

Re: Petition 193ZON-04PB

March 4, 2005

Madam Mayor and Commissioners,

I ask you to take the time to read this report carefully.

I ask you to approve this Petition.

Introduction

The purpose of this rezoning is to allow building forms and development forms that are better suited for this location than are currently allowed, are more appropriate for present times, are more environmentally friendly, will help to displace slum and blighted conditions, will encourage infill development that is both sensitive and compatible, will increase the financial incentive for much needed redevelopment, will serve to increase the viability of the existing sound housing stock, will promote compact development, will discourage urban sprawl, will promote transportation choice, will promote more efficient use of existing infrastructure, will put more eyes on the street, will help to eliminate the serious criminal element in this inner city Redevelopment District, and will help to fulfill numerous Goals, Objectives, and Policies of the Comprehensive Plan.

The Type of Hearing

This is *not* a Single-family vs. Multiple-family Land Use hearing. The Land Use on the subject parcels is *not* Single-family, and there is no Land Use change associated with this Petition

In contrast to a policy making Land Use decision, this is a quasi-judicial rezoning hearing where a determination must be made as to whether RMF-5 zoning on the subject parcels is consistent with the Goals, Objectives and Policies of the Comprehensive Plan (See Applicable portions in Exhibit A). The Plan Board has additional criteria for rezoning as specified in Sec. 30-347.3 of the Code (See Exhibit B).

The Commissions determination must be based upon the competent, substantial evidence and testimony presented.

The Subject Area

The subject area contains 12 parcels and is on the southern border of the 5th Avenue Redevelopment District. The subject area is 3 blocks north of University Avenue, and lies between the Central City District of the Downtown and the Santa Fe Community College on the east, and the University of Florida Campus, College Park, and the new 8-story University Corners development site on the west.

Slum and Blight

Although the 5th Avenue neighborhood has had a Redevelopment Plan for over 25 years and is a designated Redevelopment District, generally speaking there has been very little private reinvestment into this core area of City for many, many years. As a result, large portions of the District continue to suffer from genuine slum and blight, substandard housing, and high levels of criminal activity.

Private reinvestment into this area is desperately needed if there are ever to be any significant improvements.

The Land Use and Zoning

The generalized Uses the City has deemed as being appropriate and suitable in any area are embodied in the Future Land Use Element of the Comprehensive Plan and the associated Future Land Use Map for the City of Gainesville. The more specific uses within the different Future Land Use categories are embodied in the Land Development Code and the associated Zoning Map.

According to the Future Land Use Map, the Future Land Use designation on the subject parcels is *not* Single-family (see Exhibit N, Future Land Use Map). According to the Zoning Map, the Zoning designation on the subject parcels is *not* Single-family (see Exhibit O, Zoning Map). According to both Sections 30-51 and 30-52 of the Land Development Code, the RC Zoning on the subject parcels is *not* Single-family zoning (see Section 30 of the Land Development Code).

According to the Future Land Use Map, the Land Use designation on the subject parcels is Residential Low Density Land Use.

Policy 4.1.1 of The Future Land Use Element of the Comprehensive Plan states that Residential Low Density Land Use designated properties are appropriate and suitable for single-family, 0-lot line development, and small scale multiple-family development (see Comprehensive Plan).

Section 30-52 of the Code states the purpose of the Residential Low Density districts is to provide areas for *various* dwelling unit types compatible with single family dwellings. The Code indicates that *both* RC and RMF-5 are multiple-family zoning districts within the Residential Low Density Land Use category and according to the Code, single-family dwellings, multiple-family dwellings, and multiple-family apartment complexes are equally Permitted Uses by Right in both the RC and RMF-5 zoning districts.

The Surrounding Controls and Compatibility

The surrounding Land Uses (See Future Land Use Map);

- North: Residential Low Density Land Use; and Mixed Use Land Use.
- East: Residential Low Density Land Use.
- South: Residential High Density Land Use.
- West: Residential Low Density Land Use.

The surrounding Zoning (See Zoning Map);

- North: RMF-5 zoning (12 du/acre); and MU-1 zoning (30 du/acre).
- East: RMF-5 zoning (12 du/acre); and RSF-4 zoning (8 du/acre).
- South: Residential High Density Zoning (43 du/acre).
- West: RMF-5 zoning (12 du/acre)

The intensity of the surrounding Zoning is either equal to or higher than the proposed RMF-5 Zoning, with the exception of some RSF-4 zoning to the east.

RMF-5 zoning on the subject parcels would not be incompatible with any of the surrounding Land Uses or Zoning. Nor would RMF-5 zoning on the subject parcels even begin to suggest spot zoning.

Even at present, the RSF-4 zoning to the east of the subject parcels is adjacent to Residential High Density Zoning to the south, and adjacent to RMF-5 zoning to the north.

The RMF-5 zoning to the west contains by far the highest quality housing in the neighborhood and is probably 85-90% student occupied rental property. Significant improvements have been made to many of these properties precisely because of their close proximity to the University of Florida and the high demand for student rental housing.

Whereas in other areas of the City the demand for student rental housing may have caused injury, in this inner city slum and blighted area, where an extraordinarily high percentage of rental properties have existed for many years, the increased demand for student rental housing has actually served as a strong incentive for many property owners to make major improvements to their properties. This increased demand for student rental housing south of 5th Avenue has proven to be one of the most encouraging and positive influences the subject area has going for it.

Evolution of Character

Some areas in the 5th Avenue neighborhood are more single-family oriented than others. The subject parcel area is simply not one of those areas. A significant evolution of character has taken place over time in the subject area. During the past 50 years the population of the City has more than doubled, and the enrollment at the University of Florida has increased by a factor of 5. Other conditions that may have made this area more single-family oriented in the past simply no longer exist today.

The Intensity

Because the subject area lies directly between the University of Florida Campus and the Downtown urban core, there is a high volume of cut through traffic and delivery truck traffic through this area from the early morning hours on. It is not at all uncommon to see tractor trailer traffic, with their diesel engines roaring, going east and west on NW 3rd Avenue. The chronically mutilated condition of the traffic circles at 10th Street and 12th Street serve as ample evidence. Emergency vehicles, with their sirens and horns blaring, regularly travel east and west on University Ave, and north and south on NW 10th Street to and from Alachua General Hospital.

Boom box cars of the most objectionable kind, with their inescapable thumping, regularly pass through the subject area, especially on 10th Street and 3rd Avenue. On Friday, and Saturday nights this problem turns literally into a parade continuing into the wee hours of the morning, with scores upon scores of these cars making the loop around and back between University Avenue and 3rd Avenue. I have logged literally hundreds upon hundreds of noise complaints with the police department.

