

Petition PB-15-29 LUC  
May 28, 2015

**Appendix C Application**



**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**

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

<b>Owner(s) of Record (please print)</b>	
Name: Prairie View Trust	
Address: 3501 South Main St., Suite 1	
Gainesville, FL 32601	
Phone: _____	Fax: _____
<b>(Additional owners may be listed at end of applic.)</b>	

<b>Applicant(s)/Agent(s), if different</b>	
Name: eda engineers-surveyors-planner, inc.	
Address: 2404 NW 43rd Street	
Gainesville, FL 32606	
Phone: 352-373-3541	Fax: 352-373-7249

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

**REQUEST**

Check applicable request(s) below:

Future Land Use Map [X]	Zoning Map [ ]	Master Flood Control Map [ ]
Present designation: Comm/RMD	Present designation:	Other [ ] Specify:
Requested designation: MUL	Requested designation:	

**INFORMATION ON PROPERTY**

1. Street address: SW 37th Blvd. (just South of Archer Road)
2. Map no(s): 00-10-19 and 14-10-19
3. Tax parcel no(s): 07240-046-000, 06812-012-000, and a portion of 06809-000-000
4. Size of property: <u>9.9</u> acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

**Certified Cashier's Receipt:**

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

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

A. What are the existing surrounding land uses?

North

**See Justification Report**

South

**See Justification Report**

East

**See Justification Report**

West

**See Justification Report**

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

**See Justification Report**

Noise and lighting

**See Justification Report**

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

NO X YES \_\_\_\_ (If yes, please explain below)

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

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

NO X YES \_\_\_\_

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

NO X YES \_\_\_\_

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

Redevelopment ____	Urban Infill <u>X</u>
Activity Center ____	Urban Fringe ____
Strip Commercial ____	Traditional Neighborhood ____

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

**See Justification Report**

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

**See Justification Report**

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

Roadways

**See Justification Report**

Recreation

**See Justification Report**

Water and Wastewater

**See Justification Report**

Solid Waste

**See Justification Report**

Mass Transit

**See Justification Report**

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

NO

YES  (please explain) **See Justification Report**



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:	PRAIRIE VIEW TRUST
Address:	3501 S. MAIN ST., STE. 1 GAINESVILLE, FL 32601
Phone:	Fax:
Signature: James D. Henderson, II	

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

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

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

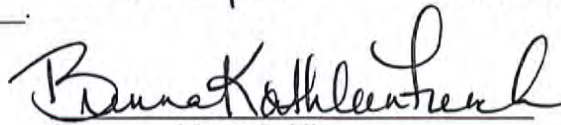
No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in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

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

  
 \_\_\_\_\_  
 Owner/Agent Signature  
 4/6/15  
 \_\_\_\_\_  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 6th day of April 2015, by (Name)  
Clay Sweger

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

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



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).

AS TO TAX PARCEL 06812-000-000

Owner of Record	
Name:	CITY OF GAINESVILLE (C/O GRV)
Address:	301 SE 4 <sup>TH</sup> AVENUE, STN. A.130 GAINESVILLE, FL 32601
Phone:	393-1232 Fax:
Signature:	Kyger V. Webb 4/22/15

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

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

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

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

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



*[Signature]*  
 Owner/Agent Signature  
 4/22/15  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 22<sup>nd</sup> day of April 2015, by (Name)  
Clay Sweger

*[Signature]*  
 Signature – Notary Public

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





**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: Prairie View Trust	
Address: 3501 South Main Street, Suite 1 Gainesville, FL 32601	
E-mail Address:	
Phone:	Fax:

Applicant(s)/Agent(s), if different	
Name: eda engineers-surveyors-planners, inc.	
Address: 2404 NW 43rd Street Gainesville, FL 32606	
E-mail Address: csweger@edafll.com	
Phone: 352-373-3541	Fax: 352-373-7249
(Attach notarized authorization for agent to act on owner's behalf)	

PROJECT INFORMATION	
1. Project Name: SW 37th Blvd. Land Use Change/Rezoning	
2. Street address: No Address	
3. Tax parcel no(s): 07240-046-000, 06812-012-000 and a portion of 06809-000-000	
4. Size of property:	9.9 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: 135    
(See exemptions on page 2)

**Level of Review**

Design Plat    
 Final Plat    
 Preliminary    
 Final    
 Revised    
 Staff Review

\*None of the above: Land Use Change / Rezoning (No Concurrency Reservation)

**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: S. Gainesville CSA     Middle: Kanapaha CSA     High: Gainesville CSA

**EXPLANATION OF STUDENT GENERATION CALCULATION:**

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



SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: \_\_\_\_\_ units x 0.159\* Elementary School Multiplier = \_\_\_\_\_ Student Stations  
 Middle School: \_\_\_\_\_ units x 0.080\* Middle School Multiplier = \_\_\_\_\_ Student Stations  
 High School: \_\_\_\_\_ units x 0.112\* High School Multiplier = \_\_\_\_\_ Student Stations

MULTI- FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: 135 units x 0.042\* Elementary School Multiplier = 6 Student Stations  
 Middle School: 135 units x 0.016\* Middle School Multiplier = 2 Student Stations  
 High School: 135 units x 0.019\* High School Multiplier = 3 Student Stations

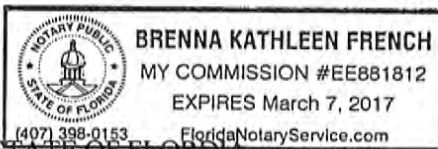
\* Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan

**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.



[Signature]  
 Owner/Agent Signature  
4/22/15  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 22<sup>nd</sup> day of April, 2015.  
by (Name) Clay Sweager

[Signature]  
 Signature – Notary Public

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

**Certification by School Board of Alachua County**

This application for a determination of adequacy of public schools to accommodate the public school students generated by the subject development, has been reviewed by the School Board of Alachua County (designated staff representative). The following determinations have been made:

The application is **approved** based upon the following findings:

Elementary: Capacity Required \_\_\_\_\_ SCSA \_\_\_\_\_

- Capacity available Available Capacity \_\_\_\_\_
- Capacity available in three years Available Capacity \_\_\_\_\_
- Capacity Available in adjacent SCSA Available Capacity \_\_\_\_\_

Middle: Capacity Required \_\_\_\_\_ SCSA \_\_\_\_\_

- Capacity available Available Capacity \_\_\_\_\_
- Capacity available in three years Available Capacity \_\_\_\_\_
- Capacity Available in adjacent SCSA Available Capacity \_\_\_\_\_

High Capacity Required \_\_\_\_\_ SCSA \_\_\_\_\_

- Capacity available Available Capacity \_\_\_\_\_
- Capacity available in three years Available Capacity \_\_\_\_\_
- Capacity Available in adjacent SCSA Available Capacity \_\_\_\_\_

**Denied** for reasons stated

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\_\_\_\_\_  
 Terry L. Tougaw  
 Director of Community Planning  
 School Board of Alachua County

\_\_\_\_\_  
Date





**APPLICATION FOR ENVIRONMENTAL REVIEW**

<b>OFFICE USE ONLY</b>	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-4063	

**CHECK ONE:**

Basic       Level 1       Level 2      Submittal:  1st  2nd  3rd

Basic Environmental Review – Submit general environmental assessment with application.  
 Level 1 Environmental Review – Submit environmental studies with application.  
 Level 2 Environmental Review – Submit mitigation and/or management plan.  
 (Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: Prairie View Trust	Name: eda engineers-surveyors-planners, inc.
Address: 3501 South Main Srteet, Suite 1 Gainesville, FL 32601	Address: 2404 NW 43rd Street Gainesville, FL 32606
SEE AFFIDAVIT FOR ADD. OWNER INFO	E-mail: csweger@edaf.com
E-mail:	Phone: 352-373-3541 Fax: 352-373-7249
Phone:                      Fax:	
<i>(If additional owners, please include on back)</i>	

**PROJECT INFORMATION**

<b>Project Name</b>	SW 37th Blvd. Rezoning/Land Use Change
<b>Check all regulated resources that apply to this development application:</b>	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input checked="" type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

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

Applicant's signature

4/6/15  
Date

**Certified Cashier's Receipt:**

Current Planning  
Planning Counter—158

Phone: 352-334-5023

Thomas Center B  
306 NE 6<sup>th</sup> Avenue









Parcel: 07240-046-000

Search Date: 3/24/2015 at 9:34:48 AM - Data updated: 03/24/15

<b>Taxpayer:</b> PRAIRIE VIEW TRUST	<b>Legal:</b> GARY GRANT THAT PT LYING N OF SW 37TH BLVD ORD-001912 0-01-57 (LESS COM NE COR GARY GRT S 47 DEG W 3432.60 FT S 47 DEG W 126.46 FT S 25 DEG E 199.47 FT POB S 25 DEG E 445.54 FT NWLY ALG CURVE 457.61 FT N 45 DEG E 323.36 FT POB PER OR 2864/1130)(LESS COM NE COR GARY GRT S 47 DEG W 3432.60 FT S 47 DEG W 126.46 FT S 25 DEG E 493.54 FT POB S 79 DEGE 129.87 FT S 5 DEG E 109.63 FT S 85 DEG W 14.28 FT NWLY ALG CURVE 58.36 FT N 25 DEG W 151.47 FT POB PER OR 2875/0698)
<b>Mailing:</b> 3501 S MAIN ST STE 1 GAINESVILLE, FL 32601-9031	
<b>Location:</b>	
<b>Sec-Twn-Rng:</b> 0-10-19	
<b>Use:</b> Vacant Comm	
<b>Tax Jurisdiction:</b> Gainesville	
<b>Area:</b> Butler Plaza/Archer Rd	
<b>Subdivision:</b> Placeholder	

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	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2815.82
2013	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2824.59
2012	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2810.5
2011	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2846.66
2010	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2831.82
2009	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2834.13
2008	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2631.8
2007	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2646.9
2006	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2915.67
2005	Vacant Comm	118600	118600	0	0	118600	0	118600	0	118600	2996.09
2004	Tmbr Si 80-89	1600	112500	0	0	1600	0	1600	0	1600	40.84
2003	Tmbr Si 80-89	1000	112500	0	0	1000	0	1000	0	1000	26.15
2002	Tmbr Si 80-89	1000	112500	0	0	1000	0	1000	0	1000	26.52

Land

Use	Zoning	Acres
Vacant Commercial	RMF8	1.65
2014 Certified Land Value: 118600		



Parcel: 06809-000-000

Search Date: 3/24/2015 at 9:34:57 AM - Data updated: 03/24/15

<b>Taxpayer:</b> PRAIRIE VIEW TRUST	<b>Legal:</b> BEG A1/2 MILE POST ON E LINE SEC S TO GRT SW ALONG GRT 1212.26 FT N 917.3 FT TO S RR/W NE ALONG RR/W TO SEC LINE STO POB ALSO COM NE COR SE1/4 W 1353 FT S 420 FT TO RR SW ALONG RR 519 FT TO POB S 300 FT E 452.00 FT S TO N LINEGRT SW ALONG GRT TO E LINE ROBBINSWOOD S/D N TO RR/W NE ALONG RR/W TO POB & LESS R/W SR S-23 LESS OR 773/314) LESSR/W OR 824/696) LESS OR 830/727) (LESS R/W FOR SW 37TH BLVD PER OR 2087/0454) OR 1594/2630 (LESS R/W FOR SW 37THBLVD PER OR 2087/0454
<b>Mailing:</b> HENDERSON TRUSTEES ET AL 3501 S MAIN ST STE 1 GAINESVILLE, FL 32601-9031	
<b>Location:</b>	
<b>Sec-Twn-Rng:</b> 14-10-19	
<b>Use:</b> Vacant Industrial	
<b>Tax Jurisdiction:</b> Gainesville	
<b>Area:</b> Butler Plaza/Archer Rd	
<b>Subdivision:</b> Placeholder	

