



City of Gainesville
Department of Sustainable Development
Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: February 27, 2020

ITEM NO: 5 (190985)

PROJECT NAME AND NUMBER: PB-19-183 SVA

APPLICATION TYPE: Right-of-Way Vacation (Quasi-Judicial)

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Brittany McMullen

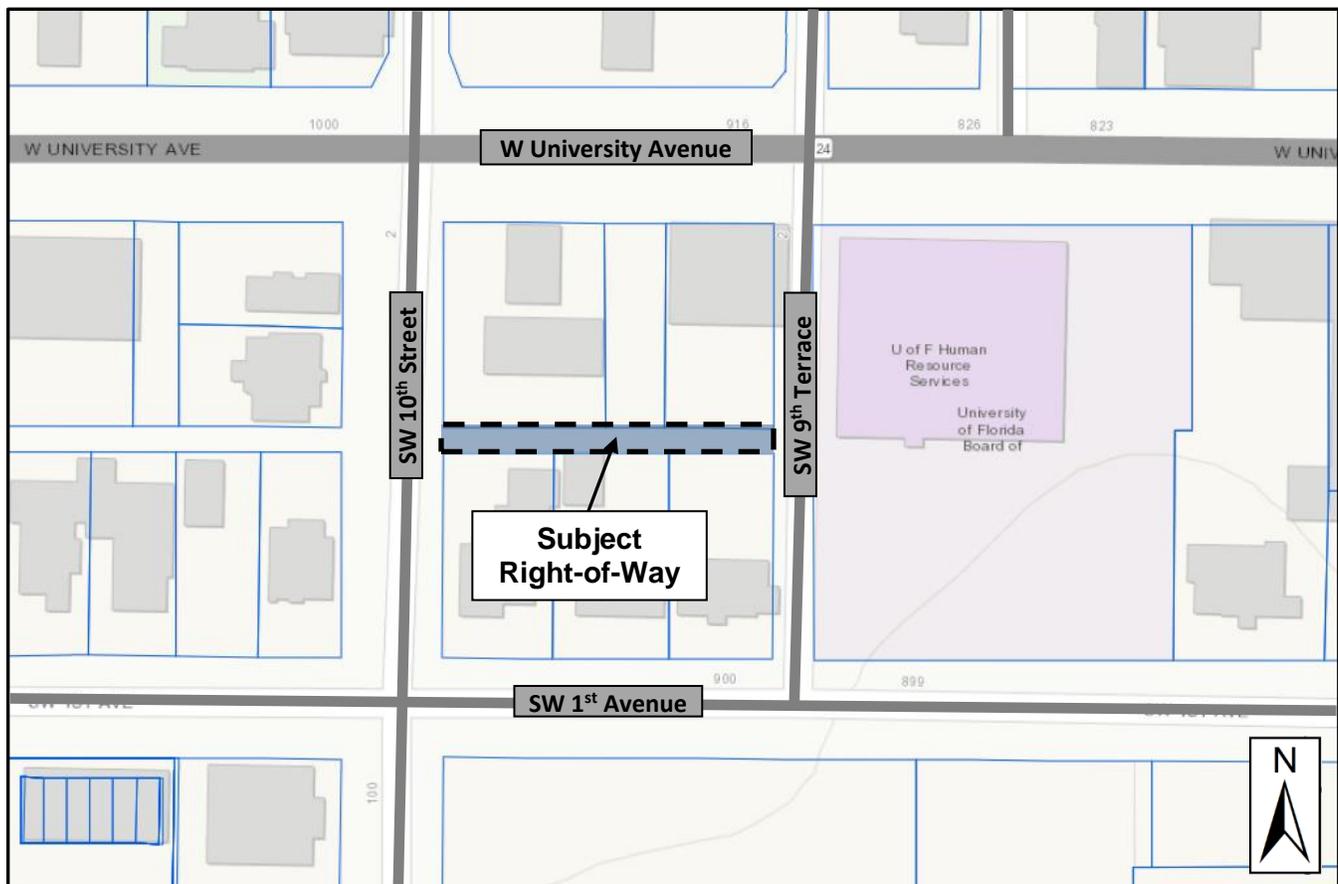


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: CHW, Agent for property owners

Property Owner(s): Jeffrey R. Friedman Revocable Trust; M&R United Inc; Two Bald Fat Men Land Investments II LLC; Carlos P Lamar III

Related Petition(s): PB-19-182 (Special Use Permit)

Legislative History: N/A

Neighborhood Workshop: October 2, 2019; November 20, 2019

SITE INFORMATION:

Address: Located west of SW 9th Terrace and East of SW 10th Street

Acreage: ±.06 acres

Existing Use(s): Alley

Land Use Designation(s): UC (Urban Core)

Zoning Designation(s): DT (Downtown)

Overlay District(s): Community Reinvestment Area

Transportation Mobility Program Area (TMPA): A

Census Tract: 0002.00

Water Management District: St. John's River Water Management District

Special Feature(s): N/A

PURPOSE AND DESCRIPTION:

The purpose of this request is to vacate a portion of a 15-ft wide alley located in Block 1 of University Place Subdivision, lying west of SW 9th Terrace and East of SW 10th Street. Vacation of the right-of-way will allow for the unified redevelopment of properties abutting to the north and south.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

The staff analysis and review is based on the criteria for issuing a Special Use Permit as shown in Division 5 of Article III of the Land Development Code.

Right-of-Way Vacation Review Criteria

In accordance with Section 30-3.41, rights-of-way may only be vacated by the City Commission upon its finding that the provided below have been met:

1. **The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest, which shall be based on a consideration of the following:**

a. Whether the public benefits from the use of the subject right-of-way as part of the city street system;

The existing alley is substandard in width per the City's current standards, is only partially paved, and does not continue past SW 9th Terrace. Due to its condition, size, and its non-connectivity to any properties to the east, the public does not benefit from the use of the alley as part of the city street system. Removal of the alley is not expected to disrupt the overall flow of traffic. Redevelopment of abutting properties will include improvements such as consolidated driveway locations and the property is surrounded by public rights-of-way on all sides.

b. Whether the proposed action is consistent with the Comprehensive Plan;

The proposed action is consistent with Policy 10.2.1 of the Transportation Mobility Element which outlines conditions that are appropriate for right-of-way vacation, as further outlined in review criteria 2.a-2.d below.

The proposal is additionally consistent with Policy 1.2.1 of the Future Land Use Element which states that the City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips. All abutting properties have frontage on public roadways and redevelopment of will continue to allow for reasonable connections for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;

The existing perimeter of the subject block meets requirements for the DT Transect Zone and approval of the vacation will result in a more unified block which continues to meet the maximum block size of 1,600 linear feet. Vacation of the right-of-way would result in a unified block with a perimeter of ±910 linear feet.

d. Whether the proposed action would deny access to private property;

The proposed vacation would not deny access to private property. All properties abutting the subject right-of-way will be redeveloped and maintain access as part of the overall development plan associated with the companion Special Use Permit request.

e. The effect of the proposed action upon public safety;

Vacation of the alley will likely have a positive impact on public safety as it will facilitate the redevelopment of an entire city block with improved pedestrian connections and consolidated driveways. Currently the alley is unimproved and substandard in width and does not provide for a safe route for pedestrians or vehicles.

f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;

The proposed vacation is not expected to have a negative impact upon the safety of pedestrians and vehicular traffic. As previously stated, the alley is substandard as to minimum size requirements and is not fully paved. In addition, there are existing structures directly adjacent to the alley that pose maneuvering issues given the substandard width. Removing the underutilized alley and replacing it

with an overall redevelopment plan which relies on established streets for connectivity will increase the safety of traffic overall.

g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;

The proposed vacation is not expected to have a negative impact on municipal services. Redevelopment of the property will incorporate necessary access points for emergency service and waste removal. The Gainesville Fire Rescue Department and the Public Works Solid Waste Division have indicated that the proposed plan is approvable.

h. The necessity to relocate utilities both public and private; and

Relocation of public and private utilities will be necessary and will be at the expense of the private property owner. The applicant has indicated that coordination for this has begun with ATT, Cox and GRUcom.

i. The effect of the proposed action on the design and character of the area.

Vacation of the subject right-of-way will allow for the redevelopment of an existing block for a high-density mixed-use project. Redevelopment of this block will improve the design and character of the area aesthetically and functionally and provide for additional living units in close proximity to important destinations including the University of Florida and surrounding commercial developments.

2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the following additional criteria are met:

a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;

Loss of the right-of-way will not foreclose future bicycle/pedestrian use to surrounding properties. All abutting properties will be redeveloped as part of a unified development plan and adequate access will be provided to the property via public streets,

b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;

Vacation of the subject alley will not foreclose non-motorized access to adjacent land uses or transit stops. Access can be achieved via W University Avenue, SW 10th Street, SW 9th Terrace and SW 1st Avenue.

c. The loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and

The proposed right-of-way vacation and corresponding Special Use Permit request support the construction of a high-density development containing both residential and non-residential uses within close proximity ($\pm 1,400$ feet) to the University of Florida in addition to other residential and non-residential uses. All properties abutting the alley are part of the overall redevelopment plan for the subject block.

d. There is no reasonably foreseeable need for any type of transportation corridor for the area.

There is no reasonably foreseeable need for a transportation corridor connecting to the existing 15-ft wide alley. The right-of-way currently serves properties which will be redeveloped as part of one unified development plan which will provide for a consolidated access plan.

RECOMMENDATION

Staff recommends approval of Petition PB-19-183 SVA.

DRAFT MOTION FOR CONSIDERATION

I move to approve petition PB-19-183 SVA.

POST-APPROVAL REQUIREMENTS:

The request is required to be heard by the City Commission at a public hearing where it will be considered for further action.

LIST OF APPENDICES:

- Appendix A Applicant Submittals**
Application Form
Justification Report
Land Survey
Map Set
Neighborhood Workshop Documentation

Appendix A

**APPLICATION TO VACATE PUBLIC RIGHT-OF-WAY
 PLANNING & DEVELOPMENT SERVICES**

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Date: _____	EZ Fee: \$ _____
1 st Step Mtg Date: _____	Tax Map No. _____
Abutting Property Owners Petition _____	City Commission Petition _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

Applicant Information (Please PRINT)	
Name: CA Ventures, Inc.	
Address: 130 East Randolph Street, Ste 2100	
City: Chicago	
State: Illinois	Zip: 60601
Phone: Contact Agent	Fax: N/A
CHW 352-331-1976	

CRITERIA FOR VACATION OR CLOSURE
<p>At the public hearing, the City Commission shall consider the following criteria in determining whether the general public welfare would be best served by the proposed action:</p> <ol style="list-style-type: none"> 1. Whether the public benefits from the use of the subject right-of-way as part of the city street system. 2. Whether the proposed action is consistent with the city's comprehensive plan. 3. Whether the proposed action would violate individual private property rights. 4. The availability of alternative action to alleviate the identified problems. 5. The effect of the proposed action upon traffic circulation. 6. The effect of the proposed action upon crime. 7. The effect of the proposed action upon the safety of pedestrians and vehicular traffic. 8. The effect of the proposed action upon the provision of municipal services including but not limited to emergency services and waste removal services. 9. The necessity to relocate utilities both public and private. 10. The effect the proposed action will have upon property values in the immediate and surrounding areas. 11. The effect of the proposed action on geographic areas which may be impacted. 12. The effect of the proposed action on the design and character of the area.

Certified Cashier's Receipt:

Under the provisions of Section 30-192(b) of the Land Development Code, City of Gainesville, **THE ABUTTING PROPERTY OWNERS/THE CITY COMMISSION** hereby petition(s) to have the following public right-of-way vacated (a legal description and a map is required):

See accompanying legal description and map set

Provide reasons for vacating this right-of-way (please add additional sheet(s) to provide more information, if needed):

See accompanying Justification Report

The recording of the approved ordinance abandoning public property effects an automatic reverter of the property back to the fee owners of the property out of which the street was carved. The City of Gainesville does not issue any formal deed instruments. The local title companies will be able to track the accretion of the property to the appropriate abutting property owners.

The signature of all abutting property owners is required for petitions initiated by property owners.

ABUTTING PROPERTY OWNERS' INFORMATION			
PARCEL NO.	PROPERTY OWNER	ADDRESS	SIGNATURE
13205 & 13204-1	M&R United, Inc., 402 High Point Dr.,	STE 101, Cocoa, FL 32926	See accompanying Property Owner Affidavit
13204	Friedman Revocable Trust, 16127 Daysailor Trail,	Lakewood Ranch, FL 34202	See accompanying Property Owner Affidavit
13206 & 13207	Two Bald Fat Men Land Investment II, LLC., PO Box 358113,	Gainesville, FL 32604	See accompanying Property Owner Affidavit
13208	Carlos P. Lamar, III, 8005 SW	105th Ave, Gainesville, FL 32608	See accompanying Property Owner Affidavit

Petition must be filed with the Department of Community Development in accordance with the application cut-off dates as adopted by the City Plan Board (Development Review Board application cut-off dates). A copy of the schedule may be obtained from the Planning Division, Room 158, Planning Counter, Thomas Center B, 306 NE 6th Avenue. Phone: 334-5022.

Petitioner's Signature:  Date: 12/12/19



931 W. UNIVERSITY AVENUE

Public Right-of-Way Vacation – Justification Report

~~December 16, 2019~~

REVISED January 24, 2020

Prepared for:
City of Gainesville
Department of Doing

Prepared on behalf of:
CA Ventures, Inc.

Prepared by:
CHW

PN# 19-0316
\\fs01\Jobs2\2019\19-0316\Planning\Reports\RPT_200124_CA VenturesJR_RWVac.docx

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1. Executive Summary

To: Mr. Andrew Persons, AICP, Department of Doing, Director (Interim)
From: Ryan Thompson, AICP, Planning Project Manager
Date: December 16, 2019 REVISED January 24, 2020
Re: 931 W. University Avenue – Public Right-of-Way Vacation

PN #19-0316

Jurisdiction: City of Gainesville	Intent of Application: Vacate public right-of-way to construct a multi-story, mixed-use redevelopment building with structured parking and ground-floor nonresidential uses.
Location: Parcels between SW 9 th Terrace and SW 10 th Street, south of W University Avenue and north of SW 1 st Avenue.	
Existing Improvements/Use: The right-of-way is 15'-wide and is paved. This ROW does not meet current City of Gainesville Roadway design standards.	
Parcels Affected by Request: 13204, 13204-1, 13205, 13206, 13207, and 13208	Acres: Project Site: ±1.2 acres ROW: ±0.06 acre <i>(Source: CHW Survey)</i>
This application seeks the vacation of Right-of-Way (ROW) for the express purpose of creating a unified redevelopment plan consistent with the Comprehensive Plan and Land Development Code (LDC).	

2. STATEMENT OF PROPOSED CHANGE

This Public Right-of-Way Vacation application requests to vacate a portion of a 15' wide alley, commonly known as Alligator Alley, between SW 9th Terrace and SW 10th Street. The ±0.06 acre subject Right-of-Way (ROW) is comprised of a ±15'-wide, ±199'-long portion located between Tax Parcels 13205, 13204-1, and 13204 to the north and 13206, 13207, and 13208 to the south. An aerial of the site's location can be found in Figure 1 and the extent of the ROW vacation request in Figure 2.



Figure 1: Aerial Map



Figure 2: Extent of ROW Vacation

The ROW currently provides access to three (3) residential dwellings, which are included within the project redevelopment boundaries. The existing adjoining commercial uses to the north of the ROW are not accessed from this ROW. The proposed unified redevelopment consolidates driveway locations to a single driveway on 9th Terrace and a single driveway on SW 1st Street, consistent with Land Development Code (LDC) §30-4.15.B.3. Therefore, these parcels will be redeveloped and no longer require access via the subject ROW.

Approval of this request serves multiple public benefits. Vacation of the subject land:

1. Enhances redevelopment of adjacent property by allowing for a unified site plan that is consistent with the City's DT Zoning District development standards;
2. Reduces stormwater runoff by constructing management facilities meeting current City and water management district requirements;
3. Increases pedestrian, bicycle, and vehicular safety and connectivity by consolidating driveways and enhancing sidewalk facilities between the building and street; and
4. Increases residential space and enhances the built environment interaction with the public realm in accordance with DT Zoning District development standards.

This Right-of-Way Vacation request is consistent with City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and LDC regulations, including the review criteria listed in LDC 30-3.41.B., as demonstrated throughout the remainder of this report.

3. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this ROW vacation application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in bold font.

Future Land Use Element

Policy 2.1.2

The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

Response: The ROW abuts property designated DT Zoning, which is the City's Zoning District that allows the highest density and maximum height with the greatest variety of uses. Approval of this ROW application permits the unified redevelopment of the abutting parcels. The redevelopment's intent is a multi-story, mixed-use redevelopment building with structured parking and ground-floor nonresidential uses. Proposed unified development plans meet the City's DT Zoning District development standards and the City's goals for enhanced pedestrian facilities within the public realm. Vacation of the subject ROW enhances redevelopment, as more land will be available for such development projects and allows for a more efficient design.

The project site is located approximately 1,400 feet east from the University of Florida (UF) main campus. Adjacent and surrounding uses consist of other multi-family, student housing, commercial, and non-residential uses, and not traditional single-family neighborhoods.

Policy 3.5.5

The City shall coordinate with the University of Florida regarding the implementation of the University of Florida Campus Master Plan, as appropriate, to support future university growth while mitigating any impacts on public facilities and services such as roads, utilities, parks and recreation.

Response: The University of Florida (UF) Master Plan Housing Element, Policy 2.1.1 encourages increased student density around the edges of the UF main campus. The subject ROW is adjacent to properties with sufficient public facilities that are capable of supporting future redevelopment. The area consists of student housing, as it is a few blocks from the main University of Florida (UF) campus and adjacent to commercial uses along W University Avenue.

Transportation Element

Policy 2.1.11

Development plans for new developments and redevelopment of residential and non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops.

Response: Vacation of the subject ROW allows holistic redevelopment of an entire block bounded by SW 9th Terrace, SW 10th Street, W University Avenue and SW 1st Avenue. Streetscape improvements along these four (4) roadways include wide sidewalks and

landscaping, allowing for safe pedestrian access to adjacent blocks, consistent with City and Community Redevelopment Area (CRA) design standards. Redevelopment will increase density in a location with easy access to transit stops along W University Avenue, SW 2nd Avenue, NW 13th Street, SW 13th Street, and SW 12th Street.

Policy 10.2.1

The City shall not close or vacate streets except under the following conditions:

- a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;

Response: The requested ROW to be vacated is not a street. Vacation of the ROW does not foreclose reasonably foreseeable future bicycle/pedestrian use. Currently, Alligator Alley is ±15'-wide with no curb and gutter that only permits one-way vehicular traffic at a single time. Pedestrian and bicycle traffic are discouraged due to the single-lane width and lack of dedicated bike lane(s) and sidewalks. The alley currently ends at SW 9th Terrace and does not extend to the east.