Due to its close proximity to the University of Florida, there is a substantial student population in the subject area. A windshield survey suggests that approximately 80% of the properties south of 5th Avenue are student rental properties, with an additional 10% non-student rental properties.

Because the noise levels and the intensity of activity have become so high, specifically in the area south of 5th Avenue, owner-occupied single-family housing is simply no longer a sustainable or predominant use.

The real property records readily serve to confirm this. (See Exhibit C). Only 8% (1 of 12) of the subject parcels remain owner occupied. Only 12% of the approximately 170 affected party parcels remain owner-occupied. Only 12% of the 194 parcels between NW 3rd Avenue and NW 5th Avenue remain owner-occupied. Only 8% of the parcels between University Avenue and 5th Avenue remain owner occupied.

There will continue to be the odd exception to the rule, such as myself (for now), but generally speaking owner occupancy of properties in the subject parcel area will always continue to be very minimal.

The intensity of activity in this area will undoubtedly continue to increase over time as the City continues to evolve, and the incompatibility with owner-occupied single-family housing will only continue to increase as well, as will the non-sustainability.

The Criminal Element

In addition to the genuine slum and blight, and the high intensity of activity in the subject area, there is a chronically high volume of illegal drug sales and prostitution in immediate proximity to the subject parcels, especially on NW 9th Street to the east of the subject parcels, and on NW 4th Place immediately north of the Wilhelmina Johnson Center.

Gainesville Police Department documents indicate there were approximately 350 incident and arrest reports logged during 2004 on NW 5th Avenue alone (See Exhibit D). This figure does not include the dozen or so back streets where much of the drug dealing and prostitution actually occurs.

My life has been threatened by drug dealers on numerous occasions, I was the victim of an attempted home invasion at 3 o'clock in the morning, and I have been burglarized by crackies more times than I can count.

About a year ago I became so frustrated with the situation, I decided to simply join one of the regular crack dealers standing on the corner of NW 3rd Avenue and 10th Street. Within less than a minute, without me having spoken a single word, the dealer threatened to come to my house after dark and put 6 bullets in me. I was interfering with his business.

While I was photographing the criminal activity just north of the Wilhelmina Johnson Center to present as evidence at this hearing, one of the bad guys thrust himself into my vehicle and tried to take my camera. I had to punch him in the head several times, but I managed to get away with only a few scratches. The police caught him hiding behind a house just north of the Wilhelmina Johnson Center. He is presently in jail for battery, burglary of a conveyance, and strong-armed robbery. (See Exhibit E)

Unfortunately, the film-processing machine at the Police Department malfunctioned and chewed up my entire roll of film, so neither they, nor I, have that evidence. The State Attorneys Office was not happy.

Economics 101

The key to any significant redevelopment in this area obviously lies in stimulating private reinvestment, but private reinvestment will never come in the form of owner-occupied single-family housing because it is fiscally prohibitive and impractical.

This is clearly evidenced. A \$30,000 loss was incurred on the City's rehab project at 505 NW 3rd Street in order to sell that house to an owner occupant (see Exhibit F), and a \$70,000 loss was incurred on the last 5th Avenue CRA Advisory Board's rehab project at 407 NW 8th Street in order to sell that house to an owner-occupant (See Exhibit G).

This is the same redevelopment strategy associated with the 5th Avenue CRA Advisory Board Model Block Program as well. The estimated losses on each of the Model Block houses are expected to be approximately \$30,000 each, based on 2001 figures.

According to the Property Appraisers records, even the house on NW 8th Street is no longer homesteaded (See Exhibit H).

Private reinvestment hinges upon real world economics, and owner-occupied single-family development simply does not provide the financial incentive necessary to inspire any significant redevelopment. Hence the longstanding, perpetual slum and blight, and hence the need for more realistic, fiscally viable redevelopment strategies.

None of the preceding comments are intended to minimize the value of subsidized assistance. Subsidies are an extremely valuable resource that should be used in a manner that will benefit the most people and produce enduring results. One must question how many families could benefit from down payment assistance in other, more appropriate locations with \$70,000 as compared to only one in the subject parcel area. And one must question the long-term sustainability of owner occupancy in the subject parcel area.

Real Solutions to Chronic Stagnation

This area could pull itself up by it's own bootstraps if the allowed uses simply corresponded better with modern day market demand. Instead of the area waiting around indefinitely for a handout, the City should be utilizing the modern day market demand to revitalize and breathe new life into this neighborhood.

Ignoring the evolutionary changes that have taken place over time only serves as an impediment toward any significant improvement, and ignoring the fiscal dynamics of the real world only serves to prolong the existing conditions of slum and blight.

When the allowed uses on properties are not allowed to change in synchronicity with changes in the real world, the natural result is stagnation and deterioration.

The old adage "Adapt, or Perish" is pointedly applicable.

Though Planning Staff is in denial, the real issue is actually one of how to attract higher quality tenant/residents into a non-single family oriented, multiple-family zoned area.

The quality of the tenant/resident is dependent upon the quality of the housing and the quality of the surrounding conditions. The quality of the housing will improve if the development forms are allowed to correspond with genuine market demand. The quality of the surrounding conditions will improve if the Tax Increment Funds are more properly used to improve the infrastructure.

It is also important to realize that the best way to protect and stabilize the existing and worthwhile sound housing stock is to eliminate the surrounding slum and blight, otherwise there will only continue to be further deterioration. Slum and blighted conditions are the most serious threat to the existing sound housing stock, not this rezoning.

The Landlord Permit

The Landlord Permit is not required in RMF-5.

Staff has previously tried to paint a picture of multitudes of people crowded into tiny houses if the Landlord Permit is not in place. This is an extraordinarily misleading picture. In the real world it is extremely rare for more people to even want to occupy a house than there are bedrooms in that house.

In addition, the Landlord Permit is essentially useless in dealing with redevelopment issues, displacing longstanding slum and blight, eliminating chronic and pervasive criminal activity, and in situations like this where outdated zoning is the root of many problems.

One should not be afraid to take the band-aid from a wound that needs surgery.

Rezoning these parcels is a much more effective approach towards solving these systemic, grass root problems than the landlord permit can ever hope to accomplish. Staffs concern over the landlord permit should not be the primary concern in this situation where problems are much more effectively addressed at the zoning level, and through redevelopment.

It is important to remember that RMF-5 properties are subject to the same Codes and penalties that apply to all properties throughout the City.

The 5th Avenue CRA Advisory Board Memo

The 5th Avenue CRA Advisory Board has suggested in a memo that what is being proposed with the rezoning of these parcels is contrary to the Model Block Program goal of increasing owner occupancy in the area.

The subject parcels are not part of, nor are they adjacent to the proposed 5th Avenue Model Block.