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	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16025.93
2013	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16075.88
2012	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	15995.7
2011	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16201.56
2010	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16117.06
2009	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16130.27
2008	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	14978.66
2007	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	15064.67
2006	Vacant Industrial	675000	675000	0	0	675000	0	675000	0	675000	16594.27
2005	Vacant Industrial	648000	648000	0	0	648000	0	648000	0	648000	16369.91
2004	Vacant Industrial	648000	648000	0	0	648000	0	648000	0	648000	16538.85
2003	Vacant Industrial	648000	648000	0	0	648000	0	648000	0	648000	16937.37
2002	Vacant Industrial	648000	648000	0	0	648000	0	648000	0	648000	17185.93
2001	Vacant Industrial	464500	464500	0	0	464500	0	464500	0	464500	11640.15
2000	Vacant Industrial	464500	464500	0	0	464500	0	464500	0	464500	11814.52
1999	Vacant Industrial	464500	464500	0	0	464500	0	464500	0	464500	11892.56
1998	Vacant Industrial	464500	464500	0	0	464500	0	464500	0	464500	12254.25
1997	Vacant Industrial	379400	379400	0	0	379400	0	379400	0	379400	10241.38
1996	Vacant Industrial	406700	406700	0	0	406700	0	406700	0	406700	11093.03
1995	Vacant Industrial	406700	406700	0	0	406700	0	406700	0	406700	11093.04

Land

Use	Zoning	Acres
Vacant Commercial	General Business	15.73
MFR>10 Units	General Business	2.27
2014 Certified Land Value: 675000		



## PB-15-29 LUC

## Exhibit C-1

Parcel: 06812-012-000

Search Date: 4/22/2015 at 1:17:53 PM - Data updated: 04/22/15

<b>Taxpayer:</b>	CITY OF GAINESVILLE	<b>Legal:</b>	COM NE COR ROBBINSWOOD PB E-69 POB S 1192.55 FT N 47 DEG E
<b>Mailing:</b>	% LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE, FL 32627		67.53 FT N 1177 FTS 58 DEG W 58.22 FT POB (LESS THE N550 FT M/L PER OR 2028/2386) OR 824/696
<b>Location:</b>			
<b>Sec-Twn-Rng:</b>	14-10-19		
<b>Use:</b>	Right-Of-Way		
<b>Tax Jurisdiction:</b>	Gainesville		
<b>Area:</b>	Butler Plaza/Archer Rd		
<b>Subdivision:</b>	Placeholder		

## 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	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2013	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2012	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2011	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2010	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2009	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2008	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2007	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2006	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2005	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2004	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2003	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2002	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2001	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
2000	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
1999	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
1998	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
1997	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
1996	Right-Of-Way	100	100	0	0	100	0	100	100	0	0
1995	Right-Of-Way	100	100	0	0	100	0	100	100	0	0

## Land

Use	Zoning	Acres
Right-of-Way	General Business	0
2014 Certified Land Value: 100		

## Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
03/09/1973	100	Yes	No	0824	0696	Final Judgement



Tax Collector Home Search Account Shopping Cart

2014 Roll Details - Real Estate Account at 3989 SW 37TH BLVD, 32608

Real Estate Account: 07240 046 000

Parcel details Latest bill Full bill history

<b>2014</b>	2013	2012	2011	...	2002
Paid	Paid	Paid	Paid		Paid

Map GIS (11/11/11) 2011

Owner: PRAIRIE VIEW TRUST  
 3501 S MAIN ST STE 1  
 GAINESVILLE, FL 32601-9031

Situs: 3989 SW 37TH BLVD  
 32608

Account number: 07240 046 000  
 Alternate Key: 1064189  
 Millage code: 3600  
 Millage rate: 23.7421

Assessed value: 118,600  
 School assessed value: 118,600

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2014 annual bill

Ad valorem: \$2,815.82  
 Non-ad valorem: \$0.00  
 Total Discountable: 2815.82  
 No Discount NAVA: 0.00  
 Total tax:

View Legal description Location

\$2,815.82 GARY GRANT THAT PT LYING N OF SW  
 37TH BLVD ORD-001912 0-01-57 (LESS  
 COM NE COR GARY GRT S 47 DEG W  
 3432.60 FT S 47 DEG W 126.46 FT S 25  
 DEG E 199.47 FT POB S 25 DEG E  
 445.54 FT NNLY ALG CURVE 457.61 FT N  
 45 DEG E 323.36 FT POB PER OR  
 2864/1130)(LESS COM NE COR GARY GRT

Book, page, item: --  
 Geo number: 00-10-19-07240046000  
 Range: 19  
 Township: 10  
 Section: 00

Paid 2014-11-25 \$2,703.19  
 Receipt #14-0031848





Home > Collectors > 2014 > 06809 > 00000000

2014 Roll Details - Real Estate Account #06809 000 000

Real Estate Account #06809 000 000

Parcel details Latest bill Full bill history

<b>2014</b>	2013	2012	2011	...	2002
Paid	Paid	Paid	Paid		Paid

Owner: PRAIRIE VIEW TRUST  
 HENDERSON TRUSTEES ET AL  
 3501 S MAIN ST STE 1  
 GAINESVILLE, FL 32601-9031

Situs: (unknown)

Account number: 06809 000 000

Alternate Key: 1055429

Millage code: 3600

Millage rate: 23.7421

Assessed value: 675,000

School assessed value: 675,000

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2014 annual bill

Ad valorem:  
 Non-ad valorem:  
 Total Discountable:  
 No Discount NAVA:  
 Total tax:

View Legal description

\$16,025.93  
 \$0.00  
 16025.93  
 0.00

BEG A1/2 MILE POST ON E LINE SEC S TO GRT SW ALONG GRT 1212.26 FT N 917.3 FT TO S RR/W NE ALONG RR/W TO SEC LINE S TO POB ALSO COM NE COR SE1/4 W 1353 FT S 420 FT TO RR SW ALONG RR 519 FT TO POB S 300 FT E 452.00 FT S TO N LINE GRT SW ALONG GRT TO E LINE ROBBINSWOOD S/D N TO

Location



Book, page, item: --  
 Geo number: 14-10-19-06809000000  
 Range: 19  
 Township: 10  
 Section: 14

Paid 2014-11-25 \$15,384.89  
 Receipt #14-0031848



engineers • surveyors • planners, inc.

# ***Land Use Change & Rezoning Justification Report***

**Prepared for Submittal to:**

City of Gainesville

**Prepared by:**

**eda** engineers-surveyors-planners, inc.

**Agents for:**

Prairie View Trust & Gainesville Regional Utilities

**Submittal Date:**

April 22, 2015

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- Attachment 1: Legal Descriptions & Legal Sketch
- Attachment 2: Neighborhood Workshop Materials





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## Project Background & Statement of Proposed Change

The owners of parcels 07240-046-000, 06809-000-000 (portion of) and 06812-012-000 located on both sides of SW 37<sup>th</sup> Blvd propose a Small Scale Comprehensive Plan Amendment (land use change) and rezoning for a piece of land located along SW 37<sup>th</sup> Blvd, just south of Archer Road. The subject property is surrounded by a mix of uses, including single and multi-family development, a child care facility and vacant lands. Some environmentally sensitive lands (wetlands) are located to the east and north of the property. The property is also located just south of Archer Road, a major state arterial roadway and Butler Plaza, a regional commercial center. The property proposed for amendment is approximately 9.9 acres in size.

The following aerial photo (Figure 1) indicates the project limits:



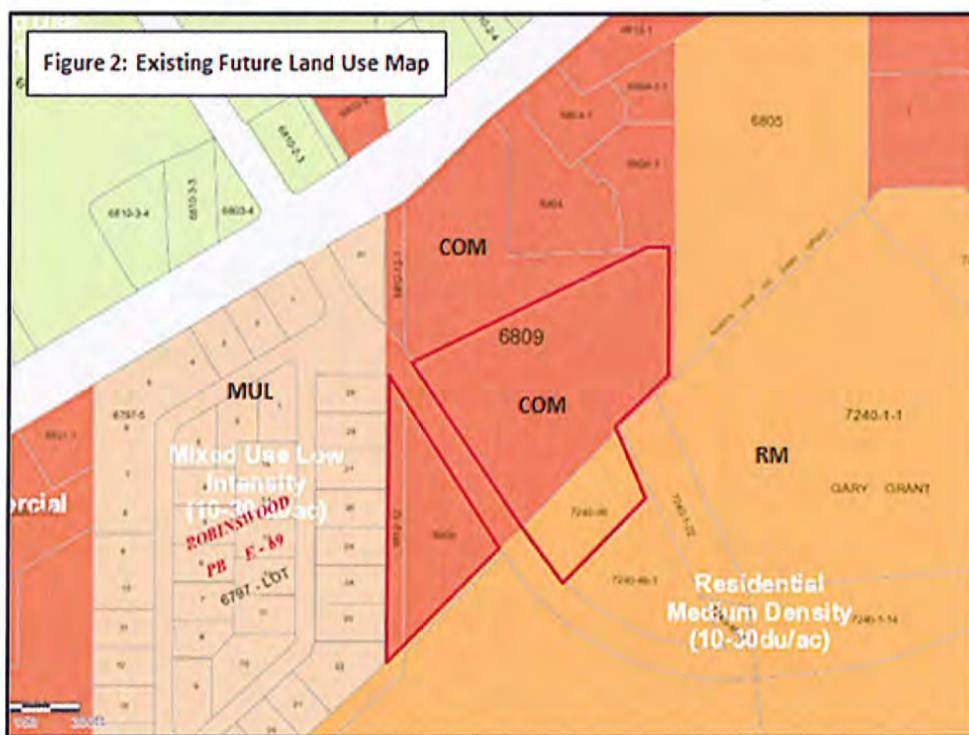
The current FLU of parcels 06809-000-000 and 06812-012-000 is Commercial and the current FLU of parcel 07240-046-000 is Residential Medium Density. The current zoning of parcels 06809-000-000 and 06812-012-000 is General Business (BUS) and the current zoning of parcel 07240-046-000 is Multi-Family Medium Density Residential



(RMF-8). The proposed FLU is Mixed Use Low and the proposed zoning is Mixed-Use Low Intensity District 1 (MU-1). The proposed map amendments will promote growth and redevelopment within the core of the City and foster infill development and redevelopment within the immediate area. The property is located in a portion of the City that is heavily populated and has adequate public facilities to support new development. The change in land use and zoning on the subject property and future surrounding areas will generate significant short and long-term reinvestment opportunities by introducing new options for a mix of commercial and residential uses and will help spur economic development activity in the short-term.