Approval of this application enhances redevelopment efforts that improve pedestrian and bicycle facilities along adjacent streets, SW 9th Terrace, SW 10th Street, W University Avenue, and SW 1st Avenue.

- b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;

Response: The requested ROW to be vacated is not a street. Vacation of the ROW does not foreclose non-motorized access to adjacent land uses or transit stops. The ±15'-wide ROW connects SW 9th Terrace and SW 10th Street. Sidewalks are currently located on both sides of SW 10th Street. There are no existing sidewalks on SW 9th Terrace and is a one-way street heading south from W University Avenue. Redevelopment of the site will provide non-motorized access around the perimeter of the redeveloped unified site.

Regional Transit System (RTS) transit stops are located on both sides of W University Ave, north of the unified site and one block south at the Innovation Square West stop on SW 2nd Avenue. The existing/proposed sidewalk system along the perimeter of the redeveloped unified site will adequately facilitate pedestrian traffic to these transit stops.

- c. The loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and

Response: The requested ROW to be vacated is not a street. Vacation of this ROW permits redevelopment of a unified site that is higher density and enhances a mixture of residential and nonresidential uses within this core area of the City. The site is within walking distance to numerous commercial uses along W University Avenue and US 441, including Publix, a redeveloped fueling station (The Campus Store), and numerous eating establishments.

The loss of the alley is necessary for the following reasons:

- To meet streetscape standards intended by the City's Comprehensive Plan and LDC;
- To construct an uninterrupted pedestrian storefront streetscape;
- Provide structured parking within the redevelopment project.

The City's Comprehensive Plan and LDC encourage vibrant street frontages by requiring landscape, sidewalk, and building frontage zones along all streets. By vacating the subject

right-of-way, redevelopment of the resulting block can incorporate wider pedestrian facilities while achieving a comparable development area onsite. The additional sidewalk, landscape, and building frontage zones encourage pedestrian and multimodal activities.

Vacating this right-of-way reduces the potential for pedestrian/vehicle conflicts along the unified site's frontage.

d. There is no reasonably foreseeable need for any type of transportation corridor for the area.

Response: There is no reasonably foreseeable need for any type of enhanced transportation corridor within this right-of-way. First, the existing right-of-way is not wide enough to accommodate a roadway designed to City standards. Second, this portion of the City has a well-connected grid system street pattern which will continue to function and provide connectivity once this under-sized right-of-way is vacated. This ROW ends at SW 9th Terrace and does not provide any connection to the east. With the vacation of the subject ROW, the resulting block length is a little over half the maximum permitted block length for the DT Zoning District (max perimeter block length is 1,600', proposed block length is ±910.)

In addition, the ROW only serves three (3) residential dwellings, that are proposed for redevelopment as part of a SUP application that is being reviewed concurrent with this application. The ROW being vacated does not extend east of SW 9th Terrace and is, therefore, not utilized by residents east of SW 9th Terrace. SW 9th Terrace is a one-way street that runs south from W University Avenue and terminates into SW 1st Avenue.

4. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville Land Development Code (LDC). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

Sec. 30-3.41. – Right-of-Way Vacations

B. Review criteria. Right-of-ways may only be vacated by the City Commission upon its finding that the criteria in both 1 and 2 as provided below have been met:

1. The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest, which shall be based on a consideration of the following:
 - a. Whether the public benefits from the use of the subject right-of-way as part of the city street system.

Response: The ROW currently provides access to three (3) residential dwellings, which are included within the project redevelopment boundaries. The unified redevelopment includes new, consolidated driveway locations. Therefore, these parcels will be redeveloped and no longer require access via the subject ROW.

Approval of this request serves multiple public benefits. Vacation of the subject land:

1. **Enhances redevelopment of adjacent property by allowing for a unified site plan that is consistent with the City's DT Zoning District development standards;**
2. **Reduces stormwater runoff by constructing an underground vault system meeting current City and water management district requirements;**
3. **Increases pedestrian, bicycle, and vehicular safety and connectivity by consolidating driveways and enhancing sidewalk facilities between the building and street; and**
4. **Increases residential space and enhances the built environment interaction with the public realm in accordance with DT Zoning District development standards.**

- b. Whether the proposed action is consistent with the city's comprehensive plan.

Response: Section 3 of this report demonstrates how this request is consistent with the City's Comprehensive Plan.

- c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards.

Response: The unified block that results from this application's approval meets City minimum block size requirements. Upon approval of this ROW vacation request, the resulting block perimeter will be ± 910 linear feet (lf), less than the 1,600 lf maximum.

- d. Whether the proposed action would deny access to private property.

Response: Approval of this application will not deny access to private property. Properties in the block currently using the ROW for access are subject to a unified redevelopment plan. They will be removed and no longer require the existing ROW for access.



Figure 3: Existing Access Adjacent to Subject Right-of-Way



Figure 4: Proposed Access Resulting from Redevelopment

- e. The effect of the proposed action upon public safety.

Response: Currently, there is no onsite Stormwater Management Facilities (SMF). As part of the site's redevelopment, SMFs will be designed consistent with City and Water Management District requirements. The SMFs will ensure the site does not contribute to potential area flooding, create wider pedestrian facilities, minimize pedestrian/vehicle conflicts, and enhance CPTED principles.

- f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic.

Response: Approval of this request promotes a unified redevelopment plan including the adjacent parcels, resulting in enhanced pedestrian facilities (sidewalks and landscaping) between the building and adjacent streets that improve pedestrian safety along the site's frontage. The redevelopment also results in relocated and consolidated driveway locations that reduce potential conflicts between pedestrians, bicyclist, and vehicles.

- g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal.

Response: As a result of the site's redevelopment, refuse and service/loading is consolidated into a single location to serve the unified block. A proposed driveway adequately provides access and maneuverability for emergency vehicles, as required by local and state agencies. No other municipal services utilize this ROW.

- h. The necessity to relocate utilities both public and private; and

Response: Gainesville Regional Utilities (GRU) infrastructure currently within the subject ROW will be reconfigured and reconstructed underground to serve the unified redevelopment. No utility connections to adjacent properties will be negatively impacted from this application's approval.

- i. The effect of the proposed action on the design and character of the area.

Response: Vacation of the public ROW permits redevelopment of the adjacent parcels consistent with the City's Comprehensive Plan and LDC, as well as several adjacent developments. Redevelopment remains in character, scale, and massing with recently and continued redevelopment within the area. The Downtown (DT) Zoning District is intended for high-density, multi-story, mixed-use developments.

2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the following additional criteria are met:

- a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;

Response: The requested ROW to be vacated is not a street. Vacation of the ROW does not foreclose reasonably foreseeable future bicycle/pedestrian use. Currently, the ±15'-wide ROW with no curb and gutter only permits one-way vehicular traffic at a single time. Pedestrian and bicycle traffic are discouraged due to the width and lack of dedicated bike lane(s) and sidewalks.

Approval of this application enhances redevelopment efforts that improve pedestrian and bicycle facilities along adjacent streets, SW 9th Terrace, SW 10th Street, W University Avenue, and SW 1st Avenue.

- b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;

Response: The requested ROW to be vacated is not a street. Vacation of the ROW does not foreclose non-motorized access to adjacent land uses or transit stops. The ±15'-wide ROW connects SW 9th Terrace and SW 10th Street. Sidewalks are currently located on both sides of SW 10th Street. There are no existing sidewalks on SW 9th Terrace and is a one-way street heading south from W University Avenue. Redevelopment of the site will provide non-motorized access around the perimeter of the redeveloped unified site.

Regional Transit System (RTS) transit stops are located on both sides of W University Ave, north of the unified site and one block south at the Innovation Square West stop on SW 2nd Avenue. The existing/proposed sidewalk system along the perimeter of the redeveloped unified site will adequately facilitate pedestrian traffic to these transit stops.

- c. The loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and

Response: The requested ROW to be vacated is not a street. Vacation of this ROW permits redevelopment of a unified site that is higher density and enhances a mixture of residential and nonresidential uses within this core area of the City. The site is within walking distance to numerous commercial uses along W University Avenue and US 441, including Publix, a redeveloped fueling station (The Campus Store), and numerous eating establishments.

The loss of the alley is necessary for the following reasons:

- To meet streetscape standards intended by the City's Comprehensive Plan and LDC;
- To construct an uninterrupted pedestrian storefront streetscape;
- Provide structured parking within the redevelopment project.

The City's Comprehensive Plan and LDC encourage vibrant street frontages by requiring landscape, sidewalk, and building frontage zones along all streets. By vacating the subject right-of-way, redevelopment of the resulting block can incorporate wider pedestrian facilities while achieving a comparable development area onsite. The additional sidewalk, landscape, and building frontage zones encourage pedestrian and multimodal activities.

Vacating this right-of-way reduces the potential for pedestrian/vehicle conflicts along the unified site's frontage.

- d. There is no reasonably foreseeable need for any type of transportation corridor for the area.

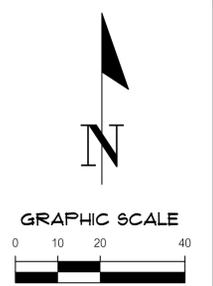
Response: There is no reasonably foreseeable need for any type of enhanced transportation corridor within this right-of-way. First, the existing right-of-way is not wide enough to accommodate a roadway designed to City standards. Second, this portion of the City has a well-connected grid system street pattern which will continue to function and provide connectivity once this under-sized right-of-way is vacated. This ROW ends at SW 9th Terrace

and does not provide any connection to the east. With the vacation of the subject ROW, the resulting block length is a little over half the maximum permitted block length for the DT Zoning District (max perimeter block length is 1,600', proposed block length is ±910.)

In addition, the ROW only serves three (3) residential dwellings, that are proposed for redevelopment as part of a SUP application that is being reviewed concurrent with this application. The ROW being vacated does not extend east of SW 9th Terrace and is, therefore, not utilized by residents east of SW 9th Terrace. SW 9th Terrace is a one-way street that runs south from W University Avenue and terminates into SW 1st Avenue.

ALTA/NSPS LAND TITLE SURVEY

OF LOTS 8 THROUGH 12, BLOCK 1 OF UNIVERSITY PLACE SITUATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



- LEGEND:**
- R/W = RIGHT OF WAY
 - (M) = DATA BASED ON FIELD MEASUREMENTS
 - (P) = DATA BASED ON PLAT OF RECORD
 - (R) = DATA BASED ON DESCRIPTION OF RECORD
 - ⊕ = BENCHMARK
 - ⊙ = FOUND 5/8" REBAR & CAP AS NOTED
 - ⊚ = FOUND NAIL AND DISK (AS NOTED)
 - ▲ = SET NAIL AND DISK MARKED CHW, INC. LB 5075
 - = SET 5/8" REBAR & CAP MARKED CHW, INC. LB 5075
 - = FOUND 1/2" IRON PIPE (NO ID)
 - = RIGHT OF WAY LINE

WEST UNIVERSITY AVENUE
(80' R/W)

CURRENT ZONING: DOWNTOWN (DT)
FRONT SETBACK: N/A
REAR: 0 FEET OR 3 FEET IF ALLEY
SIDE 0 FEET

DESCRIPTION:

FILE NO.: NCS-968311-1-CH2
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
LOT 5 AND THE EAST 21.2 FEET OF LOT 6, BLOCK 1, UNIVERSITY PLACE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
FILE NO.: NCS-968311-2-CH2
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL I:
LOT NINE (9) AND THE WEST ONE-THIRD (1/3) OF LOT TEN (10), BLOCK 1, OF THE W. R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION OF A PART OF THE SOUTH HALF (S 1/2) OF SECTION FIVE (5), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY (20) EAST, KNOWN AS UNIVERSITY PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 77, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
PARCEL II:
THE EAST 33.2 FEET OF LOT TEN (10), BLOCK 1 AND THE WEST 33.8 FEET OF LOT ELEVEN (11), BLOCK 1 OF UNIVERSITY PLACE, A SUBDIVISION AS RECORDED IN PLAT BOOK "A", PAGE 77, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
THIS PROPERTY IS ALSO DESCRIBED AS FOLLOWS:
BEGIN AT THE SE CORNER OF LOT 12, BLOCK 1, UNIVERSITY PLACE AS PER PLAT BOOK "A", PAGE 77, AND RUN WEST 66 FEET TO THE PLACE OF BEGINNING; THENCE RUN WEST ALONG THE SOUTH LINE OF LOTS 11 AND 10, 66 FEET; THENCE RUN N. 121 FEET TO THE NORTH LINE OF LOT 10; THENCE RUN E. 66 FEET ALONG THE NORTH LINE OF LOTS 10 AND 11; THENCE RUN S. 121 FEET MORE OR LESS TO THE BLOCK 1, UNIVERSITY PLACE.
FILE NO.: NCS-968311-3-CH2
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
THE EAST 16.5 FEET OF LOT 11 AND ALL OF LOT 12, BLOCK 1, OF THE W. R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION OF A PART OF THE SOUTH ONE-HALF OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, KNOWN AS UNIVERSITY PLACE ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
FILE NO.: NCS-968311-4-CH2
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL (A)
BEGIN AT THE SE CORNER OF THE INTERSECTION OF WEST UNIVERSITY AVENUE AND SOUTH WEST 10TH STREET IN GAINESVILLE, FLORIDA, AND THENCE RUN ALONG THE SOUTH RIGHT OF WAY LINE OF WEST UNIVERSITY AVENUE NORTH 89 DEGREES 04 MINUTES 18 SECONDS EAST A DISTANCE OF 30 FEET; THENCE RUN SOUTH 1 DEGREE 00 MINUTES 12 SECONDS EAST A DISTANCE 121 FEET TO THE NORTH SIDE OF AN UNPAVED 15 FOOT ALLEY; THENCE RUN ALONG THE NORTH RIGHT OF WAY LINE OF SAID 15 FOOT ALLEY SOUTH 89 DEGREES 04 MINUTES 18 SECONDS WEST A DISTANCE OF 30 FEET; THENCE RUN NORTH 1 DEGREE 00 MINUTES 12 SECONDS WEST A DISTANCE OF 121 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED ON THE SOUTH RIGHT OF WAY LINE OF WEST UNIVERSITY AVENUE.
PARCEL (B)
BEGIN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST UNIVERSITY AVENUE AND SOUTH WEST 10TH STREET IN GAINESVILLE, FLORIDA, AS THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST UNIVERSITY AVENUE A DISTANCE OF NINETY-EIGHT AND EIGHTHENTHS FEET, THENCE RUN SOUTH ONE HUNDRED TWENTY-ONE (121) FEET, THENCE RUN WEST NINETY-EIGHT AND EIGHTH-TENTH (98.8) FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH WEST 10TH STREET; THENCE RUN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH WEST 10TH STREET ONE HUNDRED TWENTY-ONE FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ALACHUA COUNTY, FLORIDA.
ALSO DESCRIBED AS:
COMMENCE AT A STAKE AT THE INTERSECTION OF 7TH STREET AND UNIVERSITY AVENUE ON THE EAST SIDE OF 7TH STREET AND SOUTH SIDE OF UNIVERSITY AVENUE, SAID BEING THE NORTHWEST CORNER OF LOT EIGHT (8), BLOCK UNIVERSITY PLACE, THENCE RUN EAST NINETY-EIGHT AND EIGHT-TENTH (98.8) FEET ON NORTH LINE OF LOTS SEVEN (7) AND EIGHT (8), THENCE RUN SOUTH ON WEST LINE OF T.L. GREEN PROPERTY AND PARALLEL TO EAST LINE OF LOT SEVEN (7), A DISTANCE OF ONE HUNDRED TWENTY-ONE (121) FEET TO SOUTH LINE OF LOT SEVEN (7), THENCE RUN WEST ON THE SOUTH LINE OF LOTS SEVEN (7) AND EIGHT (8) TO THE WEST LINE OF LOT EIGHT (8), A DISTANCE OF ONE HUNDRED TWENTY-ONE (121) FEET TO POINT OF BEGINNING, SAID PROPERTY BEING A PART OF LOTS SEVEN (7) AND EIGHT (8) IN BLOCK ONE (1), UNIVERSITY PLACE, AS PER PLAT OF RECORD IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Subject Right-of-Way

SCHEDULE B-II EXCEPTIONS:

- COMMITMENT NO.: NCS-968311-1-CH2
ITEM 9: MATTERS APPEARING ON THE PLAT RECORDED IN PLAT BOOK A, PAGE(S) 77. (NO APPARENT MATTERS SHOWN ON PLAT)
FILE NO.: NCS-968311-2-CH2
ITEM 10: MATTERS APPEARING ON THE PLAT OF W.R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION AKA UNIVERSITY PLACE, RECORDED IN PLAT BOOK "A", PAGE 77. (NO APPARENT MATTERS SHOWN ON PLAT)
FILE NO.: NCS-968311-3-CH2
ITEM 10: MATTERS APPEARING ON THE PLAT OF W.R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION AKA UNIVERSITY PLACE, RECORDED IN PLAT BOOK "A", PAGE 77. (NO APPARENT MATTERS SHOWN ON PLAT)
FILE NO.: NCS-968311-4-CH2
ITEM 9: MATTERS APPEARING ON THE PLAT RECORDED IN PLAT BOOK A, PAGE(S) 77. (NO APPARENT MATTERS SHOWN ON PLAT)
ITEM 10: PARCELS "A" & "B" ARE SUBJECT TO THE RESERVATIONS MADE IN DEED FROM SERVICE STATION HOLDINGS INC., A DELAWARE CORPORATION TO GATOR CITY FUELS, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1991, PAGE 721, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (BLANKET OVER SAID PARCELS "A" & "B").

