



City of Gainesville
Department of Sustainable Development
Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: April 22, 2021

ITEM NO: PB-19-145 LUC

PROJECT NAME: Multerra Townhomes at Westwood Land Use Change

APPLICATION TYPE: Large-scale Land Use Change (Legislative)

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Brittany McMullen, AICP



Figure 1: Location Map

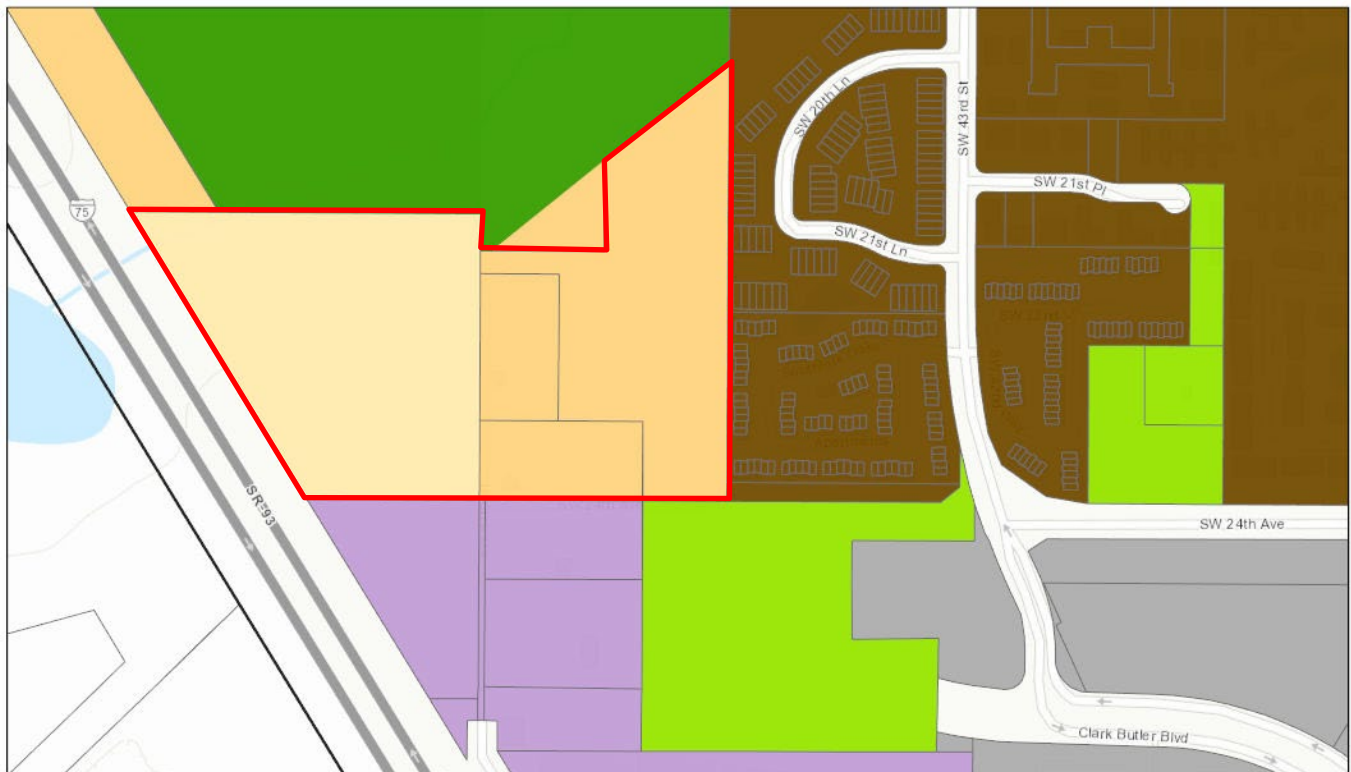
APPLICATION INFORMATION:**Agent/Applicant:** eda engineers-surveyors-planners, inc.**Property Owner(s):** Kamlah Family Properties 2 LLC; Turlington Susan P Trustee; Multerra, LLC**Related Petition(s):** PB-19-146 ZON**Legislative History:** None**Neighborhood Workshop:** Wednesday, April 17, 2019**SITE INFORMATION:****Address:** 4600 SW 24th Ave, 2225 SW 47th St, Vacant**Parcel Number(s):** 06686-000-000; 06687-001-000; 06687-002-000; 06684-001-000**Acreage:** Approximately +/- 20.73 acres**Existing Use(s):** Vacant, Single-Family**Land Use Designation(s):** RM: Residential Medium; RL: Residential Low**Zoning Designation(s):** RMF-8: Multiple-Family Residential; RMF-7: Multiple-Family Residential; RMF-5: Single-Family/Multiple-Family Residential**Overlay District(s):** None**Transportation Mobility Program Area (TMPA):** Area "M"**Census Tract:** 15.21**Water Management District:** St. John's River Water Management District**Special Feature(s):****Annexed:** Parcel 06686-000-000- Voluntary 2007; Parcels 06687-001-000, 06687-002-000 and 06684-001-000 – Referendum 2009**Code Violations:** None**SITE AND ADJACENT PROPERTY CHARACTERISTICS:**

The subject parcels, equaling approximately 24.98 acres, are located northwest of the intersection of SW 43rd Street and SW 24th Avenue as indicated in Figure 1. The parcels are currently vacant or contain single-family home structures and surrounding properties have multiple uses that are consistent with the land use and zoning districts as shown in Table 1.

Table 1. Existing Land Use and Zoning Designations

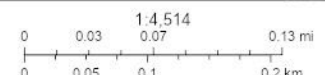
	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Vacant, Single-Family Residential	CON: Conservation; RM: Residential Medium	CON: Conservation; County-AC/R-2A: Single Family Residential; RMF-6: Multiple-Family Residential
South	Commercial	BI: Business Industrial; PF: Public and Institutional Facilities	BI: Business Industrial; PS: Public Services and Operations
East	Multiple-Family Residential	UMUH: Urban Mixed-Use High Intensity	U-9: Urban 9
West	Vacant, Interstate 75	County-Mixed-Use	County-R-1A: Single Family Residential

Figure 2: Existing and Adjacent Future Land Use Designations



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- Gainesville City Limits
- Parcels
- City of Gainesville Land Use
- BI: Business Industrial
- CON: Conservation
- PF: Public and Institutional Facilities
- PUD: Planned Use District
- RL: Residential Low
- RM: Residential Medium
- UMUH: Urban Mixed-Use High-Intensity



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

PURPOSE AND DESCRIPTION:

The parcels abut properties falling within the Urban Village (see Future Land Use Element Policy 4.3.7), which was established in November 2011 (Ordinance 100697) to support and implement a long-term vision for redevelopment and development in an area proximate to the University of Florida. The subject application requests to designate the subject property with the Urban Mixed-Use High-Intensity which is consistent with the future land use designations at the Urban Village.

As the properties are abutting the Urban Village and are requested to be designated with the same future land use designation, the application also requests the extension of the Urban Village map adopted in the Comprehensive Plan (see Revised Urban Village Map, Appendix C).

The proposed land use change will allow for a density of 10-100 units per acre, and up to an additional 25 units per acre with approval of a special use permit. This will promote higher density development in southwest Gainesville that is in close proximity to I-75, large commercial areas (Butler Plaza, Celebration Pointe), and major employment centers.

STAFF ANALYSIS AND RECOMMENDATION:**ANALYSIS**

The analysis of this application is based on the following factors stated in the Future Land Use Element and on State criteria, which are discussed below.

1. Consistency with the Comprehensive Plan

This application is consistent with the following Comprehensive Plan goals objectives and policies in addition to those provided as part of Appendix B, attached, as stated in the findings below:

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.

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

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

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

Urban Mixed-Use High Intensity (UMUH) 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit

This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. The Urban Mixed-Use High-Intensity category is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Building height shall be limited to 6 stories and up to 8 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate zoning densities; the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category

Findings: The UMUH future land use and associated U9 zoning designation allows for a mix of residential, office, and commercial uses in close proximity to one another. The existing low-density land use would only allow for primarily residential development and would not promote an integration of housing, shops, and workplaces and does less to further the goal of ensuring that a percentage of land uses are mixed and within walking distance of important destinations. Providing for this mix of land uses will foster transportation choices and increase the quality of life for residents of the area. Responses to review criteria 9 below provide for more information on how the designation does not encourage the proliferation of urban sprawl.

2. Compatibility and surrounding land uses

The proposed future land use category, UMUH, is compatible with the land use designation of properties abutting to the east which are designated UMUH. Designation of these properties with this land use will continue the established land use existing in the immediate area.

3. Environmental impacts and constraints

There are potentially environmentally sensitive areas within a portion of the subject parcels. The northern and western portions of the planning parcel fall within the Hogtown Prairie Strategic Ecosystem (SE). On properties that fall within mapped strategic ecosystem areas, it is required that a resource assessment of the site be submitted as part of a development application pursuant to regulations in LDC Section 30-8.12. All of the parcels will need to be evaluated. Should regulated strategic ecosystem resources be identified, up to 50% of the upland portion of the site may be required to be set aside for protection of regulated resources. Additional information on environmental impacts and constraints can be found in the attached Environmental Memo (Exhibit A).

4. Support for urban infill and/or redevelopment

The proposed land use category will promote development of currently vacant property and redevelopment of properties which are currently developed with single-family homes.

5. Impacts on affordable housing

The proposed land use change will increase the number of dwelling units that can be developed at the subject site. This has the possibility of increasing options for affordable housing.

6. Impacts on the transportation system

The subject properties are located within Transportation Mobility Area "M". Future development will be subject to meeting criteria for this TMPA zone as outlined in Transportation Mobility Element Policy 10.1.13:

For any development or redevelopment within Zone M, the developer shall fund transportation mobility criteria, including transit, pedestrian, bicycle, and vehicular needs, in the zone. This may include projects outside of Zone M that can be demonstrated to be a direct benefit to the transportation system in Zone M. The required transportation mobility criteria shall be based on

the development’s (including all phases) trip generation and proportional impact on transportation mobility facilities. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer. The transportation mobility criteria for any development or redevelopment that has a net, new average daily trip generation of greater than 5,000 trips shall include either 1. or 2. as follows:

1. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.
2. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions shall include capital and operating costs for a minimum of 3 years.

Additional Zone M Criteria can be found in Appendix B: Comprehensive Plan Policies.

7. An analysis of the availability of facilities and services

Existing public facilities are available to serve new development and redevelopment at the subject parcels. The future extension of SW 62nd Blvd will provide for roadway access, in addition to surrounding streets including SW 43rd Street and SW 24th Avenue.

8. The need for additional acreage in the proposed future land use category

The proposed land use designation will add about 25 acres to the UMH Future Land Use Category. The total acreage of land within the designated land use category is listed below. 84% of the land area in this category is occupied. The addition of these 25 acres will make more land area available for high-intensity development within an urbanized area.

Table 2. Future Land Use Categories Total Acreage (2021)

Future Land Use Category	Description	Total Acres 2021	Occupied Acres	Vacant Acres	Percent Occupied
UMUH	Urban Mixed-Use High-Intensity	483.8	407.47	76.1	84%

Note: The data in Table 2 was obtained from the City of Gainesville, Department of Doing, and Geographic Information Systems (GIS) Division.

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

Urban sprawl is defined in Subsection 163.3164 (51), F.S. as a “development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities

and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses". The following analysis is required to determine whether the proposed land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6)(a)9.a.,F.S. and listed below.

- I. **Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.**

Existing land uses at the property include RL (Residential Low-Density) and RM (Residential Medium-Density). The Urban Mixed-Use High-Intensity category will allow for high-intensity, mixed-use development.

- II. **Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.**

The proposed change does not involve lands in rural areas. The properties are located within a developed urban area.

- III. **Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.**

The proposed designation does not promote radial, strip, or isolated development. It will promote the addition of high-density development within close proximity of existing urban developments.

- IV. **Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.**

A portion of the property falls within a designated Strategic Ecosystem and requirements for developing in these areas may require set-asides and protection of existing resources (see Appendix A: Environmental Memo).

- V. **Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.**

The subject parcel for the proposed land use amendment is not adjacent to any active or passive agricultural areas and activities.

- VI. **Fails to maximize use of existing public facilities and services.**

The proposed land use amendment involves property that has access to existing public facilities and services.

- VII. **Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, storm water management, law enforcement, education, health care, fire and emergency response, and general government.**

The proposed land use change will support and encourage the development of properties which are within close proximity to existing urban areas and will utilize existing facilities and services.

- VIII. **Fails to provide a clear separation between rural and urban uses.**

The proposed land use amendment does not involve a property located near rural uses.

- IX. **Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.**

The proposed change encourages redevelopment of existing properties which currently contain single-family homes or are vacant.

- X. **Fails to encourage a functional mix of uses.**

The proposed land use change will allow for and support and encourage a mix of uses.

- XI. **Results in poor accessibility among linked or related land uses.**

The proposed change will support redevelopment of the property which is located in close proximity to developed urban areas. Future development will support accessibility between linked and related land uses.

- XII. **Results in the loss of significant amounts of functional open space.**

The land use change will not result in a loss of significant amounts of functional open space. Portions of the property which are located with the Hogtown Prairie Strategic Ecosystem, which is regulated separately from the land use. These areas will need to be evaluated. Should regulated strategic ecosystem resources be identified, up to 50% of the upland portion of the site may be required to be set aside for protection of regulated resources

Additional analysis required to determine whether the proposed land use amendment discourages the proliferation urban sprawl, using at least four (4) of the criteria identified in Subsection 163.3177(6)(a)9.b.,F.S., is as follows:

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

The land use change will enable additional economic growth in an area that has experienced significant commercial development in recent years. Requirements for protection of natural resources will not change due to the land use change; furthermore, allowing for higher density development can help to facilitate a more compact development pattern allowing for preservation of on-site resources.

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

The proposed land use amendment involves property that has access to existing public facilities and services. The planned extension of SW 62nd Blvd, which runs through the western-most parcel, will provide further access.

III. Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Allowing for the property to be developed at a higher residential density will promote walkable and connected communities and provide support for compact development with access to existing and future transportation systems.

IV. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The UMUH future land use category will support additional residential development near an established commercial center, contributing to the balance of land uses in the area. Redevelopment of the property will place more residents within close proximity of this commercially developed area, allowing for a range of transportation choices.

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

The proposed future land use designation will allow for a mix of uses and increased density at the property which will allow for future development that will strengthen the City's economy.

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

This amendment does not involve an antiquated subdivision, which is defined in Subsection 163.3164(5), F.S., as follows: *"a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located"*.

CONCLUSION AND RECOMMENDATION

Staff has evaluated the land use change according to the criteria outlined in the Land Development Code and Comprehensive Plan and recommends approval.

LIST OF APPENDICES:**Appendix A: Environmental Memo****Appendix B: Comprehensive Plan Goals, Objectives and Policies****Appendix C: Existing and Proposed Future Land Use Maps, Revised Urban Village Map****Appendix D: Application Materials**

- D-1 Application
- D-2 Deeds
- D-3 Environmental Review Form
- D-4 Justification Report
- D-5 Land Use Change
- D-6 Legal Description
- D-7 Neighborhood Workshop Package

Appendix A
Environmental Memo



City of Gainesville

Memo

To: Brittany McMullen, Planner IV
From: Liliana Kolluri, Environmental Coordinator
Date: 4/15/2021
Re: Petitions PB-19-00145 & PB-19-00146 – Multerra Townhomes at Westwood Environmental Assessment

The subject petitions include a proposed change in land use and zoning for a 24.98-acre area that includes four properties (parcels 06684-001-000, 06686-000-000, 06687-001-000, 06687-002-000) located east of Interstate 75, west of SW 43rd Street, and north of SW 24th Avenue. The proposed activities have been reviewed for considerations relating to environmental resources which are regulated by the City's Land Development Code (LDC) Article VIII, Division 3, *Natural and Archaeological Resources*, or Division 4, *Surface Waters and Wetlands*.

The following regulated natural resources have been identified or have potential to occur within the subject property:

Hogtown Prairie – Sugarfoot Strategic Ecosystem

In 1987 and 1996, Alachua County conducted two studies to create an ecological inventory to identify, inventory, describe, and evaluate the most significant natural upland and wetland communities remaining under private ownership in the county and to make recommendations for protecting these natural resources. These areas were designated as "Strategic Ecosystems" and specific criteria were established within the County's and City's regulatory codes toward appropriate protection and mitigation for impacts to these systems. Mitigation activities associated with these impacts typically include the preservation and management of a portion of the associated habitats, with particular emphasis and effort toward the more ecologically beneficial areas within the associated properties.

The northern and western portions of the planning parcel fall within the Hogtown Prairie Strategic Ecosystem (SE). The Hogtown Prairie SE ranks highly in terms of ecosystem benefits compared to other strategic ecosystems, with a rank of 3 out of 47 evaluated sites. This SE contains a portion of Sugarfoot Hammock, which historically was one of the most high-quality calcareous mesic hammocks in Alachua County. It also contains the lower Hogtown Creek floodplain which is characterized by high-quality, mature hardwood forested wetlands and wet prairie habitat, Kanapaha Lake, and finally the sink where Hogtown Creek goes underground into the Floridan Aquifer. The natural areas provide

high-quality wildlife habitat for a diversity of species, although much of the SE has already been developed. Listed species documented within the Hogtown Prairie SE include the bald eagle, sandhill crane, and gopher tortoise. Wetland areas may provide foraging habitat for wood storks, snowy egrets, little blue herons, tricolor herons, and white ibises. Rare plants within the SE include Godfrey's privet. Recommended conservation strategies for the Hogtown Prairie SE include acquisition of private lands by the City or County, and, where purchasing is unreasonable, protection of environmentally-sensitive areas through conservation easements.

In January 2009, the City's former environmental coordinator reviewed a portion of parcel 06686-000-000 north of the powerline to determine the location of environmentally significant features. During this review, it was confirmed there are high-quality, forested floodplain wetlands extending almost 300 feet from the channel of Hogtown Creek. Upland communities in this area include an area of large live oaks just north of the powerline with many dead pines and many small laurel oaks in the shrub layer.

On properties that fall within mapped strategic ecosystem areas, it is required that a resource assessment of the site be submitted as part of a development application pursuant to regulations in LDC Section 30-8.12. All of the parcels will need to be evaluated. Should regulated strategic ecosystem resources be identified, up to 50% of the upland portion of the site may be required to be set aside for protection of regulated resources.

Wetlands and Surface Waters

Review of National Wetlands Inventory (NWI) data, Gainesville wetlands data, and aerial imagery shows an area of freshwater forested wetlands approximately 300 ft wide adjacent to either side of Hogtown Creek. These wetlands appear to occupy the northwestern half of parcel 06684-001-000 and a small portion in the northern part of parcel 06686-000-000. The true location and extent of wetlands on the subject property must be determined during the resource review.

Archaeological Resources

The lower Hogtown Creek drainage is well known for archaeological sites. A review of data listed in the Florida Master Site File identifies five archaeological sites and two historic structures within the planning parcel. Three of the archaeological sites and both historic structures are not eligible for inclusion on the National Register of Historic Places. An unnamed site (AL00465) extends under the powerline easement to the northeast corner of the site. The State Historic Preservation Officer has not evaluated the significance of this site. The Robin site (AL04800) is located in the southern half of parcel 06684-001-000 and may be eligible for inclusion on the National Register of Historic Places.

Appendix B

Comprehensive Plan Policies

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.

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Objective 1.4 Adopt land development regulations that promote mixed-use development.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.7 The Future 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 condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

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

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Special Use Permit as specified in the land development regulations. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Building height shall be limited to 6 stories and up to 8 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate zoning densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category

Policy 4.3.7 The City establishes the Urban Village, as mapped in the Future Land Use Element Map Series, to support and implement a long-term vision for redevelopment and development in an area proximate to the University of Florida campus.