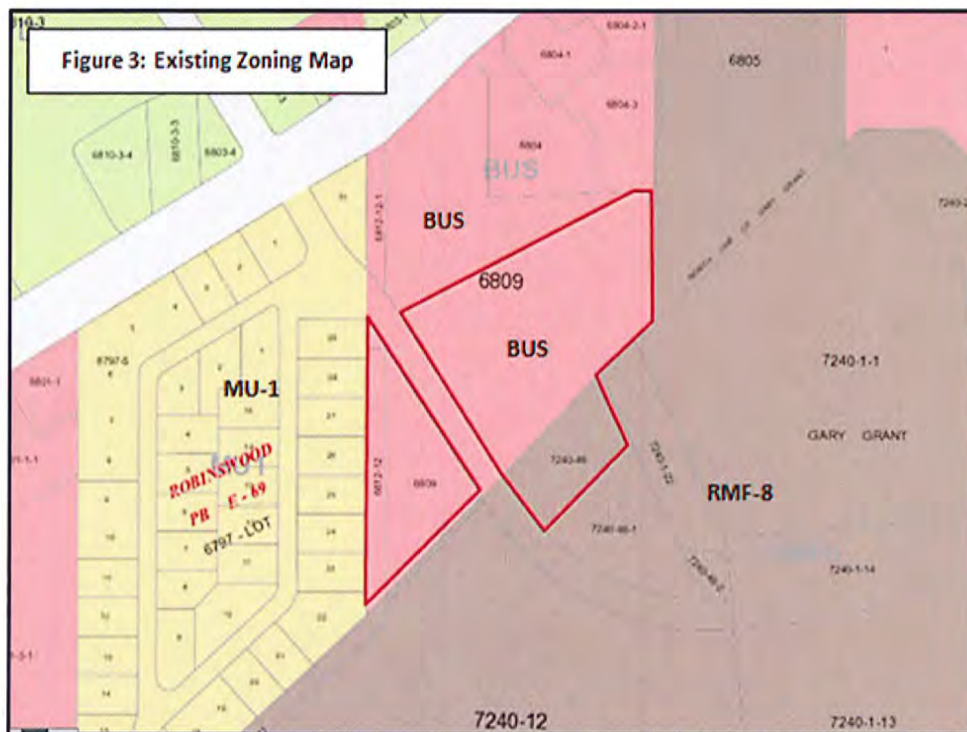
### Existing Future Land Use and Zoning

The current FLU of parcel 06809-000-000 is Commercial and the current FLU of parcel 07240-046-000 is Residential Medium Density. The current zoning of parcel 06809-000-000 is General Business (BUS) and the current zoning of parcel 07240-046-000 is Multi-Family Medium Density Residential (RMF-8), as indicated on Figures 2 & 3.



According to the City of Gainesville Comprehensive Plan, the Residential Medium future land use designation is appropriate for single-family and multi-family development at densities from 8 to 30 dwelling units per acre. This existing land use limits the development potential to residential only and precludes the ability to develop mixed use or non-residential projects on parcel 07240-046-000. According to the City of Gainesville Comprehensive Plan, the Commercial land use designation is appropriate

for large scale highway-oriented commercial uses. This existing land use limits the development potential to commercial only and precludes the ability to develop mixed use or residential projects on parcel 06809-000-000 and 06812-012-000.

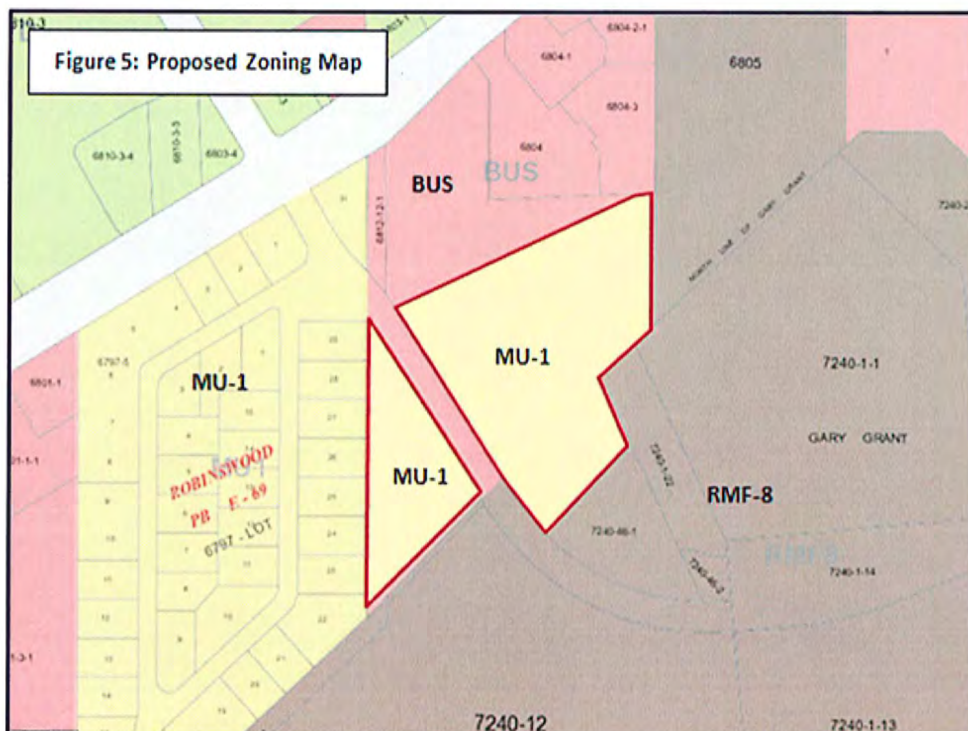
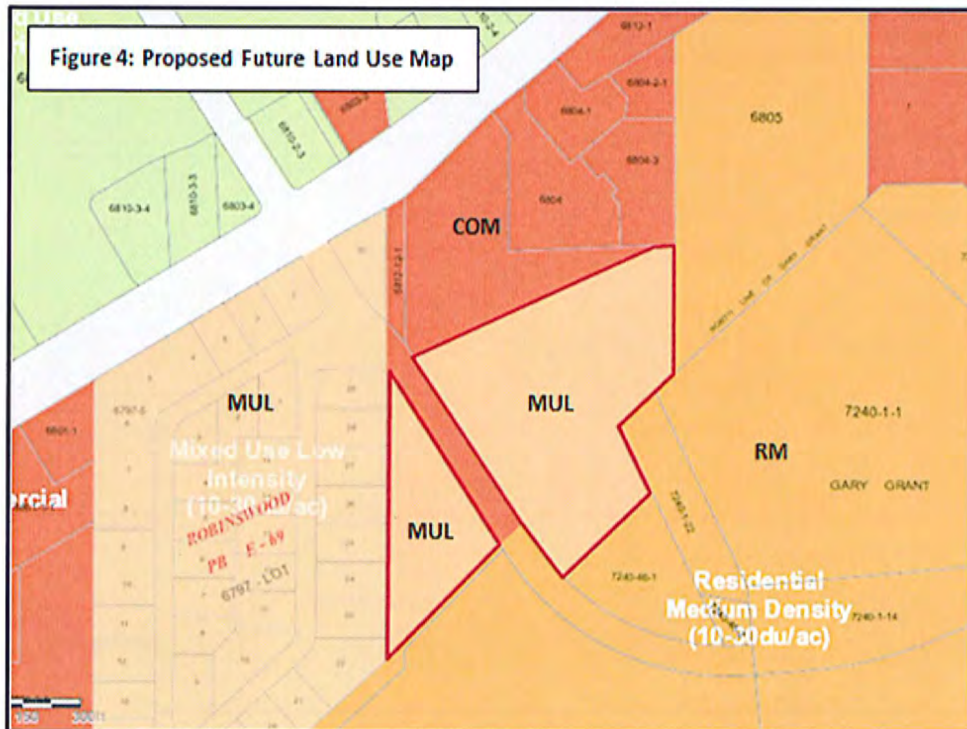


According to the City of Gainesville Land Development Code, the RMF-8 zoning district is appropriate for medium-density residential development between 8-30 units per acre. This existing zoning designation limits the development potential to residential only and precludes the ability to develop mixed use or non-residential projects on parcel 07240-046-000. According to the City of Gainesville Land Development Code, the Business zoning district is appropriate for a wide range of commercial, business and office uses located along major transportation arteries and frontage roads. However, the existing zoning designation limits the development potential to commercial only and precludes the ability to develop mixed use or residential projects on parcel 06809-000-000 and 06812-012-000.



### Proposed Future Land Use and Zoning

The proposal will amend the future land use map to Mixed Use Low and zoning map to Mixed Use Low Intensity (MU-1), as indicated in Figures 4 & 5 below:





The City of Gainesville Comprehensive Plan defines the Mixed Use Low future land use category as follows:

*This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest (or no) front setbacks.*

Section 30-64 of the City's Land Development Code states that the MU-1 zoning district established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential areas. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas and was established to allow uses compatible with each other and with surrounding residential areas to be developed near each other.

Objectives of the MU-1 district include:

- ❖ Permit compatible commercial, office, service and residential developments that benefit from being located near each other.
- ❖ Provide an adequate mix of residential uses including multifamily, townhouse, zero lot line, and detached single-family at urban densities.
- ❖ Ensure, through development plan approval, that nonresidential and mixed-use developments are designed to promote the most efficient use of the land, and that they coordinate the internal activities of the site as well as establish a harmonious relationship between such developments and their environment.



- ❖ Accommodate neighborhood-level services and retail uses along existing business corridors.
- ❖ Allow the market some flexibility in determining locations of new nonresidential development, and the ability to expand such areas in relation to the population densities achieved.
- ❖ Encourage nonresidential and/or mixed-use developments to locate on land that is physically capable of supporting the particular type of development.

Because the project area is located within along a major business corridor within the urban core of the City, the requested MU-1 land use and zoning is appropriate in order to facilitate redevelopment in this area in accordance with the goals of the City of Gainesville Comprehensive Plan. The requested land use and zoning will accommodate uses appropriate for the area, and will effectively allow a mixture of the surrounding existing uses (i.e. residential and retail).

The MU-1 land-use and zoning will allow a mixture of residential, office, business, and commercial uses in-line with the vision to allow some flexibility to cater to market demands. A complete list of allowed uses within the MU-1 zoning district is included in LDC Sec. 30-64.

**Responses to Application Questions**

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**A. Surrounding Land Uses**

The subject property is located within a highly urbanized portion of central Gainesville. The property is generally bounded to the west by a mix of single family and multifamily structures, to the south by an apartment complex, to the east by an apartment complex and commercial development, and to the north by commercial development along Archer Road. See Figures 2 & 3 for surrounding land uses and future land use designations. It is the finding of this report that existing land uses surrounding the subject property will not be adversely affected by the proposed change in land use and zoning designations.

*Figure 6: Surrounding Property Uses, Future Land Use and Zoning Designations*

Direction	FLU Designation	Zoning	Existing Use
North	Commercial	BUS	Restaurants/Commercial
South	Residential Medium Density	RMF-8	Multi-family
East	Residential Medium Density	RMF-8	Multi-family
	Commercial	BUS	Restaurants/Commercial
West	Mixed Use Low	MU-1	Multi-family/Single-family



**B. Adjacent Land Uses**

There are no other vacant properties within ½ mile that have the same land use/zoning as proposed in this application.

**C. Development Impacts****a. Impact to Residential Streets**

The project area is located along a non-residential street (SW 37<sup>th</sup> Blvd) and is in close proximity to two major arterial streets (Archer Road and SW 34<sup>th</sup> Street). Primary access to any future development will come from a combination of these non-residential streets.

**b. Impact on Noise and Lighting**

The proposed Mixed Use Low land use designation and MU-1 zoning will effectively allow similar uses that currently exist in the surrounding area (a mix of multi-family residential and commercial). Mixed use redevelopment should not adversely impact noise and lighting to surrounding properties. Protections are provided by the City, such as the noise ordinance will be enforced as part of any activity within the area. In addition, light trespass restrictions provide standards for mitigation of impacts that are enforced as part of the development review process.

**D. Environmental Resources**

The only known environmental resources within the project site are wetlands, which have been delineated by an environmental specialist and surveyed in order to avoid these areas to the greatest extent possible. These resources shall be regulated and protected by the current City of Gainesville environmental regulations codified in the Land Development Code.

**E. Historic Resources**

The project area does not contain any historic structures or any identified archaeological resources deemed significant by the state.

**F. Development Pattern and Community Contribution**

In accordance with the City of Gainesville Comprehensive Plan, the proposal promotes urban infill and redevelopment within the urbanized core Gainesville. The site is currently underutilized and is ripe for future redevelopment and improvement. The proposed MU-1 district will support and encourage quality, mixed-use infill redevelopment in this area.



**G. Long-Term Economic Benefits**

The proposed land use and zoning change applications to Mixed Use Low and MU-1 will be consistent with the development pattern found in the surrounding area. New development activity and investment will support the City's Economic Development goals to create jobs, offer high quality of living opportunities, support compact urban development and raise the tax base.