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE NORTH GRID NAD 83(1988), TIED TO THE ALACHUA COUNTY DENSIFICATION AND CONTROL NETWORK.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRoACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBERS NCS-968311-1-CH2 DATED JULY 1, 2019, NCS-968311-2-CH2 DATED JULY 1, 2019, NCS-968311-3-CH2 DATED JULY 1, 2019, AND NCS-968311-4-CH2, DATED JUNE 27, 2019. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. THE VERTICAL INFORMATION SHOWN HEREON IS BASED ON NAVD 1988 DATUM PROJECTED FROM A U.S. COAST & GEODETIC SURVEY BENCHMARK #42 (4"x4" CONCRETE MONUMENT WITH BRASS DISK) WITH A PUBLISHED ELEVATION OF 156.701 (N.A.V.D. 1988 DATUM) LOCATED AT THE NORTHWEST CORNER OF S.W. 2nd AVENUE AND S.W. 8th STREET AS SHOWN HEREON.
6. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE" LAYERS IN THE SUPPLIED DIGITAL FILE.
7. THIS MAP CONSISTS OF 2 SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEET ONE FOR DETAILED BOUNDARY INFORMATION & SHEET 2 FOR DETAILED TOPOGRAPHIC INFORMATION.
8. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE THEREOF IN CONJUNCTION WITH UTILITY MAPS, AND FIELD LOCATED PAINT MARKINGS BY GAINESVILLE REGIONAL UTILITIES. THE RELATIVE ACCURACY OF THE UTILITIES LOCATED BASED ON VISIBLE PAINT MARKINGS IS ±24 INCHES OF EITHER SIDE OF THE UTILITY. THE EXCAVATION OF UNDERGROUND UTILITIES HAS NOT BEEN PERFORMED BY THIS SURVEYOR.
9. THERE ARE 22 STRIPPED PARKING SPACES INCLUDING 1 HANDICAPPED PARKING SPACE ON THE SUBJECT PROPERTY.
10. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
11. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. ALL PARCELS SHOWN HEREON ARE CONTIGUOUS WITH EACH OTHER AND ALSO ALL RIGHT-OF-WAYS & ADJOINING LANDS WITH NO GAPS, GORES, OR HIATUSES.
14. THE SURVEYED PARCELS CONTAIN A TOTAL NET ACREAGE OF 1.105 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

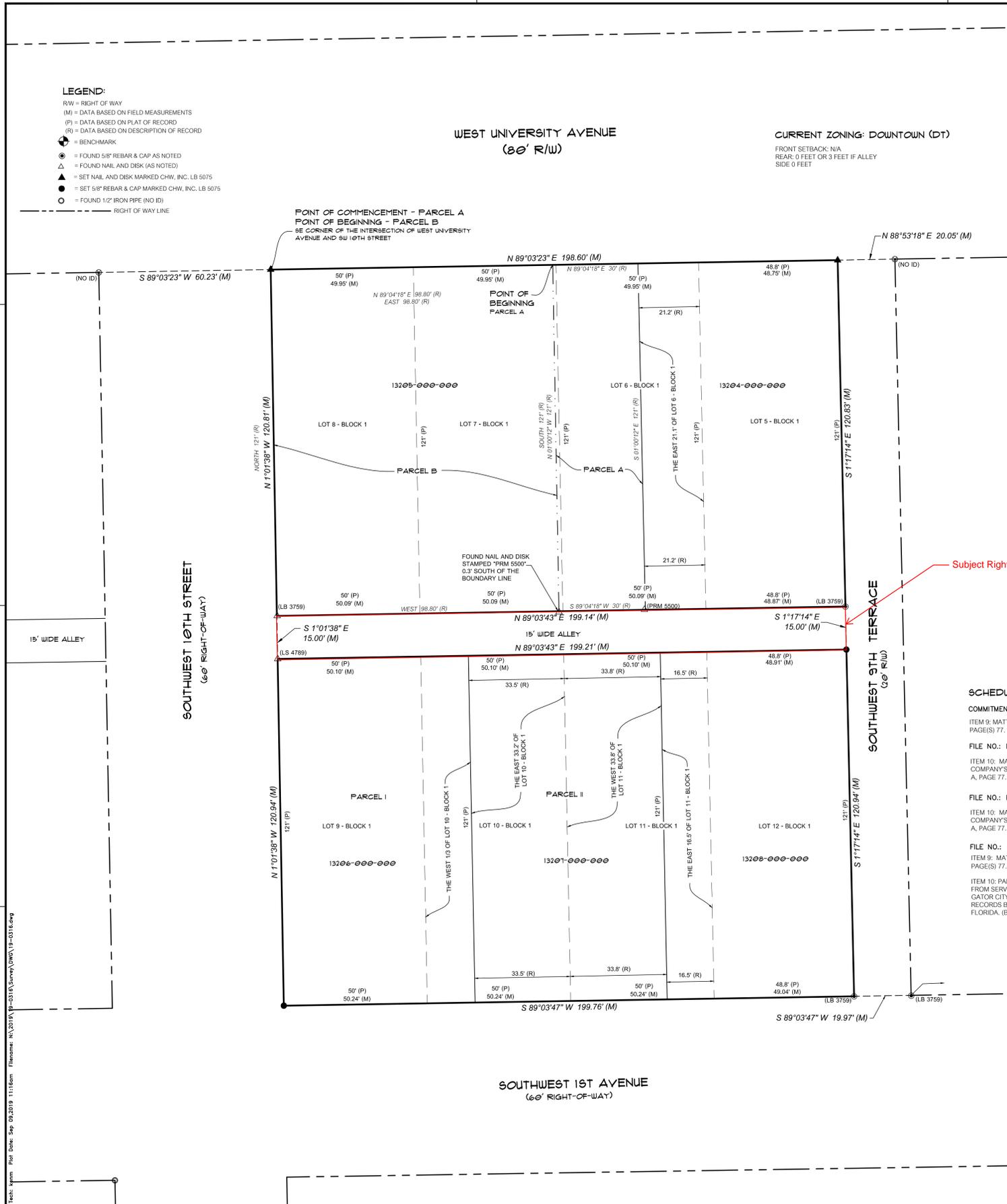
TO: CLARK STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CA VENTURES, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARDS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b)(i)(c), 8, 9, 10(a)(b), 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 29, 2019.

AARON H. HICKMAN, P.S.M.
FLORIDA SURVEYOR & MAPPER
CERTIFICATE NUMBER 6791
aaron@chwi-inc.com

DATE OF PLAT OR MAP:

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0314D, EFFECTIVE DATE: JUNE 16, 2006.



Scale: 1" = 20'
Verify Scale on Original Drawing
May Use Only on This Sheet, Adjust Scales Accordingly.

11001 Research Drive
Alachua, Florida 32015
(352) 331-1976
www.chwi-inc.com
est. 1988 FLORIDA
CA-5075

CHWI
Professional Consultants

SCALE: 1" = 20'
VERIFY SCALE ON ORIGINAL DRAWING
MAY USE ONLY ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SEE SURVEYORS CERTIFICATION

DATE	08/29/2019
REVISION	
PROJECT NUMBER	19-0316
FIELD BOOK & PAGE	579-93, 41-45

SEE SURVEYORS CERTIFICATION

AARON H. HICKMAN
Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:
Certificate of Authorization No. LB-5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

OF LOTS 8 THROUGH 12, BLOCK 1 OF UNIVERSITY PLACE

SITUATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE



11801 Research Drive
Alachua, Florida 32915
(352) 331-9776
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

CHW
Professional Consultants

VERIFY SCALE ON
ORIGINAL DRAWING
0 INCHES USE ONLY
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

SCALE: 1" = 20'

SEE SHEET 1 OF 2

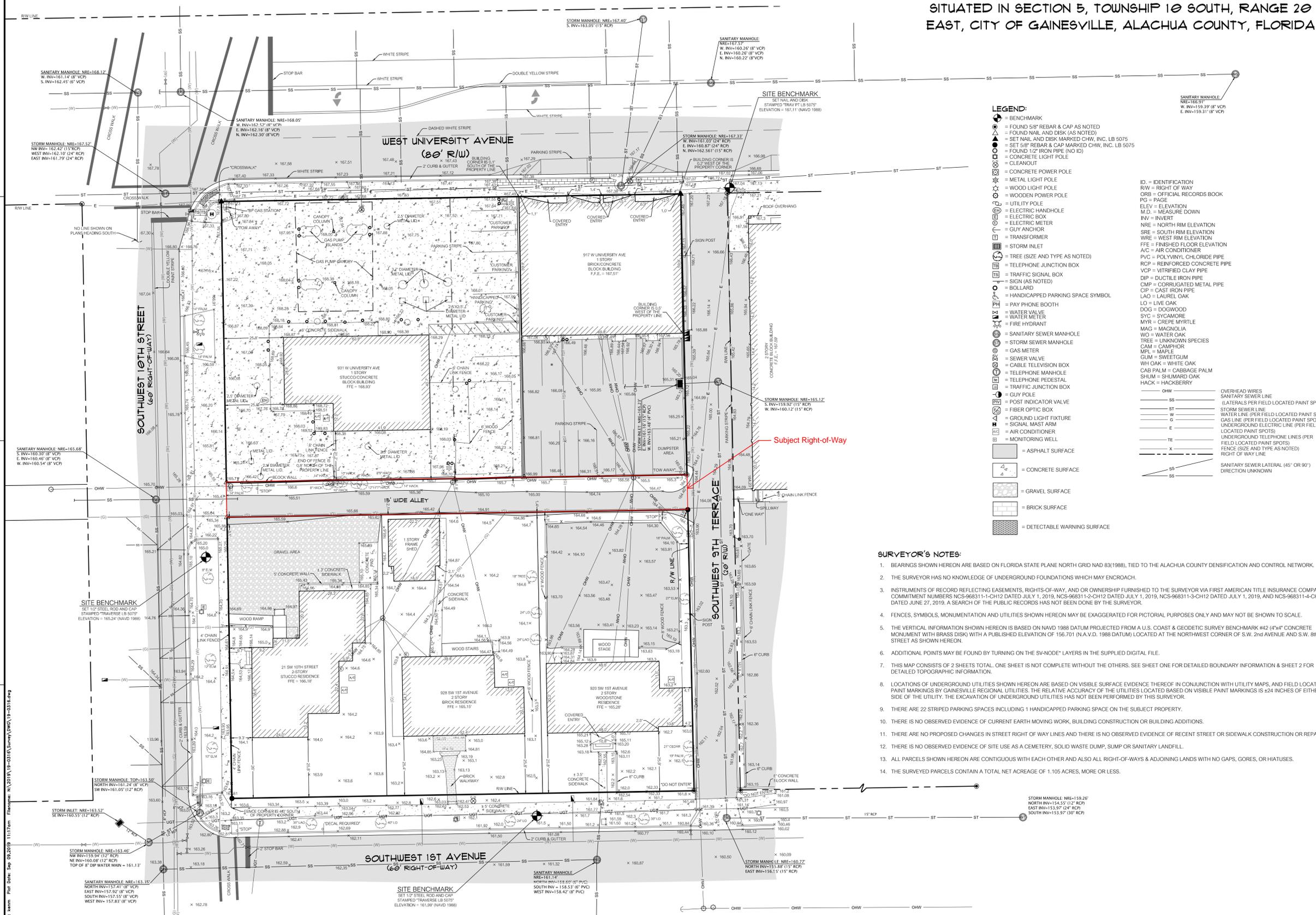
SURVEY DATE: 08/29/2019
REVISION DATE:
PROJECT NUMBER: 19-0316
FIELD BOOK & PAGE: 579-93, 41-45

AARON H. HICKMAN
SEE SHEET 1 OF 2

Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:
Certificate of Authorization No. LB-5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.: 2 OF 2

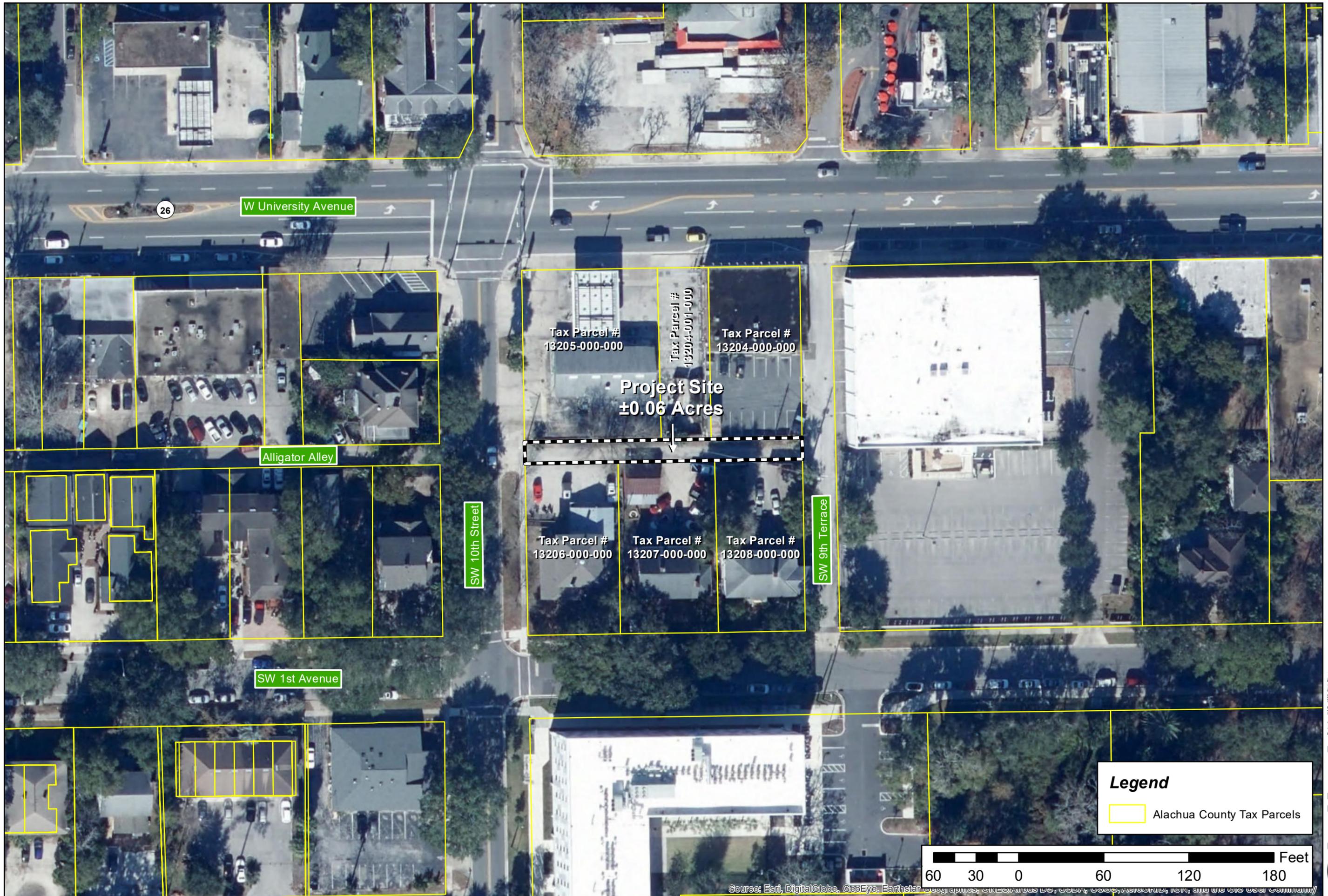


- LEGEND:**
- = BENCHMARK
 - = FOUND 5/8" REBAR & CAP AS NOTED
 - = FOUND NAIL AND DISK (AS NOTED)
 - = SET NAIL AND DISK MARKED CHW, INC. LB 5075
 - = SET 5/8" REBAR & CAP MARKED CHW, INC. LB 5075
 - = FOUND 1/2" IRON PIPE (NO ID)
 - = CONCRETE LIGHT POLE
 - = CLEANOUT
 - = CONCRETE POWER POLE
 - = METAL LIGHT POLE
 - = WOOD LIGHT POLE
 - = WOODEN POWER POLE
 - = UTILITY POLE
 - = ELECTRIC HANDHOLE
 - = ELECTRIC METER
 - = GUY ANCHOR
 - = TRANSFORMER
 - = STORM INLET
 - = TREE (SIZE AND TYPE AS NOTED)
 - = TELEPHONE JUNCTION BOX
 - = TRAFFIC SIGNAL BOX
 - = SIGN (AS NOTED)
 - = HANICAPPED PARKING SPACE SYMBOL
 - = PAY PHONE BOOTH
 - = WATER VALVE
 - = WATER METER
 - = FIRE HYDRANT
 - = SANITARY SEWER MANHOLE
 - = STORM SEWER MANHOLE
 - = GAS METER
 - = SEWER VALVE
 - = CABLE TELEVISION BOX
 - = TELEPHONE MANHOLE
 - = TELEPHONE PEDESTAL
 - = TRAFFIC JUNCTION BOX
 - = GUY POLE
 - = POST INDICATOR VALVE
 - = FIBER OPTIC BOX
 - = GROUND LIGHT FIXTURE
 - = SIGNAL MAST ARM
 - = AIR CONDITIONER
 - = MONITORING WELL
 - = ASPHALT SURFACE
 - = CONCRETE SURFACE
 - = GRAVEL SURFACE
 - = BRICK SURFACE
 - = DETECTABLE WARNING SURFACE

- ID = IDENTIFICATION
RW = RIGHT OF WAY
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
ELEV = ELEVATION
M.D. = MEASURE DOWN
INV = INVERT
NRE = NORTH RIM ELEVATION
SRE = SOUTH RIM ELEVATION
WRE = WEST RIM ELEVATION
FFE = FINISHED FLOOR ELEVATION
A/C = AIR CONDITIONER
PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
CMP = CORRUGATED METAL PIPE
GIP = CAST IRON PIPE
LAO = LAUREL OAK
LO = LIVE OAK
DOG = DOGWOOD
SYC = SYCAMORE
MYR = CREPE MYRTLE
MAG = MAGNOLIA
WO = WATER OAK
TREE = UNKNOWN SPECIES
CAM = CAMPHOR
MAP = MAPLE
GUM = SWEETGUM
WH OAK = WHITE OAK
CAB PALM = CABBAGE PALM
SHUM = SHUMARD OAK
HACK = HACKBERRY
- OHW = OVERHEAD WIRES
SS = SANITARY SEWER LINE (LATERALS PER FIELD LOCATED PAINT SPOTS)
ST = STORM SEWER LINE
W = WATER LINE (PER FIELD LOCATED PAINT SPOTS)
G = GAS LINE (PER FIELD LOCATED PAINT SPOTS)
E = UNDERGROUND ELECTRIC LINE (PER FIELD LOCATED PAINT SPOTS)
TE = UNDERGROUND TELEPHONE LINES (PER FIELD LOCATED PAINT SPOTS)
X = FENCE (SIZE AND TYPE AS NOTED)
SS = SANITARY SEWER LATERAL (45° OR 90° DIRECTION UNKNOWN)

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE NORTH GRID NAD 83(1988), TIED TO THE ALACHUA COUNTY DENSIFICATION AND CONTROL NETWORK.
 - THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
 - INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBERS NCS-968311-CH12 DATED JULY 1, 2019, NCS-968311-2-CH12 DATED JULY 1, 2019, NCS-968311-3-CH12 DATED JULY 1, 2019, AND NCS-968311-4-CH12, DATED JUNE 27, 2019. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
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 - ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE LAYERS IN THE SUPPLIED DIGITAL FILE.
 - THIS MAP CONSISTS OF 2 SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEET ONE FOR DETAILED BOUNDARY INFORMATION & SHEET 2 FOR DETAILED TOPOGRAPHIC INFORMATION.
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 - THERE ARE 22 STRIPED PARKING SPACES INCLUDING 1 HANICAPPED PARKING SPACE ON THE SUBJECT PROPERTY.
 - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
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 - THE SURVEYED PARCELS CONTAIN A TOTAL NET ACREAGE OF 1.105 ACRES, MORE OR LESS.