Transportation Mobility Element

Policy 10.1.13

For any development or redevelopment within Zone M, the developer shall fund transportation mobility criteria, including transit, pedestrian, bicycle, and vehicular needs, in the zone. This may include projects outside of Zone M that can be demonstrated to be a direct benefit to the transportation system in Zone M. The required transportation mobility criteria shall be based on the development's (including all phases) trip generation and proportional impact on transportation mobility facilities. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer. The transportation mobility criteria for any development or redevelopment that has a net, new average daily trip generation of greater than 5,000 trips shall include either 1. or 2. as follows:

1. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.
2. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions shall include capital and operating costs for a minimum of 3 years.

It is anticipated that the provision of all mobility needs in Zone M may span a 20 to 30-year time period, and the mobility needs in Zone M, as listed below, shall be identified in the City's 5-Year Schedule of Capital Improvements.

Zone M Criteria

a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may include, but shall not be limited to, the following:

1. extension of Hull Road consistent with MTPO Option M;
2. extension of SW 62nd Boulevard to SW Archer Road in accordance with the MTPO design;
and
3. extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.
 - b. Deeding of land for right-of-way and/or construction of roadway extensions to City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion.

The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.

- c. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/ or bike trails.
- d. Construction of transit superstops in Zone M built to City specifications.
- e. A Park and Ride facility with a minimum of 100 spaces, including transfer station and restrooms/information center, built to RTS specifications.
- f. Traffic management system equipment for transit vehicles operating on routes in Zone M.
- g. Funding for new buses and other capital expenses for routes serving Zone M.
- h. Funding for articulated buses.
- i. Funding for Express Transit Service or Bus Rapid Transit, where appropriate.
- j. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- k. Funding for the construction of new or expanded transit facilities.
- l. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- m. Business operations shown to have limited or no peak-hour roadway impact.
- n. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Appendix C

Existing Land Use Map

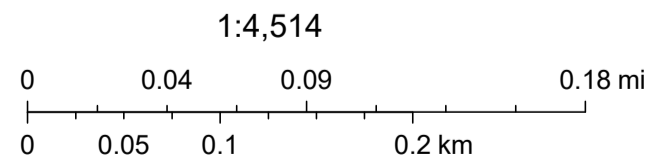
Proposed Land Use Map

Revised Urban Village Map



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- Gainesville City Limits
- Parcels
- City of Gainesville Land Use
 - BI: Business Industrial
 - CON: Conservation
- Alachua County Land Use
 - MUL: Mixed-Use Low
 - MUM: Mixed-Use Medium
 - PF: Public and Institutional Facilities
 - PUD: Planned Use District
 - REC: Recreation
 - RL: Residential Low
 - RM: Residential Medium
 - UMUH: Urban Mixed-Use High-Intensity
 - Mixed Use
 - Recreation

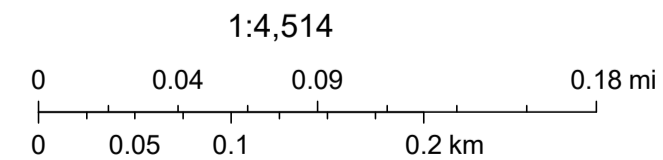


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



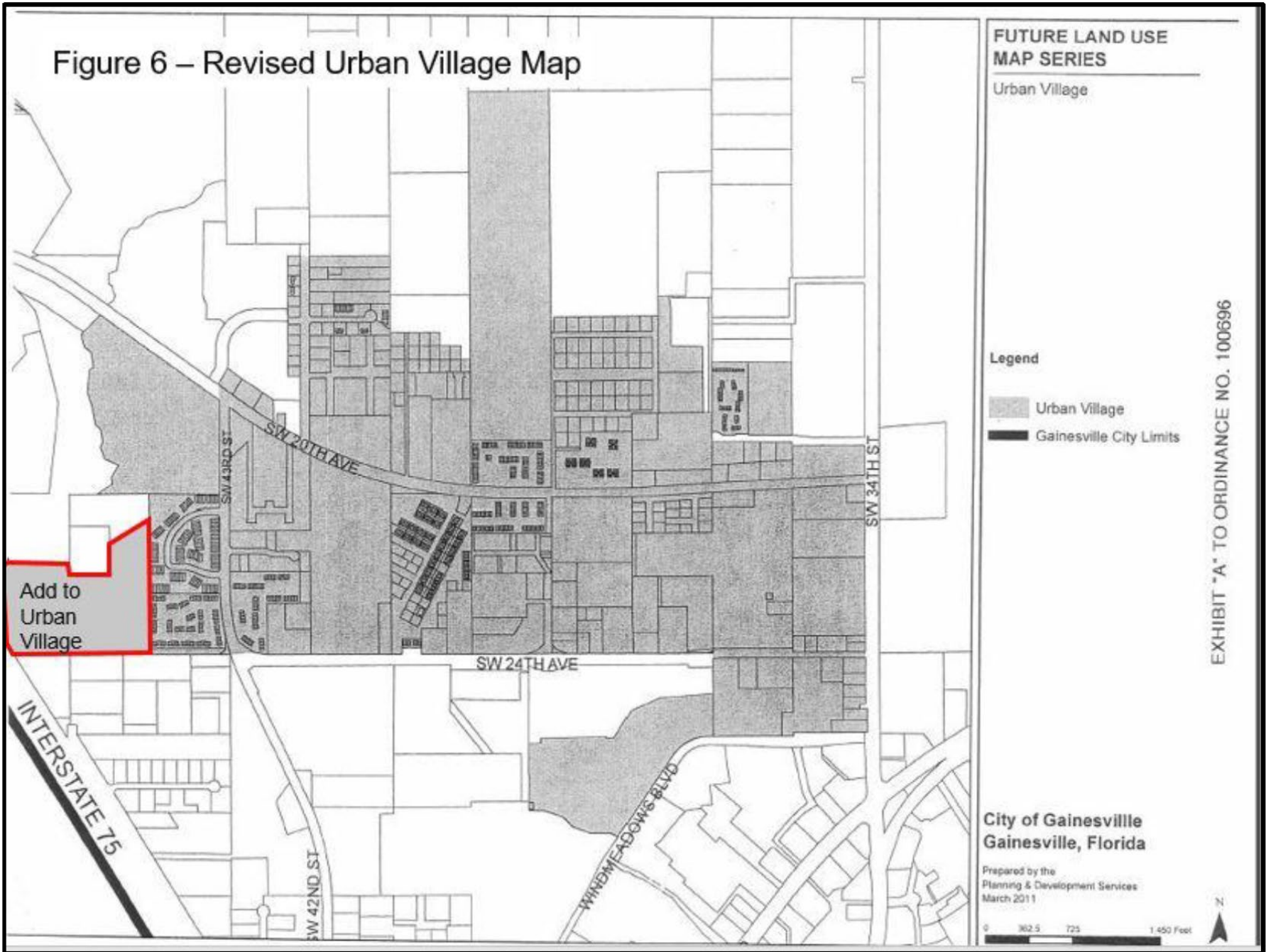
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- Gainesville City Limits
- Parcels
- City of Gainesville Land Use
 - BI: Business Industrial
 - CON: Conservation
- Alachua County Land Use
 - MUL: Mixed-Use Low
 - MUM: Mixed-Use Medium
 - PF: Public and Institutional Facilities
 - PUD: Planned Use District
 - REC: Recreation
 - RL: Residential Low
 - RM: Residential Medium
 - UMUH: Urban Mixed-Use High-Intensity
 - Mixed Use
 - Recreation



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Figure 6 – Revised Urban Village Map



Appendix D
Application Materials



APPLICATION—CITY PLAN BOARD
Planning & Development Services

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

Owner(s) of Record (please print)
Name: Multerra, LLC (6686 and 6687-2)
Address: 3914 SW 95th Drive Gainesville, FL 32608
[See last page for all owners]
Phone: _____ Fax: _____
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: eda engineers surveyors planners, inc. eda consultants inc.
Address: 2404 NW 43rd Street 720 SW 2nd Ave, S Tower Ste 300 Gainesville, FL 32606-32601
Phone: 352-373-3541 Fax: 352-373-7249

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

REQUEST

Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: RM & RL	Present designation: RMF5, 7, & 8	Other <input type="checkbox"/> Specify:
Requested designation: UMUH	Requested designation: U9	

And amend the Urban Village Map in the Future Land Use Element Map Series to include these parcels.

INFORMATION ON PROPERTY

1. Street address: 4510 SW 24th Ave, 4600 SW 24th Ave, and 2225 SW 47th St
2. Map no(s):
3. Tax parcel no(s): 06686-000-000, 06687-001-000, 06687-002-000, and 06684-001-000
4. Size of property: 24.98 +/- 20.73 +/- acre(s) <i>CPB</i>

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

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):

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

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

A. What are the existing surrounding land uses?

North City of Gainesville Vacant

South City of Gainesville stormwater; single-family residential; Vacant Business Industrial

East Multi-family residential

West Interstate I-75

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?

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

See justification report

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

See justification report

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

Roadways

See justification report

Recreation

See justification report

Water and Wastewater

See justification report

Solid Waste

See justification report

Mass Transit

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

NO ____

YES X (please explain)

After site development, there will be sidewalk connections from the development to SW 43rd Street

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).

06684-001-000 Owner of Record
Name: <u>Kamlah Family Properties 2 LLC</u>
Address: <u>8720 NE 77th Lane</u> <u>Gainesville, FL 32609</u>
Phone: _____ Fax: _____
Signature: <u>see owner affidavit</u>

06687-001-000 Owner of Record
Name: <u>Turlington Susan P Trustee</u>
Address: <u>3319 NW 69th Street</u> <u>Gainesville, FL 32606</u>
Phone: _____ Fax: _____
Signature: <u>see owner affidavit</u>

6686 and 6687-2 Owner of Record
Name: <u>Multerra, LLC</u>
Address: <u>3914 SW 95th Drive</u> <u>Gainesville, FL 32608</u>
Phone: _____ Fax: _____
Signature: <u>see owner affidavit</u>

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.

Ceyla

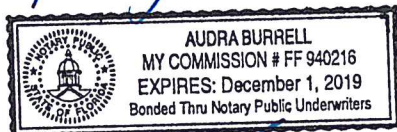
 Owner/Agent Signature

11/4/19

 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 4 day of November 20 , by (Name)
Clay Sweger



Audra Burrell

 Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

2000 JUL 11 04:09 PM BK 2301 PG 194
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#021406
By: [Signature] D.C.

This Instrument Prepared by
and Return to:
White & Crouch, PA
113 N.E. 16th Avenue
Gainesville, FL 32601

Tax Appraiser's No.
06684-000-000

WARRANTY DEED

THIS INDENTURE, made this 10th day of July, 2000, Between Mable Barnes, a single woman, whose post office address is 3560 SW Archer Road, Gainesville, Florida 32608, grantor, and Al F. Kamlah and Martha F. Kamlah, husband and wife, whose post office address is 220 NW 8th Avenue, Gainesville, Florida 32601, and whose Social Security Numbers are _____ and _____, grantee.

WITNESS, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

See Exhibit "A", attached hereto and by this reference made a part hereof.

This instrument was prepared without benefit of title examination.

This is vacant land.

Subject to all easements, restrictions, reservations, dedications and rights-of-way of record. Subject to taxes for the year 2000 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Patricia W. Linkous
(Printed Name)

[Signature]
Mable Barnes

[Signature]
Janelle D. Wallace
(Printed Name)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 10th day of July, 2000, by Mable Barnes, who has produced RTS/ADA as identification.

[Signature]
Notary Public, State of Florida



EXHIBIT "A"

A parcel of land situated in Section 10, Township 10 South, Range 19 East, Alachua County, Florida and being a part of Lot 7, as shown on Plat Book "A", Page 10, of the Public Records of Alachua County, Florida, said parcel of land being more particularly described as follows:


For a Point of Reference, commence at the southeast corner of Section 10, Township 10 South, Range 19 East, and run North 89 Deg. 58 Min. 20 Sec. West along the South line of the Southeast quarter (1/4) of the Southeast quarter (1/4) of said section 10, a distance of 1,320.70 feet to a concrete monument (NO I.D.) and the Point of Beginning; Thence run North 89 Deg. 57 Min. 45 Sec. West along the Southwest quarter (1/4) of the Southwest quarter (1/4) of the Southeast quarter (1/4) of said Section 10, a distance of 460.94 feet to a one and one-half (1 1/2) inch iron pipe at the intersection of the Northeasterly Right-of-Way line of I-75, (U.S. NO. 93) (A 300 foot Right-of-Way); Thence run North 31 Deg. 58 Min. 50 Sec. West along said Northeasterly Right-of-Way, a distance of 897.50 feet to a found rebar and P.L.S. Cap #3628. At the intersection of the North line of said Lot 7; Thence run South 89 Deg. 52 Min. 52 Sec. East along said North line a distance of 936.27 feet to a set rebar and P.L.S. Cap #2228; Thence run South 00 Deg. 00 Min. 05 Sec. East, a distance of 759.64 feet to the Point of Beginning. Containing 12.190 acres, more or less.

Being subject to a Gainesville Regional Utility Easement over and across the westerly 100 feet thereof as recorded in Official Records Book 1606 Page 2983-2985.

Also being subject to a 100 foot Florida Corporation Easement over and across said property; said Florida Corporation Easement being recorded in Deed Book 327, Page 430 of the Public Records of Alachua County, Florida.

27.00
5,005.00

RECORDING RECORDS
INSTRUMENT # 1509803 3 PG(S)
September 25, 2015 08:05:15 AM
Book 4381 Page 24
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$5,005.00


SFMH&M
RETURN TO:
JB

Prepared by and return to:
James D. Salter, Esq.
Attorney at Law
Salter Feiber, P.A.
3940 NW 16th Blvd. Bldg B
Gainesville, FL 32605
352-376-8201
File Number: **15-0998.2 JB**
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 22nd day of **September, 2015** between **Ameris Bank, successor by merger with Merchants and Southern Bank** whose post office address is **3631 N. Main Street, Gainesville, FL 32602**, grantor, and **Multerra, LLC, a Florida limited liability company** whose post office address is **3914 S.W. 95th Drive, Gainesville, FL 32608**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Parcel Identification Number: 06686-000-000; 06687-000-000; 06687-003-000; 06687-005-000; 06687-006-000 and 06687-007-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

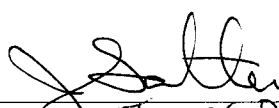
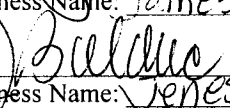
To Have and to Hold, the same in fee simple forever.

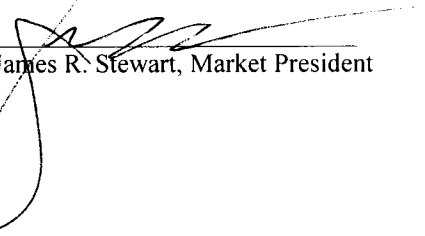
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ameris Bank, successor by merger with Merchants and Southern Bank


Witness Name: James D. Salter

Witness Name: Jenese J. Bolduc

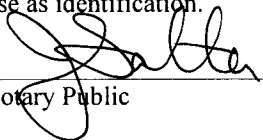
By: 
James R. Stewart, Market President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 22nd day of September, 2015 by James R. Stewart, Market President of Ameris Bank, successor by merger with Merchants and Southern Bank, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Notary Public
Printed Name: _____
My Commission Expires: _____



Exhibit A

A PARCEL OF LAND SITUATED IN THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10, THENCE SOUTH 89°20'13" WEST ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 660.16 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF (W. 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 10 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, NORTH 0°46'38" WEST ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 1166.32 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 50°54'02" WEST, A DISTANCE OF 419.51 FEET TO THE INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2352, PAGE 2255 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 0°40'55" EAST ALONG SAID EAST LINE, A DISTANCE OF 245.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 89°20'13" WEST ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER LYING ON THE WEST LINE OF SAID WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE SOUTH 0°40'55" EAST ALONG SAID WEST LINE, A DISTANCE OF 59.87 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4300, PAGE 2031 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°20'08" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 210.14 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 0°41'00" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, LYING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1586, PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°20'37" EAST ALONG THE NORTH LINE OF SAID LANDS AND IT'S EASTERLY PROJECTION THEREOF, A DISTANCE OF 240.20 FEET TO THE NORTHWEST CORNER OF THE SOUTH 210 FEET OF THE EAST 210 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE SOUTH 0°45'30" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 209.73 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 10; THENCE NORTH 89°20'13" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.



This instrument prepared by Raymond M. Ivey, Esquire, SCRUGGS & CARMICHAEL, P. A., 2234 NW 40th Terrace, Suite B, Gainesville, FL 32606. Title to the lands described herein has not been examined and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof or the existence of liens, unpaid taxes or encumbrances.

190980B
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3132636 4 PG(S)
June 28, 2018 04:23:46 PM
Book 4610 Page 1114
J. K. JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida



THIS WARRANTY DEED,
executed this 18 day of June 2018, by

**SUSAN P. TURLINGTON, unmarried, individually and as
Successor Trustee of the Dale E. Turlington Revocable Trust,
dated March 22, 2006,**

whose address is 3319 NW 69th Street, Gainesville, FL 32606,
Grantor, to

**SUSAN P. TURLINGTON, as Successor Trustee of the Dale E.
Turlington Revocable Trust, dated March 22, 2006,**

whose address is 3319 NW 69th Street, Gainesville, FL 32606,
Grantee:

WITNESSETH, that said Grantor, for and in consideration of Love and Affection and other valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, the following described land, situated, lying and being in Alachua County, Florida, to-wit:

See Exhibit A attached hereto.

**SUBJECT TO easements and restrictions of record, if any;
SUBJECT TO Taxes for 2018 and all subsequent years;**

Full power and authority is hereby granted to said Trustee and his successors to protect and conserve said property; to sell, contract to sell and grant options to purchase said property and any right, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any grantee, with our without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever, in, to or about said property or any part thereof.

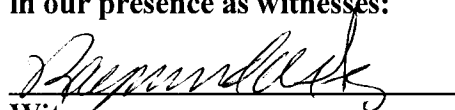
No party dealing with said Trustee in relation to said property in any manner whatsoever, and (without limiting the foregoing) no party to whom said property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on said property, or (b) to see that the terms of this trust have been complied with, or (c) to inquire into the authority, necessity or expedience of any act of said Trust, or (d) be privileged to inquire into any of the terms of said Trust Agreement. Every deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of delivery thereof this trust was in full force and effect, (b) that such instrument was executed in accordance with the trusts, terms and conditions, hereof and of said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title estate, rights, powers, duties and obligations of its, his or their predecessor in trust.

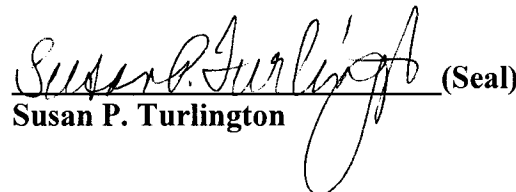
The interest of every beneficiary under said Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails, and proceeds arising from the rental, sale or other disposition of said property. Such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any right, title or interest, legal or equitable, in or to said property, as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

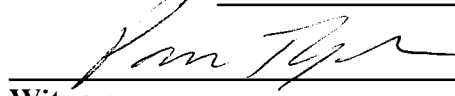
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:


Witness
Printed Name: RAYMOND M. IVEY

 (Seal)
Susan P. Turlington


Witness
Printed Name: Pam Tyler

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18 day of June 2018, by **SUSAN P. TURLINGTON**, who is personally known to me or who produced a Driver License as identification.


Notary Public

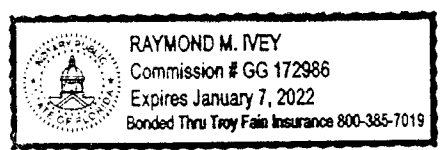


EXHIBIT "A"

2615 NW 6th Street, Gainesville, FL

Lots 19, 20, 21, 22, 23, 24, 25, and 26 of Block "B" of BELVEDERE HEIGHTS, a subdivision as per plat thereof recorded in Plat Book "B", page 86, of the Public Records of Alachua County, Florida.

