

TO: City Plan Board

Item Number: 1

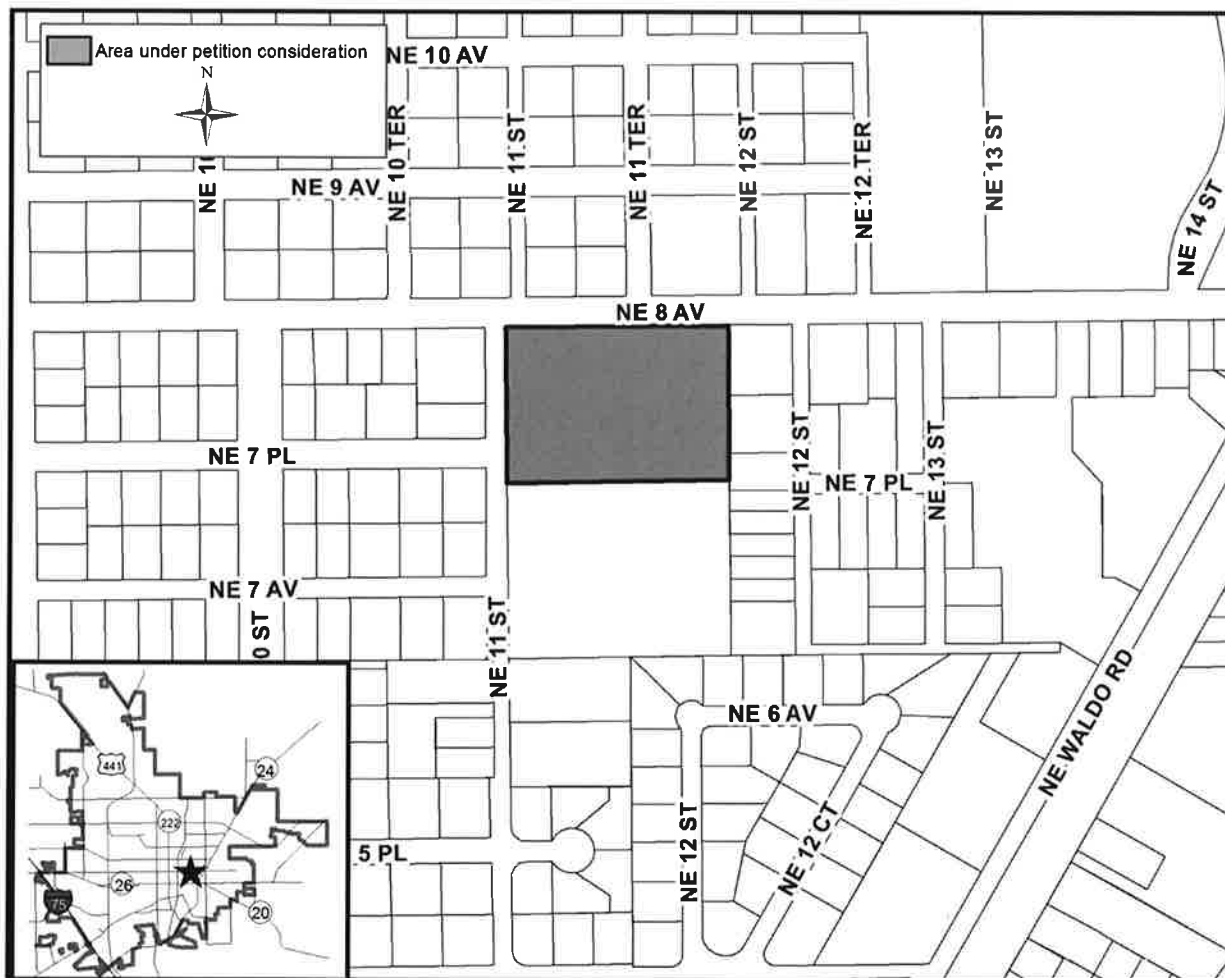
**FROM: Planning & Development Services Department
Staff**

DATE: June 30, 2016

SUBJECT: Petition PB-16-74 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL). Located at 1125 NE 8th Avenue. Related to PB-16-75 ZON & PB-16-76 TCH.

Recommendation

Staff recommends approval of Petition PB-16-74 LUC.



Description

This petition pertains to a developed, 3.2-acre property located on the south side of NE 8th Avenue, on the east side of NE 11th ST, and approximately 1,155 feet west of Waldo Road (State Road 24) (see map on page 1). The proposed small-scale land use change from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL) allows a mix of non-residential and residential uses and will allow residential use, unlike the PF land use category. The Mixed-Use Low-Intensity (8-30 units per acre) land use category (see Future Land Use Policy 4.1.1 on page 4 of this report) allows a broad range of residential and non-residential uses, including offices and retail scaled to serve the surrounding neighborhood.

The property is west of and adjacent to a place of religious assembly (church) and to two-family residences (duplexes) that front NE 12th Street. Duplexes and single-family houses are west across NE 11th Street, and the City's vacant 3.6-acre parcel is adjacent to the south. To the north across NE 8th Avenue are a convenience store and single-family houses. This property is within the Gainesville Innovation Zone (see Exhibit B-4 for Innovation Zone map), and see Future Land Use Element Objective 2.2 and related policies on page 4 of this staff report).

This developed property contains a vacant 29,935 sq. ft. building (two-story and one-story components), was owned by the federal government since 1950, and was used for many years by the U.S. Army Reserve. The property was the subject of a City of Gainesville visioning workshop in 2012. Ownership of the property (including the adjacent 3.6-acre parcel to the south) reverted to the City of Gainesville within the past year. The City issued an RFP (Request for Proposal) for the reuse and redevelopment of the property in early March. The proposal that was selected by the City is from a small, innovative and successful Gainesville company that has outgrown its space in the former FAA building at Gainesville Regional Airport. The company, Phalanx Defense Systems, designs and manufactures body armor and related safety equipment for public safety workers (e.g., fire, police) and for the U.S. military) using previously processed recycled materials (description per Phalanx company officials at Neighborhood Workshop held at the Thomas Center on June 24, 2016).

City staff determined that the MUL land use category would be the most appropriate land use category for the use proposed by Phalanx, and filed the application for this small-scale land use change. This petition is related to Petition PB-16-75 ZON, which proposes a zoning change from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district. It is also related to Petition PB-16-76 TCH, which proposes amendment of the Land Development Code to allow armor systems manufacturing and assembly in the MU-1: 8-30 units/acre mixed use low intensity district.

See Exhibit B-1 for an aerial photograph of the property and surrounding area. Exhibits B-2 and B-3 are maps that show the existing and proposed land use categories.

Key Issues

- The proposed small-scale amendment to Mixed-Use Low-Intensity (8-30 units per acre) (MUL) is consistent with the City's Comprehensive Plan and supports infill and redevelopment.

- This proposed land use change will broaden the range of permitted uses for this property and is supportive of economic development.
- The proposed MUL land use is consistent with the MUL land use across NE 8th Avenue to the north, and is compatible with the adjacent Public Facilities (PF) to the south and Residential Low-Density (RL) land use to the east, and with the Single-Family (SF) land use across NE 11th Street to the west and NE 8th Avenue to the north.

Basis for Recommendation

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Consistency with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Support for urban infill and redevelopment; Impacts on affordable housing; Impacts on the transportation system; An analysis of the availability of facilities and services; Need for the additional acreage in the proposed future land use category; Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a)9, F.S.; Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and, Need to modify land use categories and developmental patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

1. Consistency with the Comprehensive Plan

The proposed land use change to Mixed-use low-intensity (8-30 units per acre) is consistent with the Gainesville Comprehensive Plan. In particular, it is consistent with FLUE (Future Land Use Element) Policy 1.2.3, Objective 1.5, Goal 2, Objective 2.1, below. Goal 2 and its Objectives and Policies listed below pertain to the Gainesville Innovation Zone, within which the property is located, as previously noted. See Exhibit A-1, Comprehensive Plan GOPs, for other relevant Comprehensive Plan Policies.

The requested Mixed-use low-intensity (8-30 units per acre) land use category will be implemented by the MU-1 (8-30 units/acre mixed use low intensity) zoning district proposed by related Petition PB-16-75 ZON.

Future Land Use Element

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Objective 1.5 Discourage the proliferation of urban sprawl.

Goal 2 Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Objective 2.2 The City shall collaborate with community partners such as the University of

Florida, Santa Fe College, the Gainesville Area Chamber of Commerce, Alachua County, and the School Board of Alachua County to develop the Innovation Economy within the nonresidential areas of the Gainesville Innovation Zone (The Innovation Zone Map is part of the Future Land Use Map Series). For purposes of this objective, Innovation Economy means those technology firms and/or entities that bring a new process or technique to the production process and that are often, but not exclusively, related in some manner to University of Florida-driven research, and are generally represented by sectors such as Agritechology, Aviation and Aerospace, Information Technology, Life Sciences and Medical Technology.

