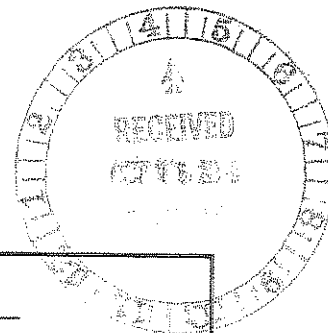


LEGISLATIVE #

110013E

APPLICATION – CITY PLAN BOARD
Planning & Development Services



OFFICE USE ONLY	
Petition No. <u>PR-10-12/2011</u>	Fee: \$ <u>1575.00</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>787.50</u>
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 []	
Account No. 001-670-6710-1124 (Enterprise Zone) <input checked="" type="checkbox"/>	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) <input checked="" type="checkbox"/>	

Owner(s) of Record (please print)
Name: City of Gainesville
Address: C/O: Lands Rights Coordinator P.O. Box 490, Gainesville, Florida 32602
Phone: (352) 393-8404 Fax: (352) 334-2093
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: City of Gainesville Community Redevelopment Agency
Address: 802 NW 5 th Ave. Gainesville, FL 32601
Phone: (352) 334-2205 Fax: (352) 334-2132

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

REQUEST

Check applicable request(s) below:

Future Land Use Map [X]	Zoning Map [X]	Master Flood Control Map []
Present designation: Residential Low (RL)	Present designation: Residential Conservation (RC)	Other [] Specify:
Requested designation: Public Facilities (PF)	Requested designation: Public Services & Operations (PS)	

INFORMATION ON PROPERTY

1. Street address: 1019 NW 7 th Ave.
2. Map no(s): 3950
3. Tax parcel no(s): 13867-000-000 & 13867-001-000
4. Size of property: <u>0.27</u> acre(s)

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

Certified Cashier's Receipt:

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

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

A. What are the existing surrounding land uses?

Direction	Future Land Use	Zoning	Property Use
North	Educational (E)	Educational Services (ED)	A. Quinn Jones School
South	Residential Low (RL)	Residential Conservation (RC)	Vacant Lot
East	Residential Low (RL)	Residential Conservation (RC)	Vacant Lot
West	Residential Low (RL)	Residential Conservation (RC)	Single-Family Residence

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

NO X

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

No. The use of this site is for a museum that involves the rehabilitation and reuse of this exact residence. The specific residence has historical significance as the previous residence of A. Quinn Jones, for whom the museum is being named after and identified with. Therefore, another property, with similar land use and zoning, would not be suitable for this use.

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

Residential streets: *There may be a slight increase in daily trips due to the museum use compared to single-family residential use. However, the increase will be minimal, and will have little or no impact during the AM or PM peak hours. The site location is in a gridded street network that can easily accommodate additional trips, and the neighborhood is used to the trips being generated by the A. Quinn Jones school and driveway connection directly across the street. As a result, the impact to the neighborhood is expected to be minimal.*

Noise and lighting: *There will be minimal impact since the museum activity is intended to be primarily indoors. The parking lot will be small in size and landscaped to provide appropriate buffering to the residential adjacent uses. Parking lot lighting will comply with City criteria for no offsite light trespass.*

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

NO X

YES _____ (If yes, please explain below)

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

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

NO _____

YES X

Yes, the A. Quinn Jones house has been named to the National Register of Historic Places.

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

NO X

YES _____

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

Redevelopment X

Urban Infill _____

Activity Center _____

Urban Fringe _____

Strip Commercial _____

Traditional Neighborhood _____

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

The Land Use change and Rezoning will enable the A. Quinn Jones house to be transformed into a museum, complete with exhibits and cultural displays inside the building. The exterior of the building recently underwent a historic restoration and is not intended to significantly change to accommodate the museum. The redevelopment and adaptive reuse of the residence into a museum and cultural center will provide useful educational opportunities for the community public. Citizens will be able to learn about the importance of civic leaders such as A. Quinn Jones and can understand their contributions to Gainesville's history and culture.

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

The proposed museum and cultural center will provide jobs and opportunities during the development phase, to design, permit and construct the improvements. Additional employment opportunities will be available during the operational phase, when staff members are employed to manage and operate the facility. An economic benefit may be created due to the restoration of a formerly vacant structure, which will contribute a positive benefit to the neighborhood, and could positively impact property values. Additionally, by the nature of the proposed use, the museum and cultural center should attract visitors and tourists that will utilize local goods and services nearby the facility.