8479-002-000

2601 NW 6th Street, Gainesville, FL

Lots 19, 20, 21, 22, 23, 24, 25, and 26 of Block "B" of BELVEDERE HEIGHTS, a subdivision as per plat thereof recorded in Plat Book "B", page 86, of the Public Records of Alachua County, Florida.

08481-001-000

2609 NW 6th Street, Gainesville, FL

Lots 19, 20, 21, 22, 23, 24, 25, and 26 of Block "B" of BELVEDERE HEIGHTS, a subdivision as per plat thereof recorded in Plat Book "B", page 86, of the Public Records of Alachua County, Florida.

08481-000-000

612 NE 10th Place, Gainesville, FL

Lot Three (3) of Block Four (4), Range Six (6) of Elliott and L'Engle's Addition to the City of Gainesville, Florida, lying and being in Section Thirty-three (33), Township Nine (9) South, Range Twenty (20) East.

10375-000-000

21915 Newberry Road, Newberry, FL

21927 Newberry Road, Newberry, FL

The West 320.52 feet of the East 674.04 feet of North Half (1/2) of the Northeast Quarter (1/4) of Section 2, Township 10 South, Range 17 East, Alachua County, Florida. Less road right-of-way.

01924-009-000

2113 SW 69th Drive, Gainesville, FL

Lot Thirty-Nine (39) TOWER OAKS MANOR, a part of the Pine Glade Planned Unit Development, as per plat thereof recorded in Plat Book "L", page 58 of the Public Records of Alachua County, Florida.

06678-020-039

5239 SW 70th Terrace, Gainesville, FL

The South One-Half (S ½) of Lot Fifteen (15) of ARREDONDO ESTATES, UNIT NO. 1, as per plat thereof recorded in Plat Book "E", Page 84, of the Public Records of Alachua County, Florida.

06878-015-001

2912 NE 17th Terrace, Gainesville, FL

LOT ONE HUNDRED TWELVE (112) of CAROL ESTATES NORTH, according to the plat thereof recorded in Plat Book "F" Page 76 of the Public Records of Alachua County, Florida.

08197-004-012

3221 NW 67th Street, Gainesville, FL

West 414 Feet of Lot 29, Town of Rutledge, as per plat thereof recorded in Plat Book "A", Page 16, public records of Alachua County, Florida, in Section 28, Township 9 South, Range 19 East, Alachua County, Florida.

06207-001-000

4600 SW 24th Ave., Gainesville, FL

Begin at the Southwest corner of the Southeast quarter of the Southeast quarter (SE1/4 of SE1/4) of Section Ten (10), Township Ten (10) South, Range Nineteen (19) East, thence run North 70 yards, thence run East 140 yards, Thence run South 70 yards, thence run West 140 yards to the Point of beginning, containing two (2) acres more or less.

06687-001-000

1601 – 1609 NE 55th Blvd., Gainesville, FL

A tract of land situated in Section 31, Township 9 South, Range 21 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the southeast corner of the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the aforementioned section 31, township 9 south, range 21 east for the point of reference and run S.89°13'06"W., along the south line of said southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 31, a distance of 1038.05 feet to the true point of beginning; thence run N.00°49'15"W., a distance of 363.80 feet; thence run S.89°13'06"W., parallel with said south line of the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 31, a distance of 420.13 feet to the southeasterly right of way line of state road no. 26 (66 foot right of way); thence run S.43°41'05"W., along said southeasterly right of way line, a distance of 509.77 feet to the intersection of said southeasterly right of way line with the south line of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said section 31; thence run N.89°13'06"E., along said south line of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ and along the south line of the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 31, a distance of 777.47 feet to the true point of beginning, containing 5.001 acres more or less.

Subject to an ingress and egress easement over, under, and across a 20.00 foot wide strip of land, said strip of land located within 10.00 feet of and on both sides of the following described centerline:

Commence at the southeast corner of the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the aforementioned section 31, township 9 south, range 21 east for the point of reference and run S.89°13'06"W., along the south line of said southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 31, a distance of 1038.05 feet; thence run N.00°49'15"W., a distance of 363.80 feet; thence run S.89°13'06"W., parallel with said south line of the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 31, a distance of 144.56 feet to the true point of beginning of said centerline, easement lines will be lengthened or shortened to begin on a line that bears S.89°13'06"W. and N.89°13'06"E. from said true point of beginning; thence run S.46°33'45"W., a distance of 221.37 feet; thence run N.81°04'24"W., a distance of 163.32 feet; thence run N.68°32'25"W., a distance of 55.49 feet to the southeasterly right of way line of state road no. 26 (66 foot right of way) and the terminus of said centerline, easement lines will be lengthened or shortened to terminate on said right of way line.

17774-000-000

Doc Stamp-Deed: \$1,771.00



WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This document prepared by and to be returned to:

Gary D. Grunder
Grunder & Petteway, P. A.
23349 NW CR 236, Suite 10
High Springs, Florida, 32643

Tax Parcel Number:
06687-002-000

THIS INDENTURE made January 31, 2017,

BETWEEN William C. Harris, a single person, whose post office address is 2225 SW 47th St., Gainesville, Florida, 32607, herein called Grantor, and

Multerra, LLC, a Florida limited liability company, whose post office address is 3914 SW 95th Dr., Gainesville, Florida, 32608, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the county(ies) of Alachua state of Florida, to wit:

Begin at the SW Corner of the SE 1/4 of the SE 1/4 of Section 10, Township 10 South, Range 19 East, thence run North 70 yards to the point of beginning, thence continue North 130 yards, thence East 70 yards, thence South 130 yards, thence West 70 yards to the point of beginning, all lying and being in the West Half of the SE 1/4 of the SE 1/4 of Section 10, Township 10 South, Range 19 East, Alachua County, Florida.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witness 1: Print Name Summer L. McLaughlin William C. Harris

Witness 2: Print Name Gary D. Grunder

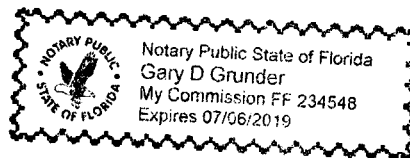
State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 31 day of JANUARY 2017 by William C. Harris who

- () is personally known to me
- (X) who has produced a valid Florida driver's license as identification
- () who produced _____ as identification

Notary Public at Large, State of Florida

(SEAL)
10944



LEGAL DESCRIPTION

June 7, 2021

For: Tax Parcel 06686-000-000

A PARCEL OF LAND SITUATED IN THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10, THENCE SOUTH 89°20'13" WEST ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 660.16 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF (W. 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 10 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, NORTH 0°46'38" WEST ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 1166.32 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 50°54'02" WEST, A DISTANCE OF 419.51 FEET TO THE INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2352, PAGE 2255 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 0°40'55" EAST ALONG SAID EAST LINE, A DISTANCE OF 245.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 89°20'13" WEST ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER LYING ON THE WEST LINE OF SAID WEST ONE-HALF OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE SOUTH 0°40'55" EAST ALONG SAID WEST LINE, A DISTANCE OF 59.87 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4300, PAGE 2031 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°20'08" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 210.14 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 0°41'00" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, LYING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1586, PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°20'37" EAST ALONG THE NORTH LINE OF SAID LANDS AND ITS EASTERLY PROJECTION THEREOF, A DISTANCE OF 240.20 FEET TO THE NORTHWEST CORNER OF THE SOUTH 210 FEET OF THE EAST 210 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 10; THENCE SOUTH 0°45'30" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 209.73 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 10; THENCE NORTH 89°20'13" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

LESS:

Parcel No. 105

Section No. 26000

F.P. No. 2113657 (2113656)

S.W. 62nd Blvd. Arterial Connector

A Part of Section 10, Township 10 South, Range 19 East, Alachua County, Florida; Being More Particularly Described As Follows:

Commence At The Northeast Corner Of The Northeast One-Quarter of Section 15, Township 10 South, Range 19 East, Alachua County, Florida; Thence South 00°37'50" East, Along The East Line Of Said Northeast One-Quarter, A Distance Of 561.68 Feet To The Baseline Of Survey Of Clark Butler Boulevard (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 26000, F.P. No. 2113656); Thence North 89°11'12" West, Along Said Baseline Of Survey, A Distance Of 154.94 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 2083.00 Feet; Thence Along Said Baseline Of Survey And Curve, Through A Angle Of 20°09'51", An Arc Distance Of 733.07 Feet And A Chord Bearing And Distance Of North 79°06'17" West, 729.29 Feet; Thence North 00°45'41" West, A Distance Of 411.60 Feet To The South Line Of The Southeast One-Quarter of Section 10, Township 10 South, Range 19 East, Alachua County, Florida And To The Point Of Beginning; Thence North 00°45'41" West, A Distance Of 209.74 Feet; Thence South 89°20'45" West, A Distance Of 14.28 Feet; Thence North 00°46'42" West, A Distance Of 158.06 Feet; Thence North 89°14'12" East, A Distance Of 224.24 Feet; Thence South 00°46'30" East, A Distance Of 368.20 Feet To The South Line Of Said Southeast One-Quarter; Thence South 89°20'21" West, Along The South Line Of Said Southeast One-Quarter A Distance Of 210.00 Feet To The Point Of Beginning.

For: Tax Parcel 06687-001-000

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 OF SE 1/4) OF SECTION TEN (10), TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19) EAST, THENCE RUN NORTH 70 YARDS, THENCE RUN EAST 140 YARDS, THENCE RUN SOUTH 70 YARDS, THENCE RUN WEST 140 YARDS TO THE POINT OF BEGINNING, CONTAINING TWO (2) ACRES MORE OR LESS.

For: Tax Parcel 06687-002-000

BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, THENCE RUN NORTH 70 YARDS TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 130 YARDS, THENCE EAST 70 YARDS, THENCE SOUTH 130 YARDS, THENCE WEST 70 YARDS TO THE POINT OF BEGINNING, ALL LYING AND BEING IN THE WEST HALF OF THE SE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

For: Tax Parcel 06684-001-000

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING A PART OF LOT 7, AS SHOWN ON PLAT BOOK "A", PAGE 10, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN NORTH 89 DEG. 58 MIN. 20 SEC. WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 10, A DISTANCE OF 1,320.70 FEET TO A CONCRETE MONUMENT (NO I.D.) AND THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEG. 57 MIN. 45 SEC. WEST ALONG THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 10, A DISTANCE OF 460.94 FEET TO A ONE AND ONE-HALF (1 1/2) INCH IRON PIPE AT THE

INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF I-75, (U.S. NO. 93) (A 300 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 31 DEG. 58 MIN. 50 SEC. WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 897.50 FEET TO A FOUND REBAR AND P.L.S. CAP #3628. AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 7; THENCE RUN SOUTH 89 DEG. 52 MIN. 52 SEC. EAST ALONG SAID NORTH LINE A DISTANCE OF 936.27 FEET TO A SET REBAR AND P.L.S. CAP #2228; THENCE RUN SOUTH 00 DEG. 00 MIN. 05 SEC. EAST, A DISTANCE OF 759.64 FEET TO THE POINT OF BEGINNING. CONTAINING 12.190 ACRES, MORE OR LESS.

BEING SUBJECT TO A GAINESVILLE REGIONAL UTILITY EASEMENT OVER AND ACROSS THE WESTERLY 100 FEET THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1606 PAGE 2983-2985. ALSO BEING SUBJECT TO A 100 FOOT FLORIDA CORPORATION EASEMENT OVER AND ACROSS SAID PROPERTY; SAID FLORIDA CORPORATION EASEMENT BEING RECORDED IN DEED BOOK 327, PAGE 430 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS:

Parcel No. 109
Section 26000
F.P. 2113657 (2113656)
S.W. 62nd Blvd. Arterial Connector

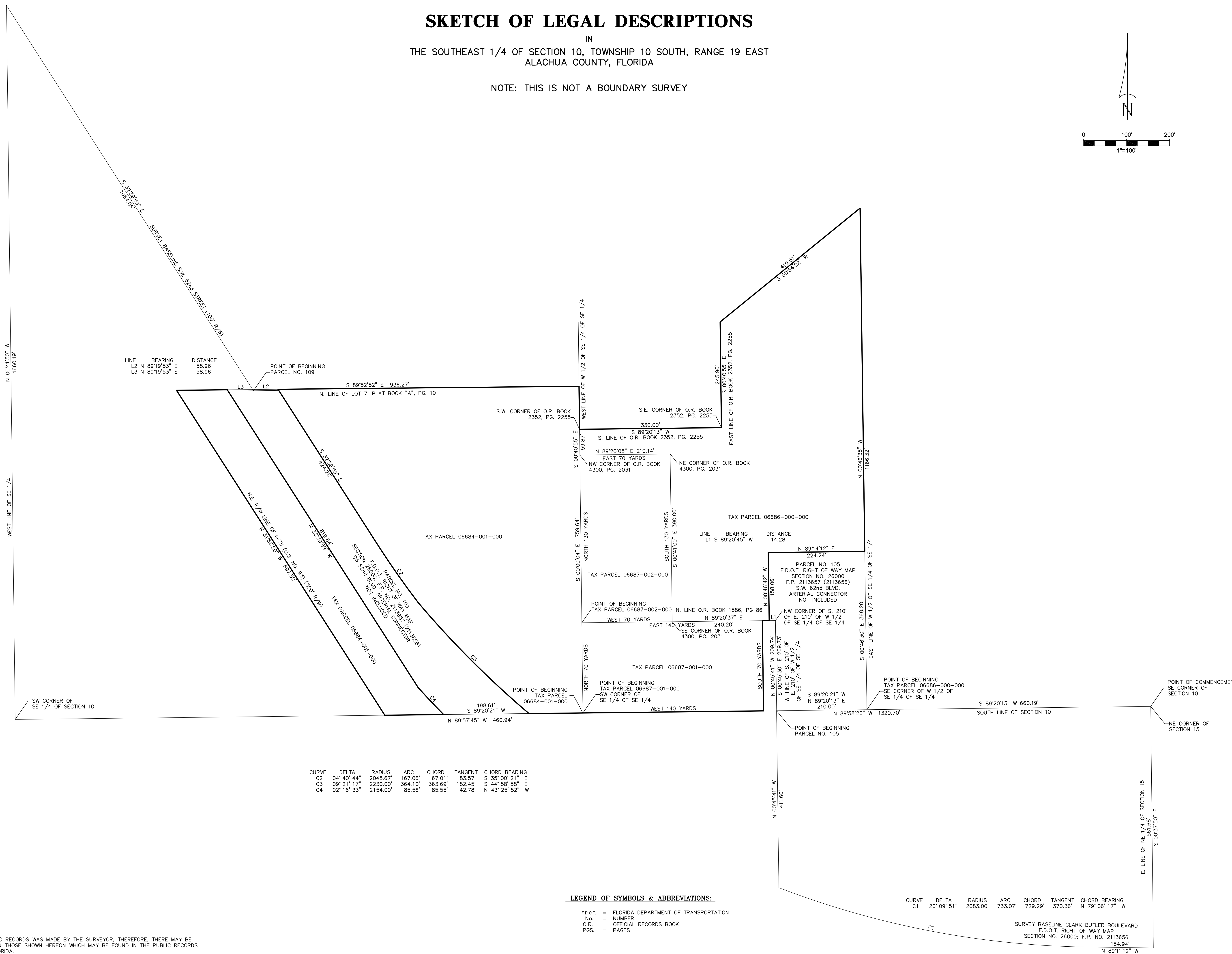
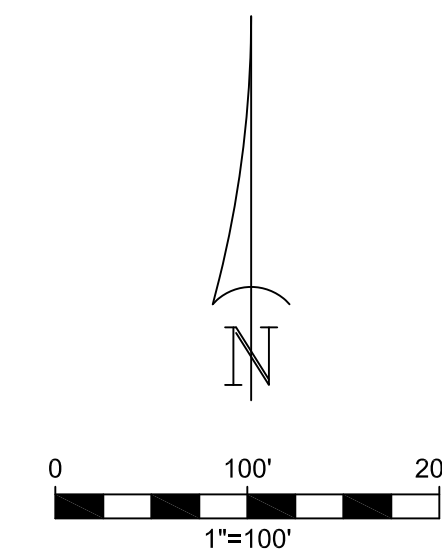
A Part Of Section 10, Township 10 South, Range 19 East, Alachua County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of The Southeast One-Quarter Of Section 10, Township 10 South, Range 19 East, Alachua County, Florida; Thence North Thence North 00°41'50" West, Along The West Line Of Said Southeast One-Quarter, A Distance Of 1660.19 Feet To The Baseline Survey Of S.W. 52nd Street (A 100' Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section No. 26000, F.P. No. 2113656); Thence South 32°39'59" East, Along Said Baseline Of Survey, A Distance Of 1064.06 Feet To The Point Of Beginning; Thence North 89°19'53" East, A Distance Of 58.96 Feet; Thence South 32°39'59" East, A Distance Of 424.28 Feet To A Curve To The Left, Having A Radius Of 2045.67 Feet; Thence Along Said Curve, Through An Angle Of 04°40'44", An Arc Distance Of 167.06 Feet And A Chord Bearing And Distance Of South 35°00'21" East, 167.01 Feet To A Curve To The Left, Having A Radius Of 2230.00 Feet; Thence Along Said Curve, Through An Angle Of 09°21'17", An Arc Distance Of 354.10 Feet And A Chord Bearing And Distance Of South 44°58'58" East, 363.69 Feet To The South Line Of Said Southeast One-Quarter; Thence South 89°20'21" West, Along The South Line Of Said Southeast One-Quarter A Distance Of 198.61 Feet To A Point On A Curve To The Right, Having A Radius Of 2154.00 Feet; Thence Along Said Curve, Through An Angle Of 02°16'33", An Arc Distance Of 85.56 Feet And A Chord Bearing And Distance Of North 43°25'52" West, 85.55 Feet; Thence North 32°39'59" West, A Distance Of 819.64 Feet; Thence North 89°19'53" East, A Distance Of 58.96 Feet To Said Baseline Of Survey And To The Point Of Beginning.

SKETCH OF LEGAL DESCRIPTIONS

IN
THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA

NOTE: THIS IS NOT A BOUNDARY SURVEY



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C2	04° 40' 44"	2045.67'	167.06'	167.01'	83.57'	S 35° 00' 21" E
C3	09° 21' 17"	2230.00'	364.10'	363.69'	182.45'	S 44° 58' 58" E
C4	02° 16' 33"	2154.00'	85.56'	85.55'	42.78'	N 43° 25' 52" W

LEGEND OF SYMBOLS & ABBREVIATIONS:

- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- No. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- PGS. = PAGES

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	20° 09' 51"	2083.00'	733.07'	729.29'	370.36'	N 79° 06' 17" W

SURVEY BASELINE CLARK BUTLER BOULEVARD
F.D.O.T. RIGHT OF WAY MAP
SECTION NO. 26000; F.P. NO. 2113656
154.94'
N 89°11'12" W

NOTES:
1) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) _____ AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER _____; COMMUNITY NUMBER: _____; PANEL: _____; EFFECTIVE DATE: _____ AS BEING _____ SAID MAP DESCRIBES ZONE(S) _____



Project No. 2019-119
Drawing Completed 6/07/2021
This document is the property of the Florida Board of Professional Surveyors and Mappers in Chapter 45-17, Florida Administrative Code, pursuant to Section 472.027 (2020), Florida Statutes.
THIS DOCUMENT IS THE PROPERTY OF THE SURVEYOR AND MAPPER. COPYRIGHT © 2020

Page	Survey Date	Revised
1		
2		
3		
4		

PREPARED FOR: 1) _____
2) _____
3) _____
4) _____

Sheet No.: **V-001**

Gainesville.
 Citizen centered
 People empowered

APPLICATION FOR ENVIRONMENTAL REVIEW

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-800-8018-4063	

CHECK ONE:

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

Basic Environmental Review – no environmental feature of concern* on-site or adjacent – FEE: \$0
Level 1 Environmental Review – environmental feature of concern* on-site or adjacent – FEE: \$1,000
Level 2 Environmental Review – impacts to environmental feature of concern* on-site or adjacent, mitigation required – FEE: \$2,000
 *See checklist below for environmental features of concern.
 The environmental review fee includes a maximum of three reviews within 2 years per project.