Policy 2.2.2 The City shall review the Comprehensive Plan and the Land Development Code on a bi-annual basis with respect to the appropriate development of the Gainesville Innovation Zone. Should such review conclude that any amendments to the Comprehensive Plan or Land Development Code pertaining to the Gainesville Innovation Zone are needed, the City shall draft such amendments and present them to the City Plan Board.

Policy 2.2.4 The City shall work to ensure that pertinent local, state, and federal incentive programs are made available to those seeking Innovation Economy development opportunities.

Policy 2.2.5 The City shall work to ensure that negative impacts resulting from Innovation Economy development within the Gainesville Innovation Zone are minimized, particularly with respect to adjacent residential areas.

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.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

2. Compatibility and Surrounding Land Uses

The proposed Mixed-Use Low-Intensity (8-30 units per acre) land use (MUL) category is compatible with the surrounding properties and land uses. The properties to the east are in the RL (Residential Low-Density (up to 12 units per acre) land use category; to the north and across 8th Avenue are in the MUL and SF (Single-Family (up to 8 units per acre) land use categories; to the west across NE 11th Street are in the SF category; and to the south are in the PF (Public and Institutional Facilities) category.

Compatibility with the nearby properties in residential land use (SF and RL) will be assured by meeting all applicable requirements of the Land Development Code. The Mixed-Use Low-Intensity (8-30 units per acre) land use category in Policy 4.1.1 of the Future Land Use Element requires that “land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.” Code requirements include those for landscaping buffers, lighting and noise. Note that the MU-1 zoning district, as stated in Sec. 30-64 (a) of the Land Development Code, “is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other.”

See Table 1 on Page 10 of this document for a tabular summary of adjacent existing uses and adjacent land use categories and zoning districts.

3. Environmental Impacts and Constraints

This petition is limited to changing the land use category of property that is currently developed. It is located in FEMA Flood Zone X (corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees.) (Sources: ArcReader_Maps1214; Gainesville Public Works Department staff, June 21, 2016.)

The City’s Environmental Coordinator, Mark Brown, PWS, CPSS, provided the following comments that follow in a memorandum dated June 8, 2016.

“The subject petitions include proposals to: amend the City’s Future Land Use Map from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL); rezone the property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low

intensity district; [and,] amend the Land Development Code to allow hard armor systems manufacturing and assembly in the MU-1: 8-30 units/acre mixed used low intensity district. The proposed activities have been reviewed for considerations relating to environmental resources present on or immediately adjacent which are regulated by the City's Land Development Code (LDC) 30-300 Regulated Surface Waters and Wetlands, or 30-310 Regulated Natural and Archaeological Resources.

The subject parcel doesn't possess wetlands, drainage swales, ditches or other surface waters wetlands; therefore the proposed project is exempt from criteria stipulated in the LDC Section 30-300. There are no evident or documented natural features or archaeological artifacts protected under criteria stipulated in Section 30-310."

4. Support for Urban Infill and/or Redevelopment

This proposed small-scale land use amendment is consistent with the City's infill and redevelopment goals (See Exhibit A-1, Future Land Use Element Objectives 1.5 and 2.1, and Goal 2). The proposed change in land use from the Public and Institutional Facilities category to the Mixed-Use Low-intensity (8-30 units per acre) category would provide increased infill and redevelopment opportunities by allowing for additional non-residential uses, and by allowing for residential use where none is allowed today.

5. Impacts on Affordable Housing

The proposed small-scale land use amendment may have a positive impact on the supply of potential affordable housing in the City. The proposed Mixed-Use Low-Intensity land use allows up to 30 units/per acre, or 96 residential units, for a maximum net increase of 96 residential units should the property be redeveloped in the future for residential development.

6. Impacts on the Transportation System

There are no major transportation issues associated with the proposed small-scale land use change for this developed property that is within Zone A of the Gainesville Transportation Mobility Program Area (TMPA).

The site is currently served by RTS (Regional Transit System) Routes 11, 711 and 24. Route 11 (Downtown Station to Eastwood Meadows) provides weekday (Monday-Friday) service every 30-60 minutes, and no service on weekends. Route 711 (Downtown Station to Eastwood Meadows) provides weekday, Saturday and Sunday service every 60 minutes. Route 24 (Downtown Station to Job Corps) provides weekday service every 60 minutes.

At the time of any future development plan review, this 3.2-acre property will be subject to the TMPA Zone A requirements of Policies 10.1.3 and 10.1.4 of the Transportation Mobility Element. See Exhibit A-1, Comprehensive Plan GOPs.

7. Availability of Facilities and Services

This property is in a developed, urbanized area that is served by public utilities and other public services. In a June 14, 2016 e-mail, Alice Rankeillor, GRU Utility Engineer stated that “The [entire] 6.8-acre parcel and former armory building located at 1125 NE 8th Ave was served by water and wastewater utilities when the site was occupied. Future development on this property will require water and wastewater capacity evaluations that will determine if off-site upgrades will be required. If system improvements are needed, the developer of the property will be responsible for the cost of the necessary improvements. An allowance to provide water supply capacity for future population growth is included in GRUs Consumptive Use Permit. No issues with providing sufficient water supply capacity are anticipated at this time, but this statement does not constitute a reservation or guarantee of water supply to the property.”

The proposed land use will not impact the adopted levels of service for potable water and wastewater, water supply, solid waste, recreation or public school facilities, which will be reviewed concurrency at the time of development plan review.

Stormwater level of service requirements will have to be met when a development plan for the site is submitted.

8. Need for the Additional Acreage in the Proposed Future Land Use Category.

The proposed small-scale land use amendment will add 3.20 acres to the Mixed-use low-intensity (8-30 units per acre) land use category (MUL). There are currently approximately 622.67 acres of land with the MUL land use category, which would increase to approximately 624.87 acres if the proposed MUL land use is approved. Of the current total area of land with MUL land use, approximately 500.18 acres (80 percent) are developed and approximately 112.49 acres (20 percent) are undeveloped. Approximately 1.5 percent of the total area (40,741 acres, including right of way, or 63.236 sq. mi.) of the City is in the MUL land use category.

The proposed change of land use will promote reuse and future redevelopment of this developed 3.2-acre property in East Gainesville.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9, F.S.

Sub-section 163.3164 (51), F.S. states that “Urban sprawl” means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses. Sub-section 163.3177(6) (a) 9 requires that the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

This amendment to the future land use element discourages the proliferation of urban sprawl because it meets the following criteria of Sub-section 163.3177(6) (a) 9 b.:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Yes. The proposed land use amendment will encourage the reuse of a vacant, 29,935 sq. ft. building currently owned by the City of Gainesville, and will promote future, mixed-use infill development and redevelopment in a developed area in the eastern part of the City. As previously indicated, there are no significant environmental resources on the 3.2-acre property.

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Yes. This developed property was served by water and wastewater utilities when the site was occupied. Future development on this property will require water and wastewater capacity evaluations that will determine if off-site upgrades will be required. No issues with providing sufficient water supply capacity are anticipated at this time. The property is served by adjacent 2-lane roadways (NE 8th Avenue which an important east-west corridor, and NE 11th Street, which serves the immediate neighborhood) and is located in Zone A of the Transportation Mobility Program Area (TMPA).

- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Yes. The proposed land use amendment will encourage compact development by allowing for future development of non-residential and residential uses on the same site. The proposed Mixed-Use Low-Intensity (8-30 units per acre) (MUL) land use will allow up to 96 residential units, whereas the current land use category of Public and Institutional Facilities (PF) allows none. The proposed MUL land use allows for diverse and various uses that the existing PF land use does not allow. The property is currently served by three RTS bus routes (11, 24 and 711) along NE 8th Avenue. The property is adjacent to a sidewalk along NE 8th Avenue (which has sidewalks on both sides), and is approximately 1,225 feet west of the multiuse trail (bicycle and pedestrian) that is on the east side of Waldo Road (S.R. 24)

- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Yes. The proposed MUL land use allows for additional nonresidential uses relative to the current land use of PF. The proposed mixed-use (non-residential and residential) land use category for this property will help meet the nonresidential needs (e.g., additional employment opportunities) of residents in the eastern part of the City.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and,

Yes. The proposed land use amendment will increase the potential for capital investment and jobs at this location in East Gainesville, and will promote economic development to help strengthen and diversify the City's economy. This property is in the Enterprise Zone.

11. Need to modify land use categories and developmental patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

This is not applicable because the property does not contain a subdivision.