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

Roadways: *Minimal Impact is expected.*

Recreation: *No impact is expected.*

Water and Wastewater: *No impact is expected, as the property is already served by water and sewer, and no increase is expected.*

Solid Waste: *Minimal impact is expected. The museum will utilize recycling practices and is not expected to generate much more waste than a typical residence.*
Mass Transit: *No impact is expected.*

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

NO _____

YES X (please explain)

The proposed site is accessible from Gainesville Regional Transit Service Routes along both NW 6th Street and NW 13th Street. The closest bus stop is along NW 13th Street (Route 10) and is about 2.5 blocks (0.10 mile) away from the museum. This is about a 5- minute walk and is accessible by an on-street sidewalk along the entire distance.

CERTIFICATION

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

Owner of Record	
Name:	City of Gainesville
Address:	C/O Lands Rights Coordinator
	P.O. Box 490
	Gainesville, Florida 32602
Phone:	(352) 393-8404 Fax: (352) 334-2093
Signature:	

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

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

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

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

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

Fred Murry for Russ Blackburn
Owner/Agent Signature

Acting City Manager

10-18-2010

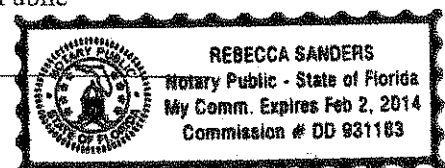
Date

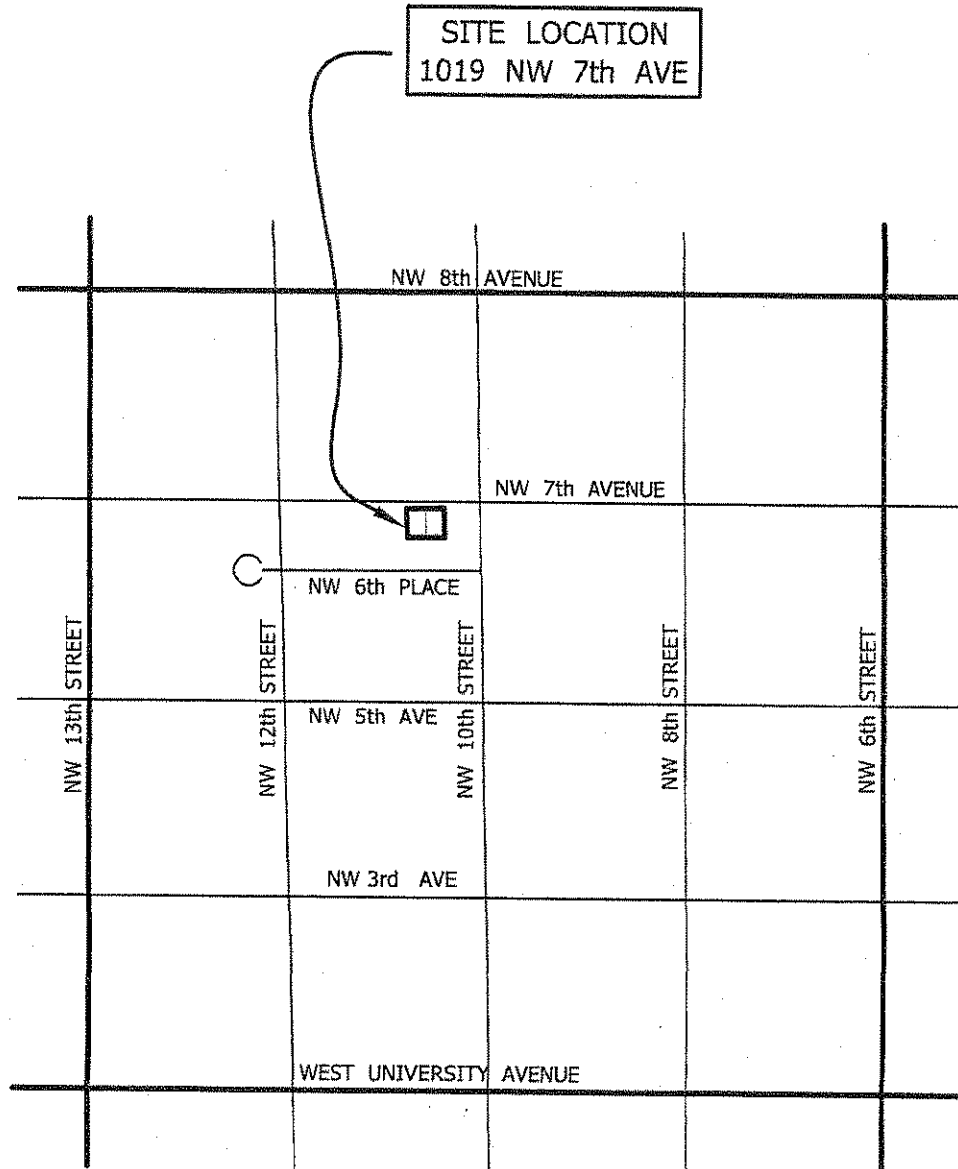
STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me this 18th day of OCTOBER 2010, by
(Name) FRED MURRY