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: Multiple Owners- see application/affidavits	Name: eda
Address:	Address: 2404 NW 43rd St
	Gainesville, FL 32606
E-mail:	E-mail: permitting@edafl.com
Phone: Fax:	Phone: 352-373-3541 Fax:
<i>(If additional owners, please include on back)</i>	
PROJECT INFORMATION	
Project Name	Multerra- Townhomes at Westwood
Environmental features of concern on-site or adjacent (check all that apply):	<input type="checkbox"/> surface waters on-site or adjacent
	<input checked="" type="checkbox"/> wetlands on-site or adjacent
	<input type="checkbox"/> high aquifer recharge areas on-site
	<input type="checkbox"/> significant ecological communities on-site
	<input type="checkbox"/> listed species known from or probably occur on-site
	<input type="checkbox"/> karst features (caves, springs, sinkholes) known on-site
	<input type="checkbox"/> other significant geological features on-site
<input type="checkbox"/> significant uplands on-site	

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



 Applicant's signature

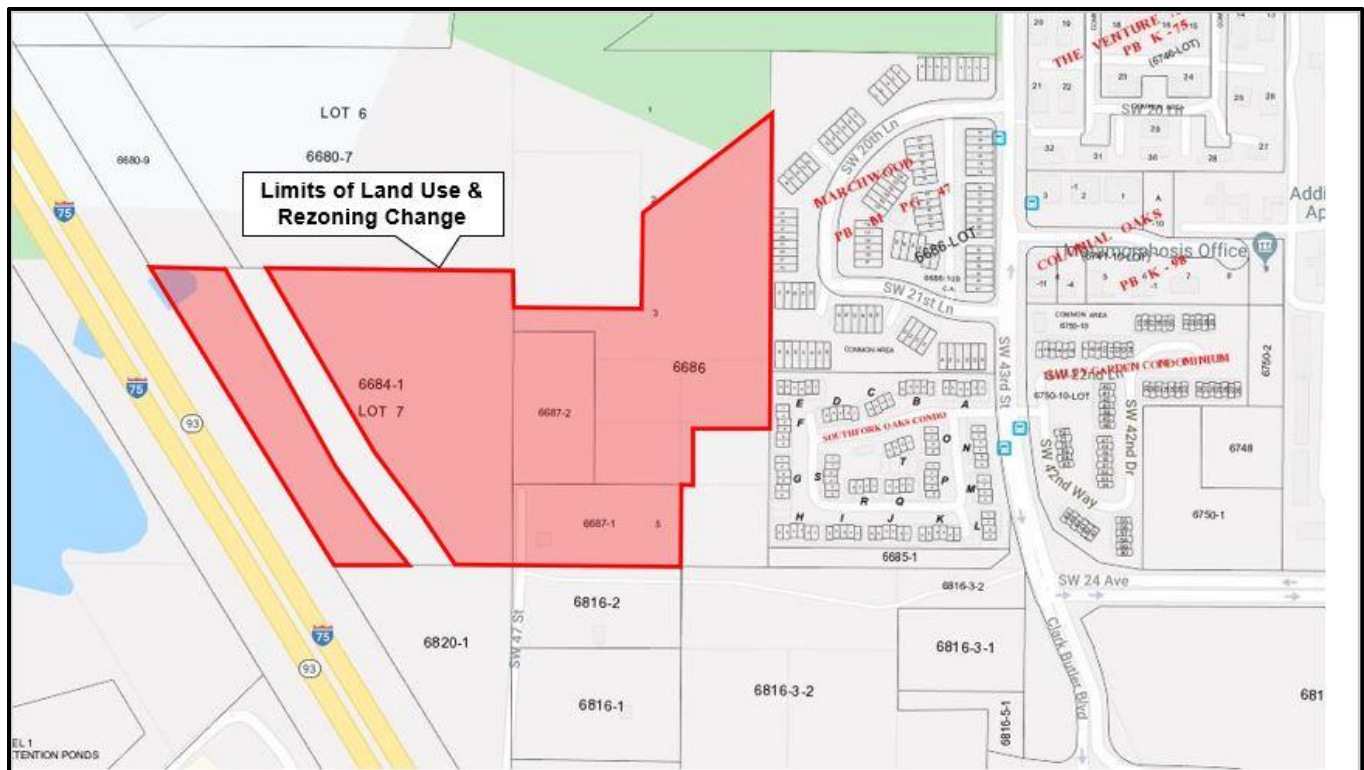
11/7/19

 Date

Certified Cashier's Receipt:

Land Use & Rezoning Justification Report

4 Southwest Parcels



Application Request: Amend land use from RL & RM to UMH
Rezone from RMF-5, RMF-7, & RMF-8 to Urban 9

Application Location: In the vicinity of: East of I-75 & West of SW 43rd ST (in the SW 20th Lane to SW 24th Avenue blocks)
(Tax parcels: 06684-1; 06686; 06687-1; 06687-2)

Submittal Date: November 8, 2019; Updated July 8, 2021

Prepared By: eda engineers – surveyors – planners, inc.

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Appendix A

Attached Environmental Reports

Application Request

This application is a request to amend the future land use map and rezone 4 parcels in SW Gainesville as shown in the table below. The applicant also requests to add these parcels to the Urban Village map in the Future Land Use Element Map Series.

Tax Parcel Number	Existing FLU Category	Proposed FLU Category	Existing Zoning	Proposed Zoning
06684-001-000	Residential Low	UMUH	RMF-5	Urban 9 (U9)
06686-000-000	Residential Medium	UMUH	RMF-8	Urban 9 (U9)
06687-001-000	Residential Medium	UMUH	RMF-7	Urban 9 (U9)
06687-002-000	Residential Medium	UMUH	RMF-7	Urban 9 (U9)

Figure 1 illustrates the location of these parcels. They are located in the vicinity of east of Interstate 75, west of SW 43rd Street, and north of SW 24th Avenue in the 2000 – 2400 blocks of SW 43rd Street. The parcels, when combined, are approximately 20.73 acres in size. The proposed land use and rezoning changes are being requested to facilitate infill development in the Urban Village area of the City of Gainesville.



Background Information

Parcel 06686-000-000 was annexed into the City of Gainesville in 2007 (Ordinance 070215) as part of a voluntary annexation. The remaining parcels were annexed in July 2008 (Ordinance 080137) as part of a referendum annexation.

The Residential Medium Future Land Use designation was placed on Parcel 06886-000-000 on December 17, 2009 (Ordinance 090089). The implementing RMF-8 zoning was placed on this parcel on September 15, 2011 by Ordinance 110130. It should be noted that subsequent to the annexation and land use/zoning actions on the parcel, a portion of the property (that was zoned Conservation) was acquired by the City of Gainesville.

The remaining parcels in this application had their future land use designations changed (to Residential Low and Residential Medium, respectively) in July 2011 (Ordinance 100679) as part of the SW 20th Avenue area annexation process. The implementing rezoning actions to RMF-5 and RMF-7 were adopted in August 2011 (Ordinance 100678), also as part of the rezoning for the larger annexation area.

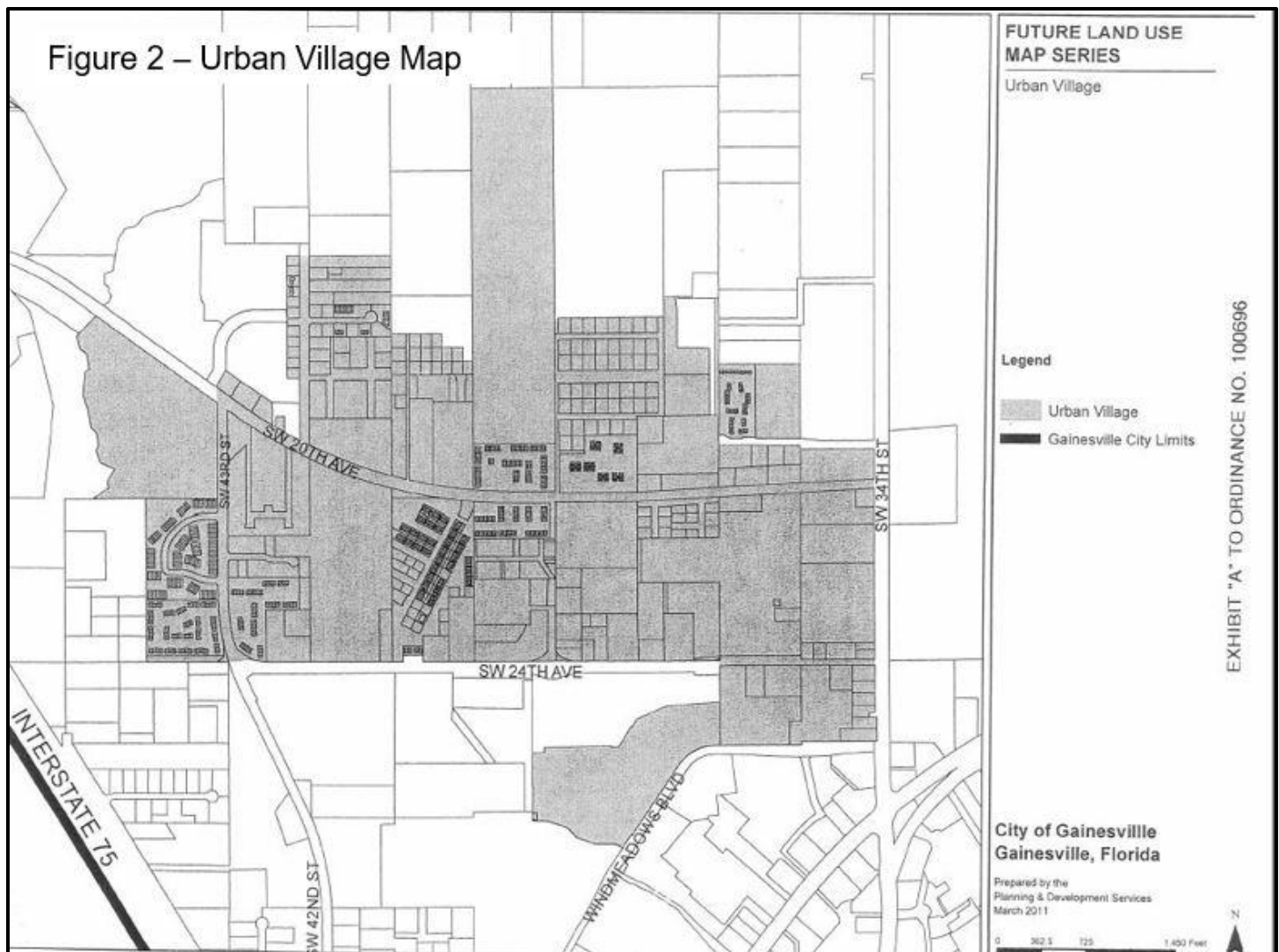
The 4 parcels are listed below in a table with addresses and current use of the property.

Parcel #	Address	Acreage (+/-)	Current or Previous Use
06686-000-000	4510 SW 24 th AVE	6.96	Vacant
06687-001-000	4600 SW 24 th AVE	2.03	Single-family dwelling
06687-002-000	2225 SW 47 th ST	1.88	Vacant SF dwelling in poor condition
06684-001-000	No address	9.86	Vacant
TOTAL:		20.73	

In March 2021, the Florida Department of Transportation (FDOT) acquired approximately 1.89 acres of Parcel 06686-000-000 (old parcel acreage was 8.85 +/- acres) and 2.29 acres of Parcel 06684-001-000 (old parcel acreage was 12.15 acres) for future right-of-way and stormwater retention area related to the planned construction of the extension of the SW 62nd Boulevard South Connector project (construction is anticipated to begin Fall 2022). The funded extension of SW 62nd Boulevard will provide access to the subject property. However, as noted later in this report, the purchase of land by FDOT (and other property constraints) has an impact on the developable area for the subject property, which is why the request is being made for the Urban Mixed Use High future land use category and the U9 transect zoning district (for development flexibility).

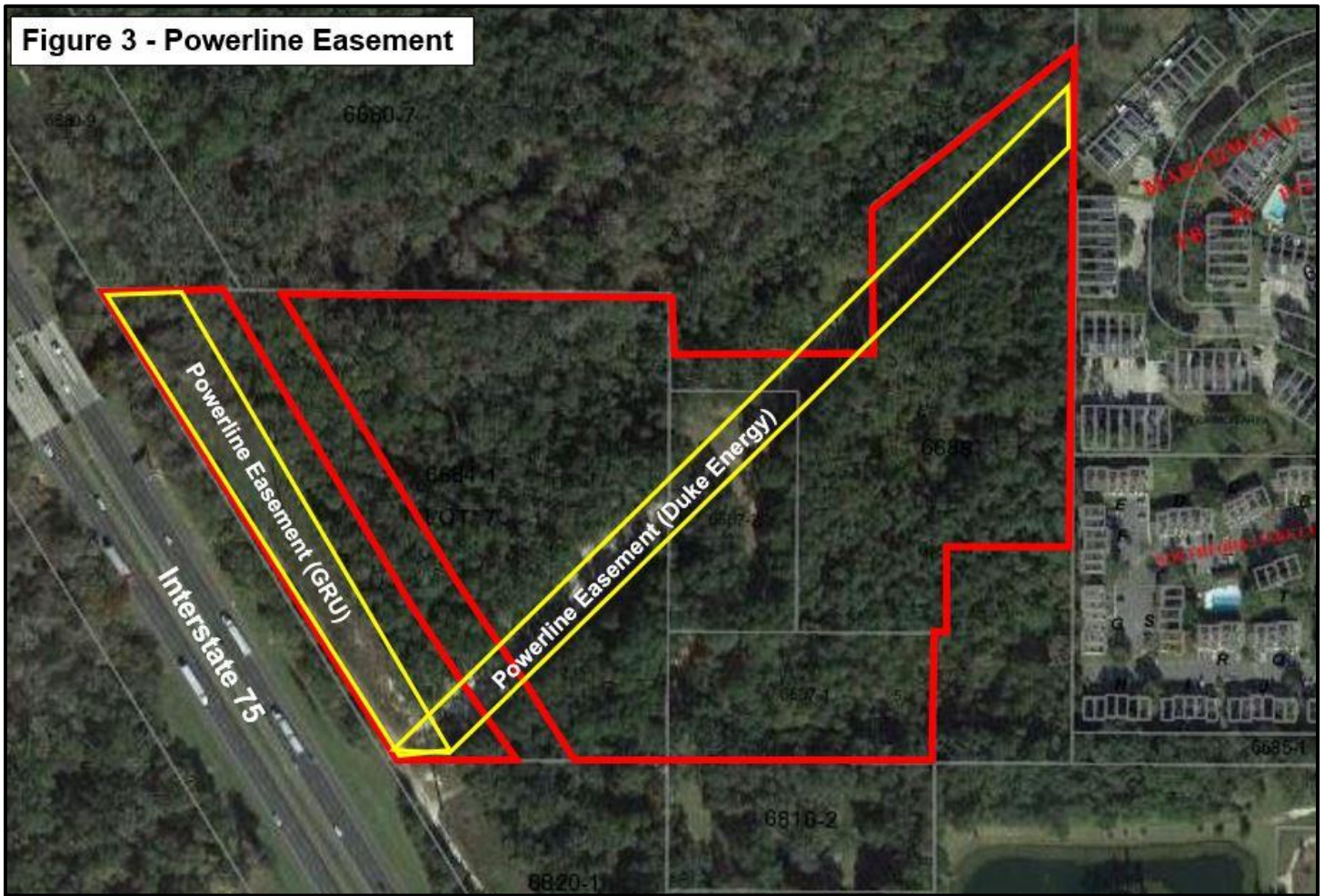
The properties all are located within Transportation Mobility Program Area (TMPA) Zone M. The properties are not located in an historic district. The properties are also located in the UF Context Area, which means that Transportation Mobility Element Policy 10.1.14 is applicable. Multi-family residential development on the subject properties will be required to fund the capital transit costs associated with the development's transit needs when development occurs at the site.

The parcels abut the Urban Village (see Future Land Use Element Policy 4.3.7), which was established in November 2011 (Ordinance 100697) to support and implement a long-term vision for redevelopment and development in an area proximate to the University of Florida. At the time of adoption of the Urban Village in the Future Land Use Element, a map of the area was also adopted into the Future Land Use Map Series (Ordinance 100696). Figure 2 below illustrates the existing Urban Village as adopted in the Comprehensive Plan. Since these parcels are contiguous to the existing Urban Village, the applicant requests that they be included in the Urban Village mapping and regulated by the Urban Village Policy in the Comprehensive Plan.



A 100' powerline easement owned by Duke Energy runs diagonally through portions of three of the properties (06686, 06687-001-000, and 06684-1). This is illustrated in Figure 3 below. This easement limits development potential on these portions of the site. In addition, a 100' GRU Public Utility Easement also runs along the western property edge of Parcel 06684-001-000.

Figure 3 - Powerline Easement



Surrounding Property Characteristics

	Future Land Use	Zoning	Existing Use
North	Conservation & Res. Medium	CON, R-2A & RMF-6	Conservation land & Vacant
South	Business Industrial & Public Facilities	BI & PS	Vacant, SF Residence, & Stormwater Management Facility
East	Urban Mixed-Use High	U9	MF Condominiums
West	Interstate 75	I-75	Interstate 75

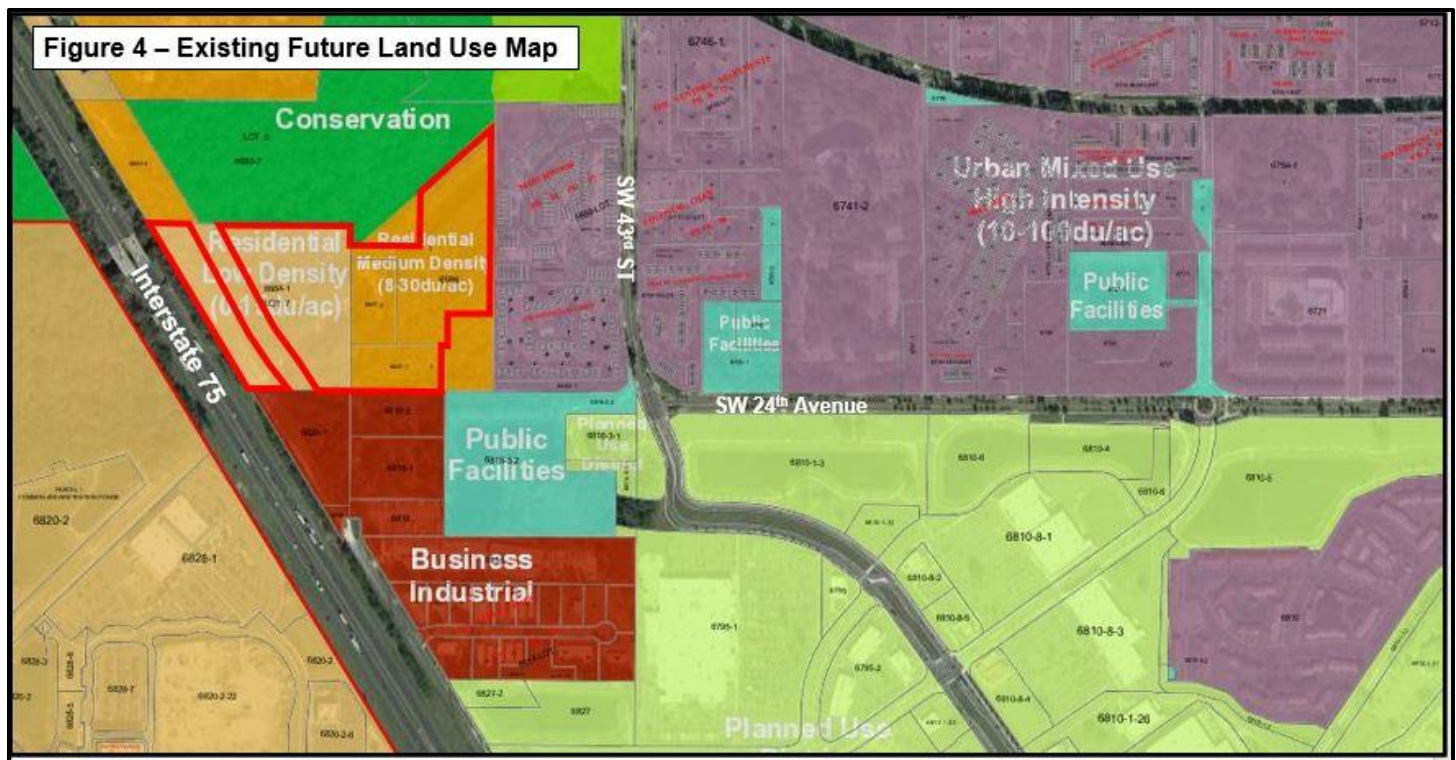
The above information illustrates that the surrounding area is mixed in nature. The area to the north is generally environmentally sensitive land that is protected by the Conservation land use designation and is in City ownership. To the east is the U9 zoning associated with the Urban Village. This is a higher density mixed-use district that allows a mix of residential and non-residential uses. It was established in this area to promote redevelopment of the SW 20th Avenue

area into a more sustainable urban form. The area to the east is currently developed with two multi-family condominium developments (Southfork Oaks & Marchwood).