According to the Model Block Program schedule, as of last year approximately 20 houses were to have been built or fully renovated in the 5th Avenue Model Block and sold to owner-occupants. As of this date, 0 houses have been built and 0 houses have been renovated.

It doesn't appear to me that this rezoning would be interfering with much of anything.

Clinging to owner-occupancy of dwellings as the sole redevelopment strategy in this location, at the exclusion of other redevelopment strategies, is pure folly.

The memo also claimed that this rezoning would start a downward spiral and lead to the increase in rental densities. This type of misleading statement has become very typical. The density of rentals on the subject parcels is already at 92%, the density of rentals on the affected party parcels is already at 88%, and the density of rentals on the south side of 5th Avenue is also at 88% (See Exhibit C).

The memo also suggested that this rezoning to RMF-5 might jeopardize the possibility of future historic district designation. This is rubbish. The area immediately to the west is in a Historic District and is zoned RMF-5. The area immediately to the south is in a Historic District and is zoned RH-1. Much of the Northeast Historic District (the Duckpond neighborhood) is zoned RMF-5. Most of the Southeast Historic District is zoned RMF-7. (See Historic District Overlay and Zoning Map)

The "..... RC is established....." Sentence in Section 30-52 of the Land Development Code

Planning Department Staff has, in the past, displayed a certain poorly worded sentence from the Land Development Code in order to try to mislead the unwary and the uninitiated into believing that RC is mainly intended for single-family development. In order to understand the true meaning of this sentence, one must read that sentence in proper context and with the knowledge that RC is a multiple-family zoning district in the Residential Low Density Land Use category, and with a knowledge of the Permitted Uses by Right in the district, and with a knowledge of the unusual dimensional regulations associated with the RC zoning district, as well as the dimensional regulations associated with all of the other zoning districts.

When the City revised it's entire Zoning District classification system in the early 1980's, the minimum lot width allowed in any district was 50 feet, and the minimum lot size was 4000 square feet.

Any existing lots with dimensions smaller than these minimum sizes would be non-conforming lots. The continuation of any housing on these lots would therefore be in jeopardy. For example, if a tree fell through a house causing substantial damage, and if that house was on a non-conforming lot, that house might not have been allowed to be rebuilt because of the non-conforming lot size.

Creating a Zoning District category with smaller minimum dimensional requirements, within which these narrower or smaller lots would attain conforming lot size status, was important to their continuation and conservation because non-conforming lot size status would eventually lead to vacant, useless, and valueless lots. Hence the origin of the name Residential Conservation.

It is important to note that there are 13 "residential" zoning districts. "Residential" does not just refer to single-family residential, as has sometimes been misspoken and misused.

Providing conforming lot size status to these smaller parcels is the "zoning protection" referred to in the Land Development Code where it says that "... the RC district is established for the purposes of providing suitable zoning protection to those areas where single-family development has occurred on minimum lot sizes and where such development patterns are desirable to maintain...."

This "zoning protection", which refers to providing conforming lot size status, should not be mistakenly interpreted as to mean that single-family development, or single-family development on small lots, is the only, or preferred, form of development appropriate or desirable in this Residential Low Density multiple-family zoning district.

Since that time, the same minimum dimensional requirements for single-family development have been adopted for the Residential High Density zoning districts, as well.

None of the subject parcels will be affected by the change in dimensional regulations associated with this rezoning. All of the subject parcels meet the minimum dimensional requirements associated with RMF-5 zoning.

Housing Types

Both RC and RMF-5 allow development in the form of single-family dwellings, multiple-family dwellings and multiple-family apartment complexes at 12 dwelling units/acre. The building form in RC is limited to duplex development. The building form in RMF-5 is limited to quadraplex development. Small-scale townhouses have recently been approved for RMF-5 as well. Where 2 duplexes can be built in RC, one quadraplex can be built in RMF-5.

The southern and western portion of the Duckpond neighborhood is also zoned RMF-5. This is where Kiefer and former City Commissioner Sande Caukins have chosen to live. This is where architects Jay Reeves and Bill Wariner have chosen to live. This is where Dom Nozzi, a senior planner has chosen to live. This is where Teresa Scott, the head of the Public Works Department (now interim assistant City Manager) has chosen to live. This is where Tom Saunders, the head of the Community Development Department has chosen to live.

Single-family houses exist quite compatibly in immediate proximity to duplexes, triplexes and quadraplexes. No Landlord Permit is required, and there are no occupancy limitations for dwellings.

This variety of housing types, and occupants, has contributed significantly to the vitality and character of this neighborhood, and has made it one of the most desirable places to live in Gainesville. Many people quickly forget that the upgrading of rental property played a key role in leading the redevelopment renaissance in that neighborhood. The financial incentive was the key.

The Benefits of RMF-5 Zoning In This Location

Building one quadraplex is a more economical method of construction than building 2 duplexes, which would thereby provide a stronger financial incentive for infill development in this location that would be both sensitive and compatible with the area. RC does not allow this.

Building one quadraplex can also be a more environmentally friendly method of construction than building 2 duplexes. In typical quadraplex construction, the units are usually stacked 2 on 2, which can cut the total building footprint in half, thereby providing a significant increase in the amount of natural open space remaining on a parcel. RC does not allow this. In fact, the maximum lot coverage in RC is 50%; the maximum lot coverage in RMF-5 is 35%.

RMF-5 also allows small-scale townhouses. This, also, would increase the redevelopment incentive, and is a development form that could serve this location near the University of Florida, the Downtown, and Alachua General Hospital extremely well. RC does not allow this.

RMF-5 zoning would also allow 4 people to occupy a 4-bedroom house, which would be an entirely appropriate use in this urban, multiple-family Land Use location 3 blocks from the University of Florida Campus, across from Residential High Density Zoning on one side, and across from RMF-5 zoning on two other sides. RC does not allow this. RC requires an empty bedroom.

My first old house renovation project lies one block to the west of the subject parcels and one block north of my own home (See Exhibit I). The house had been inhabited by vagrants, prostitutes, and crack-heads for many years.

Now, God forbid, 4 students are living in this 4-bedroom house 4 blocks from the University of Florida Campus and I'm paying almost \$2500 a year into the tax base (See Exhibit J). It was being able to rent this 4-bedroom house out as a 4-bedroom house that provided the financial incentive to do the renovation. No doubt it would have otherwise become a pile of rubble in a landfill by now. I call this a win, win situation.

This rezoning would allow the 4-bedroom house I have on 3rd Avenue to be rented out as a 4-bedroom house as well. This would help to provide precisely the type of financial incentive necessary to motivate further reinvestment into the property, and it would not jeopardize the character of the neighborhood in any negative way whatsoever.

Consistency with the Criteria for Rezoning and the Comprehensive Plan

The proposed rezoning is consistent with numerous Goals, Objectives, and Policies of the Comprehensive Plan, some of which are provided for you in Exhibit A.