Rebecca Sanders
Signature - Notary Public

Personally Known ☒ OR Produced Identification ☐ (Type) _____





LOCATION MAP

N.T.S.



CLIENT: CITY OF GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY		BROWN & CULLEN INC. CIVIL ENGINEERS and LAND PLANNERS		PROJECT ENGINEER A. J. "JAY" BROWN, JR., P.E. 43678	
PROJECT: A QUINN JONES CULTURAL CENTER				PROJECT NO. 057-10-18	DATE OCT. 17, 2010
TITLE: LOCATION MAP		PROJECT MGR. A.B.		DRAWN BY TRH	
DRAWING NO. FIGURE 1		3530 N.W. 43rd Street Gainesville, Florida 32606 PHONE: (352) 375-8999 FAX: (352) 575-0833 E-MAIL: bob@brown-cullen.com St. of Fla. Bd. of Prof. Eng. Cert. of Auth. No. 6263		SHEET 1	

LEGAL DESCRIPTION

of

A. QUINN JONES PROPERTY**(Per Terrence J. Brannan Land Surveyor Inc. - Boundary Survey, dated 7-29-2009)**

Lot three (3) and the west ten (10) feet of lot two (2) of S.J. Johnson Subdivision of the north half (N ½) of block ten (10) of Brown's addition to the City of Gainesville, being sixty feet east and west by ninety five feet north and south on the south side of Columbia Street, Gainesville, Florida; as per plat recorded in Plat Book "A", page 70 of the public records of Alachua County, Florida; lying and being in northwest quarter (NW ¼) of section five (5), township ten (10) south, range twenty east.

And

West twenty-five (25) feet of lot one (1) and east forty (40) feet of lot two (2) of S.J. Thomas' sub-division of north half of block ten (10) Brown's addition to City of Gainesville, according to recorded plat thereof.



CIVIL ENGINEERS and LAND PLANNERS
3530 N.W. 43rd Street • Gainesville, Florida 32606
Tel. (352) 375-8999 Fax (352) 375-0833

**Neighborhood Workshop Summary
For
A Quinn Jones Property Land Use Change & Rezoning**

October 18, 2010

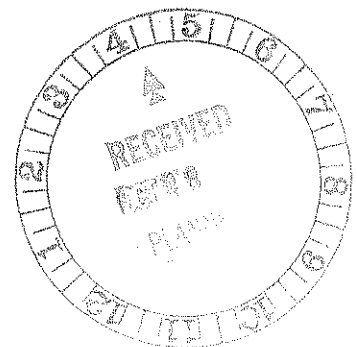
The neighborhood workshop for the A Quinn Jones Land Use Change & Rezoning Request was advertised for April 26, 2010 at 5:30 pm at the Wilhelmina Johnson Center, at 321 NW 10th Street, Gainesville, FL. The workshop was held on April 26, 2010. Ms. Kelly Fisher of the City of Gainesville Community Redevelopment Agency was in attendance to present the project.

Ms. Fisher presented the concept for the property and the zoning petition and answered questions from the attendees. A summary of the meeting is attached.

There were five (5) citizens in attendance, exclusive of Ms. Fisher and other CRA staff. The neighborhood meeting was adjourned at approximately 5:54 pm.

The following items are attached to document the Neighborhood Workshop.

- 1) Neighborhood Workshop Notice Mailed
- 2) Workshop sign-in sheet.
- 3) Minutes of Workshop (Meeting Summary).
- 4) Copy of Power Point presentation shown at the workshop.
- 5) Copy of 4-12-2010 Newspaper Advertisement for workshop





Neighborhood Workshop

For a rezoning and comprehensive plan amendment at the historic A. Quinn Jones house, located at 1019 and 1013 NW 5th Avenue, Gainesville, FL.