Techn: Aaron H. Hickman, PLS, 11/17/2019, File Name: N:\2019\19-0316\Survey\DWG\19-0316.dwg

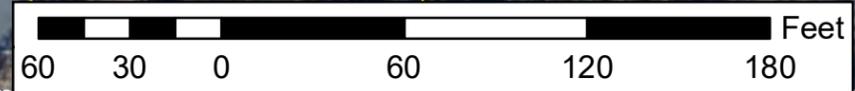


**CA Ventures
Right-of-Way Vacation**



Legend

Alachua County Tax Parcels



Projection: NAD_1983_StatePlane_Florida_GCS
 Project: Lumbert_Conformal_Gonic
 False Easting: 1166800.00000000
 Central Meridian: -84.50000000
 Standard Parallel 1: 29.56833333
 Latitude of Origin: 29.00000000
 GCS: North_America_1983
 Prepared by: Employee ##
 Date: 12/11/2019

Professional Consultants
 Document Path: N:\2019\19-0316\Planning\GIS\MXD\ROW1B.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar, GeoGraphics, IGN, Aerotech, USDA, WorldWind, CNR, and the USGS Community

EXISTING ACCESS

W University Avenue

26

Alligator Alley

SW 10th Street

SW 1st Avenue

SW 9th Terrace

Tax Parcel #
13205-000-000

Tax Parcel #
13204-001-000

Tax Parcel #
13204-000-000

Project Site
±0.06 Acres

15 ft. Subject
Right-of-Way

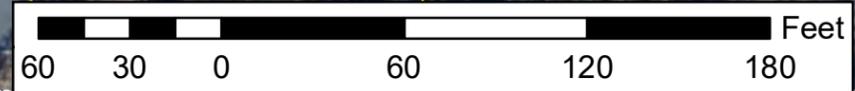
Tax Parcel #
13206-000-000

Tax Parcel #
13207-000-000

Tax Parcel #
13208-000-000

Legend

Alachua County Tax Parcels



CA Ventures
Right-of-Way Vacation



Projection: NAD_1983_StatePlane_Florida_North_GCS
False Easting: 1166800.00000000
Central Meridian: -84.50000000
Standard Parallel 1: 29.56833333
Latitude of Origin: 29.00000000
GCS: North American, 1983
Prepared by: Employee ##
Date: 12/11/2019



PROPOSED ACCESS

W University Avenue

26

Alligator Alley

SW 10th Street

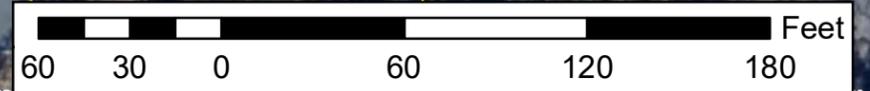
SW 1st Avenue

SW 9th Terrace

Building
with internal
structured
parking

Legend

Alachua County Tax Parcels



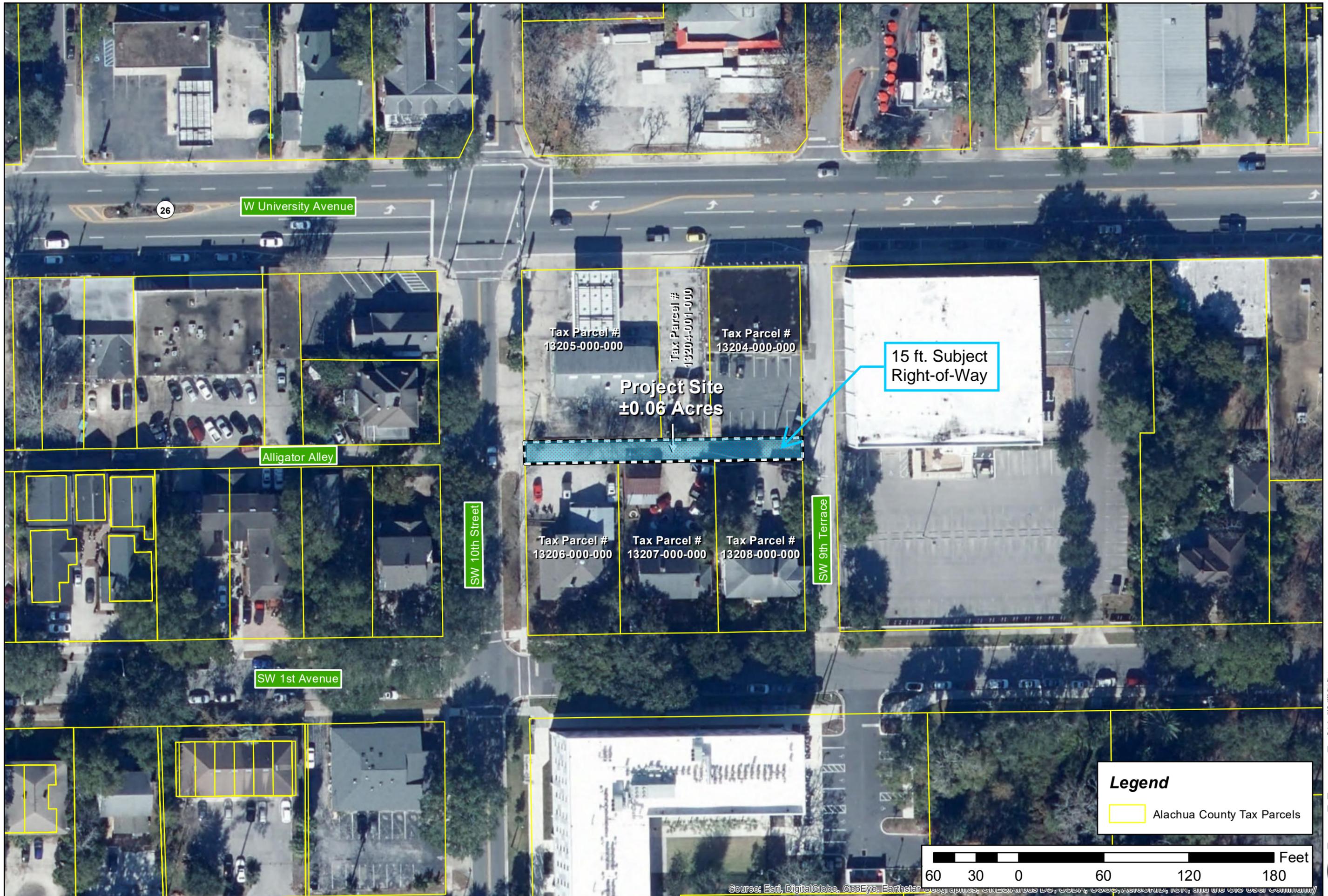
CA Ventures
Right-of-Way Vacation



Projection: NAD_1983_StatePlane_Florida_Geographic
False Easting: 1166800.00000000
Central Meridian: -84.50000000
Standard Parallel 1: 29.56833333
Latitude of Origin: 28.00000000
GCS: North_American_1983
Prepared by: Employee ##
Date: 12/11/2019



Professional Consultants
Document Path: N:\2019\19-0316\Planning\GIS\MXDs\ROW1B.mxd



CA Ventures
Right-of-Way Vacation



Projection: NAD_1983_StatePlane_Florida_North_Arctic
False Easting: 1166800.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.5683333
Latitude of Origin: 29.0000000
GCS: N. Am. 1983
Prepared by: Employee ##
Date: 12/11/2019



Mailed Memorandum

**NEIGHBORHOOD
WORKSHOP
NOTIFICATION**



To: Neighbors of W University Avenue and SW 9th Terrace PN# 19-0316
From: Gerry Dedenbach, AICP, LEED AP, Vice President
Date: Tuesday, September 17, 2019
RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Small-scale Comprehensive Plan Amendment from Urban Core to Planned Use District, a Rezoning from Downtown (DT) to Planned Development (PD)), and a Development Plan application on ±1.1 acres (Alachua County Tax Parcels 13204, 13204-1, 13205, 13206, 13207, & 13208) for an apartment building with ground floor retail, structured parking, and associated infrastructure. The site is currently a fueling station, commercial/retail, and residential.

Date: **Wednesday, October 2, 2019**

Time: **6:00 p.m.**

Place: **Holiday Inn University Center
1250 W University Ave,
Gainesville FL 32601**

Contact: **Gerry Dedenbach, AICP
(352) 331-1976**

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

Mailing Labels

Neighborhood Workshop Notice

13971-001-000 900 Block W Unive Ave
BANK OF AMERICA
101 N TRYON ST
CHARLOTTE NC 28255

Neighborhood Workshop Notice

13690-001-000 900 Block W Unive Ave
BELL CURVE GAINESVILLE LLC
1195 THORNWELL DRIVE NE
ATLANTA GA 30319

Neighborhood Workshop Notice

13720-000-000 900 Block W Unive Ave
BORTNICK JARIEL R
170 E 87TH ST APT W18H
NEW YORK NY 10128-2240

Neighborhood Workshop Notice

12892-000-000 900 Block W Unive Ave
CAPITAL ASSETS GROUP
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13211-000-000 900 Block W Unive Ave
CARRIGAN MATTHEW
1220 NW 8TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13716-000-000 900 Block W Unive Ave
COLLEGE ROW PROPERTIES LLC
PO BOX 14393
GAINESVILLE FL 32604

Neighborhood Workshop Notice

13215-000-000 900 Block W Unive Ave
CORE GAINESVILLE UNIVERSITY LLC
540 WEST MADISON ST STE 2500
CHICAGO IL 60661

Neighborhood Workshop Notice

13253-010-004 900 Block W Unive Ave
COVAN & COVAN & COVAN
1901 FOGARTY AVE STE 1
KEY WEST FL 33040

Neighborhood Workshop Notice

13687-000-000 900 Block W Unive Ave
DUDDING & EVERETT H/W
111 LIDGE BRANCH
JACKSOVILLE FL 32259

Neighborhood Workshop Notice

13212-000-000 900 Block W Unive Ave
ESTELLE NATHAN LLC
PO BOX 1647
HOLLYWOOD CA 90078

Neighborhood Workshop Notice

13690-000-000 900 Block W Unive Ave
FAMILY BRIGHT FUTURE LLC
1011 WEST UNIVERSITY AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13223-000-000 900 Block W Unive Ave
FOX'S ALLIGATOR LLC
13400 PROGRESS BLVD
ALACHUA FL 32615

Neighborhood Workshop Notice

13204-000-000 *** 900 Block W Unive Ave
FRIEDMAN & FRIEDMAN CO-TRUSTE
16127 DAYSAILOR TRL
LAKEWOOD RCH FL 34202-5616

Neighborhood Workshop Notice

13249-000-000 900 Block W Unive Ave
GAINESVILLE HISTORIC PROPERTIES LLC
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13689-001-000 900 Block W Unive Ave
HAZEL GEORGE LLC
PO BOX 13459
BURTON WA 98013-0459

Neighborhood Workshop Notice

13253-010-001 900 Block W Unive Ave
HERRING JONATHAN D
4730 NW 13TH AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

12893-000-000 900 Block W Unive Ave
INNOVATION SQUARE LLC
747 SW 2ND AVE IMB #49
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13719-000-000 900 Block W Unive Ave
JACK USA INC
5542 NW 43RD ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice

13710-000-000 900 Block W Unive Ave
JMVD WEST AVENUE LLC
1414 HILLSIDE AVE
NEW HYDE PARK NY 11040

Neighborhood Workshop Notice

13250-010-001 900 Block W Unive Ave
JTW PROPERTIES LLC
414 SW 131ST ST
NEWBERRY FL 32669

Neighborhood Workshop Notice

13214-002-000 900 Block W Unive Ave
KESSER & WARNER
PO BOX 1647
LOS ANGELES CA 90078

Neighborhood Workshop Notice

13208-000-000 *** 900 Block W Unive Ave
LAMAR CARLOS P III
8005 SW 105TH AVE
GAINESVILLE FL 32608

Neighborhood Workshop Notice

13722-000-000 900 Block W Unive Ave
LE & TRAN H/W
5313 NW 45TH LN
GAINESVILLE FL 32606

Neighborhood Workshop Notice

13988-000-000 900 Block W Unive Ave
LEWIS FAMILY LLC
621 SE 7TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13253-010-003 900 Block W Unive Ave
LOWRY KENNETH C
2106 ANTIGUA LN
NAPLES FL 34120-2841

Neighborhood Workshop Notice

13204-001-000 *** 900 Block W Unive Ave
M&R UNITED INC
402 HIGH POINT DR STE 101
COCOA FL 32926

Neighborhood Workshop Notice

13213-000-000 900 Block W Unive Ave
NGUYEN HUY
3527 NW 18TH PL
GAINESVILLE FL 32605

Neighborhood Workshop Notice

13986-000-000 900 Block W Unive Ave
NORTH AMERICAN ISLAMIC TRUST
1010 W UNIVERSITY AVE
GAINESVILLE FL 32601-5112

Neighborhood Workshop Notice

13983-000-000 900 Block W Unive Ave
NUVIEW IRA INC
435 TURKEY CREEK
ALACHUA FL 32615

Neighborhood Workshop Notice

13222-010-001 900 Block W Unive Ave
ORANGE AND BLUE APARTMENT
INVESTORS LLC
6640 PINE TREE LANE
MIAMI BEACH FL 33141

Neighborhood Workshop Notice

13984-000-000 900 Block W Unive Ave
PARADIGM HALL LLC
1216 SW 2ND AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13210-000-000 900 Block W Unive Ave
ROTHSTEIN K J & KRISTI
1529 NW 38TH ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

13263-000-000 900 Block W Unive Ave
SECOND AVENUE INVESTMENTS LLC
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13271-000-000 900 Block W Unive Ave
SIGNET INFINITY HOUSING I LLC
800 WEST MONROE ST
JACKSONVILLE FL 32202

Neighborhood Workshop Notice

13225-000-000 900 Block W Unive Ave
STEADMAN COMPANY LLC (THE)
201 NW 10TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13725-000-000 900 Block W Unive Ave
SUN GRASS PROPERTIES LLC
5745 SW 75TH ST STE 307
GAINESVILLE FL 32608

Neighborhood Workshop Notice

13200-000-000 900 Block W Unive Ave
TBG INNOVATION SQUARE LLC
6780 ROSWELL RD NE STE 200
ATLANTA GA 30328

Neighborhood Workshop Notice

13691-000-000 900 Block W Unive Ave
TOSI HOLDINGS LLC
4817 NW 67TH ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice

13688-000-000 900 Block W Unive Ave
TRULUCK VENTURES LLC
806 W UNIVERSITY AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13979-000-000 900 Block W Unive Ave
TUCKER ROBERT
3606 NW 63RD PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice

13206-000-000 *** 900 Block W Unive Ave
TWO BALD FAT MEN LAND
INVESTMENTS II LLC
PO BOX 358113
GAINESVILLE FL 32653-8113

Neighborhood Workshop Notice

13203-000-000 900 Block W Unive Ave
UNIVERSITY OF FLORIDA BOARD OF
PO BOX 113100
GAINESVILLE FL 32611

Neighborhood Workshop Notice

13723-000-000 900 Block W Unive Ave
WETHERINGTON LEON & MARILYN
3730 SE 14TH TER
GAINESVILLE FL 32641

Neighborhood Workshop Notice

13253-010-002 900 Block W Unive Ave
WHEELER RICHARD G & KATHY E
5516 SW 93RD WAY
GAINESVILLE FL 32608

Neighborhood Workshop Notice

13708-000-000 900 Block W Unive Ave
WILSON JANE
1905 NW 7TH LN
GAINESVILLE FL 32603

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/Black Pines
REGINA HILLMAN
506 NW 30 STREET
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 Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

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
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
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
BARBARA KELLEHER
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
Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

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

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

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

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

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

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

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

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

Neighborhood Workshop Notice
Phoenix
APRIL JONES
3214 SW 26 TERR, APT B
GAINESVILLE, FL 32608

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

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

Neighborhood Workshop Notice
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
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Sugarfoot Community/Anglewood
KELLY AISSSEN
4306 SW 5 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice
Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

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

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

Neighborhood Workshop Notice
Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

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

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

Neighborhood Workshop Notice
University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice
Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice
University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

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

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

Neighborhood Workshop Notice
KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Small-scale Comprehensive Plan Amendment from Urban Core to Planned Use District, a Rezoning from Downtown (DT) to Planned Development (PD)), and a Development Plan application on ±1.1 acres (Alachua County Tax Parcels 13204, 13204-1, 13205, 13206, 13207, & 13208) for apartments, retail, and associated infrastructure.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on Tuesday, October 2, 2019

Location: Holiday Inn University Center; 1250 W University Ave, Gainesville FL 32601

Contact: Gerry Dedenbach, AICP

Phone Number: (352) 331-1976



NATION & WORLD

No breakthrough as Johnson talks Brexit with EU head

By Lorne Cook and Jill Lawless
The Associated Press

LUXEMBOURG — Boris Johnson was booed by protesters and berated by Luxembourg's leader on a visit to the tiny nation Monday for his first face-to-face talks with European Union chief Jean-Claude Juncker about securing an elusive Brexit deal.

On a day of commotion and conflicting signals, Johnson pulled out of a news conference because of noisy anti-Brexit demonstrators, leaving Luxembourg's prime minister standing alone next to an empty lectern as he addressed the media.

Still, Johnson insisted there was a strong chance of securing a divorce agreement before Britain is due to leave the 28-nation bloc in just over six weeks.

"Yes there is a good chance of a deal. Yes, I can see the shape of it," Johnson asserted at a separate appearance before reporters at the British ambassador's residence.

EU leaders were far more skeptical.

After a two-hour lunch meeting over fish and risotto in Juncker's native Luxembourg, the European Commission said that Britain had yet to offer any "legally operational" solutions to the problem of keeping goods and people flowing freely across the Irish border, the main roadblock to a deal.

"Such proposals have not yet been made," the Commission said in a



European Commission President Jean-Claude Juncker, center right, speaks with the media as he shakes hands with British Prime Minister Boris Johnson prior to a meeting at a restaurant Monday in Luxembourg. [OLIVIER MATTHYS/THE ASSOCIATED PRESS]

statement, adding that officials "will remain available to work 24/7."

Luxembourg Prime Minister Xavier Bettel, who also met Johnson, said the British leader needed to "stop speaking and act."

"We need more than just words," he said. "We need a legally operable text to work on as soon as possible."

Johnson says the U.K. will leave the EU on the scheduled date of Oct. 31 with or without a Brexit divorce deal. He hopes to strike a revised agreement with the bloc at an EU summit on Oct. 17-18, in time for an orderly departure. The agreement made by his predecessor, Theresa May, was rejected three times by Britain's Parliament, prompting her to resign.

The key sticking point to a Brexit deal is the so-called "backstop," an insurance policy in May's agreement intended to guarantee an open border between EU member

Ireland and the U.K.'s Northern Ireland. That is vital both to the local economy and to Northern Ireland's peace process.

British Brexit supporters oppose the backstop because it keeps the U.K. bound to EU trade rules, limiting its ability to forge new free trade agreements around the world after Brexit.

Britain has suggested the backstop could be replaced by "alternative arrangements" — a mix of technology to replace border checks and a common area for agricultural products and animals covering the whole island of Ireland.

Despite the EU's frustration at the lack of detail, Juncker and Johnson agreed to ramp up the pace of talks, with EU chief negotiator Michel Barnier and U.K. Brexit Secretary Steve Barclay getting involved.