To the south, land is designated with Business Industrial zoning to transition the area due to its proximity to I-75 and the existing warehousing, distribution, and commercial uses. Within the BI zoned properties, there are some older, single family residences that are non-conforming uses, vacant parcels, and developed industrial properties. There is also a large stormwater management facility (PS zoning) to the south of Parcel 06686, which is owned by the City of Gainesville. Interstate 75-lies to the west of the subject properties.

Existing Future Land Use Designation

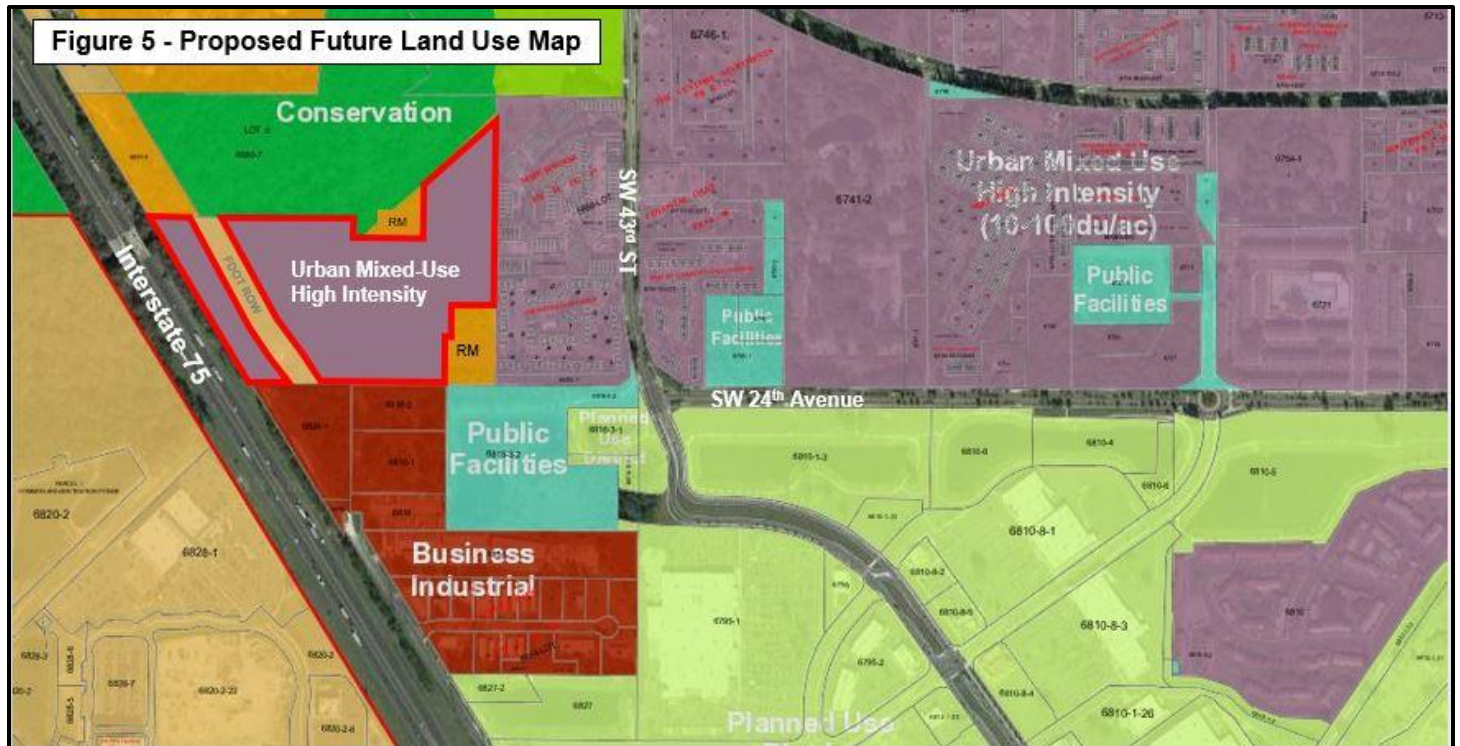
The current Future Land Use category designations on the properties are Residential Low Density and Residential Medium Density as illustrated on Figure 4 below.



As indicated in the table above, the properties proposed for a land use change are surrounded by Urban Mixed-Use High Intensity to the east; I-75 to the west; Business Industrial & Public Facilities to the south; and Medium Density Residential and Conservation to the north.

Proposed Future Land Use Designation

The application request is to change the future land use designation of the parcels from Residential Low and Residential Medium (as applicable for each parcel) to the Urban Mixed-Use High Intensity (UMUH) category. Figure 5 below illustrates the proposed future land use designations for the parcels. The proposed land use designation change creates a unified, logical extension of the existing Urban Mixed-Use High mapping extending west to I-75.



Future Land Use Element Policy 4.1.1 describes the Urban Mixed-Use High land use category as follows:

Urban Mixed-Use High Intensity (UMUH): 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit

This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. The Urban Mixed-Use High-Intensity category is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Lots that existed on November 13, 1991 and that are less than or equal to

0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Building height shall be limited to 6 stories and up to 8 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate zoning densities; the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

These parcels are contiguous to the existing UMUH land use category for the Urban Village area. The properties are all less than 1.5 miles from the University of Florida campus. Thus, the proposed UMUH land use category is appropriate for these properties that are in close proximity to UF and the Urban Village.

The proposed land use changes will allow a broader range of uses for these properties. As indicated in the policy above, residential, office, and commercial/retail uses are allowed in this land use category. Currently, only residential uses and limited non-residential uses such as day care centers, schools, and places of religious assembly are allowed.

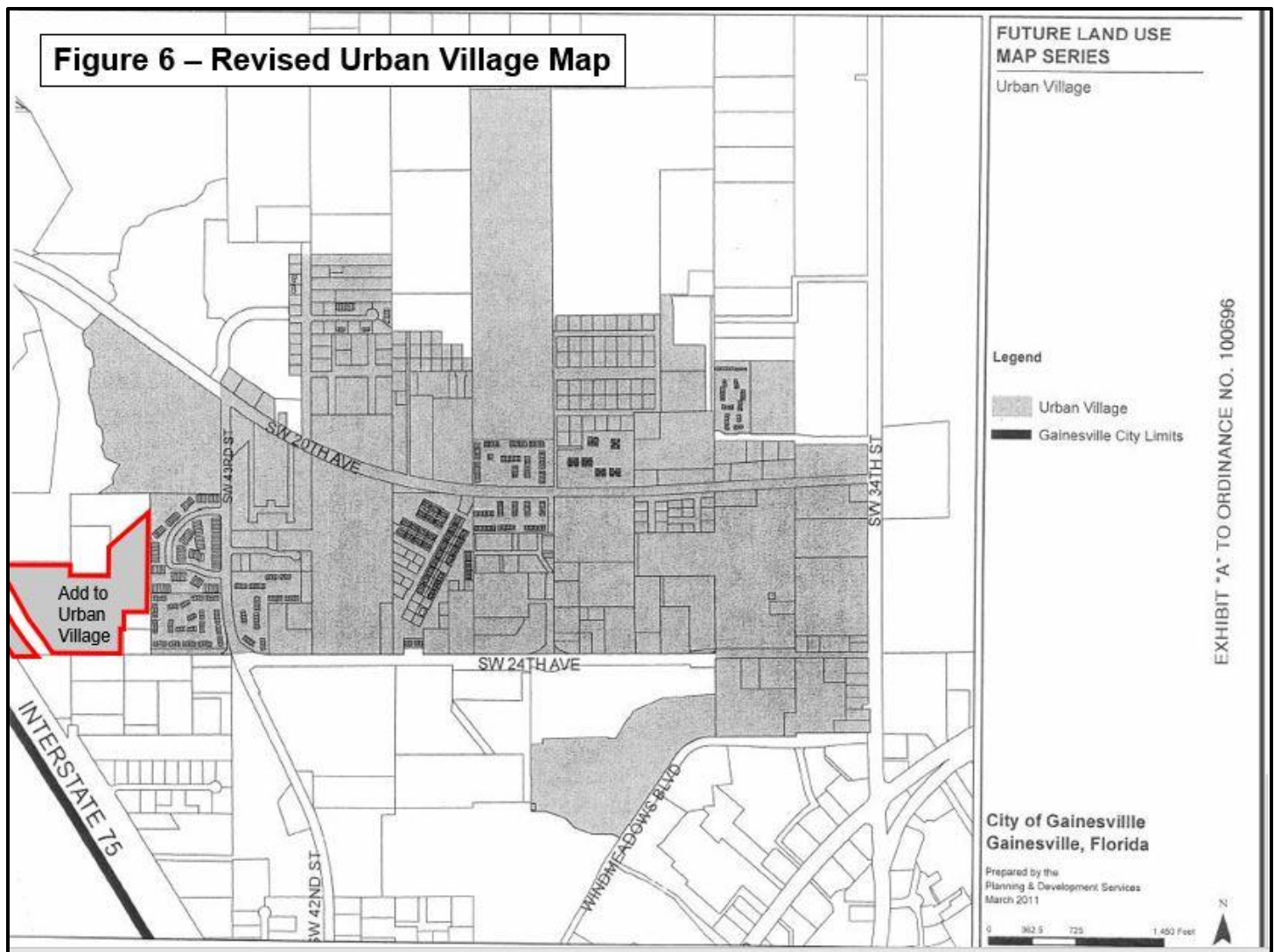
The funded extension of SW 62nd Boulevard through one of these properties (06684-1) will alter the development pattern for these parcels. The roadway extension will likely be classified as a collector street, and it will provide an alternative connection to the Butler Plaza development. The proposed roadway alignment will bisect Parcel 06684-1, which will, under the existing land use category and zoning district, greatly reduce its development potential and reduce the number of residential units that could be built. The increased density and/or increased number of allowed uses offered by the UMUH land use category will provide for development opportunity on this parcel.

The table below illustrates the existing maximum residential density under the current land use scenario and under the proposed UMUH scenario.

Parcel Number	Existing Land Use Maximum Density	Proposed Land Use Maximum Density	Maximum Residential Units Existing Land Use	Net, New Maximum Residential Units Under Proposed Land Use (by right)
06686-000-000	30 du / acre	100 du / acre; 125 SUP	209	+487
06687-001-000	30 du / acre	100 du / acre; 125 SUP	61	+142
06687-002-000	30 du / acre	100 du / acre; 125 SUP	56	+132
06684-001-000	15 du / acre	100 du / acre; 125 SUP	148	+838
TOTAL:			474	+1,599

If the maximum number of residential units (by right) were built under the proposed UMUH land use category, there is the potential for a net increase of 1,599 multi-family units on these properties.

The application also requests the logical extension of the Urban Village map adopted in the Comprehensive Plan to include the subject parcels. Figure 6 below illustrates the proposed new Urban Village map for the Future Land Use Map Series (NOTE: the western extent of this map does not show the complete area of Parcel 06684-001-000 (it extends to I-75). The intent is to include that entire parcel in the Urban Village map).



Future Land Use Element Policy 4.3.7 sets the vision and development standards for development and redevelopment in the Urban Village. By including the 4 subject properties in the Urban Village map, Policy 4.3.7 will regulate future development for these parcels. The policy is shown below.

Policy 4.3.7 The City establishes the Urban Village, as mapped in the Future Land Use Element Map Series, to support and implement a long-term vision for redevelopment and development in an area proximate to the University of Florida campus.

- a. *The long-term vision for redevelopment and development includes:*
1. *Promoting infill development and redevelopment that supports a safe, comfortable, and attractive pedestrian environment with convenient interconnections to transit and bicycle facilities;*
 2. *Promoting street interconnectivity, a gridded street network, and connections among uses;*
 3. *Providing a complementary mix of land uses with appropriate densities and intensities that support transit usage, future bus rapid transit opportunities, and other multimodal opportunities;*
 4. *Over time, attaining a high quality level of service for sidewalks, bicycle facilities, and transit facilities;*
 5. *Promoting the local innovation economy by providing locations for employment opportunities in close proximity to the University of Florida campus within a mixed-use setting;*
 6. *Promoting quality urban design that requires articulated front facades and places buildings and front entrances close to the sidewalk; and*
 7. *Promoting an attractive streetscape with appropriate street trees to provide shading and landscape interest and street furniture with a unified design appearance for the area.*
- b. *In order to achieve the long-term vision, new development of vacant properties and redevelopment of existing developed properties within the Urban Village shall be evaluated (taking into account the scale, size, nature, density and intensity of the proposed development or redevelopment) to determine which of the following requirements shall apply:*
1. *New development and redevelopment shall be transit supportive, which includes, but is not limited to: development at appropriate densities and intensities to support transit use (including bus rapid transit); provision of bus shelters with adequate lighting and bicycle storage facilities in appropriate and safe locations; provision of land for bus turnout facilities in appropriate locations; provision of land for smart bus bays in appropriate locations; and sidewalk and bicycle connections to transit stops. The appraised value of land dedicated for: dedicated transit lanes; construction of bus turnout facilities; construction of smart bus bays and other significant transit supportive capital improvements shall count toward meeting the transportation mobility requirements in effect at the time of development review.*
 2. *To establish transit-supportive densities, new development and redevelopment with a mix of residential and non-residential uses shall develop at a minimum residential density of 10 units*

per acre. To be considered mixed-use, a residential development shall include a minimum of 10,000 square feet of non-residential uses. To be considered mixed-use, a nonresidential development shall contain a minimum of 3 residential units. New single-use, residential development shall Future Land Use A-47 Revision Dates and Ordinance Numbers (See Page A-55) Goals, Objectives & Policies develop at a minimum density of 20 units per acre. New development that expands an existing single-use residential development on the existing site shall not be required to meet the 20 units per acre density requirement. The minimum density requirements do not apply to parcels smaller than 0.5 acre that existed prior to 12:01am on June 1, 2009 (the effective date of Ordinance No.080137, that annexed the Urban Village into the City of Gainesville), as documented by the City's records of that date.

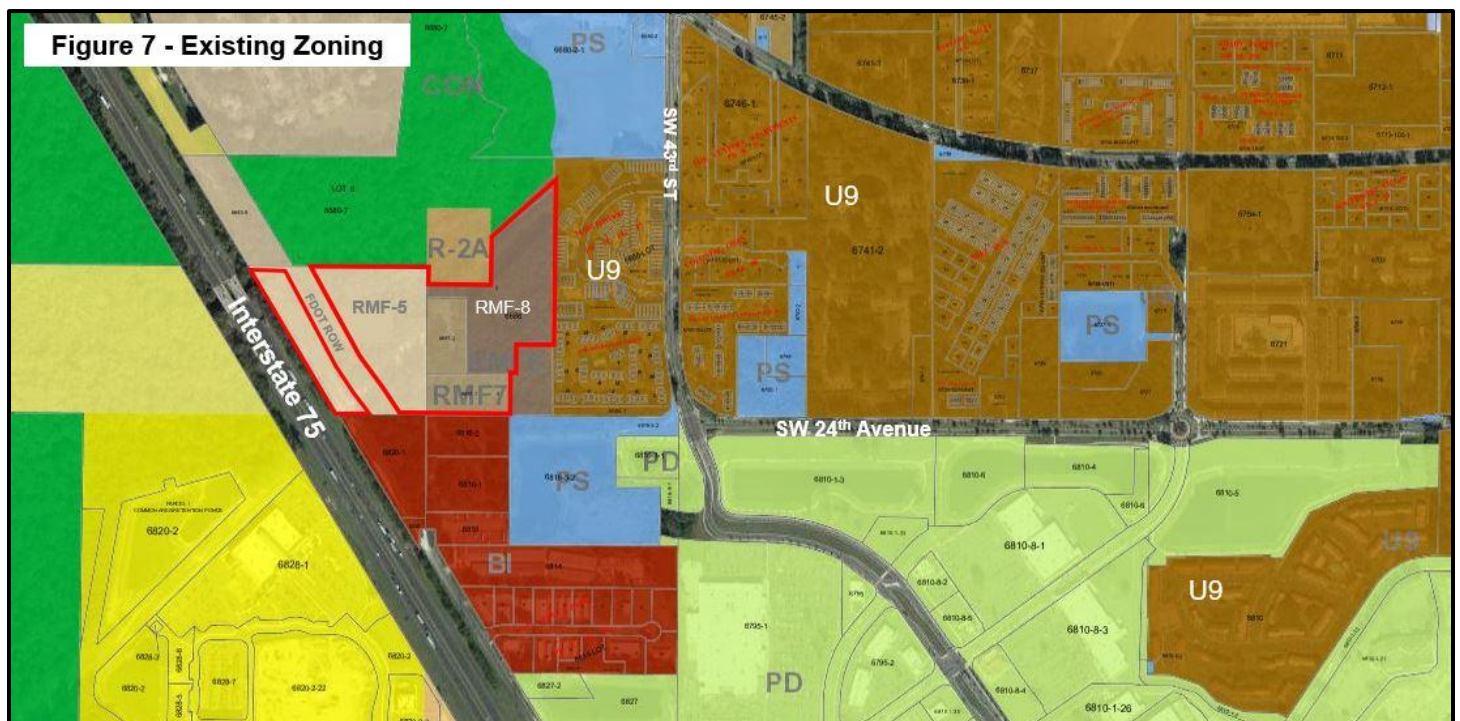
- 3. In order to serve the development/redevelopment and establish a gridded roadway system in the Urban Village, new development and redevelopment shall dedicate land for right-of-way or construct streets. The appraised value of such land dedication and/or street construction shall count toward meeting the transportation mobility requirements in effect at the time of development review. Stub-outs shall be provided for future interconnectivity where connections cannot be implemented at the time of development, due to off-site constraints.*
 - 4. New development and redevelopment shall include pedestrian scaled blocks that establish a pedestrian scaled street network throughout the Urban Village so that the transportation system in this neighborhood functions well for automobile drivers, transit riders, bicyclists and pedestrians. Pedestrian scale blocks vary in size but are generally no larger than 1,600 feet in perimeter. Where a pedestrian scaled street network is not feasible, the City may allow block sizes up to 3,200 feet in perimeter and may allow sidewalk and bicycle connections or multi-use paths to form the block perimeter. Land development regulations shall specify circumstances in which these exemptions from the maximum perimeter block size are appropriate. These circumstances may include, but are not limited to, locations where: the size or shape of the planning parcel makes inclusion of some streets infeasible, public stormwater or park facilities create impediments; there are regulated natural or archeological resources or regulated wetlands that would be negatively impacted; access management rules prohibit connections; utility constraints make the block size infeasible; there are contamination sites; and the proposed block is inconsistent with City plans for a future street network in the area.*
 - 5. New development and redevelopment shall incorporate quality urban form that includes, but is not limited to: build-to lines, façade articulation and glazing, minimum and maximum height, and building relationship to the street. Land development regulations shall specify further requirements for quality urban form.*
 - 5. New development and redevelopment shall use street types and building form standards that are consistent with the transect zoning district requirements in the Land Development Code.*
- c. The following uses are prohibited in the Urban Village: Single-story, large-scale retail (defined as a single retail use with a ground floor footprint exceeding 100,000 square feet) and surface parking as a principal use.*

d. *Structured parking is encouraged in the Urban Village.*

There is an associated request to change the zoning on these parcels to the U9 district. U9 is the implementing zoning district for the UMH land use category (see the table in Section 30-4.2 of the Land Development Code). The rezoning request is discussed below.