**H. Level of Services Standards**

The proposed change in future land use and zoning will essentially result in the following change in permitted uses:

Non-Residential Uses: Adds 1.65 acres of potential development area (developable upland areas)

- Result: 1.65 acres x 15,000 square feet/acre = 25,000 square feet (+/-)

Residential Uses: Adds 4.5 acres of potential development area (developable upland areas – eliminating wetlands, required buffers and isolated uplands)

- Result: 4.5 acres x 30 units per acre = 135 units

Other development rights besides the amount indicated above are currently permitted on the future land use and zoning map and therefore are not included in the following analysis.

**a. Roadways**

The project is located within the Transportation Concurrency Exception Area (TCEA) Zone C of the City's Transportation Mobility Program Area (TMPA). Development within Zone C is not required to meet Level of Service standards for concurrency but will be required to comply with Policies 1.1.4 of the Comprehensive Plan Concurrency Management Element. The trip generation for the proposed change is presented in *Figure 8*. It should be noted, however, that due to the proximity to existing RTS bus service (with significant student ridership), peak traffic flow is expected to be lower than shown in *Figure 8*.

Figure 7: Estimated Trip Generation

Proposed Traffic Demand-Specialty Retail (ITE 814)						
Units: 25,000 SF						
Category	Rate	Trips	Directional Distribution In		Direction Distribution Out	
PM Peak	5.02	126	0.44	55	0.56	71
Average Daily Total	44.32	1,108	.05	554	0.5	554
Proposed Traffic Demand-Apartment Use (ITE 220)						
Units: 135						
Category	Rate	Trips	Directional Distribution in		Directional Distribution Out	
PM Peak	0.67	90	0.61	55	0.39	35
Average Daily Total	6.65	898	0.5	449	0.5	449

1-All trips calculated using the ITE 9<sup>th</sup> Edition

Total PM Peak minus TMPA Reduction (40%)	130
Total ADT minus TMPA Reduction (40%)	1,204



**b. Recreation**

The City of Gainesville is currently meeting all LOS standards for recreation. The proposed amendment will not significantly affect the required LOS.

**c. Water and Wastewater**

The property is currently served with both water and wastewater by Gainesville Regional Utilities although utilities may require upgrades. The scenario below factors a likely development scenario. Development of the site is not expected to adversely impact the level of service.

*Figure 8: Potable Water*

Developmental Scenario	Use	Size	Rate	Total (gpd)
	Commercial/Office	25,000 sf	0.15 gpd per sf	3,750 gpd
	Apartment	135 units	200 gpd per unit	27,000 gpd

*Figure 9: Wastewater Flow*

Developmental Scenario	Use	Size	Rate	Total (gpd)
	Commercial/Office	100,000 sf	0.15 gpd per sf	15,000 gpd
	Apartment	135 units	113 gpd per unit	15,255 gpd

**d. Solid Waste**

Solid waste will not exceed Gainesville’s established Level of Service Standard of 0.655 tons of solid waste per capita per year disposed (3.6 pounds solid waste per capita per day disposed). Collection of solid waste will not exceed Gainesville’s established Level of Service Standard of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waste per capita per day collected).

**e. Mass Transit**

The site is served directly by Route 12 of City’s Regional Transit System (Reitz Union to Butler Plaza).

**f. Schools**

The proposed land use and zoning change application will result in a minimal amount of students based on the allowable densities. According to standard multipliers, the rezoning may result in up to 5 elementary school students, 2 middle school students and 2 high school students.

**I. Site Accessibility**

The location of the site is ideal for promoting multi-modal transportation including bicycle, pedestrian, and transit use. The property is in close proximity to Butler Plaza and existing commercial development along Archer Road and Butler Plaza. The site



served directly by Route 12 of City's Regional Transit System (Reitz Union to Butler Plaza).

## **Comprehensive Plan Consistency**

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The proposed Mixed Use Low land use and MU-1 zoning designations are consistent with the City's Comprehensive Plan. The following objectives and policies are the applicable to the proposed applications:

### **Objective 4.1**

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

Consistency: As discussed throughout this report, the proposed mixed use land use and zoning designations are proposed to be located in an appropriate location that will allow for the flexibility to redevelop an urban area with a mixed of uses. The project site is located within an urbanized area with public services available to serve the site. In addition, the proposed mix of uses are complementary and consistent with the current mix of residential and commercial activities within the immediate area.

### **Policy 4.1.1**

*Land use categories on the Future Land Use Map shall be defined as follows:*

#### *Mixed-Use Low-Intensity (8-30 units per acre)*

*This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the*



*surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest (or no) front setbacks.*

Consistency: Because the project site is located in the urbanized core of the City with adequate public facilities and the properties are currently underutilized and ripe for redevelopment, the requested Mixed Use Low land use and MU-1 zoning is appropriate in order to support and facilitate infill redevelopment in this area in accordance with the goals of the City of Gainesville Comprehensive Plan. The requested land use and zoning will accommodate uses appropriate for the area, and will effectively allow mixture similar to the surrounding existing land uses (i.e. residential and commercial).

#### ***Policy 4.2***

*The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.*

Consistency: The proposed Mixed Use Low land use and MU-1 zoning designations shall be consistent with the surrounding future land use map and the adjacent uses allowed therein.

## **Conclusion**

---

According to the Future Land Use Element Policy 4.1.3, the City will review proposed changes to the Future Land Use Map by considering the overall compatibility of the proposal; surrounding land uses; environmental impacts and constraints; whether the change promotes urban infill; and whether the best interest, community values or neighborhood support is achieved. The proposed land use change and rezoning applications are compatible with the existing development pattern in the immediate area, the City's Comprehensive Plan and Land Development Code.

The proposed uses permitted within the MU-1 zoning are compatible with the existing surrounding land uses and no environmental impacts or constraints have been identified (current environmental protection criteria will ensure). The land use and zoning change promotes urban infill by allowing for the redevelopment of recently vacated properties.

The proposed amendments to the Future Land Use Map and zoning district are appropriate for this property to promote infill development within the urbanized portion of Gainesville. The proposed mixed-use land use and zoning designations are compatible with the surrounding areas and allow for a variety of uses appropriate for the creation of a walkable, mixed use development.



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*est. 1976*

## Attachment 1

---

### Legal Descriptions & Legal Sketch





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Parcel IB

A parcel of land situated in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, and the Gary Grant; being more particularly described as follows:

Commence at the Northeast corner of Section 14, Township 10 South, Range 19 East and run thence South  $00^{\circ}41'40''$  East, along the east line of said Section 14, a distance of 1258.47 feet to the centerline of State Road No. 24 (Archer Road); thence southwesterly, along said centerline, with a curve concave southeasterly, said curve having a central angle of  $09^{\circ}10'17''$ , a radius of 5729.58 feet, an arc distance of 917.14 feet and a chord bearing and distance of South  $44^{\circ}33'11''$  West, 916.16 feet; thence South  $39^{\circ}58'03''$  West, along said centerline, 765.29 feet; thence southwesterly, along said centerline, with a curve concave Northwesterly, said curve having a central angle of  $10^{\circ}48'12''$ , a radius of 5729.58 feet, an arc distance of 1080.32 feet and a chord bearing and distance of South  $45^{\circ}22'03''$  West, 1078.72 feet; thence South  $39^{\circ}13'45''$  East, 78.00 feet to the southerly right of way line of said State Road No. 24 (Archer Road) and to the northwesterly corner of the lands described in Official Records Book 2511, Page 1066 of the Public Records of Alachua County, Florida; thence South  $39^{\circ}17'28''$  East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 78.17 feet; thence South  $00^{\circ}57'14''$  East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 22.57 feet; thence continue South  $00^{\circ}57'14''$  East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 282.37 feet to the southwest corner of said lands; thence North  $86^{\circ}29'22''$  East, along the south line of said lands described in Official Records Book 2511, Page 1066, a distance of 296.44 feet to the southeast corner of said lands and the southwest corner of the lands described in Official Records Book 4042, Page 139; thence North  $86^{\circ}26'23''$  East, along the south line of said lands described in Official Records Book 4042, Page 139, a distance of 143.15 feet to the southeast corner of said lands and to a point on the west line of the lands described in Official Records Book 2293, Page 388; thence South  $00^{\circ}43'10''$  East, along the west line of said lands described in Official Records Book 2293, Page 388, a distance of 75.00 feet to the Point of Beginning; thence continue South  $00^{\circ}43'10''$  East, along the west line of said lands described in Official Records Book 2293, Page 388, a distance of 263.33 feet to the southwest corner of said lands and to a point on the northerly line of the Gary Grant; thence South  $46^{\circ}39'12''$  West, along the northerly line of the Gary Grant, a distance of 193.55 feet; thence South  $26^{\circ}32'22''$  East, 199.47 feet; thence South  $44^{\circ}29'29''$  West, 323.19 feet to a point on the northeasterly right-of-way line of SW 37th Boulevard, said point also being a point of intersection with a non-tangent curve concave to the northeast with a radius of 610.00 feet and a radial bearing of North  $43^{\circ}34'06''$  East at said point of intersection; thence northwesterly along the arc of said curve and said northeasterly right-of-way line of SW 37th Boulevard through a central angle of  $11^{\circ}38'55''$ , a distance of 124.02 feet to the point of tangency; thence North  $34^{\circ}46'59''$  West, along said northeasterly right-of-way line of SW 37th Boulevard a distance of 590.51



feet; thence North 71°54'21" East, leaving said northeasterly right-of-way line of SW 37th Boulevard, a distance of 728.27 feet to the Point of Beginning.

Containing 6.89 acres, more or less.

#### Parcel IIB

A parcel of land situated in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, and the Gary Grant; being more particularly described as follows:

Commence at the Northeast corner of Section 14, Township 10 South, Range 19 East and run thence South 00°41'40" East, along the east line of said Section 14, a distance of 1258.47 feet to the centerline of State Road No. 24 (Archer Road); thence southwesterly, along said centerline, with a curve concave southeasterly, said curve having a central angle of 09°10'17", a radius of 5729.58 feet, an arc distance of 917.14 feet and a chord bearing and distance of South 44°33'11" West, 916.16 feet; thence South 39°58'03" West, along said centerline, 765.29 feet; thence southwesterly, along said centerline, with a curve concave Northwesterly, said curve having a central angle of 10°48'12", a radius of 5729.58 feet, an arc distance of 1080.32 feet and a chord bearing and distance of South 45°22'03" West, 1078.72 feet; thence South 39°13'45" East, 78.00 feet to the southerly right of way line of said State Road No. 24 (Archer Road) and to the northwesterly corner of the lands described in Official Records Book 2511, Page 1066 of the Public Records of Alachua County, Florida; thence South 39°17'28" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 78.17 feet; thence South 00°57'14" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 22.57 feet; thence continue South 00°57'14" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 282.37 feet to the southwest corner of said lands; thence North 86°29'22" East, along the south line of said lands described in Official Records Book 2511, Page 1066, a distance of 296.44 feet to the southeast corner of said lands and the southwest corner of the lands described in Official Records Book 4042, Page 139; thence North 86°26'23" East, along the south line of said lands described in Official Records Book 4042, Page 139, a distance of 143.15 feet the southeast corner of said lands and to a point on the west line of the lands described in Official Records Book 2293, Page 388; thence South 00°43'10" East, along the west line of said lands described in Official Records Book 2293, Page 388, a distance of 338.33 feet to the southwest corner of said lands and to a point on the northerly line of the Gary Grant; thence South 46°39'12" West, along the northerly line of the Gary Grant, a distance of 193.55 feet; thence South 26°32'22" East, 199.47 feet; thence South 44°29'29" West, 323.19 feet to a point on the northeasterly right-of-way line of SW 37th Boulevard, said point also being a point of intersection with a non-tangent curve concave to the northeast with a radius of 610.00 feet and a radial bearing of North 43°34'06" East at said point of intersection; thence northwesterly along the arc of said curve and said northeasterly right-of-way line of SW 37th Boulevard through a central angle of 11°38'55", a distance of 124.02 feet to the point of tangency; thence North 34°46'59" West, along said northeasterly right-of-way line of SW 37th Boulevard a distance of 590.51 feet; thence South 55°13'01" West, leaving said northeasterly right-of-way line of SW 37th Boulevard, a distance of 80.00 feet to a point on the southwesterly right-of-way line of SW 37th



Boulevard, said point being a point of intersection with a non-tangent curve concave to the southwest with a radius of 500.00 feet and a radial bearing of South 55°13'01" West at said point of intersection, said point also being the Point of Beginning; thence northwesterly along the arc of said curve and said southwesterly right-of-way line of SW 37th Boulevard through a central angle of 00°10'30", a distance of 1.53 feet to a point of intersection with a non-tangent line being the east line of Robbinswood, a subdivision as recorded in Plat Book "E", Page 69 of the Public Records of Alachua County, Florida; thence South 01°11'29" East, along said east line of said Robbinswood, a distance of 759.82 feet to the Southeast Corner of said Robbinswood; thence North 46°30'21" East, along the south line of the lands described in Official Records Book 824, Page 696, a distance of 67.94 feet to the southeast corner of said lands, said point also being the northeast corner of the lands described in Official Records Book 824, Page 698; thence South 01°11'29" East, along the east line of the lands described in Official Records Book 824, Page 698, a distance of 58.07 feet to a point on the northwest line of the lands described in Official Records Book 4301, Page 2222; thence North 43°33'17" East, along said northwest line of the lands described in Official Records Book 4301, Page 2222 a distance of 393.48 feet to a point on the southwest right-of-way line of SW 37th Boulevard; thence North 34°46'59" West, along said southwest right-of-way line of SW 37th Boulevard, a distance of 589.95 feet to the Point of Beginning.