Respectfully submitted,



Andrew Persons, AICP
Interim Principal Planner



Prepared by: Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

North	NE 8 th AVE (north of which are a convenience store and single-family residences)
South	Vacant, 3.6-acre, City-owned property that may become a City park
East	Place of religious assembly, two-family residences
West	NE 11 th ST (west of which are two-family and single-family residences)

Adjacent Zoning and Land Use and Zoning

	Land Use Category	Zoning Category
North	NE 8 th AVE , then MUL - Mixed-Use Low-Intensity (8-30 units per acre); SF – Single-Family (up to 8 units per acre)	NE 8 th AVE , then MU-1 (8-30 units/acre mixed use low intensity district); RSF-1 (Single-family residential, 3.5 du/acre)
South	PF – Public and Institutional Facilities	PS (Public services and operations district)
East	RL – Residential Low-Density (up to 12 units per acre)	RMF-5 (Residential low density, 12 units per acre)
West	NE 11 th ST, then SF – Single-Family (up to 8 units per acre)	NE 11 th ST, then RSF-3 (Single-family residential, 5.8 du/acre)

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Land Use

Exhibit B-3 Map: Proposed Land Use

Exhibit B-4 Map: Innovation Zone

Appendix C Application

Exhibit C-1 Application

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Intergovernmental Coordination Element

Policy 1.6.4 The City shall promote compact urban development by increasing densities, concentrating commercial and office activities in appropriate areas, and improving access to multi-modal transportation.

Transportation Mobility Element

Policy 2.1.2 The City shall promote transportation choice, healthy residential and non-residential development, safety, and convenience.

Objective 7.1 Provide multi-modal opportunities and mixed-use development areas to reduce single-occupant automobile trips and reduce vehicle miles traveled.

Policy 10.1.3 Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance

of easements. The License Agreement term shall be for a minimum of 10 years;

- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

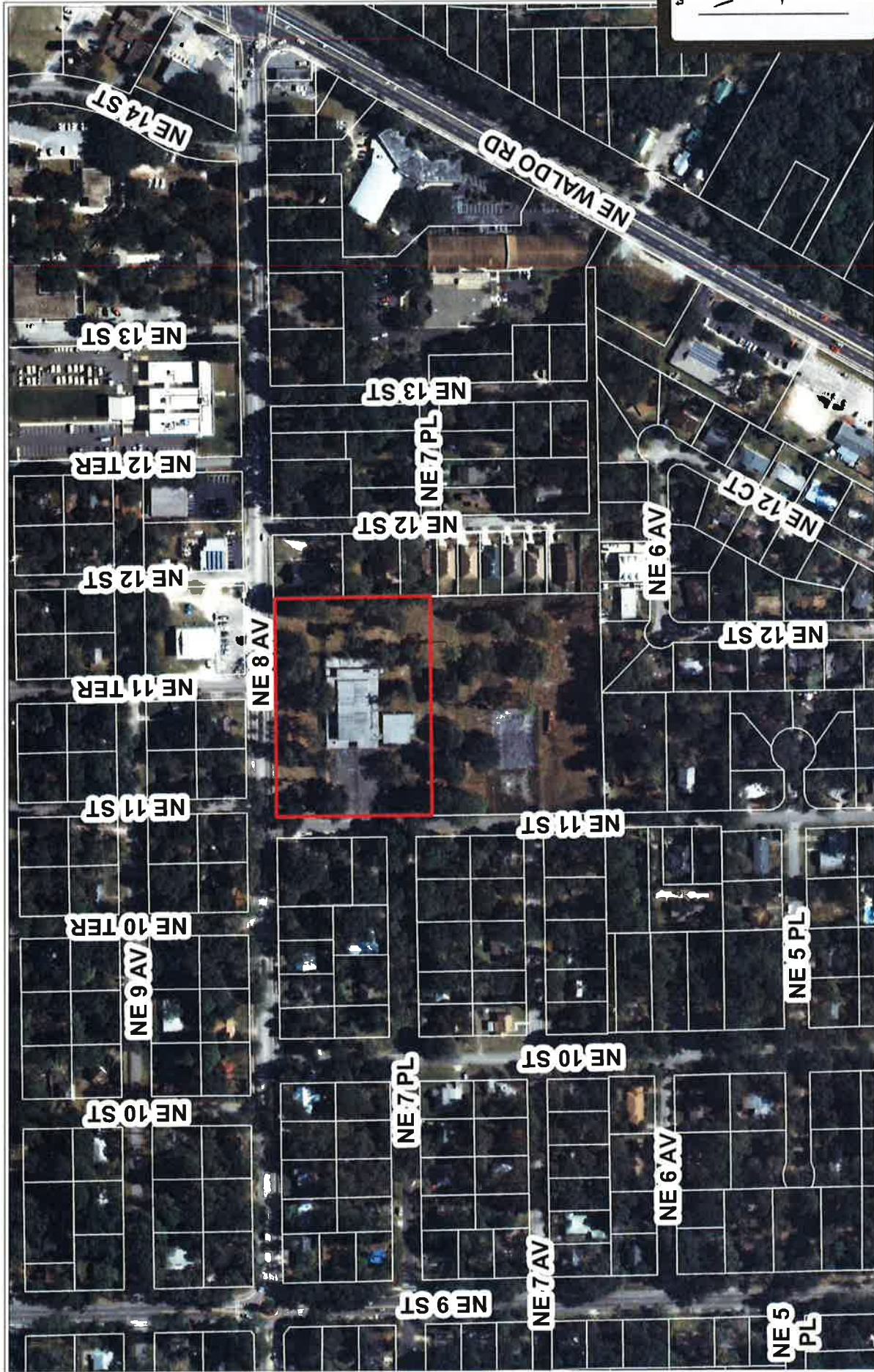
(NOTE: Description of existing PF land use category included for reference.)

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows

Public and Institutional Facilities

This category identifies lands used for: administrative, operational, and utility governmental functions; private utilities; cemeteries; and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. Maximum lot coverage in this category shall not exceed 80 percent, except in urban core areas where lot coverage is not limited.