Existing Zoning District

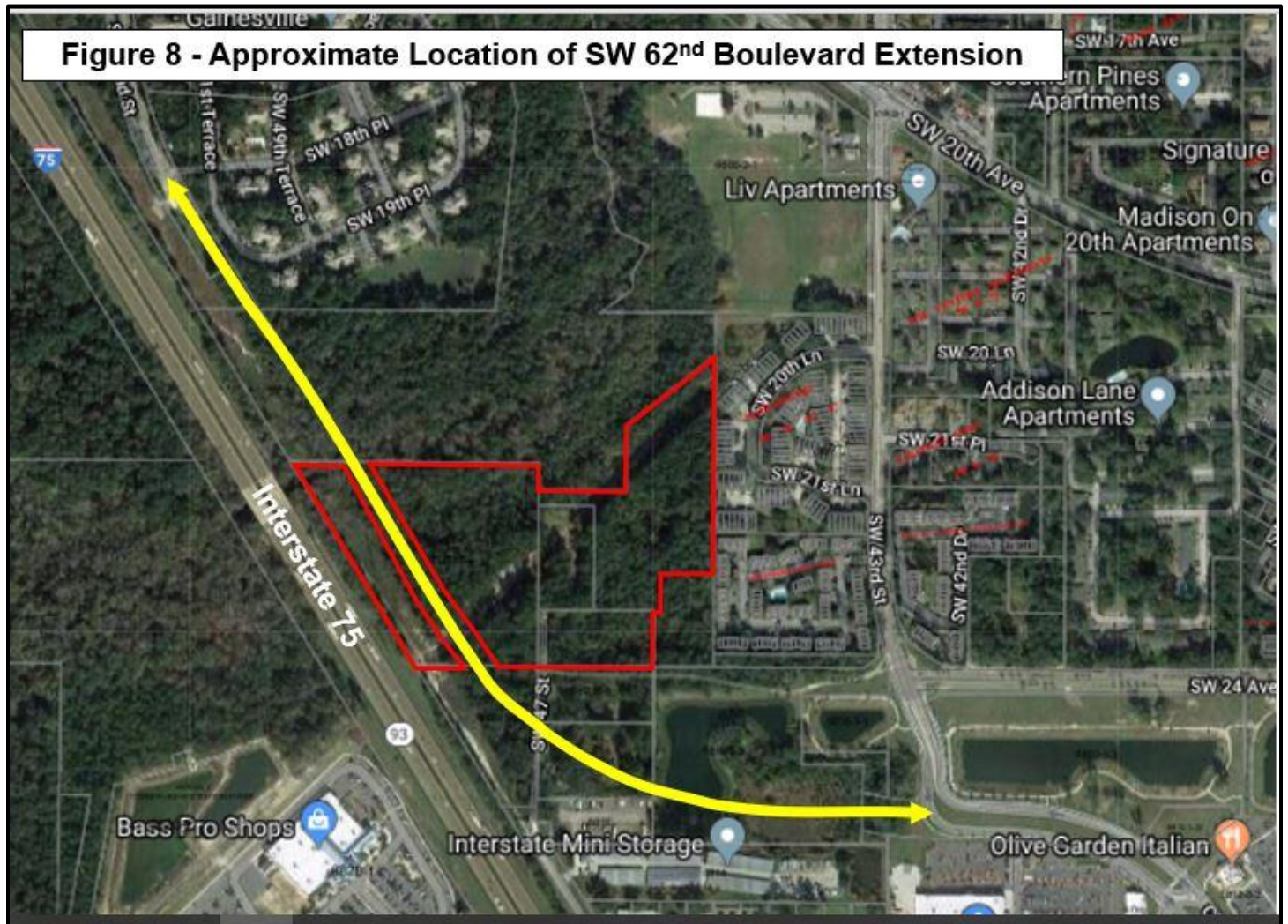
The current zoning districts on these properties are RMF-5, RMF-7, and RMF-8, as illustrated in Figure 7 below.



As indicated in the Background Information section of this report, the zoning for these properties was adopted prior to the update of the Land Development Code in 2017. They were not included in the U9 zoning district because the parcels had not been placed in the Urban Village mapping. The zoning on these parcels also pre-dates the Planned Development rezoning for the Butler Plaza area.

New development or redevelopment has not occurred on these parcels due to access issues. However, the funded extension of SW 62nd Boulevard will provide new access to this area (see Figure 8). The most recent project update (5/21/21, see the Public Works Capital Projects list) for this extension indicates that design and right-of-way acquisition is approximately 60% completed, and construction is anticipated to begin Fall 2022. This changed circumstance makes it more likely that the properties could develop similar to the Urban Village with the proposed zoning district change.

Figure 8 below illustrates the approximate location of the extension of SW 62nd Boulevard. As can be noted, the proposed road extension alignment crosses through Parcel 06684-001-000 (via property acquired by FDOT for the road extension). This proposed alignment of a major thoroughfare through the property and the powerline easements illustrated in Figure 3 limit the development potential for this parcel under the existing RMF-5 zoning,

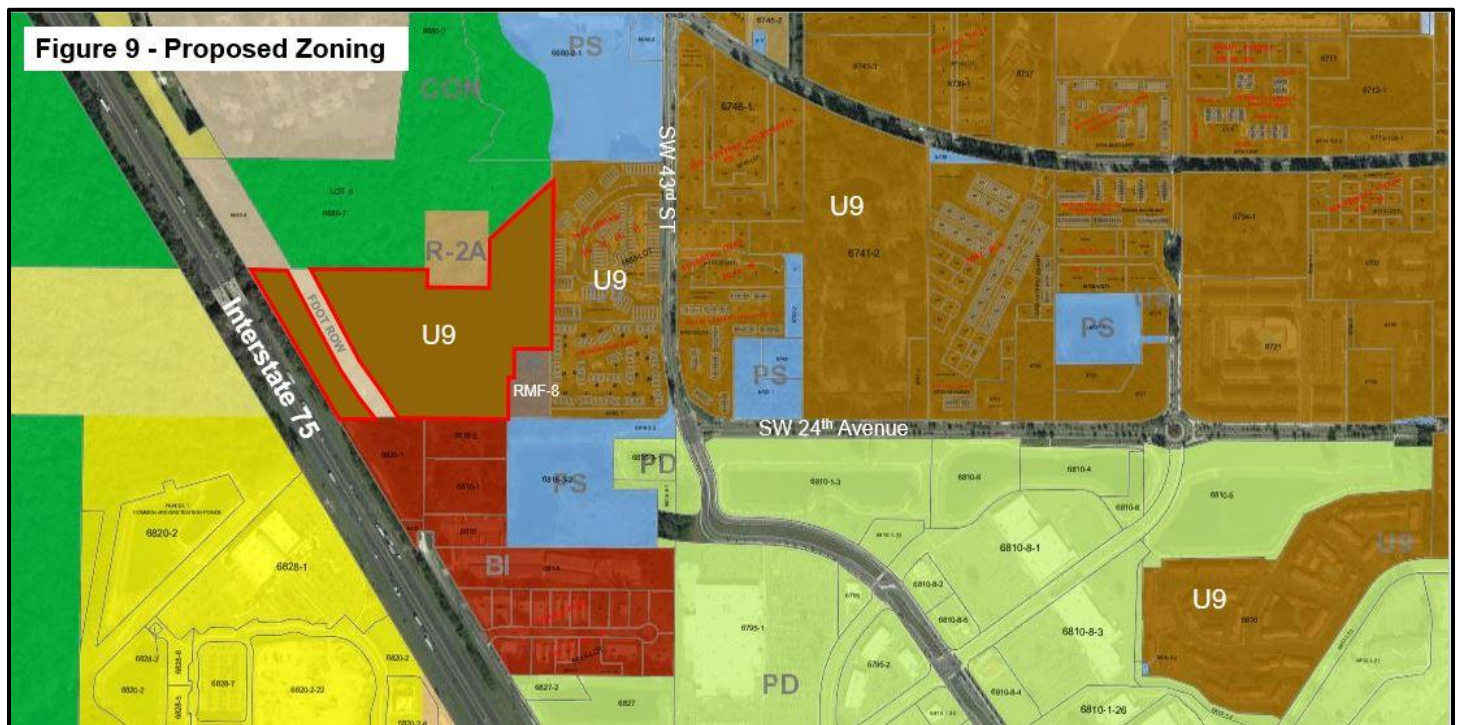


Proposed Zoning District

The request is to rezone the 4 parcels to U9 to add additional uses and increase residential density to encourage infill and redevelopment in this area. The net increases in residential density (by right) for each parcel are shown in the table below:

Parcel Number	Existing Zoning Maximum Density by Right	Proposed Zoning Maximum Density by Right	Maximum Residential Units Existing Zoning by Right	Net, Maximum New Residential Units by Right Proposed Zoning
06686-000-000	20 du / acre	100 du / acre	139	+557
06687-001-000	14 du / acre	100 du / acre	28	+175
06687-002-000	14 du / acre	100 du / acre	26	+162
06684-001-000	12 du / acre	100 du / acre	118	+868
TOTAL:			311	+1,762

The proposed zoning to U9 for these 4 properties would be as illustrated in Figure 9 below.



Additional new uses that would be permitted by right in the proposed U9 zoning district include: alcoholic beverage establishments; business services; equipment rental and leasing, light; hotel; microbrewery microwinery microdistillery; mini-warehouse/self-storage; medical/dental offices; passenger transit station; public administration buildings; indoor and outdoor recreation; research development & testing facilities; scooter & electric gold cart sales; social service facilities; vehicle sales and rental (no outdoor display); veterinary services; and vocational/trade school.

The proposed change to U9 would also increase the maximum building height from 3 stories by right (5 with height bonus for RMF-7 and RMF-8 properties) to 6 stories by right (8 with height bonus).

Impact on Residential Streets & Noise and Lighting

There is no impact on residential streets from the proposed land use and zoning changes. SW 43rd Street, SW 24th Avenue, and Clark Butler Boulevard are all non-residential streets. SW 43rd Street and SW 24th Avenue are both classified as Storefront Streets by the Land Development Code, and both are listed as Major Thoroughfares and Transportation Routes in the Transportation Mobility Element Map Series. The extension of SW 62nd Boulevard from Cabana Beach to Clark Butler Boulevard likely will be considered a collector road, and the northern portion of that road is shown as a Major Thoroughfare and Transportation Route on the Transportation Mobility Element Map Series.

Noise and lighting impacts are regulated by the Gainesville Code of Ordinances and Land Development Code. Any new development or redevelopment of the properties would have to meet the lighting standards set in the Land Development Code and a photometric plan would be required at the development plan stage.

Environmental Analysis

Portions of three of the parcels fall within the Hogtown Prairie Strategic Ecosystem. Figure 10 below illustrates this area. Parcel 06687-001-000 lies completely outside of the Strategic Ecosystem. Any future development proposal application on these parcels would be required to submit an Environmental Review at the time of application and would be subject to the set aside requirements specified in Article VIII, Division 3 of the Land Development Code.



In 2009 when Ordinance 090089 adopted a City future land use category on Parcel 06686, which is what now remains after the City acquired a portion of the property, Mark Garland (the City's Environmental Coordinator at the time) prepared an environmental report for a portion of Parcel 06686.

That report is included in this report as Appendix A. That study (which included site visits) established where the Conservation land use line should be drawn on the larger parcel. The study stated: "...the area north of the power line exhibits characteristics of the strategic ecosystem." The rezoning action adopted in September 2011 (Ordinance 110130) included a copy of the Garland study, and the rezoning included a Conservation area. Subsequent to the rezoning in 2011, the City acquired the Conservation zoned portion of Parcel 06686, which contained the environmentally sensitive resources. As a result, Parcel 06686 no longer includes the environmentally sensitive areas.

In October 2014, Pete Wallace of Ecosystem Research Corporation (ERC) performed an Environmental Resource Assessment of 3 tax parcels in southwest Gainesville. One of these parcels (06684-001-000) is included in this land use and rezoning proposal. That report indicated the following: "The Project Site is, in part, overlain by the Hogtown Prairie Strategic Ecosystem Overlay as shown on Figure 15. However, except for the areas described above within the 100-year flood zone, wetland, and wetland buffer, there are NO additional Strategic Ecosystem resources occurring within the boundary of the Project Site. The Strategic Ecosystem boundary as delineated corresponds to NO on-ground, verifiable boundary of topography, vegetation, or plant community structure, nor does the southern extent of the mapped Strategic Ecosystem form any definable connection to other offsite Strategic Ecosystem resources."

The 2014 report also includes the following statements:

1. *There have been no FNAI listed species, eagle nests, or wading bird rookery sites reported within the Project Site or immediate vicinity of the Project Site.*
2. *The entire Project Site was surveyed for the occurrence of gopher tortoise burrows...There were no burrows found or any other listed animal species noted on the Project Site.*
3. *There are no Significant Natural Upland communities located on the Project Site.*
4. *...the required area that would possibly be set aside and not allowed for development is represented by the wetland area and the more landward of either the 50-foot wetland buffer line or the 100-year flood elevation contour as shown on Figure 15.*

The entire Environmental Resource Assessment conducted by ERC is included as part of Appendix A. Please refer to that report for further details about wetlands, soils, and floodplains on the 06684-001-000 parcel. Please note that the ERC report includes areas (parcels) that are not included within this land use change and rezoning proposal.

Three of the parcels fall within Flood Zone X, which is outside the 0.2% annual change of flood hazard. As illustrated in Figure 11 below, the northern portion of Parcel 06684-001 (the westernmost parcel) falls within Zone AE, which indicates a 1% annual chance of flood hazard with base flood elevations. The City's Engineering Design & Construction Manual sets the regulations for development in floodplains and floodways. Any future development proposed for Parcel 06684-001-000 would be required to meet the standards specified in the Manual.

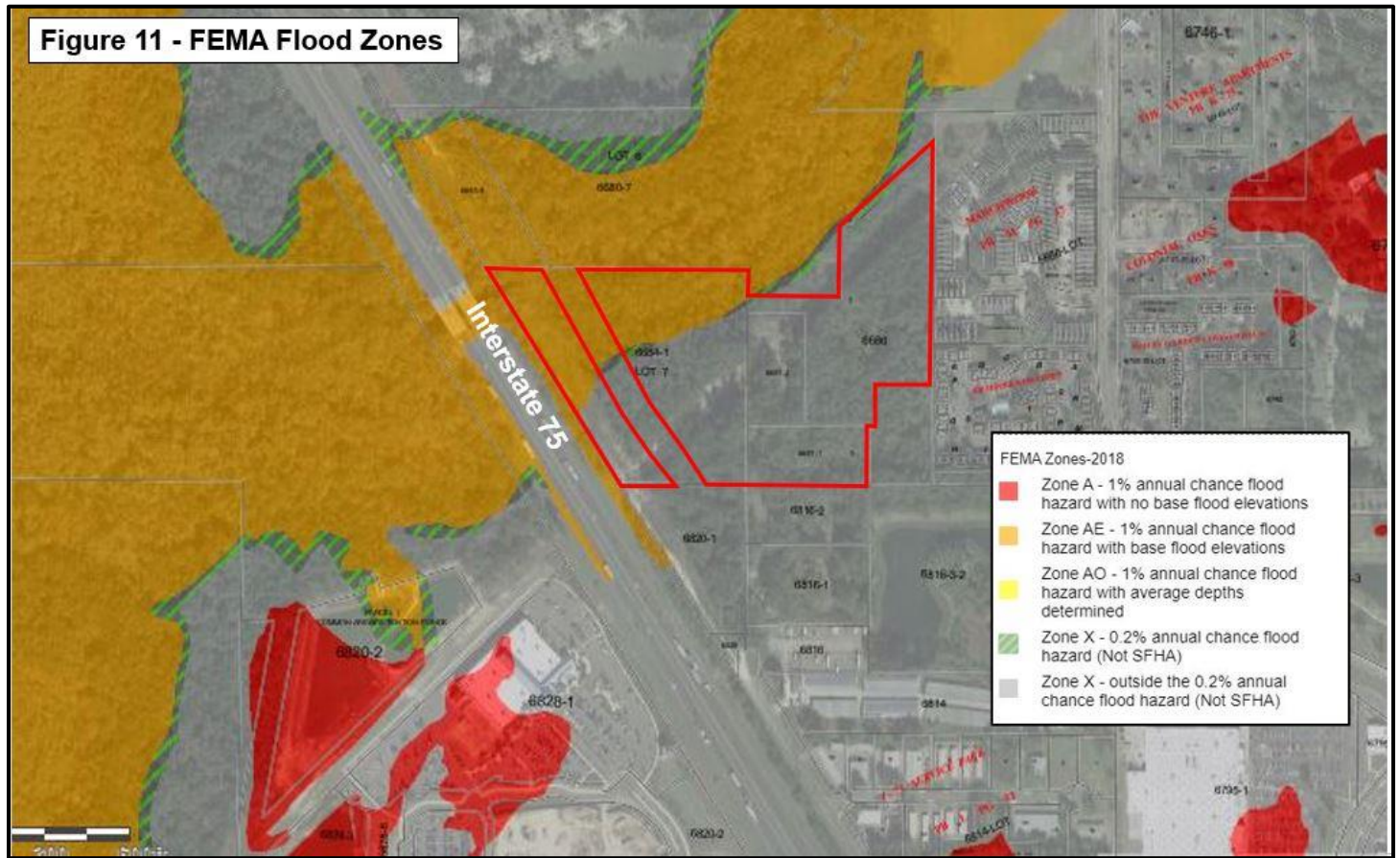


Figure 12 below indicates wetlands areas (from the National Wetlands Inventory) in the vicinity of the parcels proposed for this land use and zoning change. As can be noted from Figure 12, only one of the parcels contains wetlands (Parcel 06684-001-000). The wetlands area roughly corresponds to the FEMA Flood Zone AE area. At the time of any future development, a wetland delineation would be required. It should be noted that the road construction plans proposed by the City for the extension of SW 62nd Boulevard through this parcel include crossing through the wetland area. The City’s plans indicate that a bridge will be used to cross Hogtown Creek and some of this wetland area.