Summary

Again, this rezoning will allow building forms and development forms that are better suited for this location than are currently allowed, are more appropriate for present times, are more environmentally friendly, will encourage sensitive and compatible infill development, will increase the incentive for much needed redevelopment, will help to displace slum and blighted conditions, will increase the viability of the existing sound housing stock, will promote compact development, will discourage urban sprawl, will promote transportation choice, will promote more efficient use of existing infrastructure, will put more eyes on the street, and will help towards eliminating the serious criminal element in this inner city Redevelopment District.

I ask you to approve this rezoning.

Sincerely,



Robert Pearce

Exhibit A

Consistency with the Comprehensive Plan

The proposed rezoning of the subject parcels to RMF-5 is consistent with the following Goals, Objectives, and Policies of the Comprehensive Plan.

Future Land Use Element

Goal 1

Improve the quality of life and achieve a superior, sustainable, development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Objective 1.5

Discourage sprawling, low-density dispersal of the urban population.

Policy 1.5.9

The Land Use map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the city should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking and bicycling.

Goal 2

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

Objective 2.1

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

Policy 2.1.1

The city shall continue to develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

Policy 2.1.2

The City's Future Land Use Plan 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 medical complex east of campus (rather than at the urban fringe) but outside of single-family neighborhoods.

Policy 2.1.4

The City shall designate an Urban Infill and Redevelopment Area for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives in the urban core. The designated Urban Infill and Redevelopment Area shall be part of and shown in the adopted, Future Land Use Map Series.

Goal 4

The Land Use Element shall foster the unique character of the City by directing growth and redevelopment in a manner that uses neighborhood centers to provide goods and services to City residents; protects neighborhoods; distributes growth and economic activity throughout the City in keeping with the direction of this element; preserves quality open space and preserves the tree canopy of the City. The Land Use Element shall promote statewide goals for compact development and efficient use of infrastructure.

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

Residential Low-Density (up to 12 units per acre). This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low-density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development.....

Transportation Mobility Element

Objective 1.2

Ensure that future land use map designations promote transportation objectives by designating residential development of sufficient density in appropriate locations to support transportation choice.

Policy 1.2.1 The City's future land use map shall remain consistent with transportation choice strategies such as: retaining higher residential densities and non-residential intensities near and within neighborhood (activity) centers and within transit route corridors; car-oriented land uses primarily outside of areas oriented toward transportation choice; mixed use designations in appropriate locations; and centrally located community-serving facilities.

Policy 3.1.1 The City shall strive to increase the amount of land designated for multi-family development, when appropriate, on the Future Land Use Map near important transit stops along arterials and collectors.

Exhibit B

Sec. 30-347.3. Basis for recommendations by City Plan Board on proposed changes or amendments.

(a) Zoning ordinance changes. In reviewing and formulating recommendations to the City Commission on requested or proposed changes in the zoning ordinances that are quasi-judicial in nature, the City Plan Board shall consider and evaluate the changes in relation to all pertinent factors, including the following:

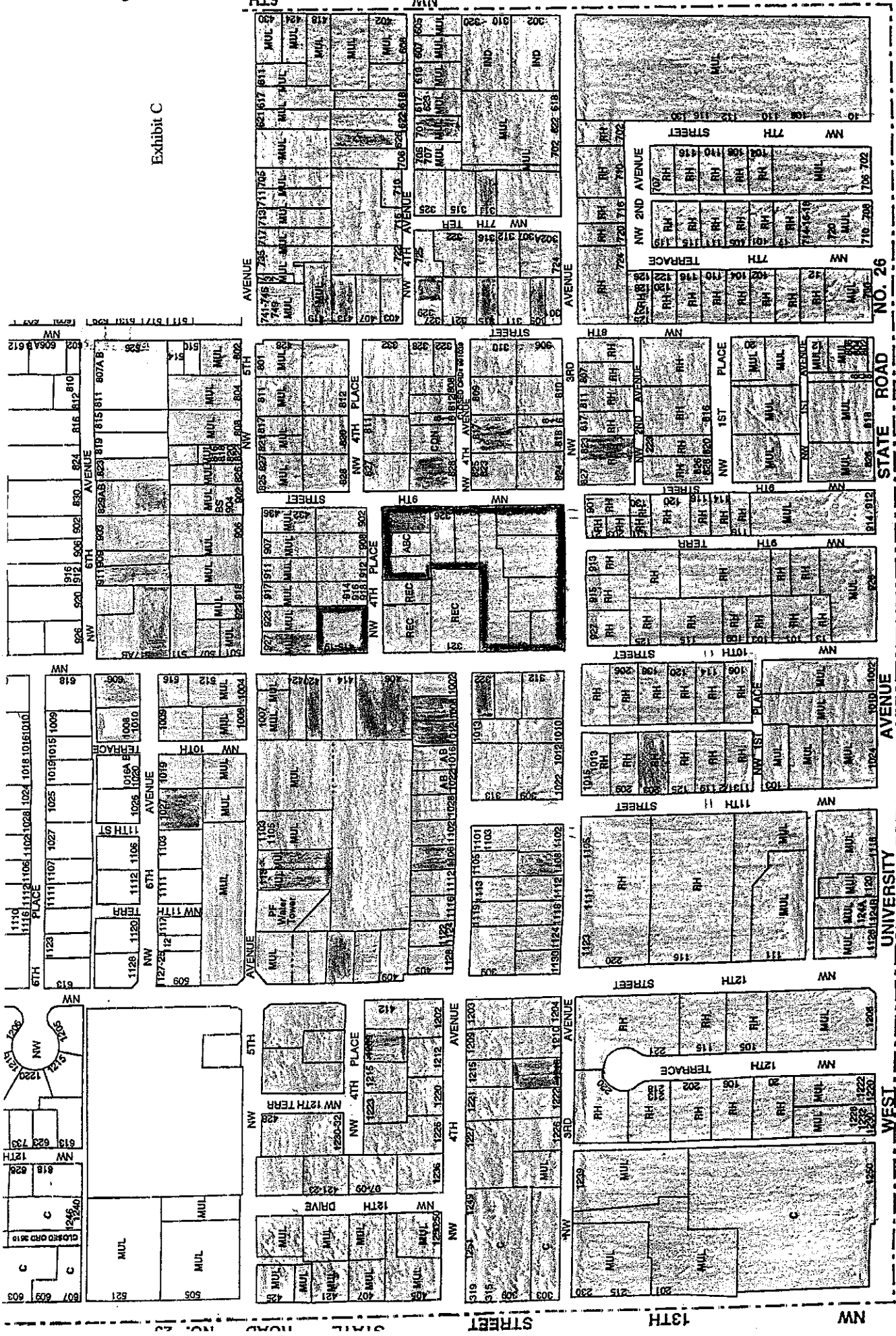
- (1) The character of the district and its peculiar suitability for particular uses;**
- (2) Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city;**
- (3) The applicable portions of any current city plans and programs such as land use, trafficways, recreation, schools, neighborhoods, stormwater management and housing;**
- (4) The needs of the city for land areas for specific purposes to serve population and economic activities;**
- (5) Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning;**
- (6) The Goals, Objectives and Policies of the Comprehensive Plan; and**
- (7) The facts, testimony and reports presented to the City Plan Board at public hearings.**