"Over the last couple of weeks there's been a lot of work — papers have

been shared — but we are now in the stage where we have to start really accelerating the work," Johnson said. "That was the agreement today."

Opponents fear Johnson — who helped lead the 2016 referendum campaign that ended in a vote to leave the EU — is heading full-speed toward a disruptive no-deal Brexit.

Many EU leaders suspect the same thing, and mistrust the brash British leader's populist rhetoric. Johnson has vowed to complete Brexit "do or die," and has compared himself and the U.K. to angry green superhero the Incredible Hulk, telling the Mail on Sunday newspaper: "The madder Hulk gets, the stronger Hulk gets, and he always escapes ... and that is the case for this country."

A small but noisy crowd of anti-Brexit protesters booed and shouted "shame on Boris!" as Johnson arrived after lunch for a meeting with Bettel.

Johnson pulled out of a planned outdoor news conference, saying later that the pair would have been drowned out. Instead Bettel addressed reporters alone, next to an empty lectern, while Johnson issued his statement outside the British ambassador's nearby residence.

The visibly frustrated Luxembourg leader said Brexit had become a "nightmare," and U.K. and European citizens face huge uncertainty.

Israeli PM vows to annex 'all' West Bank settlements

By Tia Goldenberg
The Associated Press

JERUSALEM — Israeli Prime Minister Benjamin Netanyahu vowed Monday to annex "all the settlements" in the West Bank, including an enclave deep in the heart of the largest Palestinian city, in a last-ditch move that appeared aimed at shoring up nationalist support the day before a do-over election.

Locked in a razor tight race and with legal woes hanging over him, Netanyahu is fighting for his political survival. In the final weeks of his campaign he has been doling out hard-line promises meant to draw more voters to his Likud party and re-elect him in Tuesday's unprecedented repeat vote.

"I intend to extend sovereignty on all the settlements and the (settlement) blocs," including "sites that have security importance or are important to Israel's heritage," Netanyahu said in an interview with Israeli Army Radio, part of an eleventh-hour media blitz.

Asked if that included the hundreds of Jews who live under heavy military guard amid tens of thousands of Palestinians in the volatile city of Hebron, Netanyahu responded "of course."

Israelis head to the polls Tuesday in the second election this year, after Netanyahu failed to cobble together a coalition following April's vote, sparking the dissolution of parliament.

Netanyahu has made a series of ambitious pledges in a bid to whip up support, including a promise to annex the Jordan Valley, an area even moderate Israelis view as strategic but which the Palestinians consider the breadbasket of any future state.

To protest that announcement, the Palestinian Authority held a Cabinet meeting in the Jordan Valley village of Fasayil on Monday, a day after Israel's Cabinet met elsewhere in the valley.

"The Jordan Valley is part of Palestinian lands and any settlement or annexation is illegal," Prime Minister Mohammed Shtayyeh said at the start of the meeting. "We will sue Israel in international courts for exploiting our land and we will continue our struggle against the occupation on the ground and in international forums."

Critics contend that Netanyahu's pledges, if carried out, would enflame the Middle East and eliminate any remaining Palestinian hope of establishing a separate state. His political rivals have dismissed his talk of annexation as an election ploy noting that he has refrained from annexing any territory during his more than a decade in power.

Jordanian Foreign Minister Sufian al-Qudah condemned Netanyahu's statement, saying such a move would "eliminate the remaining chances for peace" and fuel conflict.

Can opioid maker get judge's OK?

OxyContin producer Purdue Pharma seeks approval of million dollar plan in bankruptcy court

By Geoff Mulvihill and Steve LeBlanc
The Associated Press

BOSTON — OxyContin maker Purdue Pharma has embarked on a multibillion-dollar plan to settle thousands of lawsuits over the nation's deadly opioid crisis by transforming itself in bankruptcy court into a sort of hybrid between a business and a charity.

Whether the company can pull it off remains to be seen, especially with about half the states opposed to the deal.

The pharmaceutical giant filed for bankruptcy late Sunday, step one in a plan it says would provide \$10 billion to \$12 billion to help reimburse state and local governments and clean up the damage done by powerful prescription painkillers and illegal opioids like heroin and fentanyl, which together have been blamed for more than 400,000 deaths in the U.S. in the past two decades.

The plan calls for turning Purdue into a "public benefit trust" that would continue selling opioids but hand its profits over to those who have sued the company. The Sackler family would give up ownership of Purdue and contribute at least \$3 billion toward the settlement.

It will be up to a federal bankruptcy judge to decide whether to approve or reject the settlement or seek modifications.

Two dozen states plus key lawyers who represent many of the 2,000-plus local governments suing the Stamford, Connecticut-based company have signed on to the plan.

But other states have come out strongly against it, arguing that it won't provide as much money as promised, that the Sacklers are getting off easy and that the family has extracted a fortune from the company and hidden it away in shell companies and Swiss bank accounts.

"The Sackler family sucked billions of dollars out of Purdue and is now throwing the carcass of this drug company into bankruptcy," said North Carolina Attorney General Josh Stein.

He and his counterparts in such states as Massachusetts, Pennsylvania and New York have said they will continue pursuing the company and the Sacklers in court.

The states in favor of the settlement include Tennessee, Texas and Ohio, where Attorney General Dave Yost said the deal is better than other possibilities.

"The settlement puts the Sacklers out of the drug business permanently — not just in the United States, but around the globe. It takes every last dime that Purdue has and billions more from the Sacklers personally," Yost said.

"The only alternative involves years of additional litigation in the forlorn hope of getting more personal money for corporate conduct."

In its bankruptcy filing, Purdue denied it is "seeking refuge" and said the settlement is the best way to deliver the most possible money to the public.

The company projected it will spend \$263 million this year on legal expenses and other matters associated with the litigation, and warned that the continuing costs will only reduce the amount of money available to deal

with the epidemic.

Federal Bankruptcy Judge Robert Drain in White Plains, New York, will have wide discretion over the case, including whether the states that don't like the settlement can press on with their lawsuits. Drain is scheduled to hold his first hearing on the bankruptcy plan Tuesday.

"It is likely to change a fair amount by the time when the judge would rule on it," said Lindsey Simon, a professor at the University of Georgia law school.

Simon said it is also possible the company could switch from Chapter 11 bankruptcy

reorganization to Chapter 7 and liquidate the company if the plan looks as if it is falling apart.

One effect already of Sunday's filing is that Purdue will not have to face the first federal trial over the opioid crisis after the judge overseeing the case removed the company as a defendant on Monday.

The trial is scheduled to start next month in Cleveland. The remaining defendants will be a group of drugmakers, distributors and a pharmacy.

Shaun Wallace, 40, who co-owns three "sober homes" in Worcester, Massachusetts, said he has been in



OxyContin pills are arranged for a photo This Feb. 19, 2013 at a pharmacy in Montpelier, Vt. [ASSOCIATED PRESS FILE PHOTO]

recovery five years from an opioid addiction that started with OxyContin. He said he supports

Massachusetts Attorney General Maura Healey's decision to continue pursuing the company.

NOTICE OF PUBLIC HEARING



The Alachua County Board of County Commissioners will hold a public hearing Tuesday, September 24, 2019 at 5:00 p.m. in the Jack Durrance Auditorium, 12 S.E. 1st Street, Gainesville, Florida to consider the following item:

Consider the purchase of the Lochloosa Slough Flatwoods - Lochloosa Slough Tract through the Alachua Forever Program using the 2016 Wild Spaces & Public Places referendum proceeds. The Lochloosa Slough Tract is located east of HWY 301 and south of the City of Hawthorne. This 1,905 acre Tract of land is southeast of Lochloosa Lake and located between the Lochloosa Wildlife Conservation Area and Orange Creek Restoration Area.

All interested persons are invited to attend and be heard. Written comments may be filed with the Parks and Conservation Lands Department for consideration.

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

If any accommodation are needed for persons with disabilities please contact the Alachua County Equal Opportunity office at (352) 374-5275 (voice) or (TDD/TTY Users) call 711 (Florida Relay Service).

General Information: Information on the above item is available at the Alachua County Parks and Conservation Lands Department, 408 W. University Avenue, Suite 106, Gainesville, FL 32601

For further information call (352) 264-6868
Website: <http://www.alachuacounty.us/depts/pc/>

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Small-scale Comprehensive Plan Amendment from Urban Core to Planned Use District, a Rezoning from Downtown (DT) to Planned Development (PD)), and a Development Plan application on ±1.1 acres (Alachua County Tax Parcels 13204, 13204-1, 13205, 13206, 13207, & 13208) for apartments, retail, and associated infrastructure.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on Tuesday, October 2, 2019

Location: Holiday Inn University Center; 1250 W University Ave, Gainesville FL 32601

Contact: Gerry Dedenbach, AICP

Phone Number: (352) 331-1976

CHW
Professional Consultants

Workshop Presentation

931 W. University Avenue

- *Right-of-Way Vacation;*
- *Small-scale Comprehensive Plan Amendment;*
- *Rezoning; and*
- *Development Plan Application.*



City of Gainesville
Neighborhood Workshop
October 2, 2019



The **purpose** of the neighborhood workshop:

The City of Gainesville requires ROW Vacation, Ss-CPA, Rezoning, and Development Plan applicants to host a neighborhood workshop;

The purpose is **to inform neighbors** of the proposed development's nature and to get feedback early in the development process; **and**

This workshop provides the applicant with an opportunity to **mitigate concerns** prior to the application's submission.



NATION & WORLD

No breakthrough as Johnson talks Brexit with EU head

By Lorne Cook and Jill Lawless The Associated Press



European Commission President Jean-Claude Juncker, center right, speaks with the media as he shakes hands with British Prime Minister Boris Johnson prior to a meeting at a restaurant in Luxembourg. (JOUVE MATTHEW/THE ASSOCIATED PRESS)

LUXEMBOURG — Boris Johnson was booed by protesters and berated by Luxembourg's leader on a visit to the tiny nation Monday for his first face-to-face talks with European Union chief Jean-Claude Juncker about securing an elusive Brexit deal. On a day of commotion and conflicting signals, Johnson pulled out of a news conference because of noisy anti-Brexit demonstrators, leaving Luxembourg's prime minister standing alone next to an empty lectern as he addressed the media. Still, Johnson insisted there was a strong chance of securing a divorce agreement before Britain is due to leave the 28-nation bloc in just over six weeks. "We're here in a good chance of a deal. Yes, I can see the shape of it," Johnson asserted in a separate appearance before reporters at the British ambassador's residence. EU leaders wearier more skeptical. After a two-hour lunch meeting over fish and snails in Juncker's native Luxembourg, the European Commission said that Britain had yet to offer any "legally operational" solutions to the problem of keeping goods and people flowing freely across the Irish border, the main roadblock to a deal. "Such proposals have not yet been made," the Commission said in a statement, adding that officials "will remain available to work 24/7."

Israeli PM vows to annex 'all' West Bank settlements

By The Goldenberg The Associated Press

JERUSALEM — Israeli Prime Minister Benjamin Netanyahu vowed Monday to annex "all the settlements" in the West Bank, including an enclave deep in the heart of the largest Palestinian city, in a last-ditch move that appeared aimed at shoring up support for the government today. Netanyahu has made a series of ambitious pledges in a bid to whip up support, including a promise to annex the Jordan Valley, an area even moderate Israelis view as strategic but which the Palestinians consider including an enclave deep in the heart of the largest Palestinian city. In a last-ditch move that appeared aimed at shoring up support for the government today, Netanyahu has made a series of ambitious pledges in a bid to whip up support, including a promise to annex the Jordan Valley, an area even moderate Israelis view as strategic but which the Palestinians consider including an enclave deep in the heart of the largest Palestinian city. In a last-ditch move that appeared aimed at shoring up support for the government today, Netanyahu has made a series of ambitious pledges in a bid to whip up support, including a promise to annex the Jordan Valley, an area even moderate Israelis view as strategic but which the Palestinians consider including an enclave deep in the heart of the largest Palestinian city.

Can opioid maker get judge's OK?

OxyContin producer Purdue Pharma seeks approval of million dollar plan in bankruptcy court

By Geoff Mulvihill and Steve Lefkowitz The Associated Press

BOSTON — OxyContin maker Purdue Pharma has embarked on a multi-billion-dollar plan to settle thousands of lawsuits over the nation's deadly opioid crisis by transforming itself in bankruptcy court into a sort of hybrid between a business and a charity. Whether the company can pull off remains to be seen, especially with about half the states opposed to the deal. The pharmaceutical giant filed for bankruptcy late Sunday, step one in a plan that says would provide \$10 billion to \$12 billion to help reimburse state and local governments and clean up the damage done by powerful prescription painkillers and illegal opioids like heroin and fentanyl, which together have been blamed for more than 400,000 deaths in the U.S. in the past two decades. The plan calls for turning Purdue into a "public benefit trust" that would continue selling opioids but hand its profits over to those who have sued the company. The Sackler family would give up ownership of Purdue and contribute at least \$5 billion toward the settlement. It will be up to a federal bankruptcy judge to decide whether to approve or reject the settlement or seek modifications. Two dozen states plus key lawyers who represent many of the 2,000-plus local governments suing the Stamford, Connecticut-based company have signed on to the plan.

But other states have come out strongly against the agreement, which won't provide as much money as promised, that the Sacklers are getting off easy and that the family has extracted a fortune from the company and hidden it away in shell companies and Swiss bank accounts. "The Sackler family sucked billions of dollars out of Purdue and is now throwing the carcass of this drug company into bankruptcy," said North Carolina Attorney General Josh Stein. He and his counterparts in such states as Massachusetts, Pennsylvania and New York have said they will file suits to oppose the company and the Sacklers in court. The states in favor of the settlement include Tennessee, Texas and Ohio, where Attorney General Dave Yost said the deal is better than other possibilities. "The settlement puts the Sacklers out of the drug business permanently, not just in the United States, but around the globe. It takes every last dime that Purdue has and billions more from the Sacklers personally," Yost said. "The only alternative involves years of additional litigation in the forlorn hope of getting more personal money for corporate conduct." Initial bankruptcy filings, Purdue denied it is "seeking refuge" and said the settlement is the best way to deliver the most possible money to the public. The company proposes it will spend \$250 million this year on legal expenses and other matters associated with the litigation, and warned that the continuing costs will only reduce the amount of money available to deal with the epidemic. The federal bankruptcy reorganization to chapter 11 and liquidate the company that looks as if it is falling apart. One effect already of Sunday's filing is that Purdue's will not have to face the first federal trial out of the opioid crisis after the judge overseeing the hearing on the bankruptcy plan Tuesday. "It is likely to be a far away time when the judge would rule on it," said Lindsey Simon, a professor at the University of Georgia law school. Simon said it is also possible the company could switch from chapter 11 bankruptcy



OxyContin pills are arranged for a photo. (The Feb. 15, 2013 at a pharmacy in Montpelier, Vt. (ASSOCIATED PRESS FILE PHOTO))

recovery five years from an opioid addiction that started with OxyContin. He said he supports Massachusetts Attorney General Maura Healey's decision to continue pursuing the company.

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NEIGHBORHOOD WORKSHOP NOTIFICATION



To: Neighbors of W University Avenue and SW 9th Terrace P/N# 19-0316
From: Gerry Dedenbach, AICP, LEED AP, Vice President
Date: Tuesday, September 17, 2019
RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Small-scale Comprehensive Plan Amendment from Urban Core to Planned Use District, a Rezoning from Downtown (DT) to Planned Development (PD)), and a Development Plan application on ±1.1 acres (Alachua County Tax Parcels 13204, 13204-1, 13205, 13206, 13207, & 13208) for an apartment building with ground floor retail, structured parking, and associated infrastructure. The site is currently a fueling station, commercial/retail, and residential.

Date: Wednesday, October 2, 2019
Time: 6:00 p.m.
Place: Holiday Inn University Center 1250 W University Ave, Gainesville FL 32601
Contact: Gerry Dedenbach, AICP (352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

N:\2019\19-0316\Planning\Workshop\Email_Out_191002_9thTerrace.docx
(904) 619-6521 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
(352) 331-1976 11801 Research Drive, Alachua, FL 32615
(352) 414-4621 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

19-0316: 931 W. University

PUBLIC NOTICE
A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Small-scale Comprehensive Plan Amendment from Urban Core to Planned Use District, a Rezoning from Downtown (DT) to Planned Development (PD)), and a Development Plan application on ±1.1 acres (Alachua County Tax Parcels 13204, 13204-1, 13205, 13206, 13207, & 13208) for apartments, retail, and associated infrastructure.
This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.
Time: 6:00 pm on Tuesday, October 2, 2019
Location: Holiday Inn University Center; 1250 W University Ave, Gainesville FL 32601
Contact: Gerry Dedenbach, AICP
Phone Number: (352) 331-1976





REQUESTS:

- Right-of-Way Vacation;
- Ss-CPA: from UC to PUD;
- Rezoning: from DT to PD; and
- Development Plan consistent with proposed PUD/PD



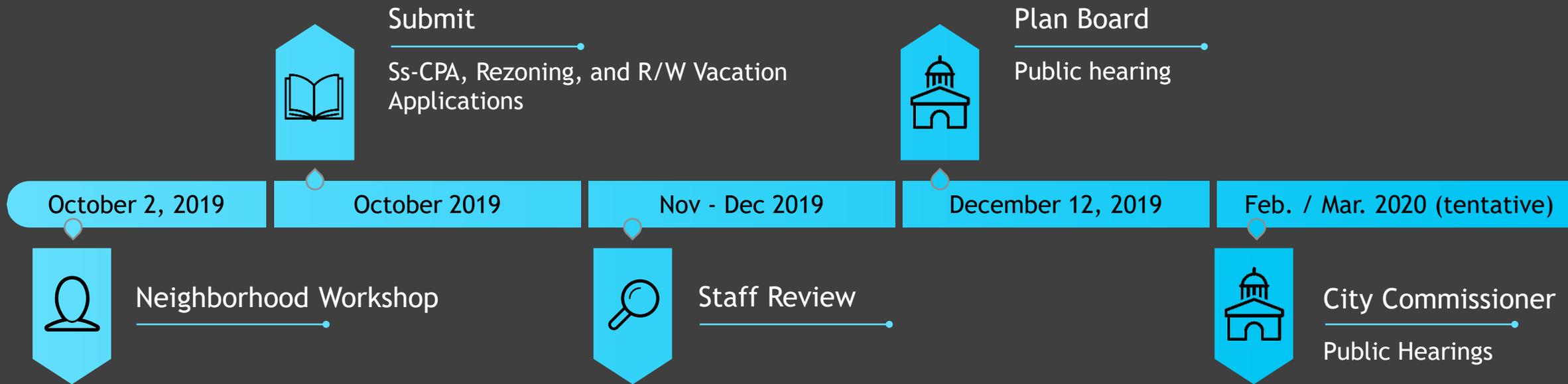


INTENT:

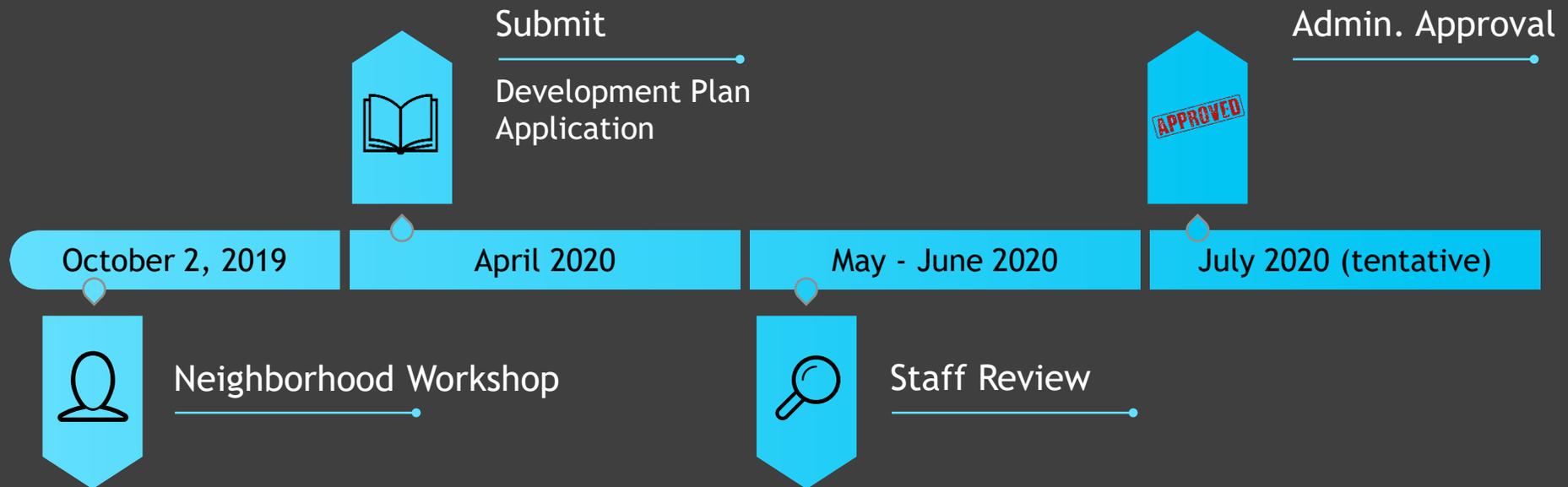
Redevelop subject property with one mixed-use multi-story building containing residential amenities and structured parking for residents and tenants



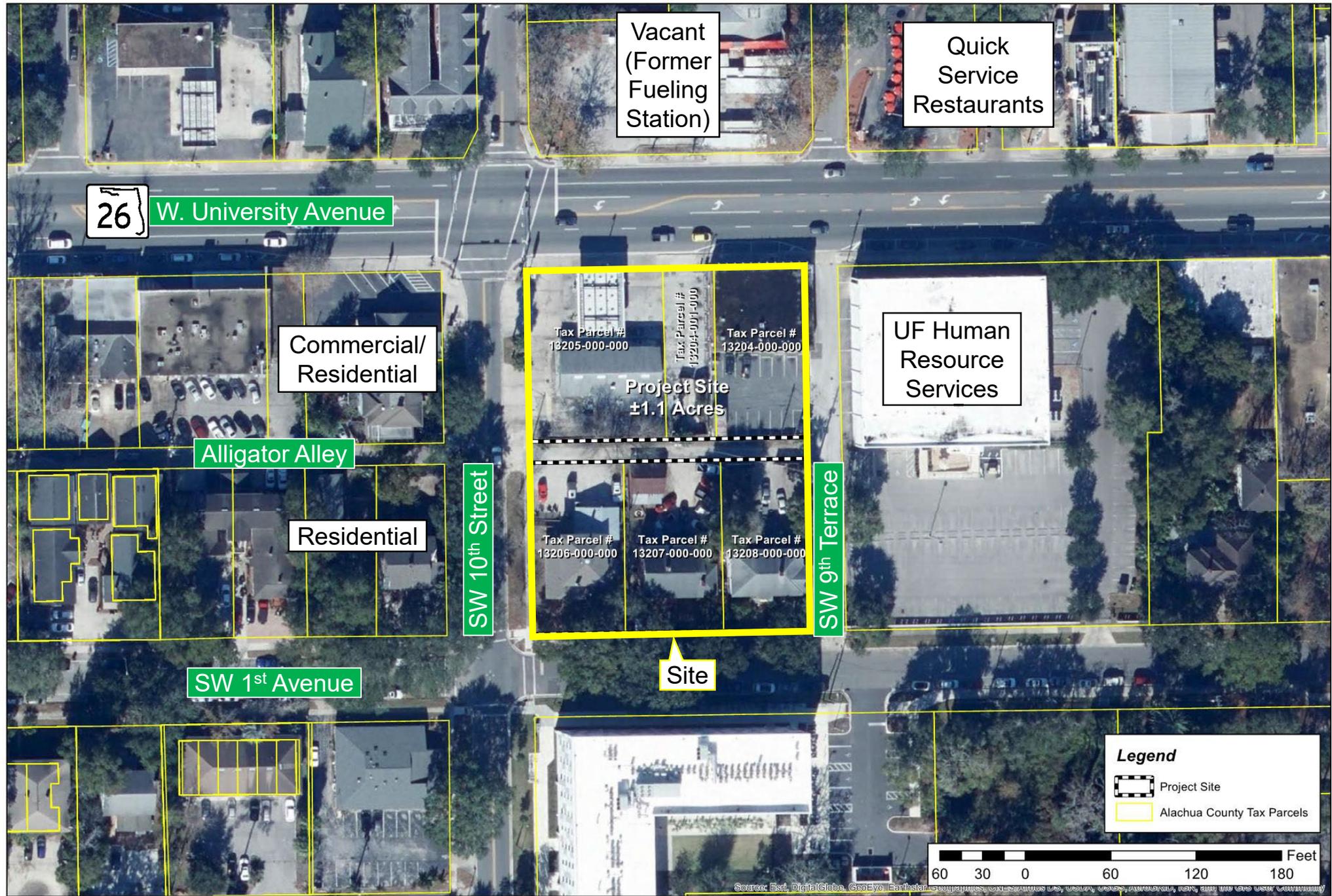
SS-CPA, REZONING, AND RIGHT-OF-WAY VACATION TIMELINE



DEVELOPMENT PLAN TIMELINE



Aerial Map



Street Frontages



W. University Avenue Frontage - looking south

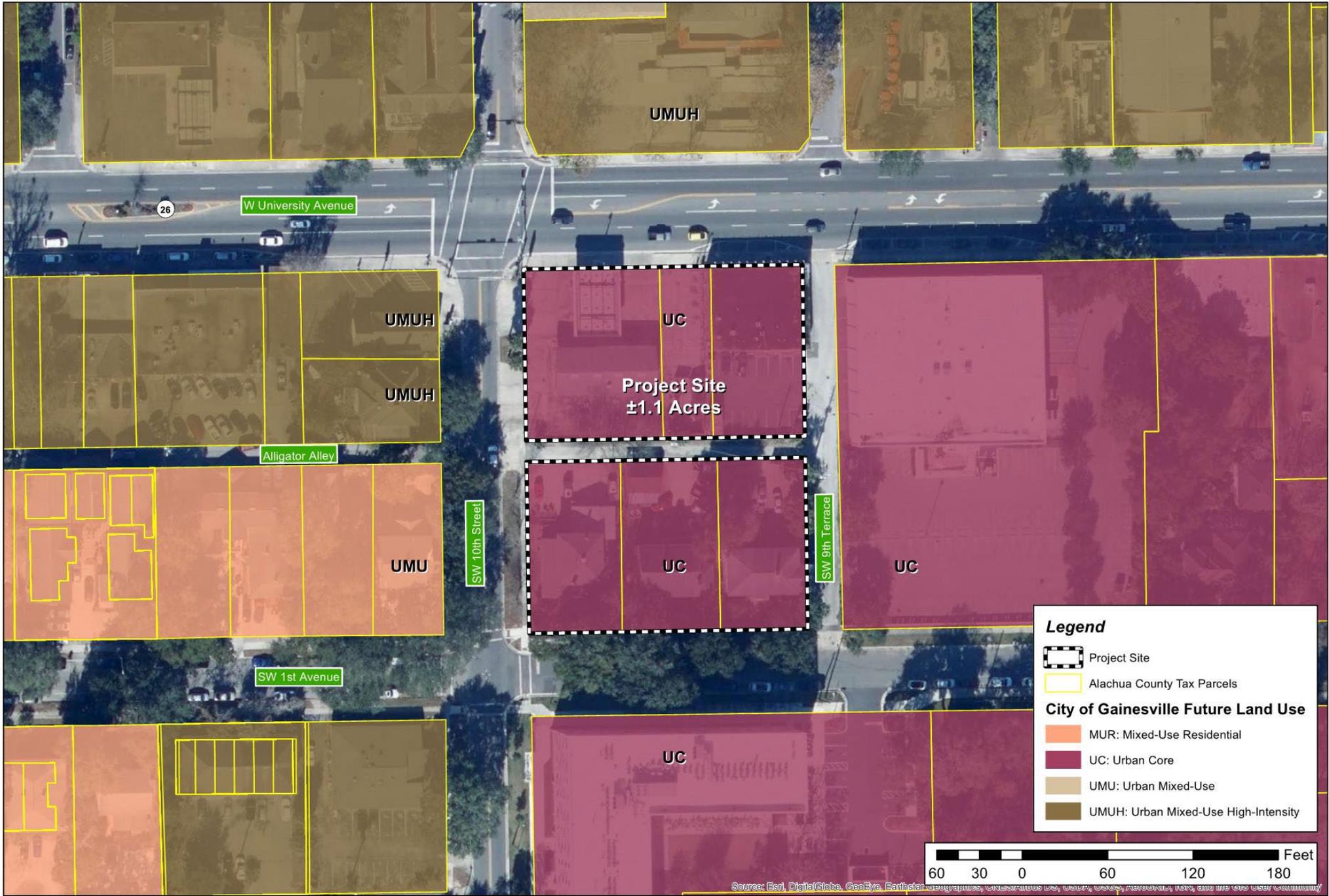


SW 10th Street Frontage - looking southeast

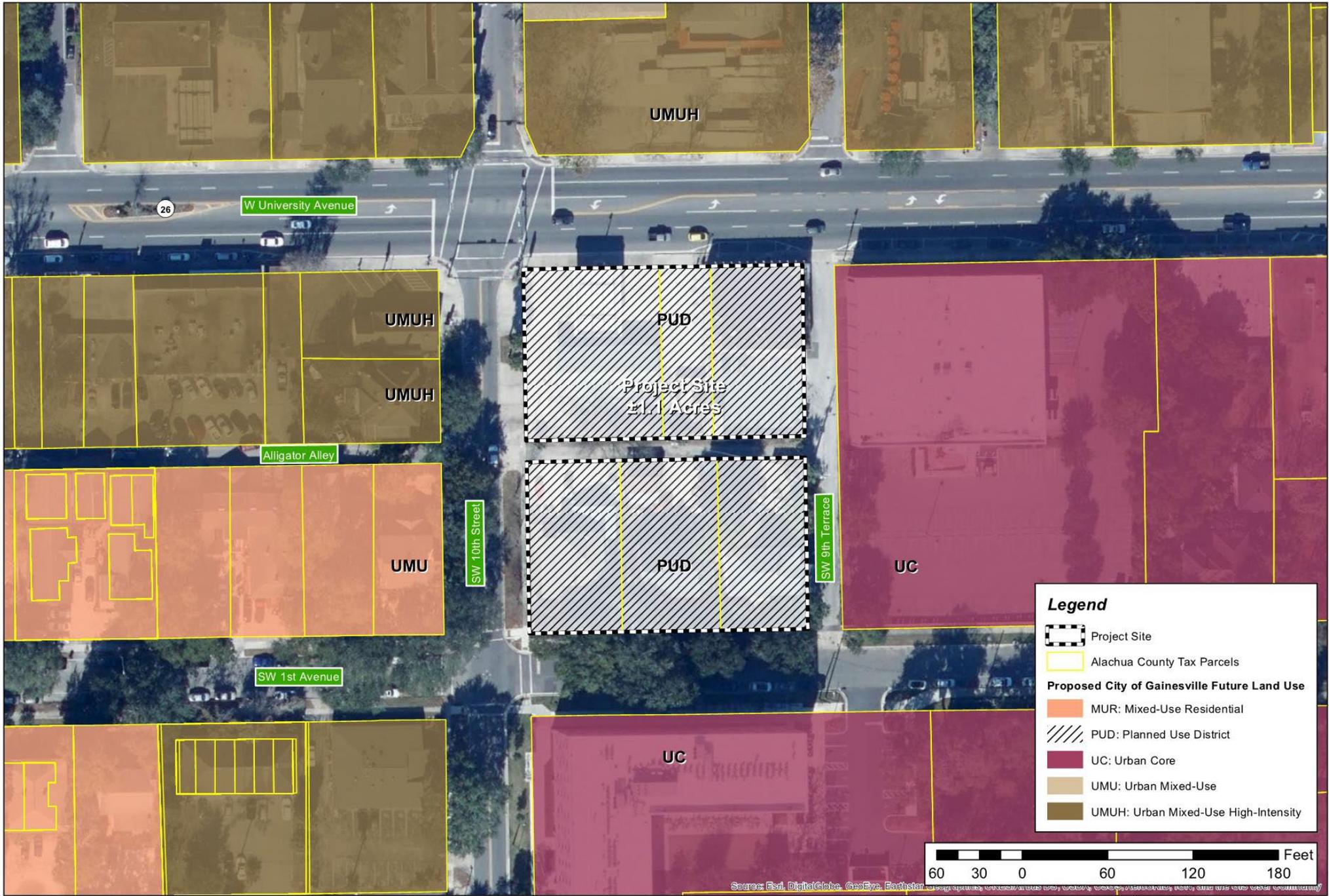


SW 1st Avenue Frontage - looking northwest

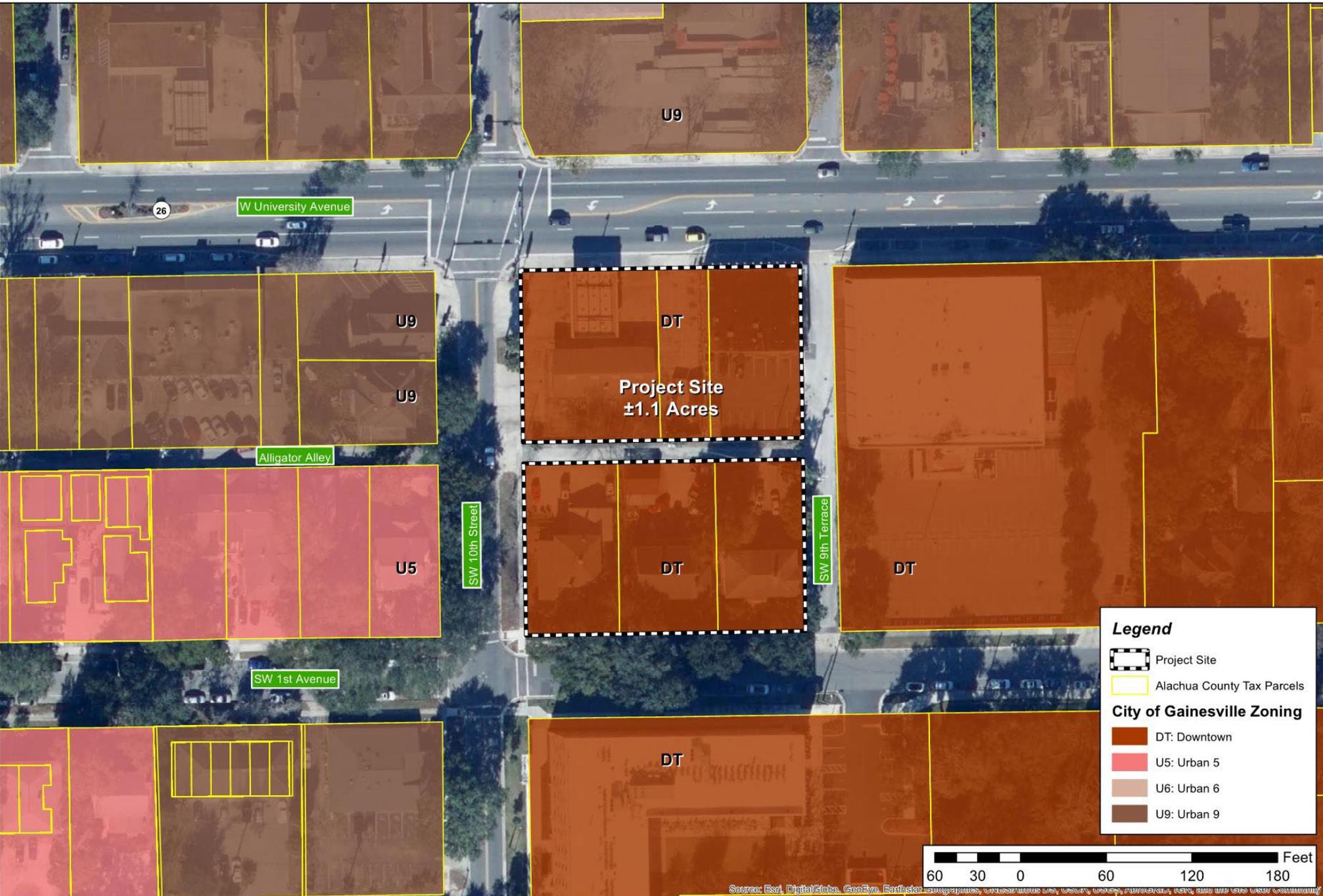
Existing Future Land Use Map



Proposed Future Land Use Map

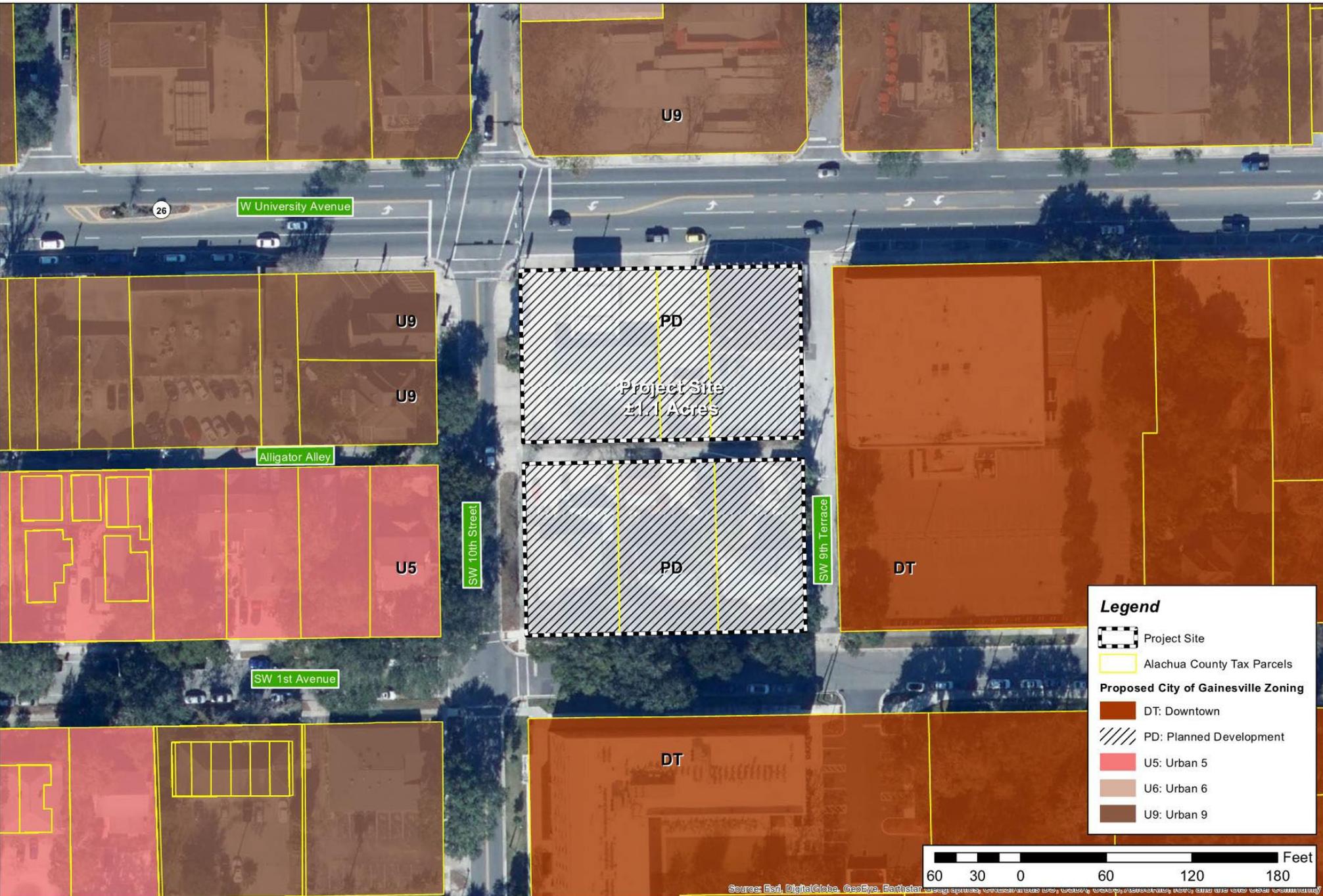


Existing Zoning Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airphoto, USDA/Government, AeroGRID, IGN, and the GIS User Community