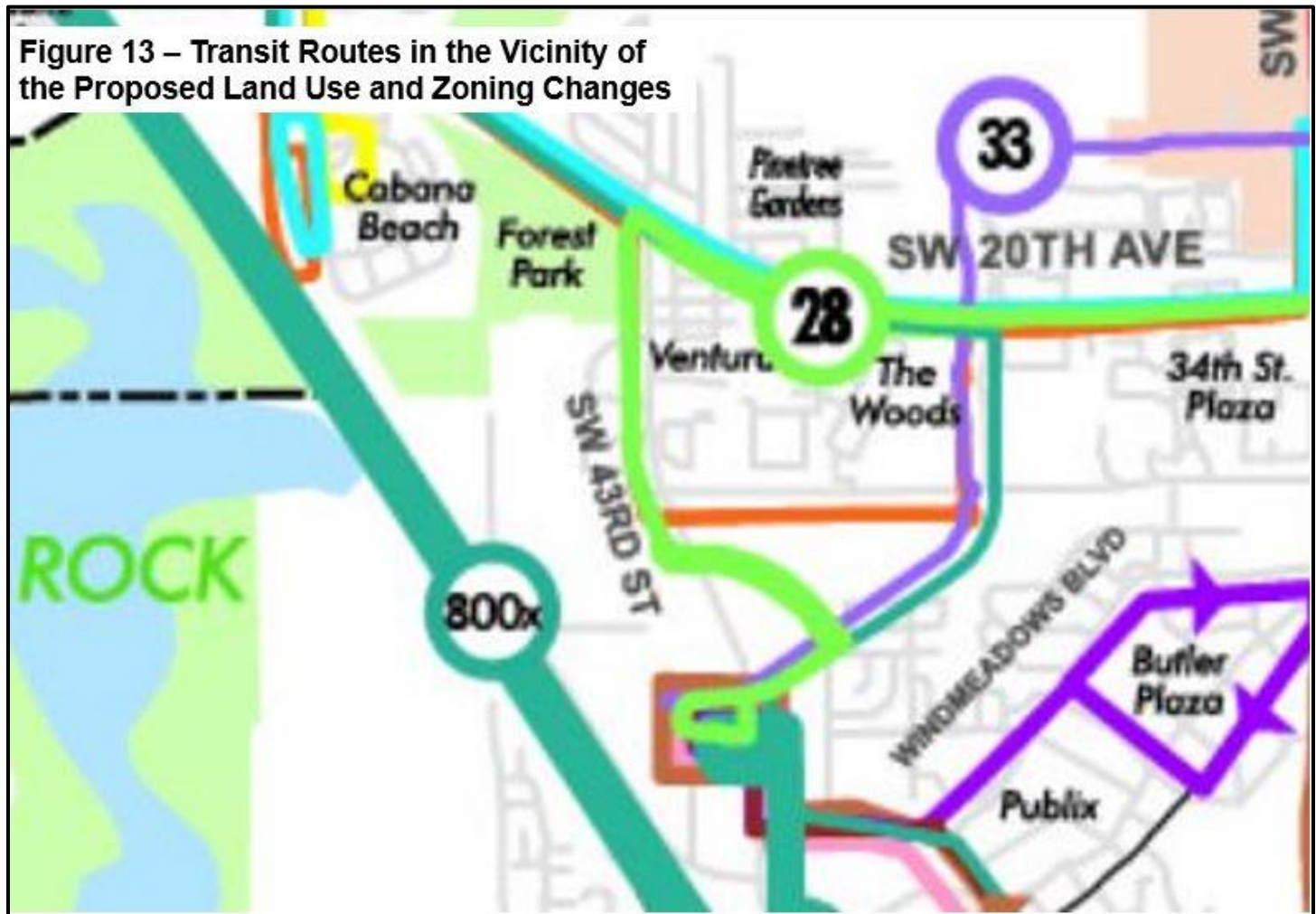


Multi-modal Site Accessibility

Gainesville Regional Transit Service is available to serve these properties. The properties are served by two transit routes (shown in the table below). Time of Day indicated in the table is for weekdays. There is an existing transit stop on SW 43rd Street in front of the Southfork Oaks Condominiums. Figure 13 illustrates the transit routes in the vicinity of the area proposed for the land use and zoning changes.

When SW 62nd Boulevard is extended, it is likely that a transit route will run on this new road. Currently, Route 20 (Reitz Union to Oaks Mall) runs as far south as Cabana Beach Apartments at the dead-end point of SW 52nd Street. This route may be extended south, or a new routing may occur to take advantage of the new connectivity that the SW 62nd Boulevard extension will provide from SW 20th Avenue to the Butler Plaza area.

Route #	Route	Time of Day
28	Butler Plaza Transfer Station to the Hub	7:36 a.m. – 5:59 p.m.
20	Reitz Union to Cabana Beach	5:50 a.m. – 10:30 p.m.



The construction project plans for the SW 62nd Boulevard extension include 7-foot wide buffered bicycle lanes on each side of the road and a 10-foot wide multi-use path on the east side. There are sidewalks on both sides of SW 43rd Street in the area near the properties. There are also sidewalks on both sides of SW 24th Avenue. Painted bicycle lanes are on both sides of SW 24th Avenue, and on the east side of SW 43rd Street for a short distance in the vicinity of the subject parcels. A pedestrian path circles the stormwater ponds on SW 43rd Street in close proximity to Parcel 06686. This offers an opportunity for recreational walking.

Any future new development on these parcels would require sidewalk connectivity to the public sidewalk system.

Contribution to the Community & Long-term Economic Benefits

The proposed rezonings and land use changes can foster new development on vacant parcels and redevelopment on the two parcels with existing single-family dwellings. This new development can contribute to increasing the tax base. The proposed changes also relate to the proposed extension of SW 62nd Boulevard in terms of potentially providing vibrant new development opportunities along that corridor.

Consistency with the Comprehensive Plan

The criteria for review of land use changes are stated in Future Land Use Element Policy 4.1.3. These criteria are cited below, followed by the applicant's response to each requirement.

Policy 4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. *Consistency with the Comprehensive Plan:*

Response: The proposed land use changes are consistent with the infill and redevelopment goals of the City of Gainesville as stated in Objective 2.1 of the Future Land Use Element. The proposed UMUH future land use category for these properties provides for densities that encourage compact development at transit-oriented densities. The parcels are east of I-75 in an already urbanized area of the city. The parcels are also contiguous to the adopted Urban Village area in the Future Land Use Element.

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

2. *Compatibility and surrounding land uses:*

Response: The proposed UMUH future land use category for these parcels is compatible with the existing UMUH future land use category to the east (condominium development) and the Business Industrial to the south. I-75 is to the west of the parcels, and the proposed UMUH land use category is compatible with this high intensity highway. The Conservation land use to the north ensures environmental protection of resources and provides a buffer for any future development.

3. *Environmental impacts and constraints:*

Response: As noted in the Environmental Analysis section of this report, only one of the parcels is impacted by wetlands and FEMA flood zones (Parcel 06684-1). Three of the parcels are in the Strategic Ecosystem, but the 2009 Environmental Features report by Mark Garland for the old configuration of Parcel 06686-000-000 indicated that the significant environmental features were north of the powerline easement. That portion of Parcel 06686

was given a Conservation designation, and it was subsequently acquired by the City of Gainesville. Thus, the remaining portion of Parcel 06686 was determined not to include significant environmental features.

In addition, an October 2014 Environmental Resource Assessment of 3 tax parcels performed by Pete Wallace of Ecosystem Research Corporation (ERC) included one of the parcels (06684-001-000) that is in this land use and rezoning proposal. That report indicated the following: “The Project Site is, in part, overlain by the Hogtown Prairie Strategic Ecosystem Overlay as shown on Figure 15. However, except for the areas described above within the 100-year flood zone, wetland, and wetland buffer, there are NO additional Strategic Ecosystem resources occurring within the boundary of the Project Site. The Strategic Ecosystem boundary as delineated corresponds to NO on-ground, verifiable boundary of topography, vegetation, or plant community structure, nor does the southern extent of the mapped Strategic Ecosystem form any definable connection to other offsite Strategic Ecosystem resources.”

Any future development of these parcels would require supplemental environmental reports at the time of development plan review.

4. *Support for urban infill and/or redevelopment:*

Response: As stated above, these parcels are considered urban infill and redevelopment. There are existing single-family homes on two parcels (one is in dilapidated condition and not habitable). Parcel 06686 abuts existing condominium development. The proposed UMUH land use category will support infill and redevelopment on these parcels by providing increased densities and additional uses for these properties.

5. *Impacts on affordable housing:*

Response: The proposed land use change will increase the number of units that can be developed on these properties, which may increase opportunities for affordable housing.

6. *Impacts on the transportation system:*

Response: The parcels are all within Zone M of the Transportation Mobility Program Area (TMPA). Any future development on these properties will require meeting the criteria stated for Zone M of the TMPA in Transportation Mobility Element Policy 10.1.13.

Policy 10.1.13 For any development or redevelopment within Zone M, the developer shall fund transportation mobility criteria, including transit, pedestrian, bicycle, and vehicular needs in the zone. This may include projects outside of Zone M that can be demonstrated to be a direct benefit to the transportation system in Zone M. The required transportation mobility criteria shall be based on the development’s (including all phases) trip generation and proportional impact on transportation mobility facilities. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the

development review process and shall be memorialized in a TMPA agreement between the City and the developer. The transportation mobility criteria for any development or redevelopment that has a net, new average daily trip generation of greater than 5,000 trips shall include either 1. or 2. As follows:

- 1. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.**
- 2. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions shall include capital and operating costs for a minimum of 3 years.**

In addition, these parcels fall within the University of Florida Context Area. Transportation Mobility Element Policy 10.1.14 requires that new multi-family development provide funding for transit capital costs.

Policy 10.1.14 Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development shall fund the capital transit costs associated with transit service needs. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution for any additional transit service enhancements needed to serve the proposed development and maintain existing service levels (frequencies) in the RTS a.m. and p.m. peak hours. The projected new trips shall be based on the expected mode split of all development trips that use transit. If the development is within 1.4 mile of UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trips that may occur. Any transit payments required under this policy shall not count towards meeting TMPA criteria in Zones B, C, D, or M.

7. *An analysis of the availability of facilities and services:*

Response: These parcels all fall within the urbanized area of the City of Gainesville. Surrounding parcels have potable water and wastewater facilities. The funded extension of SW 62nd Boulevard (see the adopted 5-Year Schedule of Capital Improvements and the latest information from the Public Works Department) will provide roadway access. Surrounding streets (SW 43rd Street and SW 24th Avenue) have bicycle and sidewalk facilities available and are served by transit. See the Level of Service Analysis of this Report for additional information about the availability of facilities and services.

8. *Need for the additional acreage in the proposed future land use category:*

Response: Most of the properties with the UMUH future land use category designation are already developed (within the University Heights and College Park areas and in the Urban Village). Therefore, there are few vacant parcels available for development with the UMUH designation. This proposed change would add approximately 20.73 acres to the category.

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

Response: A future land use amendment is determined to discourage urban sprawl if it incorporates a development pattern that achieves four or more of the criteria listed in 163.3177(6)(a)(9)b. This proposed future land use change meets 4 of those criteria as shown below:

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

Response: The subject properties already have multi-family residential land use categories on them. Three of the four parcels do not have any environmental constraints, and areas on Parcel 06684-1 will be protected by the City's Land Development Code environmental standards. Conservation areas already designated by the City to the north have adequate protection.

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

Response: Existing utilities and roads serve the surrounding area. The extension of SW 62nd Boulevard through the western-most parcel is an already planned and funded project by the City of Gainesville. Transit service is available to serve the development

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

Response: The UMUH future land use category and the Urban Village policy in the Future Land Use Element promote walkable, multi-modal developments and provide for a mix of uses (residential and non-residential).

- (IV) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

Response: The proposed land use change to UMUH does not involve any properties with an agricultural land use designation. Thus, there will be no impact on agricultural areas or farmlands.

10. *Need for job creation, capital investment, and economic development to strengthen and diversity the City's economy:*

Response: The proposed land use change to UMUH will allow a mix of uses on these properties and increased densities. These expanded uses will help to strengthen the City's economy.

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

Response: Not applicable. This application does not involve antiquated subdivisions.

Consistency with the Land Development Code

The criteria for review of rezoning applications are stated in Land Development Code Section 30-3.14. These criteria are cited below, followed by the applicant's response to each requirement.

Sec. 30-3.14. - Rezoning criteria.

Applications to rezone property shall be reviewed according to the following criteria:

A. *Compatibility of permitted uses and allowed intensity and density with surrounding existing development.*

Response: The uses permitted in the U9 zoning district are consistent with the density and uses allowed in the Urban Village area to the east (condominiums with existing U9 zoning). The permitted uses include residential, office, commercial, and institutional uses (including a mix of these uses). These U9 uses are also compatible with the intensity associated with the permitted uses in the Business Industrial (BI) zoning district to the south and intensity of I-75 to the west.

B. *The character of the district and its suitability for particular uses.*

Response: The proposed U9 zoning district is suitable for a mix of uses (residential, office, and commercial) that currently exist in the vicinity of the rezoning proposal.

C. *The proposed zoning district of the property in relation to surrounding properties and other similar properties.*

Response: The proposed U9 zoning for these parcels is compatible with the existing U9 zoning and mapped Urban Village immediately to the east of these properties. I-75 is to the west of the properties, and as a highly trafficked facility, the proposed density and intensity of U9 is more compatible. There is BI zoning to

the south, which allows a mix of business and light industrial uses. The proposed U9 zoning is more compatible with the BI than the existing zoning.

D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

Response: There are two existing single-family dwellings on two of the parcels (one of the single-family dwellings is dilapidated and not habitable). These single-family dwellings are already on property with multi-family zoning. Neither of these structures are within an historic district. The remaining two parcels are vacant.

E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.

Response: The City has a planned and funded extension of SW 62nd Boulevard that extends through one of the parcels requesting a zoning change (a portion of Parcel 06684-001-000 was purchased by FDOT for ROW). In addition, Parcel 06686-000-000 was reduced in size for use as a stormwater facility (purchased by FDOT) due to the planned road extension. The road extension will provide access to these parcels, which will expand development opportunities.

F. The needs of the city for land areas for specific purposes to serve population and economic activities.

Response: These parcels are proposed for the UMUH future land use category due to their proximity to the University of Florida and the existing Urban Village. Due to existing development and redevelopment on properties with the UMUH future land use category, there is little available vacant land in this category to serve the population and economic needs of the City.

G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

Response: The parcels fall within the area that was subject to a major rezoning related to the Land Development Code update in 2017 (U9 transect zoning was placed on the Urban Village properties to the east at that time). In addition, the Butler Plaza North development has occurred in the last four years. Nearby Celebration Pointe (in the unincorporated area across I-75) has also developed recently.

H. The goals, objectives, and policies of the Comprehensive Plan.

Response: Rezoning of these properties is being proposed to increase the infill and redevelopment prospects for these parcels, consistent with the Urban Village policy in the Future Land Use Element (Policy 4.3.7). Redevelopment is a major goal of the City's Comprehensive Plan as indicated in the following goals, objectives and policies:

Future Land Use Element 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.”

Future Land Use Element Objective 2.1

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

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 ½ mile of the University of Florida campus and Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.”

I. The facts, testimony, and reports presented at public hearings.

Response: This report was presented to the City Plan Board at a public hearing on April 22, 2021. The Neighborhood Workshop was held on Tuesday, November 5, 2019. The submittal includes information about the Neighborhood Workshop and all the required application forms. The information will be presented to the City Commission at a public hearing.

J. Applications to rezone to a transect zone shall meet the following additional criteria:

- 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.*
- 2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.*
- 3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.*
- 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.*

Response: Existing U9 Transect Zoning abuts the proposed rezoning for the eastern-most parcel (06686), which in turn forms a contiguous adjacency for the remaining 3 parcels. The SW 62nd Boulevard Extension project will extend a major roadway through the western-most property in this application (06684-1) to create a connection with SW 43rd Street and Clark Butler Boulevard. This will change the development pattern in the area. The parcels are also less than a half mile from the recently expanded Butler Plaza North development area, which has altered the development pattern in this southwest area. The proposed rezoning is a logical extension of the Urban Village as mapped in the Future Land Use Element and extends the policy guidance for the Urban Village to these contiguous properties.

Impact on Level of Service (LOS) Standards

The parcels all are within the urbanized area of the City of Gainesville. Parcel 06686 abuts an existing dense, condominium development. Parcel 06687-1 contains a single-family dwelling. Parcel 06687-2 contains a dilapidated former single-family dwelling. Existing public facilities are available to serve new development or redevelopment on these parcels at adopted level of service standards. There will be no impacts on level of service standards until redevelopment or new development occurs on these parcels. At the time of application for development plan review, the development plans will be subject to Concurrency and Transportation Mobility review for level or service compliance.

At this time, it is unknown what type of development will occur on these parcels. Since the U9 zoning district and UMUH future land use category allow a mix of uses, it cannot be predicted whether the future development will be residential or non-residential or a mix of uses. As a result, calculating LOS impacts is difficult and any estimates are subject to change. For the purposes of analyzing the maximum potential impact from the proposed future land use changes, this analysis will assume multi-family residential development and utilize the net increase in the number of units allowed in the UMUH future land use category over what is currently allowed in the existing future land use categories. This number was calculated as a net increase of 1,599 multi-family units as shown in the table in the Proposed Future Land Use Designations section of this Report.

Roadways

The parcels are all located within Zone M of the Transportation Mobility Program Area. There will be redevelopment trip credits for the existing single-family uses at the site. Any new development or redevelopment on the parcels that increases the number of trips will be responsible for meeting the Zone M TMPA criteria. The calculation is based on the net, new number of multi-family units that would be allowed under the proposed UMUH future land use category.

The maximum increased trip generation from the proposed land use changes based on the ITE 10th Edition is shown below:

Land Use 221 – Multifamily Housing (Mid-Rise)

1,599 MF units x 5.44 = 8,699 average daily trips (net, new)

1,599 MF units x .44 = 704 p.m. peak hour of adjacent street traffic trips (net, new)

Recreation

The Recreation LOS standard is based on current population estimates. At this time, there are no deficiencies associated with Recreation LOS. When new development or redevelopment occurs on these parcels, there will be a requirement to calculate the Recreation LOS based on population estimates in effect at that time.

Water and Wastewater

There are existing potable water and wastewater facilities adjacent to these parcels. The water and wastewater LOS standards are based on residential development.

Potable Water Maximum Day (Peak) Design Flow: 200 gallons per capita per day

$200 \times (1,599 \text{ MF units} \times 2.25 \text{ persons per household}) = 719,550 \text{ gallons per day}$

Wastewater Average Day Standard: 106 gallons daily flow per capita

$106 \times (1,599 \text{ MF units} \times 2.25 \text{ persons per household}) = 381,361 \text{ gallons daily flow}$

Water Supply: 147 gallons per capita per day

$147 \times (1,599 \text{ MF units} \times 2.25 \text{ persons per household}) = 528,869 \text{ gallons per day}$

Solid Waste

There is existing solid waste disposal service in this area. The solid waste LOS standard is based on residential development.

0.665 tons of solid waste per capita per year disposed

$0.665 \times (1,599 \text{ MF units} \times 2.25 \text{ persons per household}) = 2,392.5 \text{ tons per year disposed}$

Mass Transit

The Regional Transit Service currently serves the area. As indicated earlier in this Report, Route 28 serves SW 43rd Street and connects from the University of Florida Hub to the Butler Plaza Transfer Station. Route 20 is also available, and it connects from Cabana Beach to the Reitz Union. It is anticipated that the bus routes will change after the construction of the SW 62nd Boulevard extension is completed. This may bring a bus stop even closer to the subject properties.

Because these parcels are located in the University of Florida Context Area, any new multi-family residential development will have to meet Transportation Mobility Element Policy 10.1.14 requirements for capital transit costs associated with transit service needs.

