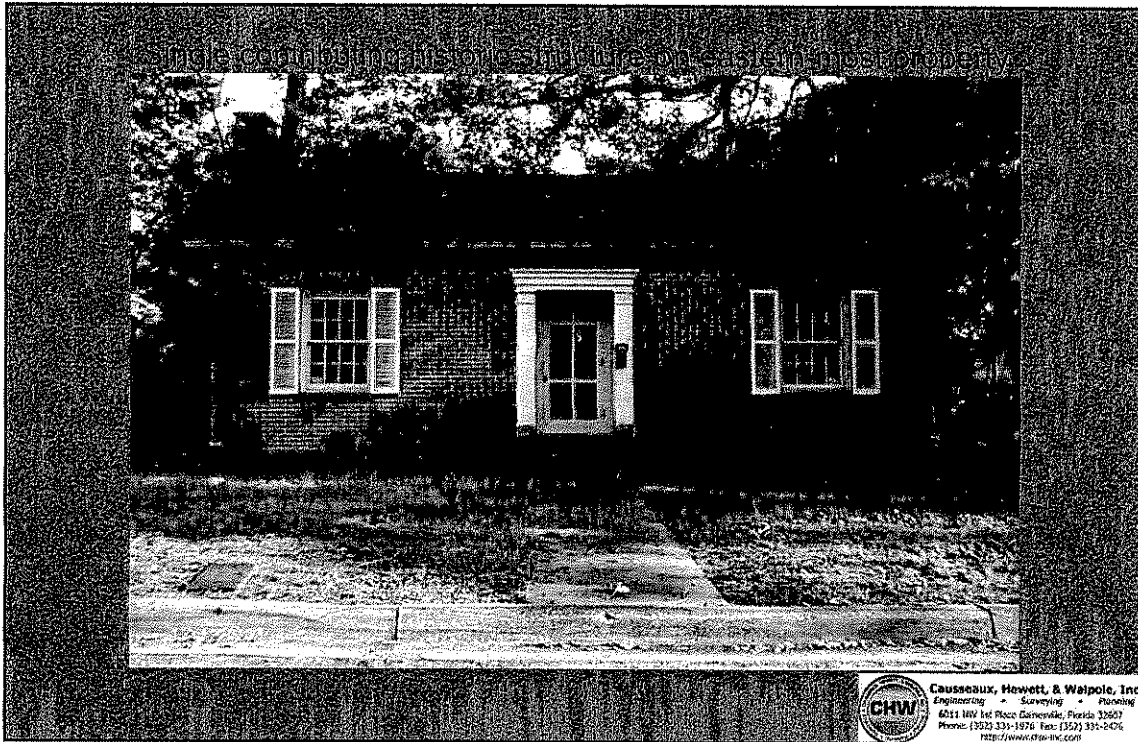


View from opposite intersection, looking at project site



View from opposite intersection, looking at project site

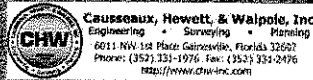




# Gainesville Mixed Use on NW 13<sup>th</sup> Street

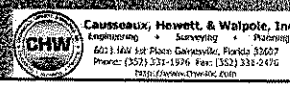
Small-scale Comprehensive Plan  
Amendment and Rezoning