Proposed Zoning Map



Concept Plan

- Mixed-use Multi-story building with amenities
- 12-16 stories
- Parking not req., but is provided in parking garage
- Singular garage entrance and removal of all other curb cuts around block.
- University Avenue retail & service
- R/W vacation allow infill redevelopment



ABOUT THIS PROJECT

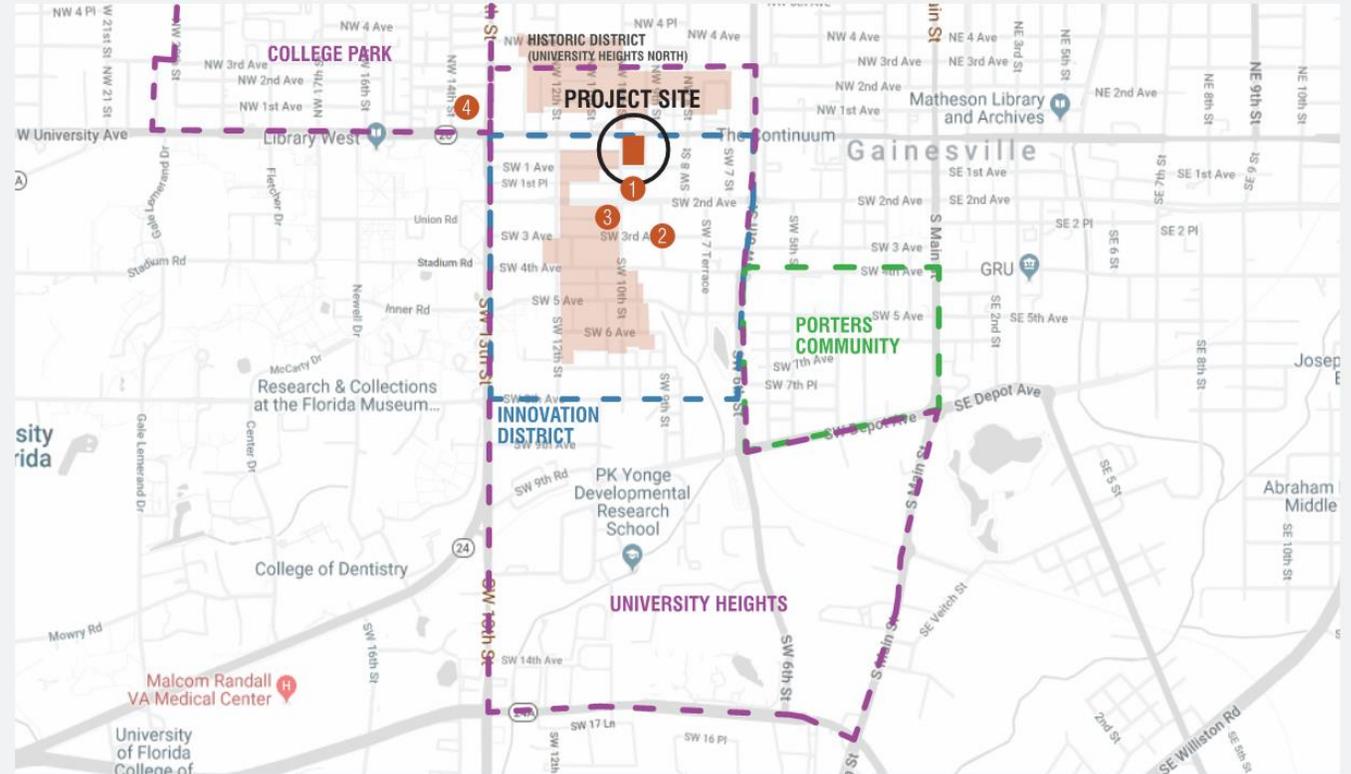
BACKGROUND

Gainesville is an ever-changing city in the northern-central region of the Florida panhandle. Home to the growing Innovation and College Park Districts, the importance of the historic districts is also increasing. Gainesville is a walkable city and the streetscape and retail space of the project will be another important factor.

The University of Florida is located within city limits, contributing to the changing atmosphere of the area. The university introduces a younger demographic to the heart of the city.

SITE CONDITIONS

- 10th Street and West University Ave presents the opportunity for a corner element.
- 10th Street is more prominent than 9th St.
- There are plans for a pedestrian / bike path on 9th St., sections of which have already been completed.
- Historic properties border the project site on the west side.



1 Infinity Hall @ 10th St & 2nd Ave



2 Innovation District



3 2nd Ave & 10th St (Historic District)



4 The Standard @ University Ave & 13th St



IMAGINING THE PROJECT

Breaking up the mass of the building on the right-of-way provides opportunity for courtyards and color. A project with a strong base, but lightening as the height increases.

- A courtyard open to the right-of-way
- No balconies on the right-of-way, but sun shades are okay
- Green wall near the courtyard
- Depth and shadow provide color and signage opportunities for facade
- At street level, the building turns the corner and gives the illusion that there is more retail (corner element)
- Pedestrian access at street level
- Open to material reveals and color (long board, Allura wood tone)
- Courtyard: changing levels, large seating area, sunshade (trellis), kitchen area, hammocks, pool cabanas, solar-powered charging stations
- Indoor/ outdoor private study areas
- Rideshare (Envoy/ Zipcar)
- Delivery services

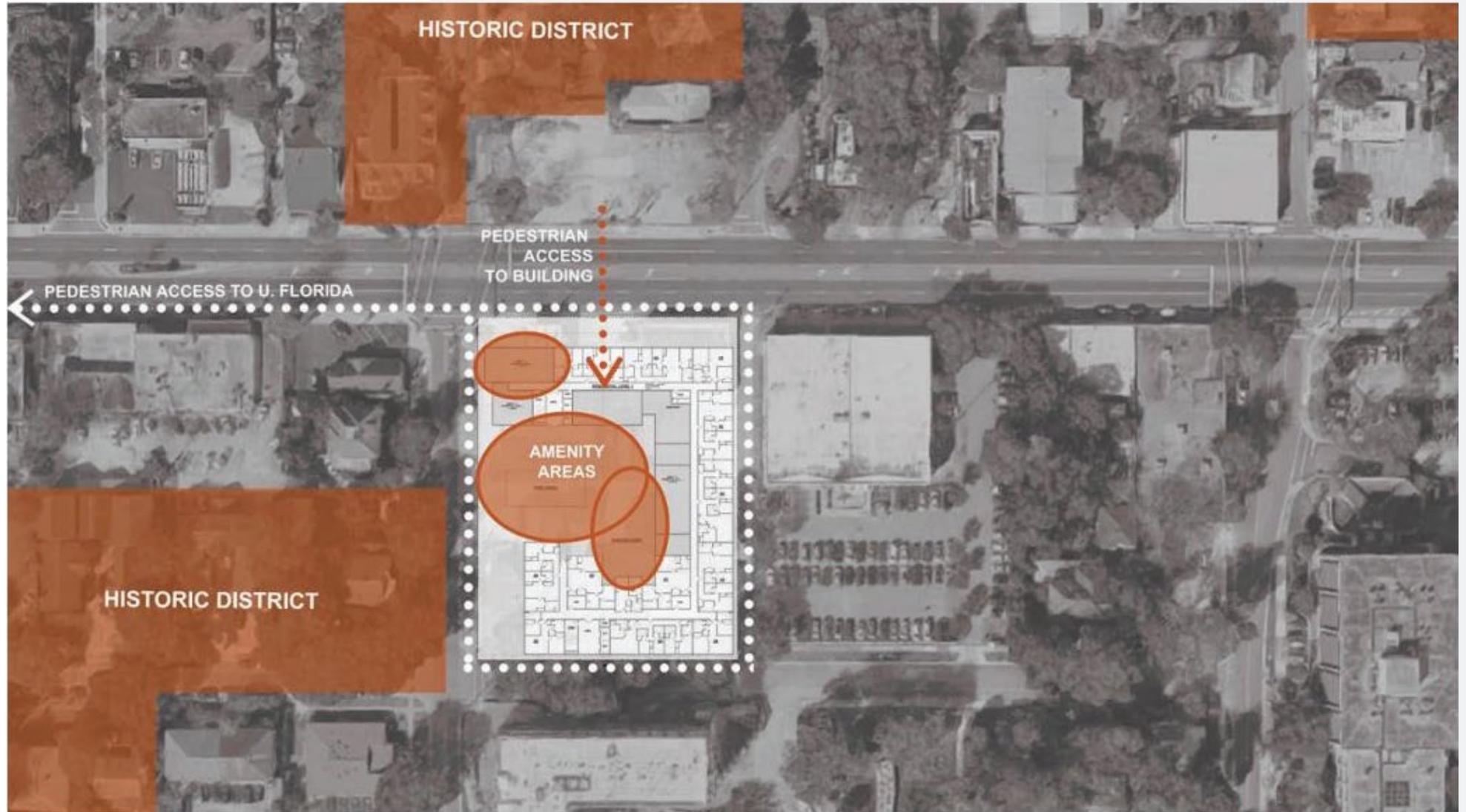


SITE PLAN



SITE ACCESS AND ENTRY

SITE PLAN



AMENITIES + CONNECTIVITY

CHW
Professional Consultants

Sign-in Sheet

SIGN-IN SHEET

931 University Avenue

19-0316



Event: Neighborhood Workshop
Date/Time: October 2, 2019 at 6:00 PM
Place: Holiday Inn University Center – Presidents Room
Re: Ss-CPA, Rezoning, Right-of-way Vacation, and Development Plan Applications

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	C Johnson	1801 S. Midway Ave Chicago, IL	
2	LINDA DIXON	UF - PDC	
3	Jodi Gentry	UF HR	
4			
5			
6			
7			
8			
9			
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13			

Workshop Minutes

NEIGHBORHOOD WORKSHOP MEETING MINUTES

CA Ventures

Ss-CPA, Rezoning, Development Plan and Right-of-Way Vacation Applications



Date/Time: October 2, 2019 at 6:00 PM
Location: Holiday Inn University Center – Presidents Room
Notes by: CHW Staff

CHW Attendees – Gerry Dedenbach, AICP, Ryan Thompson, AICP

Client Attendees – 1

Public Attendees – 2

CHW Planning staff hosted the required Neighborhood Workshop and utilized a PowerPoint presentation to present the workshop's purpose, the applications' review processes, the applications' request and intent, maps illustrating the site's regulatory and physical characteristics, and conceptual layout demonstrating City design and development standards. The following are minutes from that meeting.

Question: Who will be the project residents?

Response: Generally speaking, university students, graduate students, faculty and families.

Comment: It should be marketed towards graduate students and away from undergraduate. Also, smaller units (bedroom/bath count) would deter undergraduate students.

Question: How tall will the building be?

Response: At this time, we cannot offer a certain answer to the question, but the proposed development plan has requested a building height from 12-14 stories. It was suggested to meet with the UF Architectural Review Council to mediate height.

Comment: I'm opposed to anything over 10 stories.

Question: What is the target rent price and are they affordable?

Response: Affordable is 80% of the Area median Income (AMI) through the Gainesville Housing Authority.

Question: How many bedrooms are provided?

Response: Due to the preliminary nature of the architecture plans, bedroom counts have not been finalized, however the maximum permitted is approximately 175 units with 480 beds.

Meeting Adjourned at 6:30 PM.

N:\2019\19-0316\Planning\Workshop\NHWS 1\Minutes_191002_CA_Ventues_NWHS_1.docx

Mailed Memorandum

**NEIGHBORHOOD
WORKSHOP
NOTIFICATION**



To: Neighbors of W University Avenue and SW 9th Terrace PN# 19-0316
From: Ryan Thompson, AICP, Planning Project Manager
Date: November 5, 2019
RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Special Use Permit (SUP), and a Development Plan application on ±1.1 acres (Alachua County Tax Parcels 13204, 13204-1, 13205, 13206, 13207, & 13208) for an apartment building with ground floor retail, structured parking, and associated infrastructure. The site is currently a fueling station, commercial/retail, and residential.

Date: November 20, 2019
Time: 6:00 p.m.
Place: Holiday Inn University Center
1250 W University Ave,
Gainesville FL 32601
Contact: Ryan Thompson, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

Mailing Labels

Neighborhood Workshop Notice

13971-001-000 900 Block W Unive Ave
BANK OF AMERICA
101 N TRYON ST
CHARLOTTE NC 28255

Neighborhood Workshop Notice

13690-001-000 900 Block W Unive Ave
BELL CURVE GAINESVILLE LLC
1195 THORNWELL DRIVE NE
ATLANTA GA 30319

Neighborhood Workshop Notice

13720-000-000 900 Block W Unive Ave
BORTNICK JARIEL R
170 E 87TH ST APT W18H
NEW YORK NY 10128-2240

Neighborhood Workshop Notice

12892-000-000 900 Block W Unive Ave
CAPITAL ASSETS GROUP
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13211-000-000 900 Block W Unive Ave
CARRIGAN MATTHEW
1220 NW 8TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13716-000-000 900 Block W Unive Ave
COLLEGE ROW PROPERTIES LLC
PO BOX 14393
GAINESVILLE FL 32604

Neighborhood Workshop Notice

13215-000-000 900 Block W Unive Ave
CORE GAINESVILLE UNIVERSITY LLC
540 WEST MADISON ST STE 2500
CHICAGO IL 60661

Neighborhood Workshop Notice

13253-010-004 900 Block W Unive Ave
COVAN & COVAN & COVAN
1901 FOGARTY AVE STE 1
KEY WEST FL 33040

Neighborhood Workshop Notice

13687-000-000 900 Block W Unive Ave
DUDGING & EVERETT H/W
111 LIDGE BRANCH
JACKSOVILLE FL 32259

Neighborhood Workshop Notice

13212-000-000 900 Block W Unive Ave
ESTELLE NATHAN LLC
PO BOX 1647
HOLLYWOOD CA 90078

Neighborhood Workshop Notice

13690-000-000 900 Block W Unive Ave
FAMILY BRIGHT FUTURE LLC
1011 WEST UNIVERSITY AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13223-000-000 900 Block W Unive Ave
FOX'S ALLIGATOR LLC
13400 PROGRESS BLVD
ALACHUA FL 32615

Neighborhood Workshop Notice

13204-000-000 *** 900 Block W Unive Ave
FRIEDMAN & FRIEDMAN CO-TRUSTE
16127 DAYSAILOR TRL
LAKEWOOD RCH FL 34202-5616

Neighborhood Workshop Notice

13249-000-000 900 Block W Unive Ave
GAINESVILLE HISTORIC PROPERTIES LLC
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13689-001-000 900 Block W Unive Ave
HAZEL GEORGE LLC
PO BOX 13459
BURTON WA 98013-0459

Neighborhood Workshop Notice

13253-010-001 900 Block W Unive Ave
HERRING JONATHAN D
4730 NW 13TH AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

12893-000-000 900 Block W Unive Ave
INNOVATION SQUARE LLC
747 SW 2ND AVE IMB #49
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13719-000-000 900 Block W Unive Ave
JACK USA INC
5542 NW 43RD ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice

13710-000-000 900 Block W Unive Ave
JMVD WEST AVENUE LLC
1414 HILLSIDE AVE
NEW HYDE PARK NY 11040

Neighborhood Workshop Notice

13250-010-001 900 Block W Unive Ave
JTW PROPERTIES LLC
414 SW 131ST ST
NEWBERRY FL 32669

Neighborhood Workshop Notice

13214-002-000 900 Block W Unive Ave
KESSER & WARNER
PO BOX 1647
LOS ANGELES CA 90078

Neighborhood Workshop Notice

13208-000-000 *** 900 Block W Unive Ave
LAMAR CARLOS P III
8005 SW 105TH AVE
GAINESVILLE FL 32608

Neighborhood Workshop Notice

13722-000-000 900 Block W Unive Ave
LE & TRAN H/W
5313 NW 45TH LN
GAINESVILLE FL 32606

Neighborhood Workshop Notice

13988-000-000 900 Block W Unive Ave
LEWIS FAMILY LLC
621 SE 7TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13253-010-003 900 Block W Unive Ave
LOWRY KENNETH C
2106 ANTIGUA LN
NAPLES FL 34120-2841

Neighborhood Workshop Notice

13204-001-000 *** 900 Block W Unive Ave
M&R UNITED INC
402 HIGH POINT DR STE 101
COCOA FL 32926