Containing 3.02 acres, more or less.



engineers • surveyors • planners, inc.

# Letter of Transmittal

**Date:** 4-22-15  
**Attn:** Michelle Farnsworth  
**Re:** First Missionary PR #3

**To:** Gainesville Regional Utilities

We are sending you the following items:

- Shop Drawings
- Prints
- Plans
- Samples
- Copy of Letter
- Change Order
- Specifications
- Other \_\_\_\_\_

Copies	Date	No.	Description
2	4-22-15	1	Plan Sets

THESE ARE TRANSMITTED as checked below:

- For Approval
- Approved as Submitted
- Resubmit \_\_\_\_\_ copies for approval
- For Your Use
- Approved as Noted
- Submit \_\_\_\_\_ copies for distribution
- As Requested
- Returned for Corrections
- Return \_\_\_\_\_ corrected prints
- For Review and Comments
- \_\_\_\_\_

Remarks:

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Signed Christopher Gmuer, P. E.

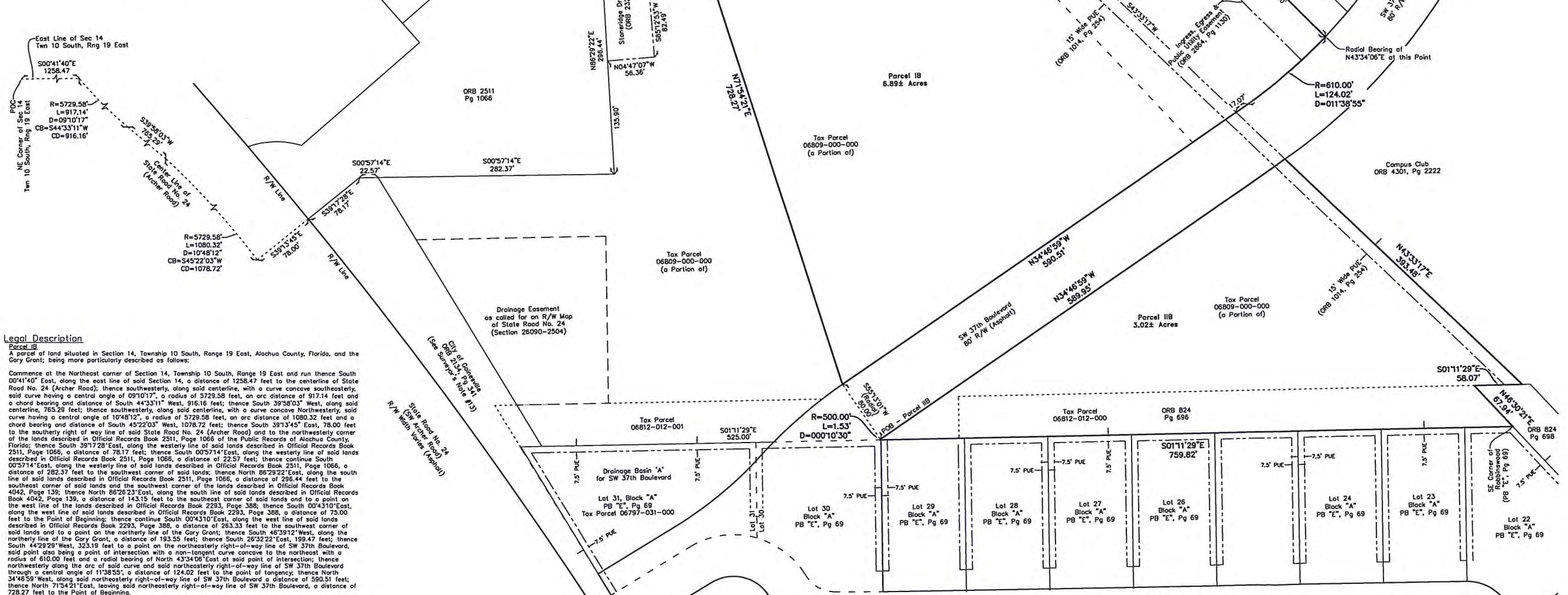
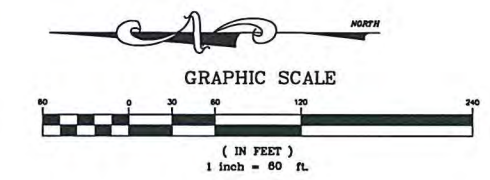


- Legend and Abbreviations**
- FSM Professional Surveyor and Mapper
  - LB Licensed Business
  - R Radius
  - S/C Section
  - D Delta (Central) Angle
  - CB Chord Bearing
  - CD Chord Distance
  - N/R Non-Radial Right-of-Way
  - PRM Permanent Reference Monument
  - PCP Permanent Control Point
  - POC Point of Commencement
  - POB Point of Beginning
  - ± More or Less

- PB Plat Book
- ORB Official Records Book
- Pg(s) Page or Pages
- S/C Section
- Twp Township
- Rng Range
- UE Utility Easement
- PUE Public Utility Easement
- DE Drainage Easement
- BSL Building Setback Line
- PM Permanent Reference Monument
- PCP Permanent Control Point
- POC Point of Commencement
- POB Point of Beginning
- ± More or Less
- CM Concrete Monument
- IR Iron Rod
- Pg(s) Page or Pages
- IP/C Iron Pipe with Plastic Cap
- IP/C Iron Pipe with Plastic Cap
- P/C Parker-Kalon Brand
- MAC Mack's Brand
- OC Old Chain
- ET Electric Transformer
- W/P Water Pole
- WM Water Meter
- TR Telephone Riser
- CR Cable Riser

**LEGAL DESCRIPTION & SKETCH**

SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST,  
AND THE GARY GRANT,  
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA  
FOR  
PRAIRIE VIEW TRUST  
**THIS IS NOT A BOUNDARY SURVEY**



**Legal Description**

**Parcel IA**  
A parcel of land situated in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, and the Gary Grant; being more particularly described as follows:  
Commence at the Northeast corner of Section 14, Township 10 South, Range 19 East and run thence South 00°41'40" East, along the east line of said Section 14, a distance of 1258.47 feet to the centerline of State Road No. 24 (Archer Road); thence southeasterly, along said centerline, with a curve concave southeasterly, said curve having a central angle of 09°10'17", a radius of 5729.58 feet, on arc distance of 917.14 feet and a chord bearing and distance of South 44°33'11" West, 916.16 feet; thence South 39°58'03" West, along said centerline, 765.29 feet; thence southeasterly, along said centerline, with a curve concave Northwesterly, said curve having a central angle of 10°48'12", a radius of 5729.58 feet, on arc distance of 1080.32 feet and a chord bearing and distance of South 45°22'03" West, 1078.72 feet; thence South 39°13'45" East, 78.00 feet to the southerly right-of-way line of said State Road No. 24 (Archer Road) and to the northwesterly corner of the lands described in Official Records Book 2511, Page 1066 of the Public Records of Alachua County, Florida; thence South 39°17'28" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 781.7 feet; thence South 00°57'14" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 282.37 feet to the southwest corner of said lands; thence North 86°29'22" East, along the south line of said lands described in Official Records Book 2293, Page 388, a distance of 75.00 feet to the Point of Beginning; thence continue South 00°43'10" East, along the west line of said lands described in Official Records Book 2293, Page 388, a distance of 263.33 feet to the southwest corner of said lands and to a point on the northerly line of the Gary Grant; thence North 46°39'12" West, along the northerly line of said lands described in Official Records Book 4042, Page 139, a distance of 143.15 feet to the southeast corner of said lands and to a point on the west line of the lands described in Official Records Book 2293, Page 388, a distance of 263.33 feet to the southwest corner of said lands and to a point on the northerly line of the Gary Grant; thence North 46°39'12" West, along the northerly line of the Gary Grant, a distance of 193.55 feet; thence South 26°32'22" East, 199.47 feet; thence South 44°29'29" West, 323.19 feet to a point on the northerly right-of-way line of SW 37th Boulevard, said point also being a point of intersection with a non-tangent curve concave to the northeast with a radius of 610.00 feet and a radial bearing of North 43°34'06" East of said point of intersection; thence northwesterly along the arc of said curve and said northerly right-of-way line of SW 37th Boulevard through a central angle of 11°38'55", a distance of 124.02 feet to the point of tangency; thence North 34°46'59" West, along said northerly right-of-way line of SW 37th Boulevard a distance of 590.51 feet; thence North 71°54'21" East, leaving said northerly right-of-way line of SW 37th Boulevard, a distance of 728.27 feet to the Point of Beginning.

**Parcel IB**

A parcel of land situated in Section 14, Township 10 South, Range 19 East, Alachua County, Florida, and the Gary Grant; being more particularly described as follows:  
Commence at the Northeast corner of Section 14, Township 10 South, Range 19 East and run thence South 00°41'40" East, along the east line of said Section 14, a distance of 1258.47 feet to the centerline of State Road No. 24 (Archer Road); thence southeasterly, along said centerline, with a curve concave southeasterly, said curve having a central angle of 09°10'17", a radius of 5729.58 feet, on arc distance of 917.14 feet and a chord bearing and distance of South 44°33'11" West, 916.16 feet; thence South 39°58'03" West, along said centerline, 765.29 feet; thence southeasterly, along said centerline, with a curve concave Northwesterly, said curve having a central angle of 10°48'12", a radius of 5729.58 feet, on arc distance of 1080.32 feet and a chord bearing and distance of South 45°22'03" West, 1078.72 feet; thence South 39°13'45" East, 78.00 feet to the southerly right-of-way line of said State Road No. 24 (Archer Road) and to the northwesterly corner of the lands described in Official Records Book 2511, Page 1066 of the Public Records of Alachua County, Florida; thence South 39°17'28" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 781.7 feet; thence South 00°57'14" East, along the westerly line of said lands described in Official Records Book 2511, Page 1066, a distance of 282.37 feet to the southwest corner of said lands; thence North 86°29'22" East, along the south line of said lands described in Official Records Book 2293, Page 388, a distance of 75.00 feet to the Point of Beginning; thence continue South 00°43'10" East, along the west line of the lands described in Official Records Book 2293, Page 388, a distance of 263.33 feet to the southwest corner of said lands and to a point on the northerly line of the Gary Grant; thence North 46°39'12" West, along the northerly line of the Gary Grant, a distance of 193.55 feet; thence South 26°32'22" East, 199.47 feet; thence South 44°29'29" West, 323.19 feet to a point on the northerly right-of-way line of SW 37th Boulevard, said point also being a point of intersection with a non-tangent curve concave to the northeast with a radius of 610.00 feet and a radial bearing of North 43°34'06" East of said point of intersection; thence northwesterly along the arc of said curve and said northerly right-of-way line of SW 37th Boulevard through a central angle of 11°38'55", a distance of 124.02 feet to the point of tangency; thence North 34°46'59" West, along said northerly right-of-way line of SW 37th Boulevard a distance of 590.51 feet; thence North 71°54'21" East, leaving said northerly right-of-way line of SW 37th Boulevard, a distance of 728.27 feet to the Point of Beginning.