Appendix B Supplemental Documents

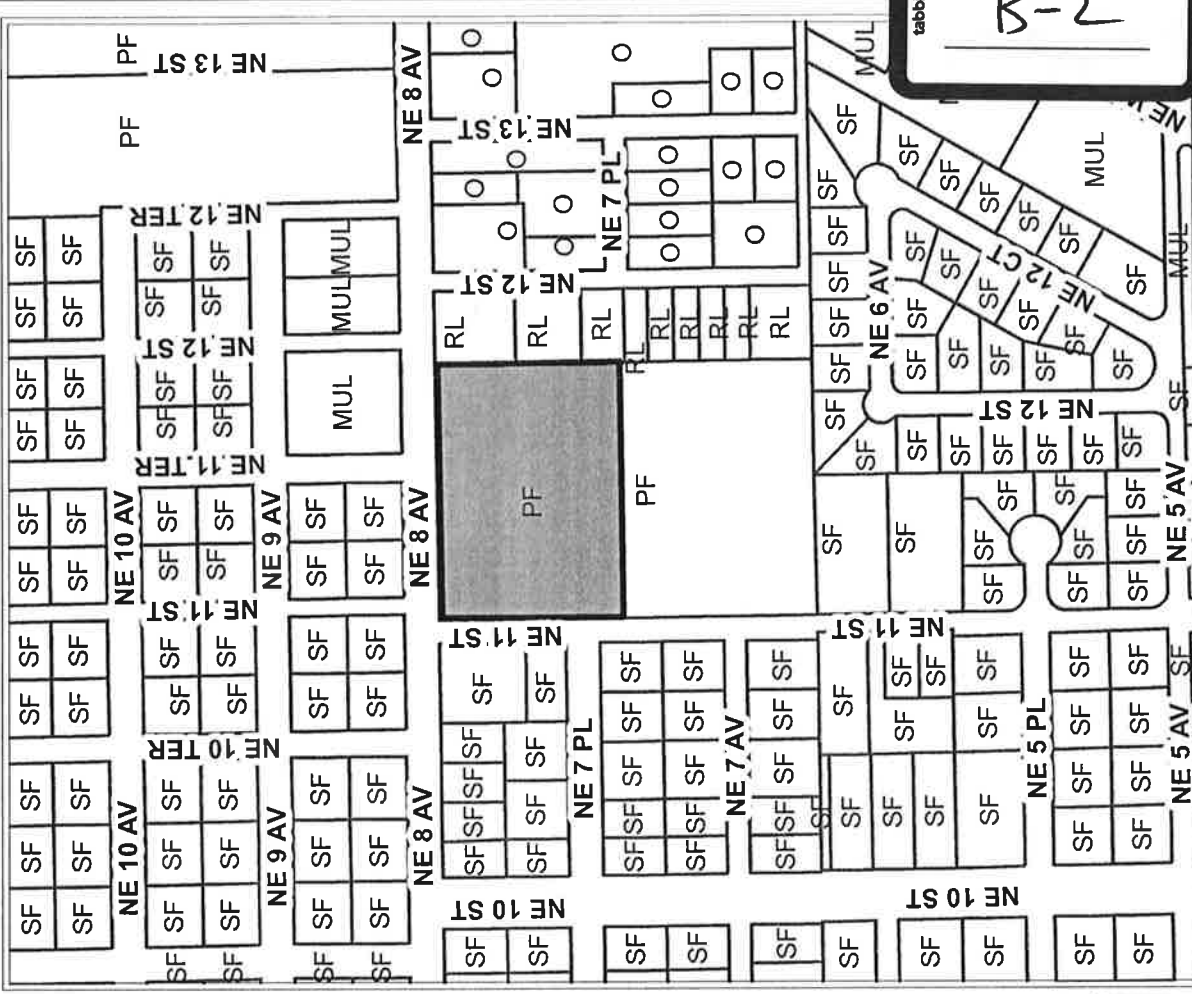


AERIAL PHOTOGRAPH

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Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- O Office
- PF Public and Institutional Facilities



Area under petition consideration

----- Division line between two land use categories



Name

City of Gainesville

Petition Request

Amend the City of Gainesville Future Land Use Map from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL)

Petition Number

PB-16-74 LUC

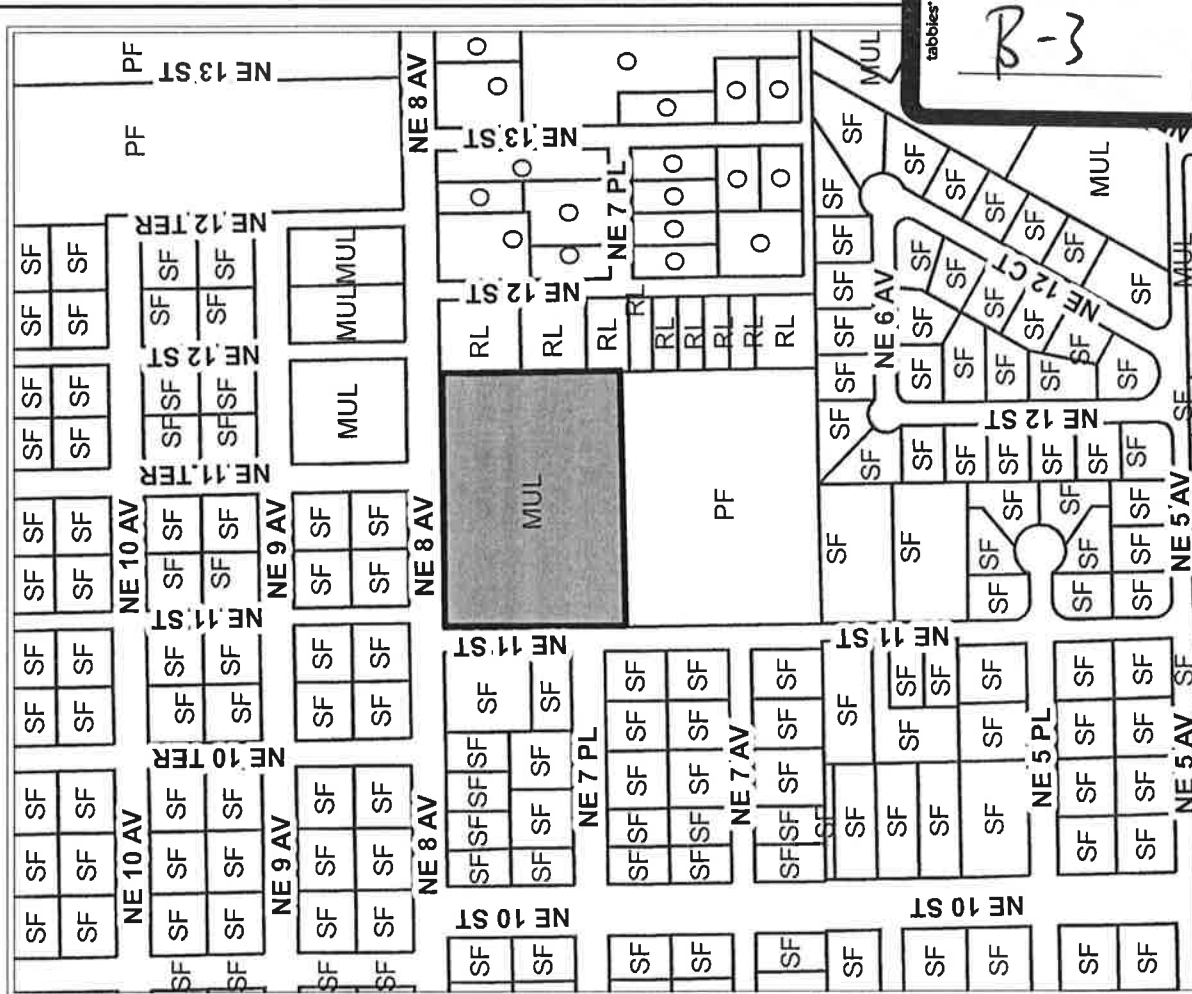
EXISTING LAND USE

EXHIBIT
B-2

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Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- O Office
- PF Public and Institutional Facilities



Area under petition consideration

----- Division line between two land use categories



Name

Petition Request

Petition Number

City of Gainesville

Amend the City of Gainesville Future Land Use Map from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL)