OWNER OCCUPIED

NON-OWNER OCCUPIED

Exhibit C

NW 6 ST



NO. 26

STATE ROAD

UNIVERSITY AVENUE

WEST

WEST

NW

13TH

STREET

NW

13TH

STREET

NW

13TH

STREET

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STREET

Exhibit D



Quick Links -

Event Search

Event Type: Accident Arrest Incident

Date: From: 1/4/2004 To: 2/3/2004 Last Name: First Name: Middle Name:

Specify Date Street #: Street Name: NW 5TH AVE City: Search

01/11/2004	03:20	Incident	600 NW 5TH AVE	
01/13/2004	01:50	Incident	800 NW 5TH AVE	
01/13/2004	01:50	Arrest	800 NW 5TH AVE	
01/14/2004	01:24	Incident	617 NW 5TH AVE	
01/14/2004	23:50	Incident	800 NW 5TH AVE	
01/15/2004	00:10	Arrest	800 NW 5TH AVE	
01/15/2004	00:10	Arrest	800 NW 5TH AVE	
01/15/2004	01:35	Incident	1200 NW 5TH AVE	
01/15/2004	01:35	Arrest	1200 NW 5TH AVE	

1 2 3 4

30 records returned

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2004 {

JAN	30
FEB	25
MARCH	35
APRIL	19
MAY	35
JUNE	28
JULY	35
AUG.	41
SEPT.	24
OCT.	26
NOV.	28
DEC.	16
342	

Exhibit E

Case#	02-04-021100
Date / Time Reported	11/23/2004 15:30 Tue
Last Known Secure	11/23/2004 15:30 Tue
At Found	11/23/2004 15:30 Tue

Agency Name	Gainesville Police Department
ORI	FL0010100

Location of Incident	PL 1000 Nw 4th Ave, Gainesville FL 32601-	Premise Type	Highway / Street / Road /	Zone/Tract	L
#1	Crime Incident(s) Robbery (strong Arm) ROUA	(Com)	Weapon / Tools	HANDS, FEET, FIST, TEETH	Activity
			Entry	Exit	Security
#2	Crime Incident Burglary To Conveyance BURY	(Com)	Weapon / Tools		Activity
			Entry	Exit	Security
#3	Crime Incident Battery (simple) BASI	(Com)	Weapon / Tools		Activity
			Entry	Exit	Security

MO Method Of Entry/Attempt Only, Weapon/Hands Fist, Feet, Etc.

# of Victims	1	Type:	INDIVIDUAL	Injury:	Abrasions/bruises	Domestic:	N								
V1	Victim/Business Name (Last, First, Middle) PEARCE, JOHN ROBERT	Victim of Crime #	1,2,3	DOB	Age 52	Race	W	Sex	M	Relationship To Offender	O	Resident Status	Resident	Military Branch/Status	
	Home Address	203 NW 11 ST, Gainesville, FL 32601--										Home Phone	352-378-3919		
	Employer Name/Address											Business Phone			
VYR	Make	Model	Style	Color	Lic/Lis	VIN									

CODES: V - Victim (Denote V2, V3) O = Owner (if other than victim) R = Reporting Person (if other than victim)

Type:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status	
	Home Address	FS. 11907(3)(b) EXEMPTS ACTIVE CRIMINAL INVESTIGATIVE INFORMATION FROM PUBLIC INSPECTION							Home Phone	
	Employer Name/Address								Business Phone	

Type:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status	
	Home Address								Home Phone	
	Employer Name/Address								Business Phone	

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number
1	51	E	\$20.00		1	BLUE T-SHIRT		
1	35	E	\$0.00		1	1 ROLL 35MM FILM		
1	31	R,S	\$600.00		1	Camera	NIKON/2020	
1	31	S	\$600.00		1	Camera	NIKON/2020	

Officer/ID#	NARAYAN, R. (0485)	Outstanding Stolen Val [Total Stolen]:	\$600.00 [\$600.00]			
Invest ID#	SCHENTRUP, M. R. (0423)	Supervisor	PRUITT, M. L. (0122)			
Status	Complainant Signature	Case Status	Cleared By Arrest 11/23/2004	Case Disposition:		Page 1

Exhibit F

HODGE HOUSE 505 NW 3rd Street* REHABILITATION AND SALE SUMMARY		
(A) REHABILITATION COST	\$72,120	
(B) APPRAISED VALUE	\$57,000	
(C) SALES PRICE	\$53,000	
(D) HOMEBUYER 1ST MORTGAGE	\$42,000	
(E) SUBSIDY ASSISTANCE	\$11,000	
(F) HOMEBUYER CONTRIBUTION (min. 2% of Sales Price)	\$1,140	

*Sale Pending (figures are based on close estimates)

- \$ DIFFERENCE BETWEEN (A) AND (B) = \$15,120 (Based on Appraised Value)
- \$ DIFFERENCE BETWEEN (A) AND (C) = \$19,120 (Based on Actual Sales Price)
- \$ DIFFERENCE BETWEEN (C) AND (D) = \$11,000 (Subsidy Assistance to Homebuyer)

- \$ TOTAL LOSS ON PROJECT: \$30,120 (A) minus (C) plus (E)
(Based on Actual Sales Price)

Total Loss on Project \$ 30,120.00

SOURCE: COMMUNITY DEVELOPMENT DEPT.