**Surveyor's Notes**

- The bearings shown herein are based upon the west line the lands described in ORB 2511, Pg 1066 as being South 00 Degrees, 57 Minutes, 14 Seconds East.
- The distances shown are in feet and are in the horizontal plane.
- No improvements were field located, except as shown.
- Fences and other improvements near property lines may be drawn out of scale, when necessary, in order to show their relationship to property lines.
- Parcel Address: Unknown
- Parcel Numbers (per the Alachua County Property Appraiser): 06797-031-000; 06809-000-000 (a portion of); 06812-012-000; and 07240-046-000
- No search of the public records has been conducted by this office.
- This survey is not assignable.
- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Foundations that are beneath the surface, if any, were not located as a part of this survey and may violate deed or easement lines.
- The Building Setback Lines (BSL) were not provided to this surveyor. There may be additional setback requirements which were not provided to this surveyor. In the case of new construction the most current BSLs should be requested from the County and/or City.
- The description shown herein was drafted by this surveyor per instructions from the client and was completed without the benefit of a title commitment. A complete title commitment and/or title opinion may change the extents of ownership from the boundary shown herein. Only easements which are known to this surveyor are shown. There are likely additional restrictions, easements, etc. which exist, but were not provided to this surveyor.
- Regarding the adjoining property to the northwest of the subject property (City of Gainesville - ORB 2134, Pg 341): The boundary lines along this property were established by this surveyor using the deed or record which was apparently written referencing the State of Florida Department of Transportation Right-of-Way Map of this area (Section 26090-2504). The right-of-way map calls for additional bounding calls, such as the plat of Robbinswood (PB "E", Pg 69) as the location of the jog in this boundary.

No.	Date	Comment

eda engineers-surveyors-planners, inc.
   
1640 NW 13th Street, Suite 600, Gainesville, FL 32609-3600
  
TEL: (352) 372-2424 FAX: (352) 372-7249
  
E-MAIL: info@eda.com

Survey Map No. 150049E  
 Survey Date: 04/22/2015  
 Surveyed by: JARED ROGERS, PLS  
 Prepared for: PRAIRIE VIEW TRUST  
 Scale: AS SHOWN  
 This Survey Depicts the State and the Original Bases of a Florida Licensed Surveyor and Mapper, Certified 02/15/05

Sheet No.:

V-001

Plotted Apr. 22, 2015 08:22:09 1 Page(s) \\SERVICES\services\Projects\2015-0142 (Henderson)\DWG\2015-0142\_ZoningSketch\_Boundary.dwg - 24x36 C





PB-15-29 LUC

150049E  
Exhibit C-1

engineers • surveyors • planners  
*est. 1976*

## Attachment 2

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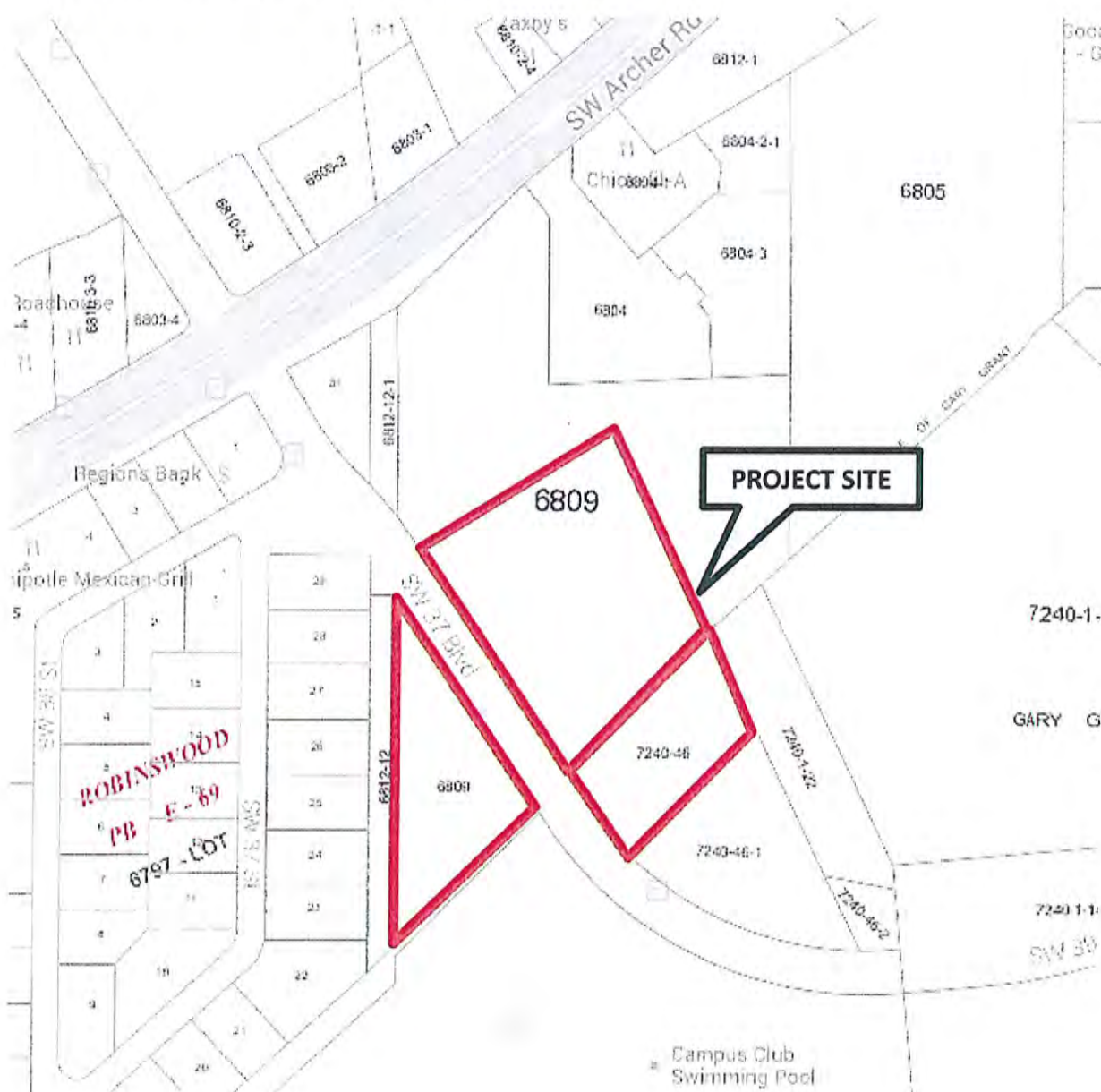
Neighborhood Workshop Materials



### Neighborhood Workshop Notice

Date: March 31, 2015  
 Time: 6 p.m.  
 Place: Homewood Suites, Gator Room  
 3333 SW 42nd Street  
 Contact: **eda** engineers – surveyors – planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed land use change from Residential Medium Density to Mixed Use Low on parcel 07240-046-000 and from Commercial to Mixed Use Low on a portion of parcel 06809-000-000 and a change in zoning from RMF-8 to MU-1 on parcel 07240-046-000 and from BUS to MU-1 on a portion of parcel 06809-000-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



**PB-15-29 LUC**

**150049E  
Exhibit C-1**

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

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

Neighborhood Workshop Notice  
Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice  
Black Acres  
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  
Northwood at Possum Creek  
WES WHEELER  
4728 NW 37 WAY  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Duval  
GILBERT S MEANS, SR  
PO BOX 7  
GAINESVILLE, FL 32641

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

Neighborhood Workshop Notice  
Elizabeth PL/Northwest 23rd ST  
GALE FORD  
715 NW 23 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Forest Ridge/Henderson Heights  
JUANITA CASAGRANDE  
1911 NW 22 DRIVE  
GAINESVILLE, FL 32605

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

Neighborhood Workshop Notice  
Golfview  
CHRIS MONAHAN  
222 SW 27 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
Greater Northeast Community, 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



## PB-15-29 LUC

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  
 Pineridge  
 BERNADINE TUCKER  
 9 TURKEY CREEK  
 ALACHUA, FL 32615

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

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

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

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

Neighborhood Workshop Notice  
 Oakview  
 DEBRA BRUNER  
 914 NW 14 AVE  
 GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice  
 Appletree  
 JUDITH MORROW  
 3616 NW 54 LANE  
 GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice  
 Kirkwood  
 KATHY ZIMMERMAN  
 1127 SW 21 AVE  
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
 Pleasant Street  
 DOTTY FAIBISY  
 505 NW 3 ST  
 GAINESVILLE, FL 32601

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

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

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

Neighborhood Workshop Notice  
 Raintree  
 RONALD BERN  
 1301 NW 23 TER  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
 Ridgeview  
 ROB GARREN  
 1805 NW 34 PL  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
 Ridgewood  
 KERRI CHANCEY  
 1310 NW 30 ST  
 GAINESVILLE, FL 32605

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

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

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

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

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

Neighborhood Workshop Notice  
 Springtree  
 KATHY MEISS  
 2705 NW 47 PL  
 GAINESVILLE, FL 32605

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

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

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

**PB-15-29 LUC****150049E  
Exhibit C-1**Neighborhood Workshop Notice

Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters  
INA HINES  
320 SW 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

LARRY SCHNELL  
2048 NW 7 LN  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

BOBBIE DUNNELL  
3118 NE 11 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

STEWART WELLS  
6744 NW 36 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond  
STEVE NADEAU  
2821 NW 23 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank  
DANNY GILLILAND  
4340 NEWBERRY RD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

JAMES WOODLAND  
225 SE 14 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond  
MELANIE BARR  
216 NE 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters  
RUBY WILLIAMS  
237 SW 6 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Florida Bank  
LAUDE ARNALDI  
PO BOX 5549  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS  
2123 NW 72 PL  
GAINESVILLE, FL 32653



**PB-15-29 LUC**

**150049E  
Exhibit C-1**

**Neighborhood Workshop Notice**

Phoenix Subdivision  
APRIL JONES  
3214 SW 26 TERR, Unit B  
GAINESVILLE, FL 32608

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

LEE NELSON  
DIRECTOR OF REAL ESTATE – UF  
204 TIGERT HALL  
PO BOX 113100  
GAINESVILLE, FL 32611-3100

PB-15-29 LUC

Neighborhood Workshop Notice

06797-027-000 SW 37 Blvd  
3819 SW 37TH STREET LLC  
% MUHAMMAD SAJID  
14707 LANDIS LAKES DR  
LOUISVILLE, KY 40245

Neighborhood Workshop Notice

07240-012-000 SW 37 Blvd  
4000 SW 37TH BOULEVARD HOLDINGS  
% CSC-LAWYERS INCORP SERV CO  
7 ST PAUL ST STE 1660  
BALTIMORE, MD 21202