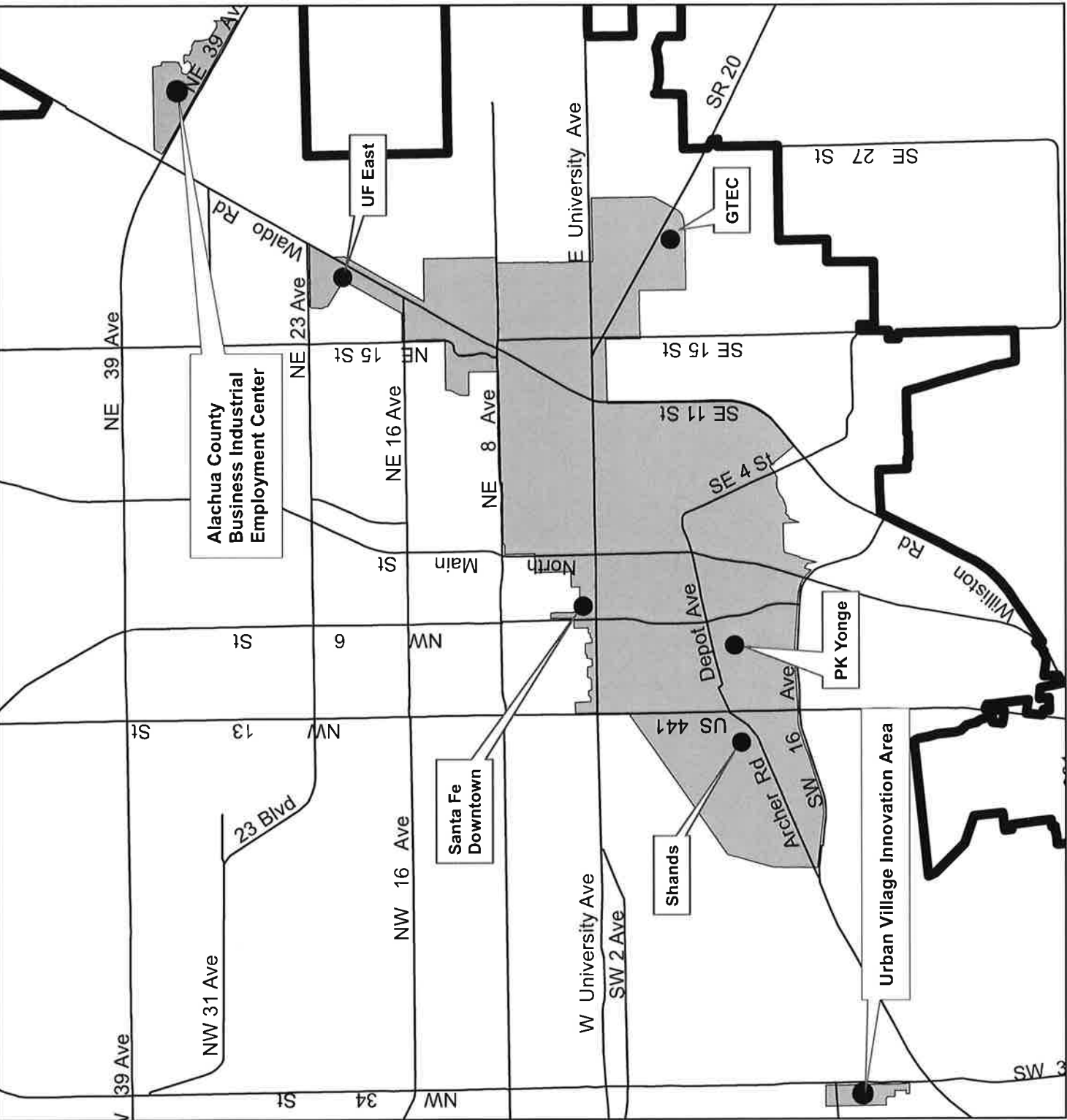
PB-16-74 LUC

PROPOSED LAND USE

FUTURE LAND USE ELEMENT

Innovation Zone

- Innovation Zone
- Gainesville City Limits



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EXHIBIT

B-4

City of Gainesville, FL

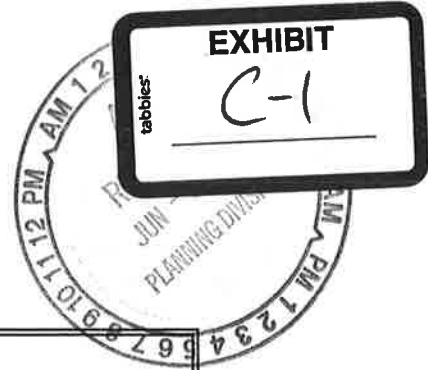
Prepared by the
Planning & Development Services
March 2013



Appendix C Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services



OFFICE USE ONLY	
Petition No. <u>PB-16-74 LUC</u>	Fee: \$ <u>N/A</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name:	<u>City of Gainesville</u>
Address:	<u>200 E. University Ave Gainesville, FL 32601</u>
Phone:	Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	<u>City Plan Board</u>
Address:	
Phone:	<u>(352) 334-5022</u>
Fax:	

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 [<input checked="" type="checkbox"/>]	Zoning Map []	Master Flood Control Map []
Present designation: <u>PF</u>	Present designation:	Other [] Specify:
Requested designation: <u>MUL</u>	Requested designation:	

INFORMATION ON PROPERTY

1. Street address:	<u>1125 NE 8th AVE</u>
2. Map no(s):	<u>3953</u>
3. Tax parcel no(s):	<u>12562-000-000 (Parish P)</u>
4. Size of property:	<u>6.8</u> acre(s) (Parish P)

All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.

Certified Cashier's Receipt:

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

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

A. What are the existing surrounding land uses?

North ^{*(Across NE 8th Ave)} SF (Single-Family (up to 8 units per acre))
 MU-L (Mixed-Use Low-Density (8-30 units per acre))

South SF " " " "

East RL (Residential Low-Density (up to 12 units per acre))

West SF
 (*Across NE 11th St)

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

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

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

Residential streets *none additional*

Noise and lighting *None additional*

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

NO YES (If yes, please explain below)

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

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

NO YES

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

NO 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 *(Reuse)*

Activity Center

Strip Commercial

Urban Infill

Urban Fringe

Traditional Neighborhood

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

This proposed land use change & related rezoning will facilitate economically productive reuse of an existing, city-owned building/property.

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

Positive impact. Proposal land use change from PF to MU-1 (and related rezoning from PS to MU-1) will allow for commercial usage.

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

Roadways N/A - TMPA Zone A

Recreation

N/A

Water and Wastewater No impact on adopted LOS

Solid Waste No impact on adopted LOS

Mass Transit No impact on adopted LOS

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

NO

YES (please explain)

Two-lane, NE 9th Ave has sidewalks on both sides.

Multi-use path (bike/pedestrian) along E. side of Waldo Road.

RTS. Routes 11, 24, 711 provide transit service.

"11: Mon-Fri. every 30-60 minutes;

"24: Mon-Fri. every 60 minutes;

"711 Mon-Fri, Sat, Sunday. every 60 minutes;

CERTIFICATION

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

Owner of Record	
Name:	<i>City of Gainesville</i>
Address:	
Phone:	Fax:
Signature:	

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

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

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

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

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

Dean L. D. AICP, for City Plan Board
 Owner/Agent Signature

6/6/2016
 Date

STATE OF FLORIDIA
 COUNTY OF _____

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

 Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____

June 7, 2016

Public Notice

The City of Gainesville Planning Department will hold a neighborhood workshop to discuss land use and zoning changes that the City is proposing. The proposal is to change the land use and zoning categories of a portion of a property (approximately 3.4 acres in total) from Public and Institutional Facilities to Mixed-use Low and from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district. The property is located at 1125 NE 8th Avenue. The purpose of the meeting is to get input from property owners and interested members of the public. The meeting will be held Tuesday, June 21, 2016 at 6:15 p.m. in the Long Gallery of Thomas Center Building A 302 NE 6th Ave. Gainesville, FL 32601. Contact the Planning Department at (352) 334-5022 (or by email at cogplanning@cityofgainesville.org) for more information.

Neighborhood
Workshop
6/21/16

Neighborhood Workshop

Proposed Small-scale Land Use Amendment and Rezoning

Date: June 21, 2016

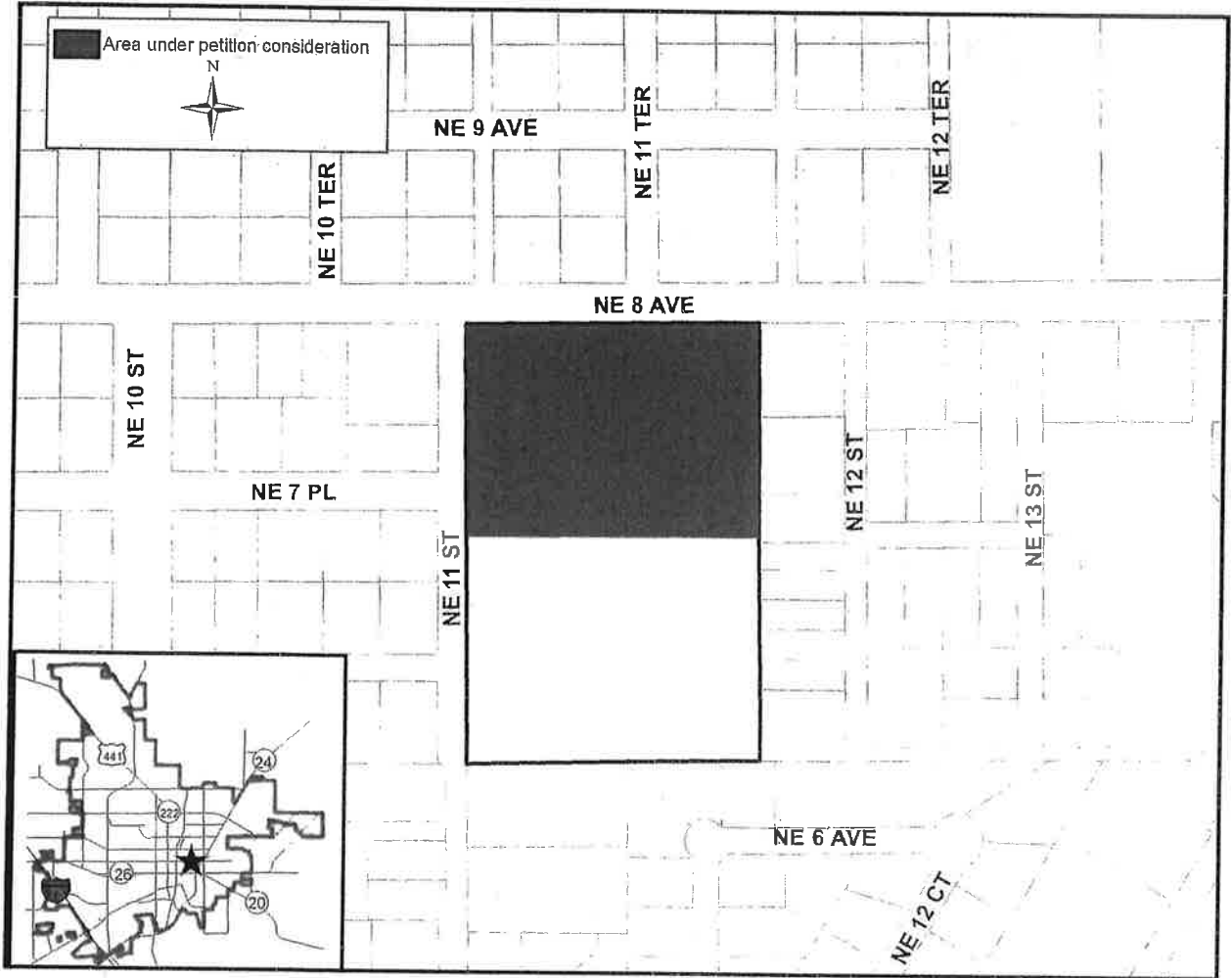
Time: 6:15 PM

**Place: Long Gallery of Thomas Center Building A
302 NE 6th Ave, Gainesville, FL 32601**

The City of Gainesville Planning Department will hold a neighborhood workshop to discuss land use and zoning changes that the City is proposing. The proposal is to change the land use and zoning categories of a portion of the former US Army Reserve property (approximately 3.4 acres in total) from Public and Institutional Facilities to Mixed-use Low and from PS: Public services and operations district to MU-1: 8—30 units/acre mixed use low intensity district. The property is located at 1125 NE 8th Avenue. The purpose of the meeting is to get input from property owners and interested members of the public. A reference map that shows the location of the overall property and the approximate portion of the property proposed for land use and zoning changes is included in this notification.