Neighborhood Workshop Notice

13213-000-000 900 Block W Unive Ave
NGUYEN HUY
3527 NW 18TH PL
GAINESVILLE FL 32605

Neighborhood Workshop Notice

13986-000-000 900 Block W Unive Ave
NORTH AMERICAN ISLAMIC TRUST
1010 W UNIVERSITY AVE
GAINESVILLE FL 32601-5112

Neighborhood Workshop Notice

13983-000-000 900 Block W Unive Ave
NUVIEW IRA INC
435 TURKEY CREEK
ALACHUA FL 32615

Neighborhood Workshop Notice

13222-010-001 900 Block W Unive Ave
ORANGE AND BLUE APARTMENT
INVESTORS LLC
6640 PINE TREE LANE
MIAMI BEACH FL 33141

Neighborhood Workshop Notice

13984-000-000 900 Block W Unive Ave
PARADIGM HALL LLC
1216 SW 2ND AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13210-000-000 900 Block W Unive Ave
ROTHSTEIN K J & KRISTI
1529 NW 38TH ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

13263-000-000 900 Block W Unive Ave
SECOND AVENUE INVESTMENTS LLC
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13271-000-000 900 Block W Unive Ave
SIGNET INFINITY HOUSING I LLC
800 WEST MONROE ST
JACKSONVILLE FL 32202

Neighborhood Workshop Notice

13225-000-000 900 Block W Unive Ave
STEADMAN COMPANY LLC (THE)
201 NW 10TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13725-000-000 900 Block W Unive Ave
SUN GRASS PROPERTIES LLC
5745 SW 75TH ST STE 307
GAINESVILLE FL 32608

Neighborhood Workshop Notice

13200-000-000 900 Block W Unive Ave
TBG INNOVATION SQUARE LLC
6780 ROSWELL RD NE STE 200
ATLANTA GA 30328

Neighborhood Workshop Notice

13691-000-000 900 Block W Unive Ave
TOSI HOLDINGS LLC
4817 NW 67TH ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice

13688-000-000 900 Block W Unive Ave
TRULUCK VENTURES LLC
806 W UNIVERSITY AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13979-000-000 900 Block W Unive Ave
TUCKER ROBERT
3606 NW 63RD PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice

13206-000-000 *** 900 Block W Unive Ave
TWO BALD FAT MEN LAND
INVESTMENTS II LLC
PO BOX 358113
GAINESVILLE FL 32653-8113

Neighborhood Workshop Notice

13203-000-000 900 Block W Unive Ave
UNIVERSITY OF FLORIDA BOARD OF
PO BOX 113100
GAINESVILLE FL 32611

Neighborhood Workshop Notice

13723-000-000 900 Block W Unive Ave
WETHERINGTON LEON & MARILYN
3730 SE 14TH TER
GAINESVILLE FL 32641

Neighborhood Workshop Notice

13253-010-002 900 Block W Unive Ave
WHEELER RICHARD G & KATHY E
5516 SW 93RD WAY
GAINESVILLE FL 32608

Neighborhood Workshop Notice

13708-000-000 900 Block W Unive Ave
WILSON JANE
1905 NW 7TH LN
GAINESVILLE FL 32603

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/Black Pines
REGINA HILLMAN
506 NW 30 STREET
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 Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

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
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
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
BARBARA KELLEHER
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
Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

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

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

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

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

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

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

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

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

Neighborhood Workshop Notice
Phoenix
APRIL JONES
3214 SW 26 TERR, APT B
GAINESVILLE, FL 32608

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

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

Neighborhood Workshop Notice
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
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Sugarfoot Community/Anglewood
KELLY AISSEN
4306 SW 5 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice
Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

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

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

Neighborhood Workshop Notice
Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

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

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

Neighborhood Workshop Notice
University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice
Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice
University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

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

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

Neighborhood Workshop Notice
KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Special Use Permit (SUP), and a Development Plan application on ±1.1 acres (Alachua County Tax Parcels 13204, 13204-1, 13205, 13206, 13207, & 13208) for apartments, retail, and associated infrastructure.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on November 20, 2019

Location: Holiday Inn University Center; 1250 W University Ave, Gainesville FL 32601

Contact: Ryan Thompson, AICP

Phone Number: (352) 331-1976



Macron's China visit underscores tensions

By Joe Medonald and Sylvie Corbet
The Associated Press

BEIJING — With major economies locked in disputes over trade, France's president started a visit to China by announcing that the EU had struck a deal with the country to better protect agricultural products like wine and cheese from counterfeiting.

Emmanuel Macron's visit is timed to ease some of the tensions that are stifling global commerce, with the European Union asking China to open its markets further and the U.S. and China in a bitter fight over tariffs.

Macron arrived late Monday in Shanghai, where he visited a sprawling import fair before traveling to Beijing for a state visit on Wednesday.

Speaking at the International Import Expo in

Shanghai, Macron said that the EU and China had reached an agreement for the mutual protection of food and alcohol products, to be formally signed Wednesday.

"It's a step forward in this relationship and it's very important," Macron said, alongside Phil Hogan, the EU agriculture commissioner.

Macron's office said the deal will provide the legal basis to fight counterfeiting of about 100 European and 100 Chinese agricultural products whose quality and characteristics are linked to their geographical origin.

Amid 26 protected French products are Champagne, wines including those from the Bordeaux and Burgundy regions, Cognac liquor and cheeses like Roquefort.

Macron's trip comes as France and its European



In this Oct. 3 photo, wine bottles are seen in a wine shop in Paris. (ASSOCIATED PRESS FILE)

partners are demanding China make good on commitments to boost imports of agricultural products and manufactured goods while opening its market for financial products and other services.

France and the EU have joined the U.S. in

complaints over Chinese trade practices they consider unfair.

Macron said his priority was to discuss cooperation on the economy, technology and climate — "three decisive issues."

He pushed for the completion by next year of an investment agreement that is currently under discussion between the EU and China.

Meanwhile, China is grappling with slumping demand that has kept economic growth to just 6% in the latest quarter, the lowest level in almost 30 years.

During a visit by Chinese President Xi Jinping to France in March, China signed an agreement to buy 300 aircraft from European plane maker Airbus for an estimated \$18 billion at list prices.

Macron called that an "excellent signal" that shows the strength and reliability of the relations between the two countries.

In all, 15 business deals on energy, the food industry, transport and other sectors were signed during the visit, in addition to other bilateral agreements.

US issues \$20M reward for American missing in Iran

By Deb Riechmann
The Associated Press

WASHINGTON — The Trump administration on Monday offered a reward of up to \$20 million for information about Robert Levinson, a former FBI agent who disappeared in Iran in 2007, and imposed new sanctions on leading Iranian officials as relations deteriorated further on the 40th anniversary of the U.S. Embassy takeover.

The reward for help solving the Levinson disappearance and the sanctions also come as Iran said it was doubling the number of advanced centrifuges it operates to produce nuclear fuel, trimming the time experts believe that the Islamic Republic would need to have enough material to build a nuclear weapon.

The State Department claims Levinson was taken hostage in Iran with the involvement of the Iranian regime. The Iranian government has never acknowledged arresting him. Combined with a \$5 million reward already in place from the FBI, this makes a total of \$25 million available to the person or persons providing information about Levinson.

"This is the 40th anniversary of the day in 1979 when 52 Americans were taken hostage and held for 444 days," Levinson's family said in a statement released after the new reward was announced.

"Bob Levinson has been held more than 10 times longer — for 4,624 days. Bob Levinson must come home, and Iran's hostage-taking as government policy must end."

The senior officials used the anniversary to call on Tehran to release all missing and wrongfully detained Americans, including Levinson, Xiyue Wang, Siamak Namazi and others.

The Treasury Department said it took action against nine individuals to block funds from flowing to a shadow network of Khamenei's military and foreign affairs advisers who are suspected of oppressing the Iranian people and supporting militants.

The sanctions target individuals in Khamenei's office, the armed forces and the judiciary. Two of them have been linked to the 1983 U.S. Marine barracks bombing in Beirut that killed 241 U.S. personnel and the 1994 bombing of Argentine Israelite Mutual Association.



A Shiite Muslim cleric chants a slogan during an anti-U.S. annual rally in front of the former U.S. Embassy on Monday in Tehran, Iran. (WAHID SALEMI/THE ASSOCIATED PRESS)

PUBLIC NOTICE

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This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on November 20, 2019

Location: Holiday Inn University Center; 1250 W University Ave, Gainesville FL 32601

Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

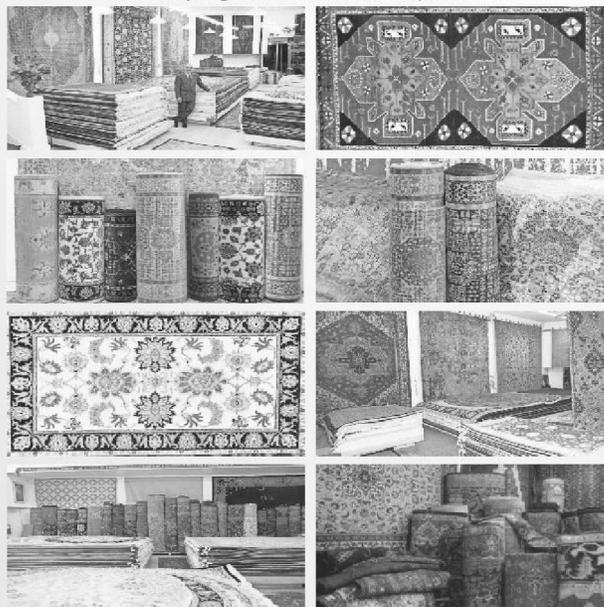


Cyrus Rug Gallery

Retirement Sale!
60-70% Off

ENTIRE INVENTORY OF PERSIAN AND ORIENTAL RUGS

Everything in Store Must Go - No Exceptions!



Cyrus Rug Gallery brings you a selection of old-world artistry with fashion forward patterns, fresh color palettes, and elegant designs to create stunning works of art. These stunning, exceptionally unique pieces of art are ideal for the contemporary home. Whether you are looking to add subtle texture to your rooms or want to make a defined statement, our gallery of hand-knotted rugs is sure to provide you with the perfect artistic edge for your space.

Services include:

Cleaning
With more than 25 years experience in restoring and cleaning the finest handmade rugs and our cleaning techniques will protect your investment and extend the lifetime of your precious heirloom. We use organic, eco-friendly cleaning solutions safe for antiques, humans, pets and the environment.

Repair
We specialize in repair of valuable handmade carpets and rugs restoring their beauty and strength. Restoration can make a damaged piece usable and commercially viable once again and increase the life and value of your rug. Our native experts have the knowledge and the experience to bring your oriental rug back to life.

Paddling
Pads under Oriental rugs can prevent sliding, prolong the life of the rug by cushioning the impact between shoe sole and hard floor surfaces, provide comfort under foot while also providing ventilation under the rug which helps prevent dry rotting and mildew.

The home of 4000 Rugs to choose from.

Contact us today and add that unique flair of color, texture and art to your home!

NEW HOURS: Monday-Saturday 9:30am - 5:30pm | Sunday: 12:00pm - 5:00pm

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Workshop Presentation

931 W. University Avenue

- *Right-of-Way Vacation;*
- *Special Use Permit (SUP); and*
- *Development Plan Application.*



City of Gainesville
Neighborhood Workshop
November 20, 2019



19-0316: 931 W. University

1

Draft Print

11/19/2019 9:04:42 AM

The **purpose** of the neighborhood workshop:

The City of Gainesville requires R/W Vacation, SUP, and Development Plan applicants to host a neighborhood workshop;

The purpose is to **inform neighbors** of the proposed development's nature and to get feedback early in the development process; **and**

This workshop provides the applicant with an opportunity to **mitigate concerns** prior to the application's submission.



19-0316: 931 W. University

2

NEIGHBORHOOD WORKSHOP NOTIFICATION

CHW
Professional Consultants

To: Neighbors of W University Avenue and SW 9th Terrace
From: Ryan Thompson, AICP, Planning Project Manager
Date: November 5, 2019
RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Special Use Permit (SUP), and a Development Plan application on ±1.1 acres (Alachua County Tax Parcels 13204, 13204-1, 13205, 13206, 13207, & 13208) for an apartment building with ground floor retail, structured parking and associated infrastructure. The site is currently a fueling station, commercial/retail, and residential.

Date: November 20, 2019
Time: 6:00 p.m.
Place: Holiday Inn University Center
 1250 W University Ave,
 Gainesville FL 32601
Contact: Ryan Thompson, AICP
 (352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

19-0316: 931 W. University

Macron's China visit underscores tensions

US issues SAM reward for American missing in Iran

Cyrus Rug Gallery Retirement Sale! 60-70% OFF ENTIRE INVENTORY OF PERSIAN AND ORIENTAL RUGS

Public Notice

CHW
Professional Consultants

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Special Use Permit (SUP), and a Development Plan application on ±1.1 acres (Alachua County Tax Parcels 13204, 13204-1, 13205, 13206, 13207, & 13208) for apartments, retail, and associated infrastructure.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on November 20, 2019
Location: Holiday Inn University Center; 1250 W University Ave, Gainesville FL 32601
Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

CHW
Professional Consultants

3

REQUESTS:

- Right-of-Way Vacation;
- Special Use Permit (SUP); and
- Development Plan consistent with existing Urban Core FLU and DT Zoning District regulations

19-0316: 931 W. University



4

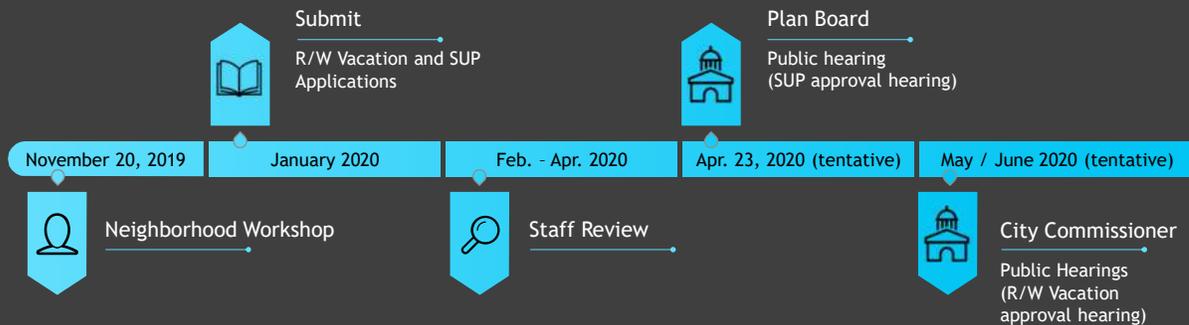
INTENT:

Redevelop subject property with one mixed-use, multi-story building containing residential amenities and structured parking for residents, tenants, and guests

19-0316: 931 W. University

5

RIGHT-OF-WAY VACATION and SPECIAL USE PERMIT TIMELINE

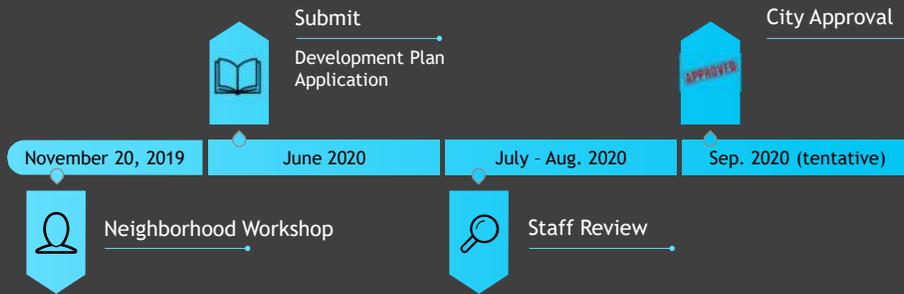


19-0316: 931 W. University

CHW

6

DEVELOPMENT PLAN TIMELINE



19-0316: 931 W. University



7

Aerial Map



8

Commercial Frontages



W. University Avenue Frontage - looking south



SW 10th Street Frontage - looking south



Alligator Alley & SW 9th Terrace intersection



9



State Road 26 / University Avenue Frontage

10



11



12

Zoning Map



13

Right-of-Way Vacation Map

- Right-of-way would be acquired by adjacent properties
- Vacation would allow private improvements within subject area



14

ABOUT THIS PROJECT

BACKGROUND

Gainesville is an ever-changing city in the northern-central region of the Florida panhandle. Home to the growing Innovation and College Park Districts, the importance of the historic districts is also increasing. Gainesville is a walkable city and the streetscape and retail space of the project will be another important factor.

The University of Florida is located within city limits, contributing to the changing atmosphere of the area. The university introduces a younger demographic to the heart of the city.

SITE CONDITIONS

- 10th Street and West University Ave presents the opportunity for a corner element.
- 10th Street is more prominent than 9th St.
- There are plans for a pedestrian / bike path on 9th St., sections of which have already been completed.
- Historic properties border the project site on the west side.



1 Infinity Hall @ 10th St & 2nd Ave



2 Innovation District



3 2nd Ave & 10th St (Historic District)



4 The Standard @ University Ave & 13th St

CHW

15



IMAGINING THE PROJECT

Breaking up the mass of the building on the right-of-way provides opportunity for courtyards and color. A project with a strong base, but lightening as the height increases.

- A courtyard open to the right-of-way
- No balconies on the right-of-way, but sun shades are okay
- Green wall near the courtyard
- Depth and shadow provide color and signage opportunities for facade
- At street level, the building turns the corner and gives the illusion that there is more retail (corner element)
- Pedestrian access at street level
- Open to material reveals and color (long board, Allura wood tone)
- Courtyard: changing levels, large seating area, sunshade (trellis), kitchen area, hammocks, pool cabanas, solar-powered charging stations
- Indoor/ outdoor private study areas
- Rideshare (Envy/ Zipcar)
- Delivery services

CHW

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Sign-in Sheet

SIGN-IN SHEET

931 University Avenue

19-0316



Event: Neighborhood Workshop
Date/Time: November 20, 2019 at 6:00 PM
Place: Holiday Inn University Center – Presidents Room
Re: Right-of-way Vacation, Special Use Permit, and Development Plan Applications

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Michelle Nance		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD WORKSHOP MEETING MINUTES

931 University Avenue

Development Plan, Special Use Permit, and Right-of-Way Vacation Applications



Date: November 20, 2019
Location: Holiday Inn University Center – Presidents Room
Notes by: CHW Staff

CHW Attendees – Ryan Thompson, AICP and Gerry Dedenbach, AICP

Client Attendees – 1

Public Attendees – 1 (subject property owner)

CHW Planning staff hosted the required Neighborhood Workshop and utilized a PowerPoint presentation to present the workshop’s purpose, the applications’ review processes, the applications’ request and intent, maps illustrating the site’s regulatory and physical characteristics, and conceptual layout demonstrating City design and development standards. The only attendee was representing a property owner subject to the application. The attendee did not have any questions.

Meeting Adjourned at 6:30 PM.

N:\2019\19-0316\Planning\Workshop\NHWS 2\Minutes_191120_9th Terrace.docx