Date: April 26, 2010

Time: 5:30pm

Place: Wilhelmina Johnson Center – 321 NW 10th Street, Gainesville FL

Contact: Kelly Huard Fisher at 352.334.2205

The Gainesville Community Redevelopment Agency, acting as agent for the City of Gainesville, will host a neighborhood workshop to discuss a proposed change of land use from Residential Low Density to Public Facilities and a proposed change of zoning from Residential Conservation to Public Services and Operations on approximately 0.27 acres located at the historic A. Quinn Jones house, 1019 & 1013 NW 7th Avenue. The Public Services and Operations, or PS, zoning district permits a variety of uses, including libraries, museums, parks, and community centers (a complete listing of the permitted uses in the Public Services & Operations zoning district is enclosed). The purpose of the proposed land use and zoning actions is to utilize the A. Quinn Jones house to accommodate a museum, cultural or community center, or other type of community resource.

The purpose of the neighborhood workshop is to inform citizens and neighboring property owners about the land use and rezoning proposals and to seek comments. We look forward to seeing you there!

[illegible]

A Quinn Jones Rezoning Minutes

Call to order: 5:31 pm

Kelly Fisher provided update on A Quinn Jones Rezoning and opened the floor up for questions.

Question: What type of organization is CRA?

Answer: Provided by Kelly Fisher explained CRA and TIF

Question: In order to get rezoning done what does CRA have to do?

Answer: Kelly Fisher went over rezoning process

Question/Statement: Resident has property on NW 6th and she does not want to keep the property, if A Quinn is rezoned will this increase her property value and does the city want to purchase her property.

Answer: Kelly Fisher explained that she was unsure if it will affect her property value and right now CRA was not in a position to make any purchases

Question: Is CRA going to add onto the A Q Jones house

Answer: Kelly Fisher explained building permitting process and reason for rezoning.

Q: What else is going on in the Fifth Avenue area

A: Malcolm Kiner explained FAPS projects.

Q: Do you see an increase in traffic from the museum, like buses and where will visitors park?

A: Kelly Fisher

Q: I have property on 6th street how will this impact my property?

A: Kelly Fisher – explained letters were sent to everyone within 400 feet of the project it will likely not have an effect on her property

Q: Does CRA or city own the properties to the west of project?

A: City owns the property just west of A. Q. Jones house

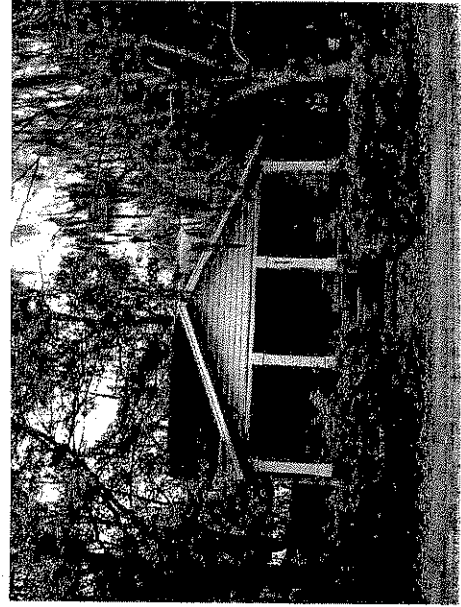
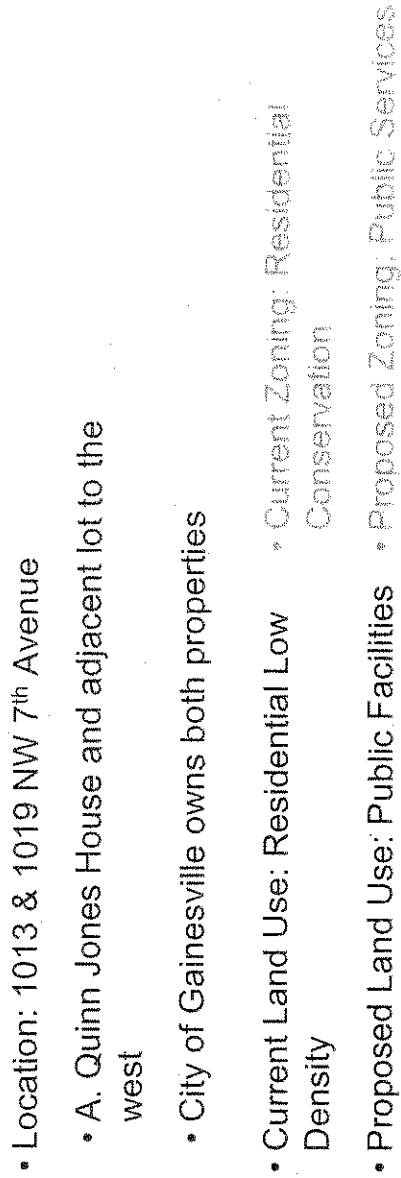
Q: Do you think the museum is going to attract a lot of people