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

Please contact the City of Gainesville Planning and Development Services Department at (352) 334-5022, e-mail cogplanning@cityofgainesville.org, if you cannot attend the workshop and you wish to provide comments for the workshop.



**Minutes: Neighborhood Workshop on Proposed Small-scale Land Use Amendment and Rezoning –
City of Gainesville’s Army Reserve Property**

June 21, 2016, 6:15 p.m.

Thomas Center Bldg. A

302 NE 6th Avenue, Gainesville, FL 32601

Mr. Mimms gave the staff presentation from the City Planning Department.

Workshop started at 6:19 pm and there were 15 people in attendance including 4 staff members (Paul Folkers, Steve Phillips, Andrew Persons and Dean Mimms) and the principals (James Coats and John Perkins) from Phalanx Defense Systems, Inc.

Mr. Mimms spoke about the Land Use and Zoning Change. Mr. Mimms discussed the upcoming Plan Board hearing on June 30th and the City Commission hearing on July 21st. He discussed the history and specifics of the property. He described the 3.2-acre portion of the property subject to Land Use and Zoning Change. Mr. Mimms discussed how the property came into City ownership and discussed the City’s issuance for a Request for Proposals regarding the northern portion of the property.

Mr. Mimms discussed the adjacent properties and the general compatibility of the MU-1 Zoning District and the uses allowed in MU-1. Mr. Mimms discussed the related text change to the MU-1 zoning district to add armor systems manufacturing and assembly to the list of permitted uses.

Orlando Santos discussed his concerns regarding the RFP and not having a chance to talk about the RFP during its development. He had a desire to be informed of the RFP process. Mr. Santos discussed the timeline of the RFP being too quick in his estimation. He was concerned the City wasn’t getting a good deal from the RFP.

Mr. Folkers addressed Mr. Santos’ question and discussed the history of the property and the involvement of the neighborhood group Friends of Reserve Park (FORP). Mr. Folkers discussed how the park expanded through the process. Mr. Folkers discussed the RFP criteria and that process. The RFP went out early March and was approved in May. Mr. Folkers discussed the appraisal value of the property. Mr. Folkers spoke about the financial negotiations with Phalanx and the tentative terms of the negotiation with the City.

Katherine (a neighborhood resident) discussed the notification process for the RFP and the adjacent neighborhood groups. She was concerned about the state of the property and ongoing maintenance. Mr. Folkers spoke about the maintenance program for the property. She asked what kind of process the asbestos remediation would need.

James Coats spoke about his company (Phalanx) and their operations and their existing space out at the Airport. Mr. Coats spoke about the companies charity services. He discussed that they assemble personal protection armor for law enforcement along with holsters and other clothing and bags for

emergency personnel. He discussed the % recycled materials in their products. Mr. Coats discussed their desire to occupy the building. He anticipates receiving one semi-truck delivery every week to the site for materials.

Katherine spoke about limits on truck traffic along NE 8th Ave.

Brian Sheldon asked about the extent of the property subject to rezoning and the uses.

Al Hadeed asked about the 3.2-acre property being transferred and how much is impervious surface.

What is the plan for the remaining property? He asked about the manufacturing portion of the property and the use of chemicals.

Mr. Coats responded that they only assemble, not manufacture the raw materials and do not use chemicals in their assembly process.

Roberta Gastmeyer asked about jobs and parking adequacy for the operation and the existing parking lot.

Mr. Coats spoke about the future plans and the adequacy of the parking and the proximity of their employees.

Mr. Folkers discussed how to fund the park improvements through the budget process and how the park will be designed.

Katherine asked about homeless and crime issues in the immediate area and how these will be addressed in the park design.

Zach West spoke about his involvement with FORP and their input during the RFP process and their support of Phalanx.

Mr. Orlando asked about the cost of tearing the building down.

Mr. Hadeed spoke in favor of the City's approach to the land use and zoning of the property.

Mr. Santos spoke about the park and the possibility of keeping the entire area in a park.

Mr. Folkers discussed that the Parks Master Plan had not identified a need for additional parks in this area and that the development of the park was an issue that has been championed by the FORP.

Roberta Gastmeyer asked if this property would pay taxes once Phalanx took over.

Mr. Coats responded that they would pay property taxes on this property.

Mr. Hadeed spoke about the notice and asked how the staff reports will be produced and asked if the RFP will be included. He inquired whether there were any conceptual plans for the park.

Mr. Folkers said they will be a Veterans Memorial and a community garden. The park will be designed with community input.

Mr. Coats said he is hoping that this property will be a positive addition to East Gainesville and the surrounding neighborhood.

Mr. Phillips spoke about maintenance of the City Parks and their programs. He spoke about the maintenance of the property currently.

Ms. Maureen Hadeed asked about the timeline for Phalanx moving in to the building.

Mr. Santos asked when the contract will come forward.

Mr. Folkers responded that it will be on the City Commission agenda and posted online.

Mr. Perkins from Phalanx spoke about his company and invited all of the participants to come to Phalanx and see what they do.

Mr. Mimms spoke about the timeline for the petitions.

Elizabeth and Russell Williams spoke about their experience living in the neighborhood for 58 years. They were there when Armory was active and when it was closed. Mr. Williams stated that the park is well sized and that they supported Phalanx using the building.

Elizabeth Williams spoke about trash from McDonalds on E. University Ave.

The meeting concluded at approximately 7:45 p.m.



**Neighborhood Workshop
June 21, 2016**

NAME	ADDRESS	E-MAIL ADDRESS
James Coats	Gainesville FL	j.coats@phalanxsystems.com
Chase C.	Gainesville FL	" "
John Perkins	6615 SW 13th St GAINESVILLE	J.PERKINS@PHALANXSYSTEMS.COM
STEVE PHILIP	CITY OF GAINESVILLE	"ON FILE"
K/Smb	COG	KATHI 32601 @ hotmail.com
Russell - Elizabeth, William	COG	russandlizwa@yahoo.com
ORLANDO SANTOS	538 NE 11th St	CALIFDIVER@YAHOO.COM
Brian Sheldon	1034 NES PL	BWST1970@hotmail.com
Roberta Gastmeyer	4118 NW 69th St Gainesville 32606	rgastmeyer@bellsouth.net
Andrew Persons	City of Gainesville	personsaw@cityofgainesville.org
Paul Folkers	City of Gainesville	folkosp@cityofgainesville.org
AL HADEED	GAINESVILLE	hadheedlaw@cfri.com
MAUREEN HADEED	582 NE 11th St. Gainesville	mohadeed@gmail.com
Zach West	1029 NW 5th St Gainesville	Zdwest@gmail.com
DEAN MIMM	CITY OF GAINESVILLE	"ON FILE"