Neighborhood Workshop Notice

06803-002-000 SW 37 Blvd  
V L ALLISON TRUSTEE  
70 SE NELSONS PT  
KEYSTONE HEIGHTS, FL 32656

Neighborhood Workshop Notice

06797-026-000 SW 37 Blvd  
ARMETTA & POGUE-ARMETTA  
6206 SW 34TH ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06797-041-000 SW 37 Blvd  
SARAH ASGHARI  
4000 SW 37TH ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06797-001-000 SW 37 Blvd  
ASHLEY & ASHLEY TRUSTEES  
7204 NW 47TH CT  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06810-002-002 SW 37 Blvd  
THOMAS N BROWN TRUSTEE  
10524 SW 75TH WAY  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06810-002-004 SW 37 Blvd  
BUTLER DEVELOPMENT CO LLC  
PO BOX 141105  
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

06812-011-000 SW 37 Blvd  
CITY OF GAINESVILLE  
% LAND RIGHTS COORDINATOR  
PO BOX 490 MS 58  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

06812-001-000 SW 37 Blvd  
D & C INVESTMENT ASSOCIATES LLLP  
4030 JOHNS CREEK PARKWAY  
SUWANEE, GA 30024

Neighborhood Workshop Notice

06797-024-000 SW 37 Blvd  
EMORY GROUP LLC  
2145 SW 94TH TER  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06803-004-000 SW 37 Blvd  
MARY JANE FREDRICKSON TRUSTEE  
2306 SW 13TH ST STE 1206  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06797-022-000 SW 37 Blvd  
R A & JUDITH F FURMAN  
PO BOX 357218  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06797-044-000 SW 37 Blvd  
JAMES W GARDNER  
PO BOX 142587  
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

06797-043-000 SW 37 Blvd  
SHEPLEY B HAYNES  
PO BOX 5233  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

06812-012-001 SW 37 Blvd  
HENDERSON & HENDERSON II TRUSTEES  
% PRAIRIE VIEW TRUST  
3501 S MAIN ST STE 1  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06797-003-000 SW 37 Blvd  
BETTY G HILGENDORF  
7131 NW 23RD AVE  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06797-042-000 SW 37 Blvd  
HODGE & HODGE & TALBOT  
PO BOX 358402  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

06797-025-000 SW 37 Blvd  
J P MORGAN CHASE BANK  
C/O SETERUS INC  
14523 SW MILLIKAN WAY STE 200  
BEAVERTON, OR 97005

Neighborhood Workshop Notice

06797-029-000 SW 37 Blvd  
JBSS LLC  
% SHEY ASSOCIATES INC  
14407 SW 2ND PL UNIT# F-1  
NEWBERRY, FL 32669

Neighborhood Workshop Notice

06804-002-001 SW 37 Blvd  
LEGEND INVESTMENTS LLC  
2681 SW 103RD ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06804-003-000 SW 37 Blvd  
LIZ INVESTMENTS LLC  
2681 SW 103RD ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06797-032-000 SW 37 Blvd  
PM LAND INC  
2425 NE 19TH DR  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

06809-000-000 \*\*\* SW 37 Blvd  
PRAIRIE VIEW TRUST  
HENDERSON TRUSTEES ET AL  
3501 S MAIN ST STE 1  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06804-001-000 SW 37 Blvd  
JAMES S QUINCEY TRUSTEE  
1934 NW 32ND TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06810-002-000 SW 37 Blvd  
DAVID S SLOAN TRUSTEE  
PO BOX 141105  
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

06797-028-000 SW 37 Blvd  
ALBERTA ETTERS SMITH TRUSTEE  
PO BOX 357397  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

06804-000-000 SW 37 Blvd  
SONNY'S FRANCHISE CO  
201 N NEW YORK AVE STE 300  
WINTER PARK, FL 32789

Neighborhood Workshop Notice

06803-001-000 SW 37 Blvd  
ROBERT E STANLEY TRUSTEE  
11230 PEACHTREE ST NE STE 2400  
ATLANTA, GA 30309

Neighborhood Workshop Notice

06797-018-001 SW 37 Blvd  
STEIN & STEIN TRUSTEES  
1754 NW 16TH PL  
GAINESVILLE, FL 32605



**PB-15-29 LUC**

Neighborhood Workshop Notice

06805-000-000 SW 37 Blvd  
STONERIDGE 3800 CORP  
2801 SW ARCHER RD  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

07240-046-001 SW 37 Blvd  
WARRING & WARRING LLC  
7106 NW 18TH AVE  
GAINESVILLE, FL 32605

## PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed land use change from Residential Medium Density to Mixed Use Low on parcel 07240-046-000 and from Commercial to Mixed Use Low on a portion of parcel 06809-000-000 and a change in zoning from RMF-8 to MU-1 on parcel 07240-046-000 and from BUS to MU-1 on a portion of parcel 06809-000-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held on Tuesday, March 31, 2015 at 6:00 p.m. in the Gator Room at the Homewood Suites, at 3333 SW 42nd Street.



Clay Sweger, AICP, LEED AP  
eda engineers – surveyors – planners, inc.  
(352) 373-3541



POLICE REPORT

Crimes reported in Gainesville from March 6-12:

For a map of reported crimes in Gainesville and mugshots of people booked in Alachua County's jail, go to www.mugshots.gainesville.com

BURGLARY TO CONVEYANCE MARCH 6

5201 NW 34th Blvd., 5 p.m. 5201 NW 34th Blvd., 6 p.m. 4010 NW 27th Lane, 7:45 p.m.

4701 NE 40th Terrace, 9:30 p.m.

MARCH 7

1 SE First Ave., 11 p.m.

MARCH 8

2424 NW 23rd Blvd., 12:45 p.m.

3501 SW 20th Ave., 4 p.m. 5125 SW 13th Place, 10 p.m.

MARCH 9

1600 NE 12th Ave., 7 p.m.

MARCH 10

2138 NW 29th Place, 8:30 p.m.

BURGLARY TO RESIDENCE MARCH 8

916 SE Fourth Ave., 2:30 p.m.

MARCH 9

505 SW Second Ave., 8:15 a.m.

MARCH 10

1634 NE 28th Ave., 11:30 p.m.

MARCH 12

4016 SW 22nd Road, 4:06 p.m.

BURGLARY TO A STRUCTURE MARCH 6

1913 NW 35th Ave., 8 a.m.

MARCH 8

1227 W. University Ave., 9:42 p.m.

CPD: Girl says man distributed obscene photos of her as minor

By Christopher Baldwin Staff writer

A Gainesville man was arrested Saturday after police discovered he distributed sexually obscene photographs of a teen who was allegedly a minor at the time the photos were taken, according to a Gainesville Police Department report.

Jason Raymond Braden, 36, of 425 NE 42nd Place, and the female victim had been in a two-year sexual relationship that began when the victim, who is now 18 years old, was 16, the report stated. Braden knew the girl was 16 years old when the relationship began.

On Saturday, Braden signed into the girl's Facebook account, which he used to send the obscene photographs—some of which featured Braden and the victim involved in a sexual act—to some of the girl's friends without her consent, the report said.

The victim told police that she recognized the photos as ones that were taken while she was still a minor, according to the report.

After his arrest, Braden admitted to having sex with the girl and to taking the photographs, but he claimed that the two didn't engage in any sexual acts until after she turned 18. He also admitted to posting and distributing the photos using the victim's Facebook account, the report said.

Braden was charged with one felony count of sexual assault involving a minor and one felony count of transmitting obscene material harmful to a minor.

He was taken to the Alachua County jail where as of Sunday evening he remained held without bond.

PB-15-29 LUC ON THE RECORD

FOR RESTAURANT & HOTEL INSPECTIONS, REAL ESTATE TRANSACTIONS, & MORE GO TO CITYRECORD.COM



MARRIAGES

Alachua County Clerk of Court marriages issued from Feb. 22-28:

- Hennerich, Lauren Elaine and Sullivan, Kanie Camille
Copcs, Tina Louise and Harvey, Sharilyn Patrice
Sheppard, Michael Edward and Westlake, Rachael Yvonne
Spain, Willie James III and Bass, Kimberly Nicole
Wagner, Rita Serevi and Warrio, Camille Nicole
Graham, Albert Sr. and Platt, Sharon
Wierda, Lukas Floyd and Smith, Heather Marie
Rodriguez, Rebecca Nicole and Martinez, Lika Marie
White, Raymond Troy and Porters, Cynthia
O'Neal, Edwin David Jr. and Nelson,

- Kristin D'Anna
Martin, Cory Shay and Nix, Shelby Lynn
Broadie, Nadine Sue and Burns, Jacqueline Kay
Abrams, Marjorie Dale and Stein, Doris Eugenie
Rojas, Victor Jose and Gimenez, Adriana Cristina
Sklarard, Don Dennis and Langford, Tonya Renee Bupp
McKiddie, Ryan Siles and Deek, Mackenzie Rae
Mansell, Cory Marcus and Robinson, Kameron McKenzie
Carroll, Thomas John and Vargo, Davin Mary Jewett
Layfield, Glen Harshel and Burgadine,

- Randy Jay Edwards
Roussel, Gary Dominique and McNeeky, Mary Elizabeth Sparks
Knapp, David Wilson Jr. and Calvin, Marla Kay
Nagan, Weston Percival and Kahn, Gadja
Aroni, Francisco Garcia and Perez, Adalia
Gimes, Steven Lewis and Hall, Francine Roxanne
Williams, Robert Edwin Leon and Barron, Jamie Marie
Sampet, Ivan Sosa and Stubbs, Lauren Alexandra
Cox, Michael Lewis and Bergau, Laurel Chelsea
Slade, Atlas Skyler and Hutton, Jen-

- nifer Lynn
Sampson, John-Paul Pierre and Ciaramella, Francesca
Mossa, Frank John David and Hollin, Chelsea Dawn English
Egberts, John Robert and Alberti, Carmen Louise
Hamilton, Michael Dwight and Panamanon, Roseanna
Patterson, Bobby James Kerrell and Blake, Tiffanie Antoinette
Meritt, Jeffrey Scott and Cason, Ronda Melissa
Foddi, Jason Michael and Silva, Johana Perla
Nose, James Franklin and Fritz, Kristina Cherie



BANKRUPTCIES

Area bankruptcies filed in Jacksonville in U.S. District Court, Middle District of Florida, from Feb. 22-28:

- Wayne Terrance Boatwright and Mary Christin Boatwright (Keystone Heights)
Dustin B. Creeks and Kristi M. Creeks (Green Cove Springs)

- Judith Tarter Steinback (Putnam County)
Mary F. Beckley (Englis)

- Brenda L. Hewson (Green Cove Springs)



BANKRUPTCIES

Bankruptcies filed in Gainesville in U.S. District Court, Northern District of Florida, from March 1-7:

- Christopher Michael Cyr and Lanie Nichole Cyr (Gainesville)
Ivancia L. Jackson Cory Stanley-Stark (Archer)

- Berita Smith Allen (Alachua)
Glenn Lewis Rapp and Patricia Ruth Rapp (Bronson)

- Denisha D. Valentine (Gainesville)
Robbie Joy Nickel (Gainesville)
Stephanie Ashley Ference (Gainesville)

Rescued Florida dog now recovering

The Associated Press
TAMPA — A dog rescued after being shot and tied to railroad tracks in Florida has been released from a veterinary clinic to continue its recovery.

Tampa Police have said that Cabela was shot, tied to railroad tracks and left to die earlier this month because it wouldn't fight.

Tampa Bay Veterinary Emergency Service posted a message on its Facebook page late Friday saying Cabela had left the building to go into super-recovery, never to be revealed, protective custody.

The 1-year-old mixed-breed dog was in hiding to "heal, socialize and begin her transition to a new life," the post said.

When they were arrested Wednesday at their Tampa home, detectives also discovered two more dogs that were used for fighting.

Obituary Information

All obituaries are published online and are offered by the funeral home or crematorium handling the arrangements. For more information: 337-0304 or 374-5017

PUBLIC NOTICE

A neighborhood watch sign will be replaced with a prepared land use change from 40-40th St to 40th St in Alachua County to Amend Use from 40-40th St to 40-40th St...

EAST & WEST A Concert of Jewish Contemporary Music. Featuring: Nancy Hurst, Frank Landin, Yehuda Lerman, Orin Shust, Shai Dabot.