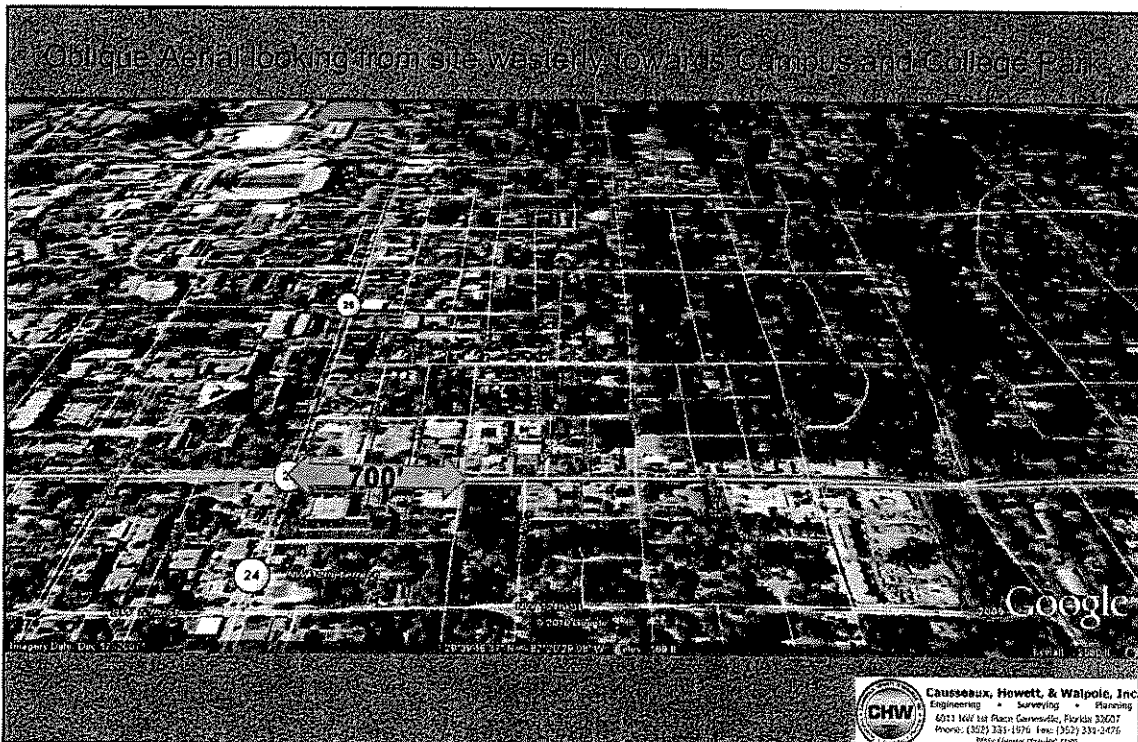
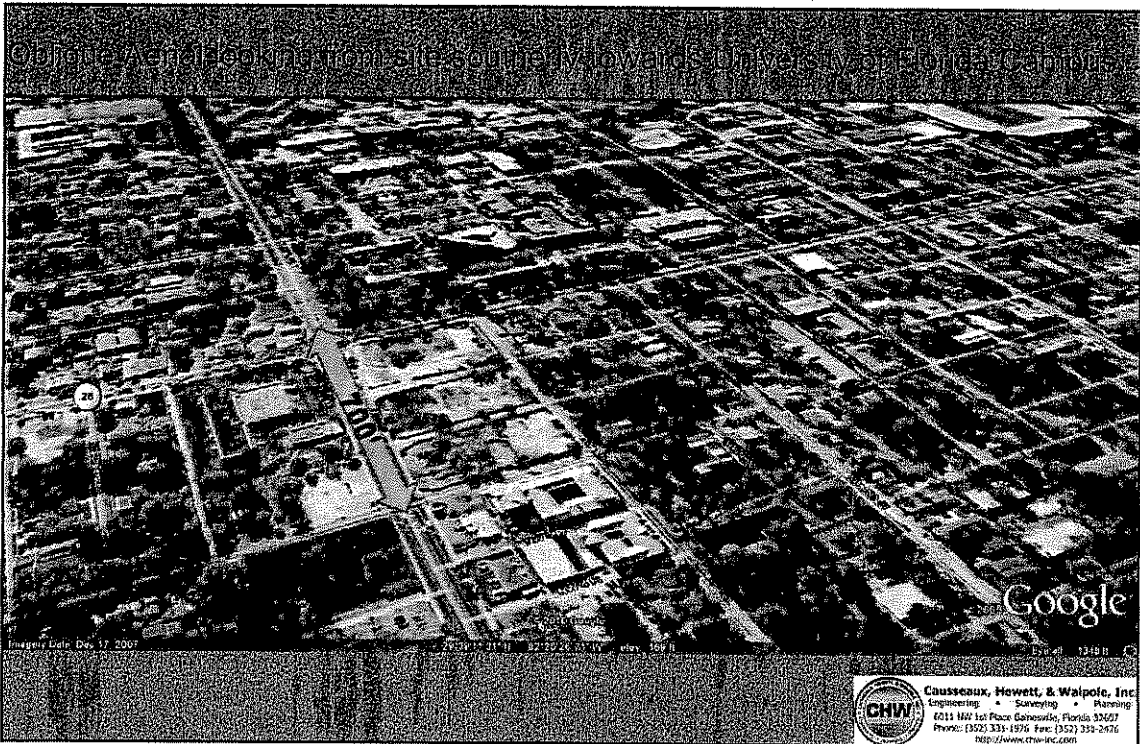
Neighborhood Workshop