Exhibit G

HOUSE RECYCLING PROJECT SUMMARY
407 NW 8TH STREET

ACQUISITION COST:	\$ 20,986.42
CONSTRUCTION COSTS:	<u>\$113,725.00</u>
TOTAL PROJECT COSTS:	\$134,711.42

SALES PRICE:	\$ 70,000.00
CLOSING COSTS:	<u>\$ 1,585.00</u>
TOTAL SALES PRICE \$ CLOSING COSTS	\$ 71,585.00

HOMEBUYER 1ST MORGAGE LOAN:	\$66,500.00
HOMEBUYER SUBSITY:	\$ 4,000.00
HOMEBUYER DOWNPAYMENT	<u>\$ 2,237.09</u>
TOTAL HOMEBUYER FUNDS:	\$72,737.09

NET SALES PROCEEDS:	
SALES PRICE	\$70,000.00
SELLER CLOSING COSTS	\$ 1,585.00
HOMEBUYER SUBSITY	\$ 4,000.00
TOTAL NET SALES PROCEEDS	\$64,415.00

Total Project Costs \$ 134,711.42

Total Net Sales Proceeds \$ 64,415.00

Total Loss on Project \$ 70,296.42

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT

Exhibit H

Parcel: 13623-000-000

Taxpayer: ██████████	Legal: BROWN ADDN BK 3 PB A-64 N 50 FT OF S 100 FT OF W 100 FT OF LOT 5 BK 3 OR 2726/0316
Mailing: ██████ NW 8TH ST GAINESVILLE, FL 32601	
Location: ██████ NW 8TH ST GAINESVILLE	
Sec-Twn-Rng: 5-10-20	
Use: SINGLE FAMILY	
Tax Jurisdiction: Gainesville	
Area: MIXED RENTALS	
Subdivision:	

Assessment History

Year	Use	Land	Building	Misc	Total	SOH Deferred	Assessed	Exempt	Taxable	Taxes
2004	SINGLE FAMILY	25000	49400	0	74400	0	74400	0	74400	1898.91
2003	SINGLE FAMILY	25000	43300	0	68300	0	68300	68300	0	0
2002	SINGLE FAMILY	6000	13000	800	19800	0	19800	19800	0	0
2001	SINGLE FAMILY	6000	12400	800	19200	0	19200	0	19200	509.16
2000	SINGLE FAMILY	6000	15800	800	22600	0	22600	0	22600	618.29
1999	SINGLE FAMILY	6000	15100	800	21900	0	21900	0	21900	604.23
1998	SINGLE FAMILY	6000	17300	800	24100	0	24100	0	24100	684.24
1997	SINGLE FAMILY	6000	16500	800	23300	0	23300	0	23300	674.5
1995	SINGLE FAMILY	6000	15300	800	22100	0	22100	0	22100	635.31

Land

Use	Zoning	Acres
SFR	Res Multi Fam	0.11
2004 Certified Land Value: 25000		

Building

Actual Year Built 1925	Area Type	Square Footage
Effective Year Built 1980	BASE AREA (BAS)	806
Use: SINGLE FAMILY	FIN SCREENED PORCH (FSP)	232
Bedrooms: 2	FINISHED UPPER STORY (FUS)	400
Baths: 1	Heated Area: 1206 Total Area: 1438	
Stories: 2		
Exterior Wall: SINGLE SIDING		
AC: CENTRAL AIR		
Heating: FORCED AIR DUCT		
2004 Certified Building Value: 49400		

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
07/23/2003	70000	No	No	2726	0316	Special Warranty Deed
02/12/2002	100	No	No	2422	0447	Warranty Deed
11/18/1999	100	No	No	2269	2113	Quitclaim Deed
11/08/1999	100	No	No	2262	1829	Order
10/18/1999	100	No	No	2269	2094	Order
09/24/1999	20000	No	No	2269	2117	Warranty Deed
09/17/1999	100	No	No	2269	2119	Warranty Deed
09/03/1999	100	No	No	2269	2103	Order
03/15/1999	100	No	No	2269	2087	Order

Permit

Exhibit I



Exhibit J

Parcel: 13943-000-000

Taxpayer:	PEARCE ROBERT	Legal: BROWN ADDN BK 11 PB A-64 HICKSON REPLAT PB B-50 LOT 12 OR 838/254 & S1/2 OF ALLEY ADJ TO N OR 1812/589
Mailing:	203 NW 11TH ST GAINESVILLE, FL 32601-5103	
Location:	1128 NW 4TH AVE GAINESVILLE	
Sec-Twn-Rng:	5-10-20	
Use:	SINGLE FAMILY	
Tax Jurisdiction:	Gainesville	
Area:	MIXED RENTALS	
Subdivision:	BROWNS ADDN.-HICKSON REPLAT-LOT-11	

Assessment History

Year	Use	Land	Building	Misc	Total	SOH Deferred	Assessed	Exempt	Taxable	Taxes
2004	SINGLE FAMILY	28500	63500	600	92600	0	92600	0	92600	2378.86
2003	SINGLE FAMILY	28500	55800	600	84900	0	84900	0	84900	2234.54
2002	SINGLE FAMILY	14300	54100	600	69000	0	69000	0	69000	1841.66
2001	SINGLE FAMILY	14300	53100	600	68000	0	68000	0	68000	1813.68
2000	SINGLE FAMILY	14300	51400	600	66300	0	66300	0	66300	1792.99
1999	SINGLE FAMILY	14300	38800	600	53700	0	53700	0	53700	1464.4
1998	SINGLE FAMILY	14300	36300	600	51200	0	51200	0	51200	1438.37
1997	SINGLE FAMILY	14300	35300	600	50200	0	50200	0	50200	1439.55
1996	SINGLE FAMILY	7000	32800	600	40400	0	40400	0	40400	1160.37
1995	SINGLE FAMILY	7000	32900	600	40500	0	40500	0	40500	1164.25

Land

Use	Zoning	Acres
SFR	Res Multi Fam	0.13

2004 Certified Land Value: 28500

Building

Actual Year Built	1930	Area Type	Square Footage
Effective Year Built	1967	BASE AREA (BAS)	896
Use:	SINGLE FAMILY	FINISHED OPEN PORCH (FOP)	140
Bedrooms:	4	FINISHED UPPER STORY (FUS)	896
Baths:	2	Heated Area: 1792 Total Area: 1932	
Stories:	2		
Exterior Wall:	III E/WD STUCCO		
AC:	CENTRAL AIR		
Heating:	FORCED AIR DUCI		

2004 Certified Building Value: 63500

Miscellaneous

Description	Units
FP 1	2

2004 Certified Miscellaneous Value: 600

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
05/17/1991	17000	No	No	1812	0589	Warranty Deed
08/01/1988	36600	No	No	1707	0378	Warranty Deed
05/01/1988	44700	No	No	1705	1915	Warranty Deed
06/01/1987	100	No	No	1665	1024	Warranty Deed

Land Use Designations

- SF
- RL
- RM
- RH
- MUR
- MUL
- MUM
- MUH
- O
- C
- IND
- E
- REC
- CON
- AGR
- PF
- PUD

- Single Family (up to 8 units per acre)
- Residential Low Density (up to 12 units per acre)
- Residential Medium Density (8-30 units per acre)
- Residential High Density (8-100 units per acre)
- Mixed Use Residential (up to 75 units per acre)
- Mixed Use Low Intensity (10-30 units per acre)
- Mixed Use Medium Intensity (14-30 units per acre)
- Mixed Use High Intensity (up to 150 units per acre)
- Office
- Commercial
- Industrial
- Education
- Recreation
- Conservation
- Agriculture
- Public Facilities
- Planned Use District