15 TOTAL

12570-002-000 PB-16-74LUC-75ZON
ALACHUA COUNTY HOUSING
AUTHORITY
703 NE 1ST STREET
GAINESVILLE, FL 32601

12342-019-000 PB-16-74LUC-75ZON
HELEN ALLEN HEIRS
% BEVERLY JEAN ALLEN
1247 NE 7TH PL
GAINESVILLE, FL 32601-3624

10476-000-000 PB-16-74LUC-75ZON
VINCENT M AMLIN
1105 NE 10TH AVE
GAINESVILLE, FL 32601

12528-000-000 PB-16-74LUC-75ZON
CODY J ATCHISON
204 CORAL WAY E
INDIALANTIC, FL 32903-2107

10600-073-000 PB-16-74LUC-75ZON
BAILEY & SEFFAR W/H
PO BOX 41012
ABU DHABI
UNITED ARAB EMERATES

12342-020-000 PB-16-74LUC-75ZON
MARK A BANNISTER
804 NE 25TH TER
GAINESVILLE, FL 32641

10474-000-000 PB-16-74LUC-75ZON
BBE HOLDINGS LLC
107 GIBSON BLVD APT 1
VALLEY STREAM, NY 11581

10451-000-000 PB-16-74LUC-75ZON
BEASMAN & CHRISTENSEN
846 BARTON WOODS RD NE
ATLANTA, GA 30307-1306

12558-004-000 PB-16-74LUC-75ZON
GERALD C BEVIS
6424 NW 47TH PL
GAINESVILLE, FL 32653

12549-007-000 PB-16-74LUC-75ZON
DORIS BIVENS
1132 NE 6TH AVE
GAINESVILLE, FL 32601-5654

10475-001-000 PB-16-74LUC-75ZON
GAYLE TRUSTEE BLUEBIRD
1106 NE 9TH AVE
Gainesville, FL 32601-4542

12570-001-000 PB-16-74LUC-75ZON
G L BROWN
615 NE 10TH ST
GAINESVILLE, FL 32601-5641

10505-000-000 PB-16-74LUC-75ZON
WILLIAM D BRYSON
PO BOX 13891
GAINESVILLE, FL 32604-1891

10493-000-000 PB-16-74LUC-75ZON
FELOR BUCHANAN
13710 NW 56TH AVE
GAINESVILLE, FL 32653-2557

12467-000-000 PB-16-74LUC-75ZON
PAMELA K CAMPISANO
1011 NE 8TH AVE
GAINESVILLE, FL 32601-4576

12532-000-000 PB-16-74LUC-75ZON
KYLE ROYCE CANNON
1021 NE 7TH AVE
GAINESVILLE, FL 32601

12549-029-000 PB-16-74LUC-75ZON
SAMANTHA CAPOZZIA
516 NE 12TH CT
GAINESVILLE, FL 32601-5627

10498-000-000 PB-16-74LUC-75ZON
CAROLA III & SILVERTHORNE
1131 NE 10TH AVE
GAINESVILLE, FL 32609-4005

12549-014-000 PB-16-74LUC-75ZON
JOAQUIN CASANOVA
541 NE 12TH CT
GAINESVILLE, FL 32601

12342-005-000 PB-16-74LUC-75ZON
CHARLES S CHESTNUT III
18 NW 8TH AVE
GAINESVILLE, FL 32601-4337

12571-010-003 PB-16-74LUC-75ZON
CANDACE C CHURCHILL
556 NE 11TH ST
GAINESVILLE, FL 32601

12342-023-000 PB-16-74LUC-75ZON
TONYA RENEE CLARKE
3524 OSPREY COVE DR
RIVER VIEW, FL 33578

12558-005-000 PB-16-74LUC-75ZON
JOANNE B CLARKE
1109 NE 5TH PL
GAINESVILLE, FL 32601-5657

12558-003-000 PB-16-74LUC-75ZON
CORMAN & HART W/H
1102 NE 5TH PL
GAINESVILLE, FL 32601

10600-092-000 PB-16-74LUC-75ZON
LILLIAM CUTLER
1004 NE 8TH AVE
GAINESVILLE, FL 32609

12571-010-001 PB-16-74LUC-75ZON
ALAN T DAVIS
315 SE 6TH ST
GAINESVILLE, FL 32601-6843

12559-020-001 PB-16-74LUC-75ZON
PATRIA A DAVIS
718 NE 12TH ST
GAINESVILLE, FL 32601

12549-025-000 PB-16-74LUC-75ZON
DEAKIN & TASSINARI
520 NE 12TH ST
GAINESVILLE, FL 32601

12549-008-000 PB-16-74LUC-75ZON
DESA & MILLESON
548 NE 12TH ST
GAINESVILLE, FL 32601

12525-000-000 PB-16-74LUC-75ZON
KYLE A DYSON
1020 NE 7TH PL
GAINESVILLE, FL 32601

12565-000-000 PB-16-74LUC-75ZON LEANN EGETO 28 WHITTIER ST #2 CAMBRIDGE, MA 02140-2606	12549-012-000 PB-16-74LUC-75ZON BILLIE N ELLIS 1221 NE 6TH AVE GAINESVILLE, FL 32601-3613	12551-001-000 PB-16-74LUC-75ZON EMANUEL BAPTIST CHURCH 129=03 NE 8TH AVE GAINESVILLE, FL 32601-4575
12549-015-000 PB-16-74LUC-75ZON FAL PROPERTIES LLC 106 CLUBHOUSE DR #412 PALM COAST, FL 32137	10600-089-000 PB-16-74LUC-75ZON KAREN ELIZABETH FISHER 1017 NE 9TH AVE GAINESVILLE, FL 32601-4545	12549-024-000 PB-16-74LUC-75ZON FLOYD & FLOYD & NOVELLINO 519 NE 12TH ST GAINESVILLE, FL 32601
12549-010-000 PB-16-74LUC-75ZON WILLIE L FOREMAN 1203 NE 6TH AVE GAINESVILLE, FL 32601-3613	12570-003-000 PB-16-74LUC-75ZON JAMES C FRETT 541 NE 10TH ST GAINESVILLE, FL 32601-5641	12566-000-000 PB-16-74LUC-75ZON FROHE & FROHE 2505 MYRA PLACE NE ALBUQUERQUE, NM 87112
10506-000-000 PB-16-74LUC-75ZON GAINESVILLE PROFESSIONAL FIREFIGHTERS INC 1220 NE 8TH AVE GAINESVILLE, FL 32601	10499-000-000 PB-16-74LUC-75ZON GEORGE L SR GAINEY 1140 NE 9TH AVE GAINESVILLE, FL 32601-4546	10452-000-000 PB-16-74LUC-75ZON GANYO & WHITELEY 848 SHILOH CHURCH RD PALMYRA, VA 22963-4321
12559-020-005 PB-16-74LUC-75ZON LAKASHIA S GISSENDANNER 710 NE 12TH ST GAINESVILLE, FL 32601	12527-000-000 PB-16-74LUC-75ZON JESSICA K GOLDBERG 2049 NE 16TH TER GAINESVILLE, FL 32609-3957	12549-022-000 PB-16-74LUC-75ZON GRADE A RENTALS LLC 4715 NW 53RD AVE STE C GAINESVILLE, FL 32653
12470-000-000 PB-16-74LUC-75ZON GRANT & HOGAN 1009 NE 7TH PL GAINESVILLE, FL 32601	12549-005-000 PB-16-74LUC-75ZON LORNE L GREEN 1212 NE 6TH AVE GAINESVILLE, FL 32601-5654	12571-010-002 PB-16-74LUC-75ZON HADEED & HADEED 4 OCEAN VISTA LN PALM COAST, FL 32137
12539-019-000 PB-16-74LUC-75ZON J J HATCH JR 1035 NE 5TH PL GAINESVILLE, FL 32601-3615	10475-000-000 PB-16-74LUC-75ZON HERRING & HERRING CO-TRUSTEES 7711 NW 40TH AVE GAINESVILLE, FL 32606	10497-000-000 PB-16-74LUC-75ZON WALTER HOLAK LIFE ESTATE PO BOX 357621 GAINESVILLE, FL 32635
12549-006-000 PB-16-74LUC-75ZON GLOVANNA RAVETTI HOLBROOK 608 NE 5TH AVE GAINESVILLE, FL 32601	10500-000-000 PB-16-74LUC-75ZON HOLLOWAY III & HOLLOWAY 1143 NE 10TH AVE GAINESVILLE, FL 32601-2504	12466-000-000 PB-16-74LUC-75ZON MAXINE HOWARD 1003 NE 8TH AVE GAINESVILLE, FL 32601-4576
12549-003-000 PB-16-74LUC-75ZON PHYLLIS D HUDSON 1228 NE 6TH AVE GAINESVILLE, FL 32601	10477-000-000 PB-16-74LUC-75ZON GEOFF O HUMPHREYS 904 NE 11TH TER GAINESVILLE, FL 32601	12549-009-000 PB-16-74LUC-75ZON ORAN C SR HUTCHINSON 2720 SW 69TH TER GAINESVILLE, FL 32608
12549-016-000 PB-16-74LUC-75ZON CHARLOTTE T JACKSON HEIRS % THERESA JACKSON CAIN 7536 PINNACLE DR JACKSONVILLE, FL 32221-6140	12559-020-003 PB-16-74LUC-75ZON NIKKI Y JOHNSON 714 NE 12TH ST GAINESVILLE, FL 32601	10473-000-000 PB-16-74LUC-75ZON W F JOHNSON 1105 NE 9TH AVE GAINESVILLE, FL 32601