July 13<sup>th</sup>, 2010

Oblique Aerial looking from University of Florida Campus northerly towards site

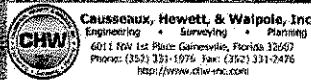




# Gainesville Mixed Use on NW 13<sup>th</sup> Street

Small-scale Comprehensive Plan  
Amendment and Rezoning

Neighborhood Workshop



July 13<sup>th</sup>, 2010

**100897C**

**Sign-in Sheet**

## SIGN-IN SHEET

## NEIGHBORHOOD WORKSHOP

Date: July 13, 2010

Time: 6:00 PM

Place: Holiday Inn University Center, Gator Boardroom  
1250 West University Avenue  
Gainesville, Florida 32601RE: Small-scale Comprehensive Plan Amendment and Rezoning  
application on a ±1.5-acre site at 309/319 NW 13<sup>th</sup> Street

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Betty O'BYRNE	Property at NW 12 <sup>th</sup> Etc.	Betty O'Byrne
2	Victoria Farrell	405 NW 13 <sup>th</sup> St	Victoria Farrell
3	Juelley Thomas	2032 NW 24 <sup>th</sup> St	Juelley Thomas
4	BRUCE HAWKINS KRISTIN HAWKINS	1226 NW 3 <sup>RD</sup> AVE	Bruce Hawkins Kristin Hawkins
5	SCOTT WATSON	1226 NW 4 <sup>th</sup> Ave	Scott Watson
6			
7			
8			
9			



**Workshop Minutes**

**GAINESVILLE MIXED USE ON NW 13<sup>TH</sup> STREET**  
**NEIGHBORHOOD WORKSHOP NOTES**  
**JULY 13, 2010 at 6:00 P.M.**  
**HOLIDAY INN UNIVERSITY CENTER**

*Recorded and transcribed by Causseaux, Hewett, & Walpole, Inc. staff.*

*Causseaux, Hewett, & Walpole, Inc. – Gerry Dedenbach (GD)  
 Ryan Thompson (RT)  
 Jay Reeves & Associates, Inc. – Jay Reeves (JR)  
 RD Management, LLC – Rick Birdoff (RB)*

*Following an informational PowerPoint presentation by Gerry Dedenbach, attendees asked questions regarding the proposed Small-scale Comprehensive Plan Amendment and Rezoning request. The PowerPoint presentation contained the required neighborhood workshop elements. Questions were asked both during and after the presentation. The following is a summary of the questions asked during the workshop and citizens comments.*

*Question – How many residential units will be in the development? There are some apartments in Gainesville that are empty.*

*Answer (GD) – 175 units are planned with up to 230 bedrooms total. Demand for unique dwellings, close to campus, such as those recently developed have high occupancy rates.*

*Question – University of Florida (UF) is not growing, what growth factor you are counting on to support the project.*

*Answer (GD) – UF is continually adding new programs, primarily for graduate students, which the development will be well suited for due to the minimal one- and two- bedroom format. Located close to the UF main campus and the Santa Fe College downtown center, this project will promote more urban living options for faculty, staff, and students.*

*Question – Will the residential units be owner or renter occupied?*

*Answer (GD) – The residential units will be rented by the project's developer. The units will be one to two (1-2) bedrooms, not "dorm" housing, which consists of three to four (3-4) bedrooms per unit and all rented independently.*

*Question – How can you assure us that the single contributing detached house will be rehabilitated? Why hasn't the structure been rehabilitated already?*

*Answer (RB) – The developer recently acquired the detached homes and intends to redevelop the entire project site. The structure will be used as the leasing and property management office. The house will remain conforming after the land use and zoning change, allowing the opportunity for it to be rented as a residence in the future.*

*Question – What insures that tall buildings will not be built immediately around the detached home?*

*Answer (JR)* – The house is a contributing structure within the historic district. Therefore, specific setbacks and other City of Gainesville design guidelines apply to the property. In addition, the City of Gainesville’s Historic Preservation Board must review and issue a Certificate of Appropriateness for any proposed changes.

*Question* – What noise, light, and traffic impacts will the development have on the historic residential neighborhood?

*Answer (GD)* – The City of Gainesville Codes address noise, light, and traffic impacts standards. Light will be directed to the street and other appropriate areas for safety and circulation. NEMA 4 and full cut-off luminaries will be used throughout the design process, consistent with City codes. Noise pollution is controlled in a similar fashion. The parking garage will be an enclosed structure, which will prevent headlights and noise from extending obtrusively beyond the property. An eight foot (8’) garden wall will also block headlights and noise from the neighborhood. Mechanical equipment will likely be placed on the building’s roof to eliminate noise and visual obstruction.