A: MK – We hope it does our goal is to make the museum interesting a place people will come to learn

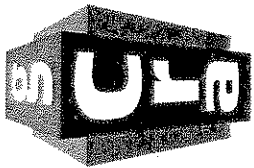
Q: Who owns the property to the east of A. Q. Jones

A: Unknown

Meeting Close: 5:54pm

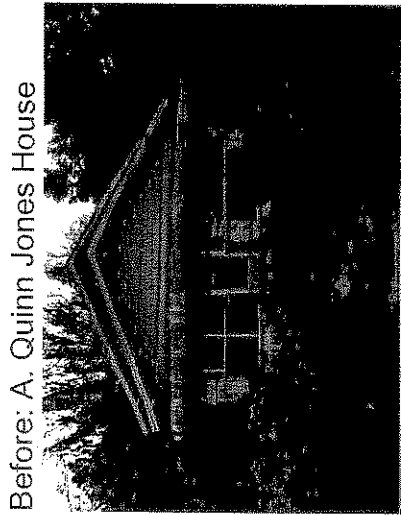


110013E



Neighborhood Workshop – A. Quinn Jones House Revitalization Zoning & Land Use applications

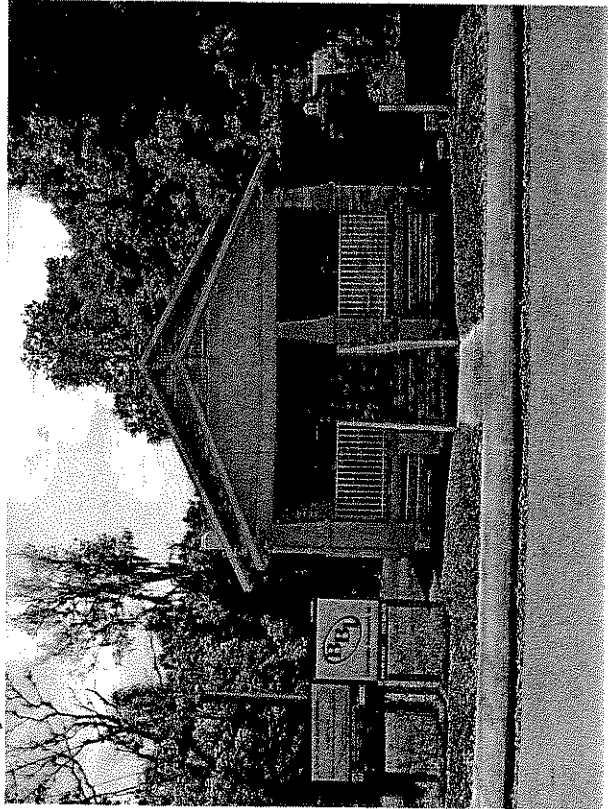
What is the vision for the A. Quinn Jones House?



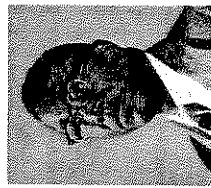
Before: A. Quinn Jones House

- The Community Redevelopment Agency (CRA) has stabilized the structure and renovated/restored the exterior of the home
- The next step is renovation of the interior
 - Interior work will be specific to the new use for the building
 - Under the current zoning, the only use allowed is residential, so in order to move forward, the zoning and land use designations must be changed

- We are seeking land use change to Public Facilities and zoning change to Public Services in order to allow a museum and cultural resource at the property

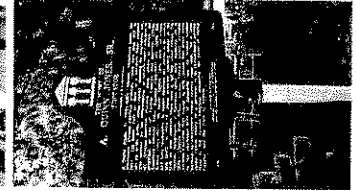


Today: A. Quinn Jones House



- We would like to create a museum inside the A. Quinn Jones House

- The museum will celebrate the achievements of Dr. Jones and other African-American leaders from the community



- The museum vision is still somewhat conceptual. We will host neighborhood workshops this summer to discuss the museum and receive input from citizens

110013E