12342-022-000 PB-16-74LUC-75ZON
JOHN M JONES
84 NORWOOD AVE
NORTH PLAINFIELD, NJ 7060

12549-017-000 PB-16-74LUC-75ZON
MICHAEL T JONES
534 NE 12TH ST
GAINESVILLE, FL 32601

12549-011-000 PB-16-74LUC-75ZON
KAPLAN & SCHILLER W/H
PO BOX 13853
GAINESVILLE, FL 32604

12549-001-000 PB-16-74LUC-75ZON
WILLIAM HENRY KEELER
1242 NE 6TH AVE
GAINESVILLE, FL 32601-5654

12549-019-000 PB-16-74LUC-75ZON
JON MIKEL LACKEY
527 NE 12TH ST
GAINESVILLE, FL 32601

12549-020-000 PB-16-74LUC-75ZON
MICHAEL A LAMB
530 NE 12TH CT
GAINESVILLE, FL 32605

12530-000-000 PB-16-74LUC-75ZON
HOPE ANNELIESE LANE
1027 NE 7TH AVE
GAINESVILLE, FL 32601

12559-020-004 PB-16-74LUC-75ZON
CHARLIE F LEATH
712 NE 12TH ST
GAINESVILLE, FL 32601

12549-013-000 PB-16-74LUC-75ZON
ANN B LENNON
549 NE 12TH CT
GAINESVILLE, FL 32601-3610

10509-000-000 PB-16-74LUC-75ZON
ERROL L LUCAS
1205 NE 10TH AVE
GAINESVILLE, FL 32601-2505

12558-002-000 PB-16-74LUC-75ZON
LYONS & LYONS & LYONS
1110 NE 5TH PL
GAINESVILLE, FL 32601

12558-001-000 PB-16-74LUC-75ZON
ELISABETH STEPHANIE MCCALL
1118 NE 5TH PL
GAINESVILLE, FL 32601-5657

10472-000-000 PB-16-74LUC-75ZON
MCINARNAY JR & MCINARNAY III
1104 NE 8TH AVE
GAINESVILLE, FL 32601

12539-004-000 PB-16-74LUC-75ZON
SUSAN MELODY MENGE
1004 NE 5TH PL
GAINESVILLE, FL 32601-5658

10453-000-000 PB-16-74LUC-75ZON
PETER R MEYER
1049 NE 9TH AVE
GAINESVILLE, FL 32601-4578

12549-018-000 PB-16-74LUC-75ZON
LASHAWN D MONROE
526 NE 12TH ST
GAINESVILLE, FL 32601

12486-000-000 PB-16-74LUC-75ZON
WILLIAM G MOODY
1007 NE 7TH AVE
GAINESVILLE, FL 32601

10600-091-000 PB-16-74LUC-75ZON
JOHNNY B MOSS
15325 NW 1ST ST
WILLISTON, FL 32696-8957

12526-000-000 PB-16-74LUC-75ZON
GARDINER H MYERS
1201 NE 4TH ST
GAINESVILLE, FL 32601-4348

10478-000-000 PB-16-74LUC-75ZON
SHENLEY R NEELY
1117 NE 10TH AVE
GAINESVILLE, FL 32601

12559-001-000 PB-16-74LUC-75ZON
JERRY DELTON O'STEEN
1724 NE 55TH BLVD
GAINESVILLE, FL 32641-2747

12559-002-005 PB-16-74LUC-75ZON
EVELYN C PARCHMENT
1366 JUNIPER ST NW
WASHINGTON, DC 20012

12468-000-000 PB-16-74LUC-75ZON
BRET S PASCH
213 MURIEL ST
ITHACA, NY 14850-1839

10508-000-000 PB-16-74LUC-75ZON
JOHN B PATTERSON
1206 NE 9TH AVE
GAINESVILLE, FL 32601

12487-000-000 PB-16-74LUC-75ZON
PATTERSON & PATTERSON
1011 NE 7TH AVE
GAINESVILLE, FL 32601

10600-090-000 PB-16-74LUC-75ZON
PAVONE & SEDGLEY ET UX
1025 NE 9TH AVE
GAINESVILLE, FL 32601-4545

12472-000-000 PB-16-74LUC-75ZON
PERDUE & PERDUE ET UX
1751 KINGS STORE RD NE
CHECK, VA 24072-3074

10507-000-000 PB-16-74LUC-75ZON
JACOB N PERRITT-CRAVEY
1216 NE 9TH AVE
GAINESVILLE, FL 32601

12469-000-000 PB-16-74LUC-75ZON
DALE RIMKUNAS
1008 NE 7TH PL
GAINESVILLE, FL 32601

12342-007-000 PB-16-74LUC-75ZON
WILLIAM ROBINSON
100 WESTLAND WAY
OXFORD, GA 30054

12558-006-000 PB-16-74LUC-75ZON
JOSEPH M ROY
1115 NE 5TH PL
GAINESVILLE, FL 32601-5657

12571-010-004 PB-16-74LUC-75ZON
ORLANDO SANTOS
538 NE 11TH ST
GAINESVILLE, FL 32601-5630

10454-000-000 PB-16-74LUC-75ZON
J W SHEFFIELD
1040 NE 9TH AVE
GAINESVILLE, FL 32601-4548

12539-001-000 PB-16-74LUC-75ZON
BRIAN W SHELDEN
1034 NE 5TH PL
GAINESVILLE, FL 32601-5658

12526-002-000 PB-16-74LUC-75ZON
SAUL SILBER
% SAUL SILBER PROPERITES
3434 SW 24TH AVE STE A
GAINESVILLE, FL 32607

12559-020-002 PB-16-74LUC-75ZON
JOAN SIMON
716 NE 12TH ST
GAINESVILLE, FL 32601

12529-000-000 PB-16-74LUC-75ZON
KATHERINE M SMAHA
1020 NE 7TH AVE
GAINESVILLE, FL 32601

10450-000-000 PB-16-74LUC-75ZON
SHIRLEY ANN SUMPTER
1030 NE 8TH AVE
GAINESVILLE, FL 32601

12342-025-000 PB-16-74LUC-75ZON
VICTORIA TAKACS
16095 SE 14TH ST
OCLAWAHA, FL 32179-2108

12531-000-000 PB-16-74LUC-75ZON
CHRISTOPHER FROST THOMAS
1031 NE 7TH AVE
GAINESVILLE, FL 32601

12549-021-000 PB-16-74LUC-75ZON
TRACY L THOMAS
2611 NE 10TH TER
GAINESVILLE, FL 32609

12549-023-000 PB-16-74LUC-75ZON
FRANK TURNER
524 NE 12TH CT
GAINESVILLE, FL 32601-5627

10515-001-000 PB-16-74LUC-75ZON
U S GOVERNMENT
1300 NE 8TH AVE
GAINESVILLE, FL 32601

12562-000-000 **** PB-16-74LUC-75ZON
CITY OF GAINESVILLE
PO BOX 490 MS 48
GAINESVILLE, FL 32627-0490

12549-004-000 PB-16-74LUC-75ZON
YOLANDA UPCHURCH
1220 NE 6TH AVE
GAINESVILLE, FL 32601

12539-002-000 PB-16-74LUC-75ZON
ZACHARY D T WEST
1024 NE 5TH PL
GAINESVILLE, FL 32601

12563-001-000 PB-16-74LUC-75ZON
BERNICE M WILLIAMS
1033 NE 8TH AVE #B
GAINESVILLE, FL 32601-4576

12342-025-001 PB-16-74LUC-75ZON
PAULINE M WILLIAMS
638 NE 13TH ST
GAINESVILLE, FL 32601-5694

12473-000-000 PB-16-74LUC-75ZON
R L WILLIAMS
1004 NE 7TH AVE
GAINESVILLE, FL 32601-5650

12559-001-001 PB-16-74LUC-75ZON
JEROME LAVERN WILLIAMS
601 NE 11TH ST
GAINESVILLE, FL 32601-5631

10456-000-000 PB-16-74LUC-75ZON
DANA WILLIAMS
1050 NE 9TH AVE
GAINESVILLE, FL 32601-4548

12549-002-000 PB-16-74LUC-75ZON
WINFALL CORPORATION
PO BOX 1119
ALACHUA, FL 32615

10457-000-000 PB-16-74LUC-75ZON
BRENDA C WISE
1055 NE 10TH AVE
GAINESVILLE, FL 32601-2515

12563-000-000 PB-16-74LUC-75ZON
BARBARA H WOOD TRUSTEE
1808 NE 55TH BLVD
GAINESVILLE, FL 32641