Division line between two land use districts
 City Limits

PK. YOUNG NEIGHBORHOOD

REZONED TO 36 DU/ACRE

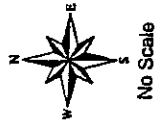
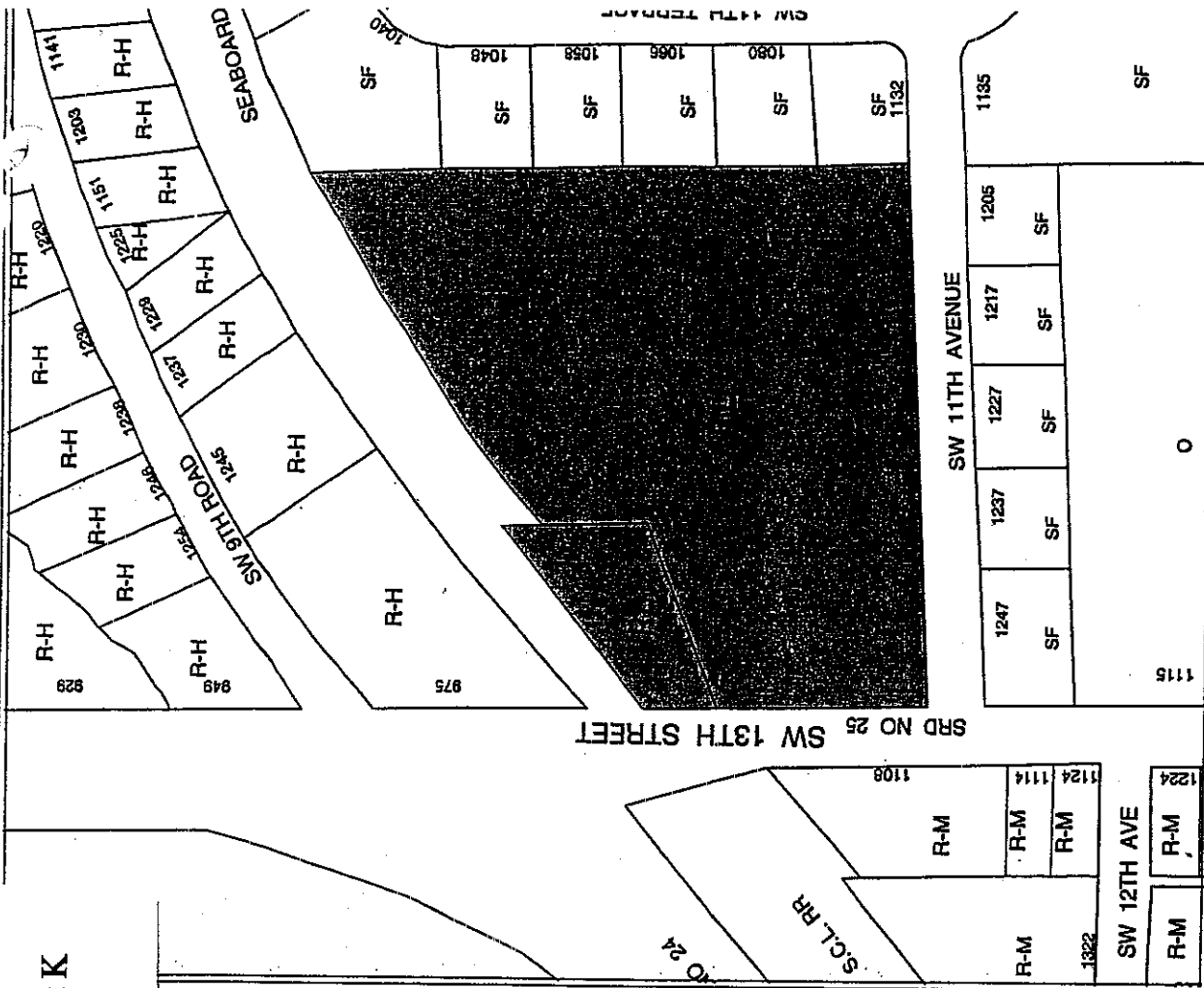
30+ DWELLINGS PER BUILDING