Traffic associated with the development will mainly come from NW 13<sup>th</sup> Street to the access tunnel. The tunnel will be placed far enough from NW 13<sup>th</sup> Street to ensure adequate room for vehicle queuing at the intersections and garage entrance. The main distribution of traffic will be to the south and southwest. However, a substantial portion of this traffic will be on foot, skateboard, bicycle, and transit. Some increased circulation may be realized within the neighborhood, on the public sidewalk and street system. As part of the project’s land use and zoning applications, a formal traffic impact analysis will identify increased traffic associated with the proposed development. The study’s findings are evaluated as part of the application.

*Question* – Where will the dumpsters be located?

*Answer (GD)* – The dumpsters will be located within the internal parking structure. The access tunnel will be designed to allow the dumpsters to be located, loaded within the parking garage.

*Question* – How will the project be financed?

*Answer (RB)* – The project will be financed primarily through capital held within the development firm. Bank loans will account for the balance. Securing the bank loans will be aided by the firm’s successful track record and having realistic potential tenant for the project.

*Question* – What will be the residential unit leasing terms?

*Answer (RB)* – Tenants will be required to sign a minimum one-year lease. Graduate students are our preferred residential tenant.

*Question* – What is the project’s total height?

*Answer (GD)* – The Urban Mixed Use 2 (UMU-2) land and zoning designations that are requested will allow six (6) stories by-right and eight (8) stories by Special Use Permit (SUP). Due to land and development costs, the project planned at eight (8) stories. Several structures in Gainesville are comparable in height, such as the Holiday Inn University Center

where this meeting is being held. The Seagle Building, Beaty Towers, and Lake Shore Towers are all in excess of the current eight (8) story height limitation.

*Question* – What is the anticipated parking structure height?

*Answer* (JR) – The structure will be five (5) stories.

*Question* – Will there be some sort of visual barrier regarding the parking structure?

*Answer* (JR) – The parking garage will be internal to the development. Some of the parking garage's exterior will be façade. In this case, the façade will replicate context area structures to camouflage the parking area.

*Question* – Will there be retention basins on site?

*Answer* (GD) – A vaulted drainage system to accommodate stormwater runoff. It is not anticipated that there is adequate capacity for the public systems of Tumbler Creek or Rattlesnake Branch.

*Question* – The structural integrity of a chert house was damaged when Jackson Square's foundation was set. How can we ensure this doesn't happen to my adjacent chert house?

*Answer* (GD) – Jackson Square's foundation may have used a driven piling method. An alternate method is auger or drill the foundation supports, which is much less obtrusive. This method is very common and may be incorporated into this site.

*Question* – The University Corners project ran into trouble when they proposed a sub-surface parking garage. How will a vaulted stormwater basin work on this site?

*Answer* (JR) – University Corners proposed two (2) levels of sub-surface parking, but was only approved for one (1) story. Although there is a shallow water table in the area, there is likely to be sufficient room for a vaulted stormwater basin. It is too early in the development stage to specific engineering data. However, in the worst case scenario, mitigation methods are available to address potential site constraints.

*Question* – Do you know the occupancy rates of the University House?

*Answer* (RB) – No, property managers typically do not disclose vacancy or rental rates to prevent undercutting from competition. Admittedly, vacancy rates are high across the entire spectrum of rental properties. However, Trimark and other similar property managers throughout the country have proven that proximity to campus and high-end offerings create extremely desirable properties. Tenants want the convenience of walking to class and the feeling of living in a home similar to what they grew up in.

*Question* – As a developer based in New York City, why do you want to develop in Gainesville?

*Answer (RB)* – My development firm has experience in college towns. When the property was presented to me, I came to visit and enjoyed the culture and climate. Plus, the property's proximity to the University of Florida was very attractive to some of my current tenants.

*Question* – Do you have experience developing in Florida?

*Answer (RB)* – Yes, I have several projects located in Florida. We developed a Lowe's Home Improvement in Orlando, which has spurred additional on-site development. Also, I have developed a Regal movie theatre in Tampa, FL, as well as several other projects.

*Question* – What impact will limiting the building's height to six (6) stories have on the project?

*Answer (RB)* – Obviously, the proximity to UF increased the property cost. Therefore, a high density is required to support the project and the amenities required for a successful project. The project may not be a loss, if it limited to six (6) stories. However, it will be much harder to attract a retail tenant with fewer residential units.

*Question* – Would you consider focusing the building's use on office, rather than residential?

Due to the overbuilt rental market and proximity to UF, you may find office a better option.

*Answer (RB)* – UF does not readily disclose their rental office and residential demand. Therefore, predicting and building to their exact market demand is difficult. Certainly, I am open to all options and would not build a project that is not supported by community market demand.

The meeting concluded at 7:15 p.m.