HARVEY BUDD FOR CITY COMMISSION AT-LARGE SEAT 1. BUDD FOR A BETTER GAINESVILLE. I appreciate your vote on March 17th.

VoteHarveyBudd.com. Improve GRU Management. Increase Job Opportunities for all citizens. Advance Equal Justice for all citizens. Protect Our Neighborhoods. Fight to Protect Our Environment.

got kids? Then we've got the site for you! GainesvilleMoms.com. Everyone knows that kids don't come with instructions, so whenever you're stuck in a jam and don't know what to do - GainesvilleMoms.com can help!







engineers • surveyors • planners, inc.

Proposed Land Use Change and Rezoning  
Parcels 07240-046-000 and 06809-000-000

**Neighborhood Meeting Minutes, March 31, 2015**

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**Meeting Started:** 6:00 PM

**Community Participants:** None

**Location:** Homewood Suites, Gator Room  
3333 SW 42<sup>nd</sup> Street, Gainesville

**Project Representatives:**

Petitioner Representatives:  Clay Sweger and Sergio Reyes; **eda**

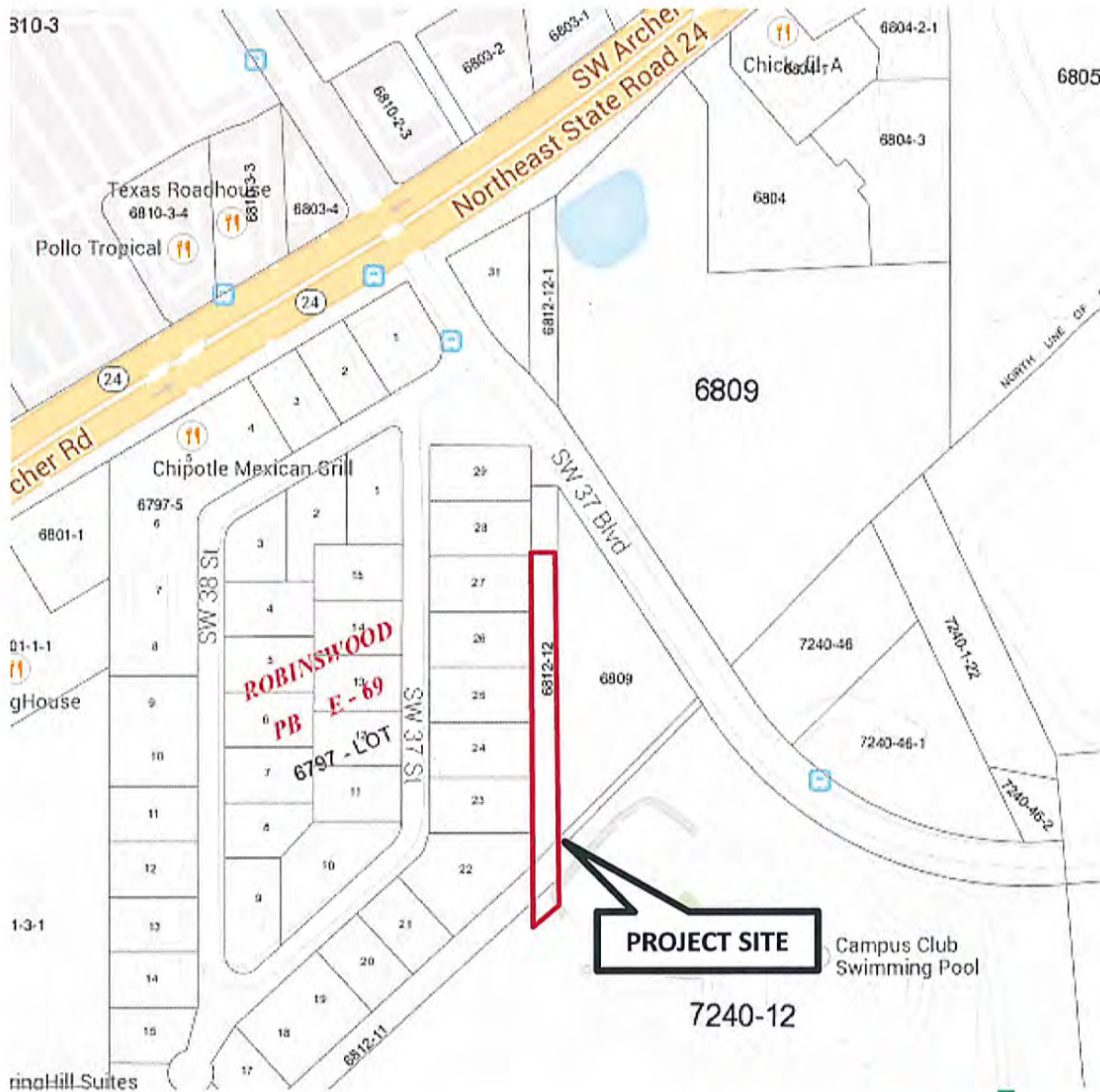
**Meeting Minutes:**

No members of the public attended the meeting.  
**eda** representatives waited on site until 6:20pm.

### Neighborhood Workshop Notice

Date: May 13, 2015  
 Time: 6 p.m.  
 Place: Homewood Suites, Gator Room  
 3333 SW 42nd Street  
 Contact: eda engineers – surveyors – planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed land use change from Commercial to Mixed Use Low and a change in zoning from BUS to MU-1 on parcel 06812-012-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.





**PB-15-29 LUC**

**150049E  
Exhibit C-1**

Neighborhood Workshop Notice

06797-027-000 GRU Rezoning/LU change  
3819 SW 37TH STREET LLC  
% MUHAMMAD SAJID  
14707 LANDIS LAKES DR  
LOUISVILLE, KY 40245

Neighborhood Workshop Notice  
06797-026-000 GRU Rezoning/LU change  
ARMETTA & POGUE-ARMETTA  
6206 SW 34TH ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
06797-041-000 GRU Rezoning/LU change  
SARAH ASGHARI  
4000 SW 37TH ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06797-001-000 GRU Rezoning/LU change  
ASHLEY & ASHLEY TRUSTEES  
7204 NW 47TH CT  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice  
06812-012-000 \*\*\* GRU Rezoning/LU change  
CITY OF GAINESVILLE  
% LAND RIGHTS COORDINATOR  
PO BOX 490 MS 58  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice  
06797-037-000 GRU Rezoning/LU change  
EMORY GROUP LIMITED LIABILITY CO  
2145 SW 94TH TER  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06797-022-000 GRU Rezoning/LU change  
R A & JUDITH FURMAN  
PO BOX 357218  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
06797-044-000 GRU Rezoning/LU change  
JAMES W GARDNER  
PO BOX 142587  
GAINESVILLE, FL 32614

Neighborhood Workshop Notice  
06797-038-000 GRU Rezoning/LU change  
MARY J HAYES  
% MARY HAYES  
2011 NW 22ND ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06797-043-000 GRU Rezoning/LU change  
SHEPLEY B HAYNES  
PO BOX 5233  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice  
06797-039-000 GRU Rezoning/LU change  
BEVERLY HAYNES TRUSTEE  
204 SW 40TH TER  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
06812-012-001 GRU Rezoning/LU change  
HENDERSON & HENDERSON II TRUSTEES  
% PRAIRIE VIEW TRUST  
3501 S MAIN ST STE I  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06797-003-000 GRU Rezoning/LU change  
BETTY G HILGENDORF  
7131 NW 23RD AVE  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice  
06797-042-000 GRU Rezoning/LU change  
HODGE & HODGE & TALBOT  
PO BOX 358402  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice  
06797-025-000 GRU Rezoning/LU change  
J P MORGAN CHASE BANK  
% SETERUS INC  
14523 SW MILLIKAN WAY STE 200  
BEAVERTON, OR 97005

Neighborhood Workshop Notice

06797-029-000 GRU Rezoning/LU change  
JBSS LLC  
% SHEY ASSOCIATES INC  
14407 SW 2ND PL UNIT# F-1  
NEWBERRY, FL 32669

Neighborhood Workshop Notice  
07240-012-000 GRU Rezoning/LU change  
LSREF3 ARIZONE REO LLC  
2711 N HASKELL AVE STE 1700  
DALLAS, TX 75204

Neighborhood Workshop Notice  
06797-032-000 GRU Rezoning/LU change  
PM LAND INC  
2425 NE 19TH DR  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

06809-000-000 GRU Rezoning/LU change  
PRAIRIE VIEW TRUST  
HENDERSON TRUSTEES ET AL  
3501 S MAIN ST STE I  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
06797-036-000 GRU Rezoning/LU change  
ROBBINSWOOD HOLDINGS LLC  
6231 SW 37TH WAY  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
06797-028-000 GRU Rezoning/LU change  
ALBERTA ETTERS SMITH TRUSTEES  
PO BOX 357397  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

06797-018-000 GRU Rezoning/LU change  
STEIN & STEIN TRUSTEES  
1754 NW 16TH PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
06797-024-000 GRU Rezoning/LU change  
THE EMORY GROUP LLC  
2145 SW 94TH TER  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
07240-046-001 GRU Rezoning/LU change  
WARRING & WARRING LLC  
7106 NW 18TH AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06797-035-000 GRU Rezoning/LU change  
ERIC C ZIEGELBAUER  
4390 NORTSHORE DR  
PUNTA GORDA, FL 33980

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Black Acres  
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

Northwood at Possum Creek  
WES WHEELER  
4728 NW 37 WAY  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval  
GILBERT S MEANS, SR  
PO BOX 7  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Elizabeth PL/Northwest 23rd ST  
GALE FORD  
715 NW 23 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview  
CHRIS MONAHAN  
222 SW 27 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community, 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

Pineridge  
BERNADINE TUCKER  
9 TURKEY CREEK  
ALACHUA, FL 32615

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview  
DEBRA BRUNER  
914 NW 14 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
JUDITH MORROW  
3616 NW 54 LANE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kirkwood  
KATHY ZIMMERMAN  
1127 SW 21 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street  
DOTTY FAIBISY  
505 NW 3 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree  
RONALD BERN  
1301 NW 23 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview  
ROB GARREN  
1805 NW 34 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood  
KERRI CHANCEY  
1310 NW 30 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree  
KATHY MEISS  
2705 NW 47 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Suburban Heights  
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

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

Neighborhood Workshop Notice

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters  
INA HINES  
320 SW 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

LARRY SCHNELL  
2048 NW 7 LN  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

BOBBIE DUNNELL  
3118 NE 11 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

STEWART WELLS  
6744 NW 36 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond  
STEVE NADEAU  
2821 NW 23 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank  
DANNY GILLILAND  
4340 NEWBERRY RD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

JAMES WOODLAND  
225 SE 14 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond  
MELANIE BARR  
216 NE 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters  
RUBY WILLIAMS  
237 SW 6 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Florida Bank  
LAUDE ARNALDI  
PO BOX 5549  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS  
2123 NW 72 PL  
GAINESVILLE, FL 32653



**PB-15-29 LUC**

**150049E  
Exhibit C-1**

Neighborhood Workshop Notice

Phoenix Subdivision  
APRIL JONES  
3214 SW 26 TERR, Unit B  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

LEE NELSON  
DIRECTOR OF REAL ESTATE – UF  
204 TIGERT HALL  
PO BOX 113100  
GAINESVILLE, FL 32611-3100

**PUBLIC NOTICE**

A neighborhood workshop will be held to discuss a proposed land use change from Commercial to Mixed Use Low and a change in zoning from BUS to MU-1 on parcel 06812-012-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on Wednesday, May 13, 2015 at 6:00 p.m. in the Gator Room at the Homewood Suites, at 3333 SW 42nd Street.



Contact: Clay Sweger, AICP, LEED AP  
eda engineers – surveyors – planners, inc.  
(352) 373-3541