3 STORY PARKING GARAGE

ADJACENT ZONING RSF-1 (C) →

3.5 DU/ACRE

Exhibit K



Name
 Campus Lands Corporation
 Kyle D. Riva

Petition Request
 From RL To PUD

Map(s)
 4150

Petition Number
 110LUC-03PB

LAND USE

Exhibit L

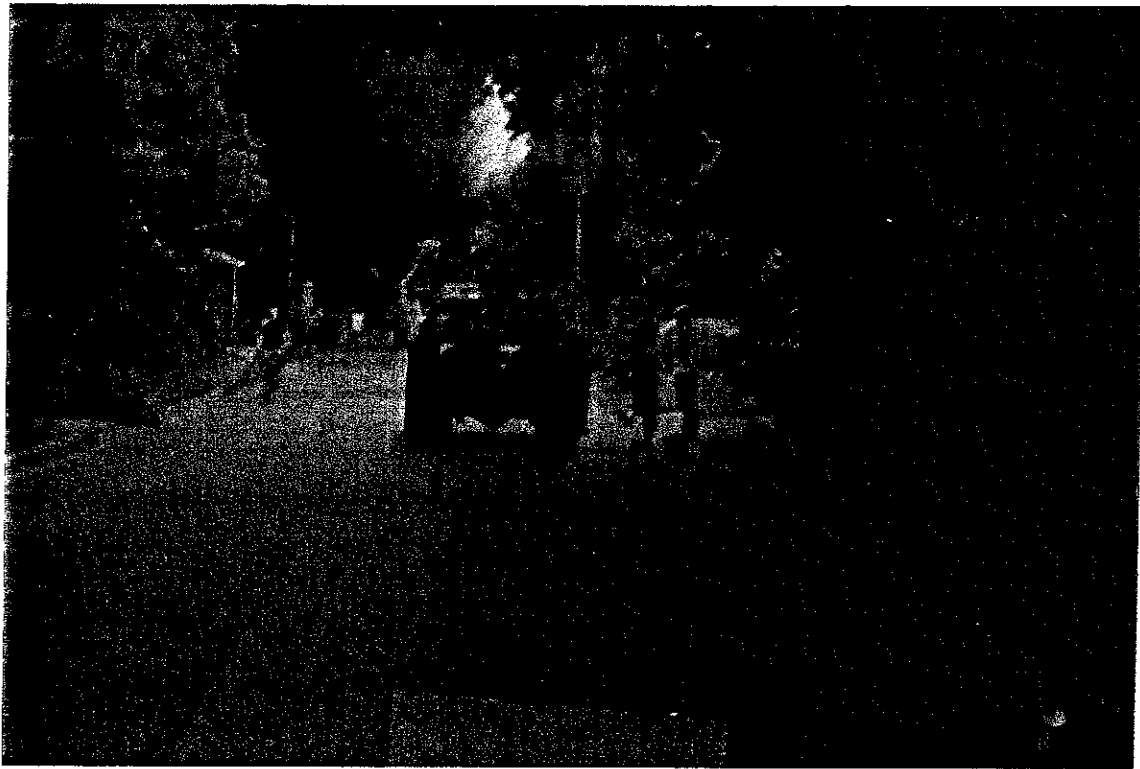


Exhibit M

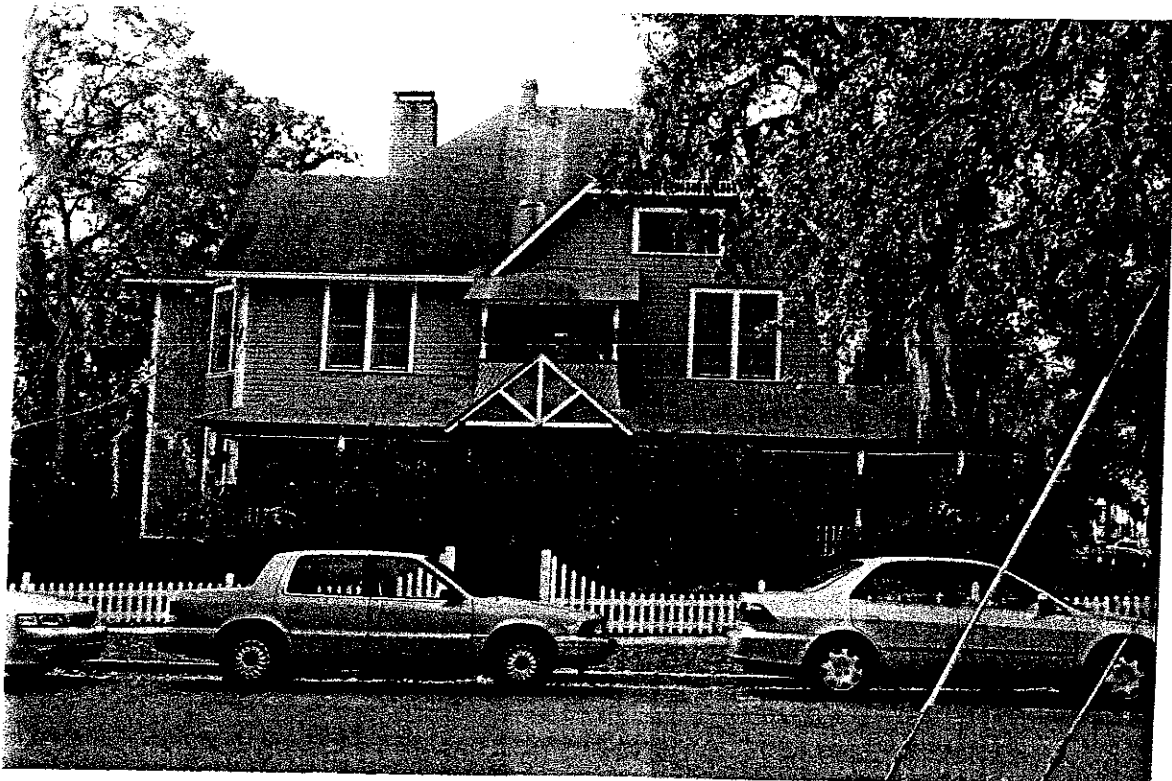
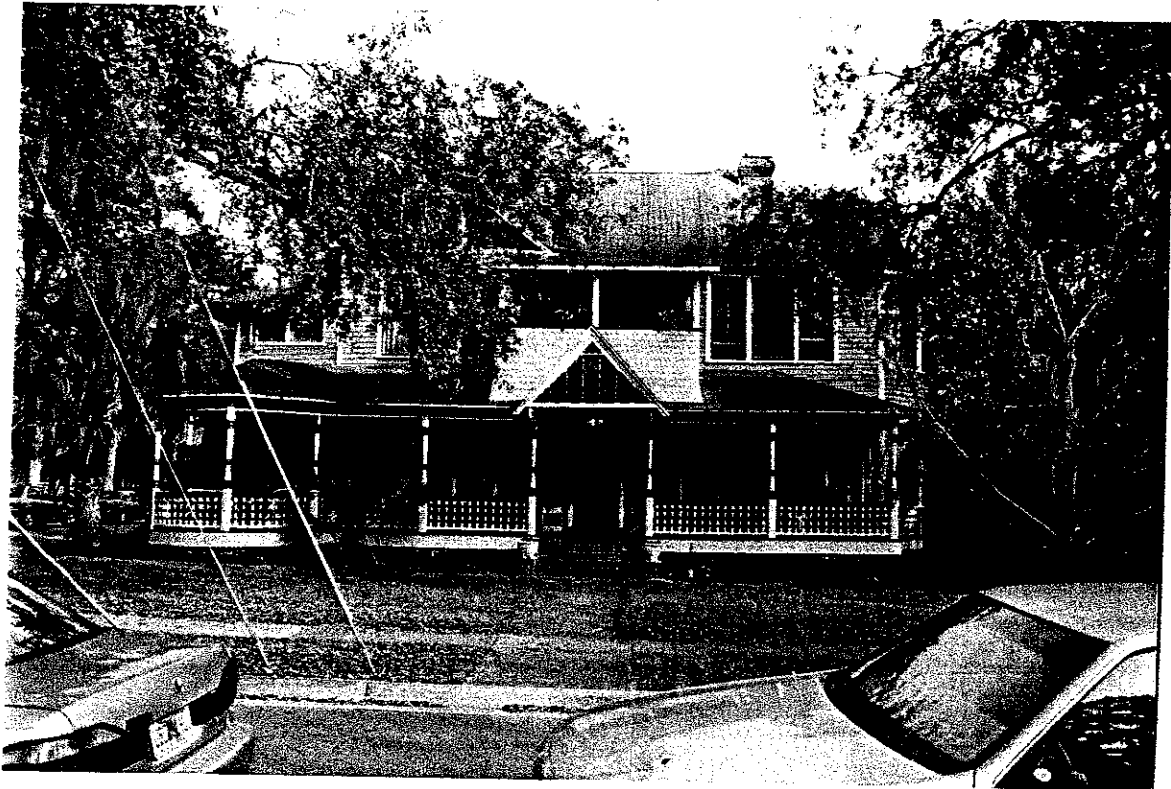


EXHIBIT N