Public Schools Facilities

Public Schools Facilities LOS is based on residential development and the type of residential development (single-family versus multi-family). It is unknown at this time what type of development will occur. Assuming multi-family development for all the parcels, the student generation calculations

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for the net increase in multi-family units under the proposed UMUH future land use category are as follows:

Elementary: 1,760 MF units x 0.08 Elementary multiplier = 141 Student Stations
Middle: 1,760 MF units x 0.03 Middle School multiplier = 53 Student Stations
High: 1,760 MF units x 0.03 High School multiplier = 53 Student Stations

The Public School Student Generation Calculation Form was submitted with this report, and it is subject to review by the Alachua County School Board.

Conclusion

As stated in this report, the proposed land use changes and rezonings for these 4 parcels are consistent with the City of Gainesville Comprehensive Plan and Land Development Code. The area contains vacant land and properties with older single-family dwellings. The land use changes and rezonings are being proposed to spur infill and redevelopment in this area east of I-75 that abuts the existing Urban Village and is close to the University of Florida and Butler Plaza. The extension of SW 62nd Boulevard will alter conditions for these parcels and provide new opportunities for development. It is logical to extend the Urban Village area (and the associated UMUH land use category and U9 zoning) to these parcels for a unified development vision for the area.

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Appendices

**Environmental Features
Of a Portion of
Parcel 06686-000-000,
Southwest Gainesville**

Mark A. Garland
Environmental Coordinator
City of Gainesville

February 17, 2009

On January 21, 2009, I briefly examined the portion of tax parcel 06686-000-000 north of the Progress Energy power line to determine the location of environmentally significant features. A summary of information from published sources and site visits follows.

The parcel is roughly shaped like an inverted "L." North of the power line, the parcel extends north to the southern boundary of Alachua County's Forest Park, then turns west and ends beyond Hogtown Creek.

The county included most of this parcel in its Hogtown Prairie Strategic Ecosystem. In November, 2007, I examined the parcel with Stephen Hofstetter of the Alachua County Environmental Protection Department. He and I determined that the area north of the power line exhibits characteristics of the strategic ecosystem.

Topography: North of the power line, the parcel slopes down gently toward the northwest to the broad, nearly flat floodplain of Hogtown Creek. LIDAR data shows that the power line is about 64 feet above sea level and the floodplain is between 54 and 55 feet above sea level.

Soils: The Alachua County Soil Survey maps Pomona sand in the floodplain of Hogtown Creek and Blichton sand, 2-5% slopes, on the slope and the upland. Pomona sand is usually found in pine flatwoods rather than on floodplains; it has a water table as high as 6 inches below the surface in the summer. The Blichton soil is clay-rich and develops over limestone; it can also have a water table near the surface in the summer wet season and sometimes has areas of hillside seepage. The Pomona soil is in hydrologic group B/D and the Blichton soil is in hydrologic group D. Group D soils have a very slow rate of infiltration of water and a high potential for surface runoff.

Ecological Communities: Just north of the power line is an area with large live oaks (see fig. 1) in the canopy, dead pine trunks on the ground (possibly killed by bark beetles) (fig. 2), and many small laurel oaks in the shrub layer. Westward, this community changes to a floodplain dominated by laurel oaks in the canopy and grasses like *Chasmanthium laxum* in the groundcover (fig. 3).



Figure 1. Live oak in upland portion of parcel.



Figure 2. Dead pine trunks and young oaks in upland portion of parcel.



Figure 3 Floodplain on parcel. Note watermark and lichen line on trees in center.

Surface Waters and Floodplains: Hogtown Creek flows in a southwesterly direction across the northwestern part of the parcel. According to FEMA data, the 10-year-flood elevation (the flood with a 10% chance of occurring in any particular year) is about 60 feet above sea level. Just northeast of the parcel, under the powerline, is a dry stormwater pond.

Wetlands: Floodplain wetlands (fig. 3) extend almost 300 feet east from the channel of Hogtown Creek. The KBN-Golder report on the Hogtown Prairie-Sugarfoot strategic ecosystem says this floodplain has “magnificent mature hardwood forests of different kinds.”

Listed Species Probable or Present: The Florida Natural Areas Inventory has no record of listed plant or animal species on this parcel. Gopher tortoises (*Gopherus polyphemus*) might be found in drier parts of the parcel near the power line. The floodplain forest is excellent habitat for migrating songbirds and other wildlife.

Karst Features (Caves, Springs, Sinkholes): No karst features are evident on the surface on this parcel, but the entire area lies in the “perforated zone” of Alachua County, where clays overlying the Ocala Limestone are discontinuous and sinkholes are common. Hogtown Creek itself flows into a sink a few miles west of this property.

Historical and Archaeological Resources: The lower Hogtown Creek drainage is well known for archaeological sites. The Florida Master Site File lists two sites on or closely adjacent to the

parcel. An unnamed site (AL00465) extends under the powerline on the northeast corner of the site. The State Historic Preservation Officer has not evaluated the significance of this site. The Robin site (AL04800) lies southwest of the parcel. It may be eligible for inclusion on the National Register of Historic Places. See the last page for more information.

Recommendation for Future Land Use

The applicant proposes placing Conservation land use on the floodplain wetland and Residential Medium-Density land use on the remainder. City planning staff has proposed extending the area of Conservation land use eastward to a line parallel to and 100 feet northwest of the power line easement.

In my opinion, the City proposal is more appropriate for two reasons. First, the City proposal includes the 50-foot wetland buffer in Conservation, offering more protection to the floodplain wetland. Second, the City proposal includes the entire 10-year flood zone in Conservation; the applicant's proposal includes only that portion of the 10-year flood zone that is also a wetland. The City's Future Land Use policy 4.1.1 states in part that "The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development." It is hard to argue that a 10-year flood zone is appropriate for such development when the City's own regulations prohibit almost all development within it.

Archaeological Sites on or near Parcel 06686-000-000

SITEID AL00465
SITENAME NN
SITETYPE1 Habitation (prehistoric)
SITETYPE2 Unspecified by the recorder
CULTURE1 Archaic, 8500 B.C.-1000 B.C.
CULTURE2 Deptford, 700 B.C.-300 B.C.
CULTURE3 Unspecified on form by the recorder
SURVEVAL Insufficient Information
SURVEYNUM 6873
D_NRLISTED <null>
SHPOEVAL Not Evaluated by SHPO
PLOTTYPE NORM

SITEID AL04800
SITENAME ROBIN
SITETYPE1 Campsite (prehistoric)
SITETYPE2 Habitation (prehistoric)
SITETYPE3 Prehistoric quarry
SITETYPE4 Historic refuse
CULTURE1 Twentieth century American, 1900-present
CULTURE2 Alachua A.D., 1250-A.D. 1600
CULTURE3 Late Archaic
CULTURE4 Middle Archaic
CULTURE5 Cades Pond, 300 B.C.-A.D. 800
CULTURE6 Hickory Pond, A.D. 800-1250
CULTURE7 Orange
CULTURE8 Paleoindian, 10,000 B.C.-8500 B.C.
SURVEVAL Eligible for NRHP
SURVEYNUM 7966
D_NRLISTED <null>
SHPOEVAL Potentially Eligible for NRHP
PLOTTYPE NORM

Exhibit B-1 Aerial Map



AERIAL PHOTOGRAPH


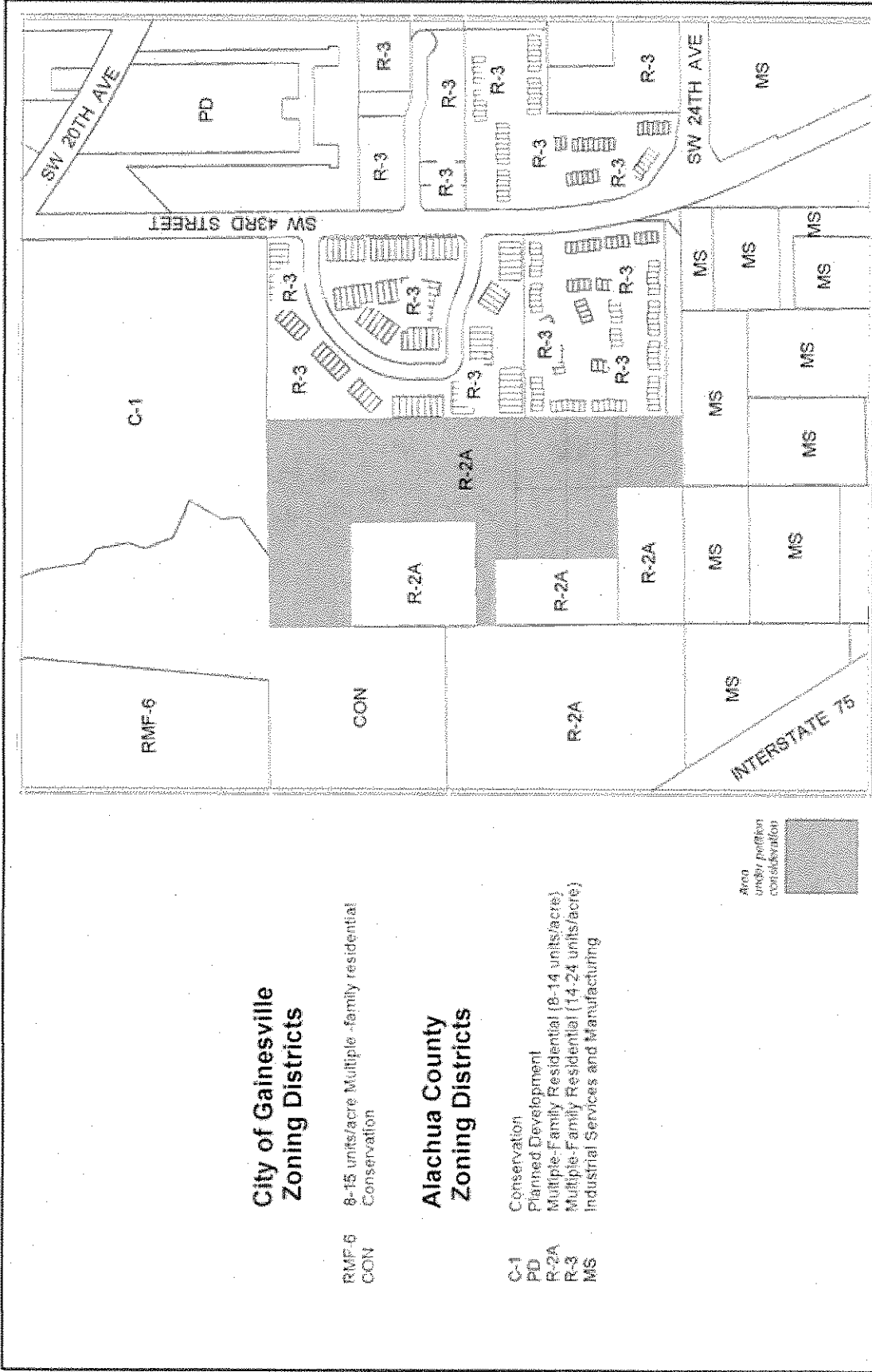
Name	Petition Request	Map(s)	Petition Number
 <p>City Plan Board, applicant</p>	<p>Rezone parcels from Atachua County Multiple-family, medium-high density district (R-2a) to City of Gainesville RMP-3 (R-30) units/acre multiple family residential district and CON (Conservation) district.</p>	<p>4243</p>	<p>PB-11-78 ZON</p>

Exhibit B-2 Existing Zoning



**City of Gainesville
Zoning Districts**

RMF-6 8-15 units/acre Multiple-family residential
 CON Conservation

**Alachua County
Zoning Districts**

C-1 Conservation
 PD Planned Development
 R-2A Multiple-Family Residential (8-14 units/acre)
 R-3 Multiple-Family Residential (14-24 units/acre)
 MS Industrial Services and Manufacturing

Area under petition consideration



EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Rezone parcels from Alachua County Multiple-family, medium-high density district (R-2a) to City of Gainesville (RMF-8 (8-30 units/acre multiple family residential district) and CON (Conservation) district.	4243	PB-11-76 ZON

Exhibit B-3 Proposed Zoning

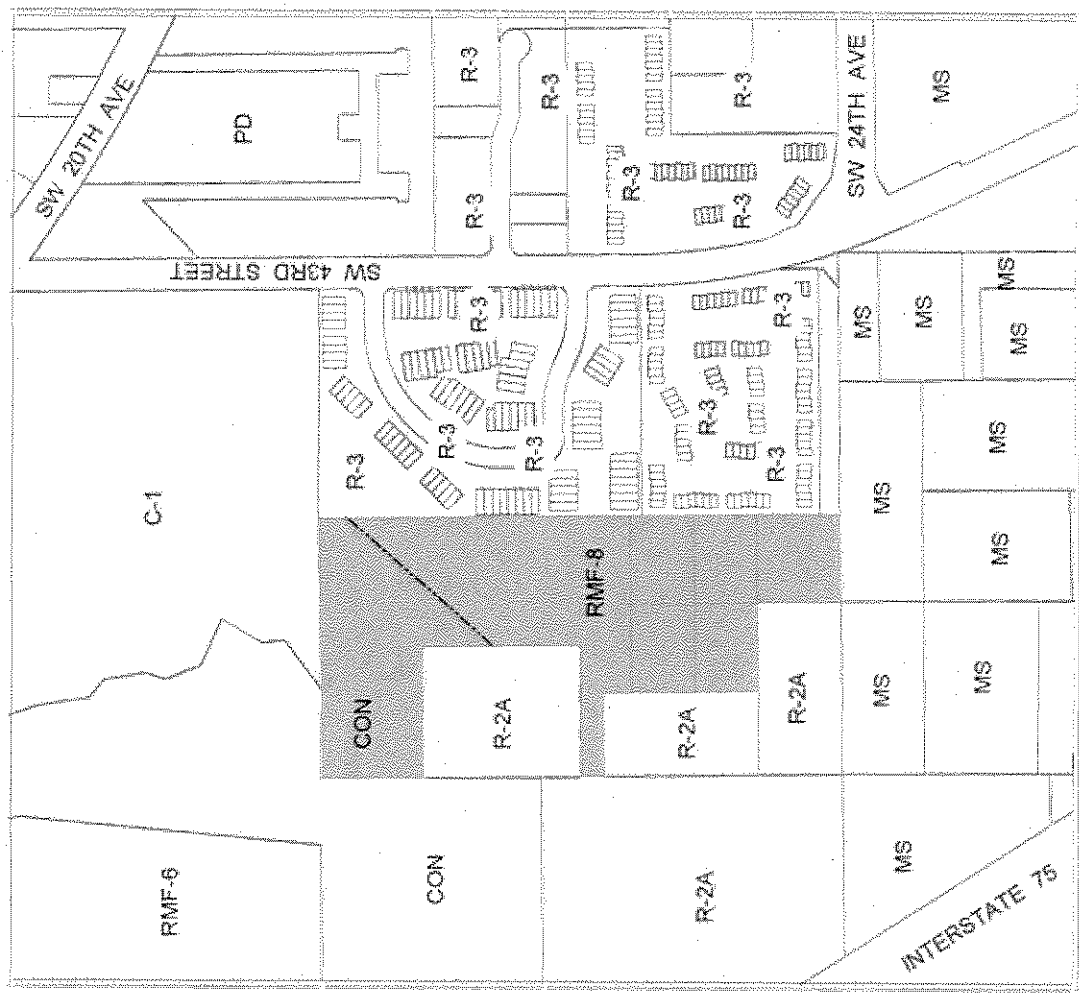
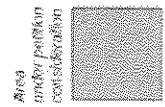
**City of Gainesville
Zoning Districts**

- RMF-6 8-16 units/acre Multiple-family residential
- RMF-8 8-30 units/acre Multiple-family residential
- CON Conservation

**Alachua County
Zoning Districts**

- C-1 Conservation
- PD Planned Development
- R-2A Multiple-Family Residential (8-14 units/acre)
- R-3 Multiple-Family Residential (14-24 units/acre)
- MS Industrial Services and Manufacturing

--- Division line between two zoning districts



PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Rezone parcels from Alachua County Multiple-family, medium-high density district (R-29) to City of Gainesville RMF-8 (8-30 units/acre multiple-family residential district) and CON (Conservation) district.	4243	PB-11-78 ZON



Exhibit B-4 Current Plans

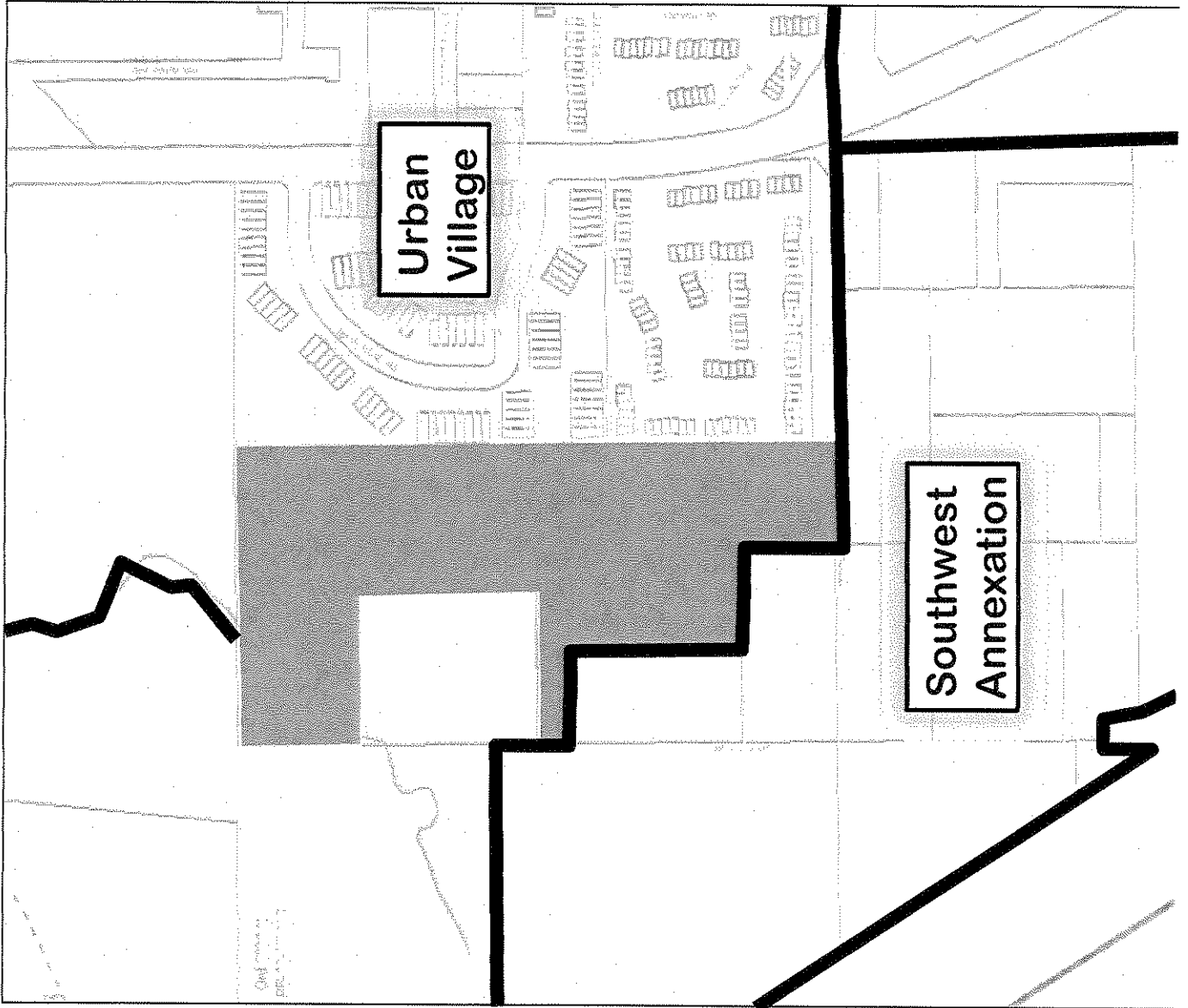


Exhibit B-5 Alachua County Strategic Ecosystems

— Petition Area
▒ Strategic Ecosystem

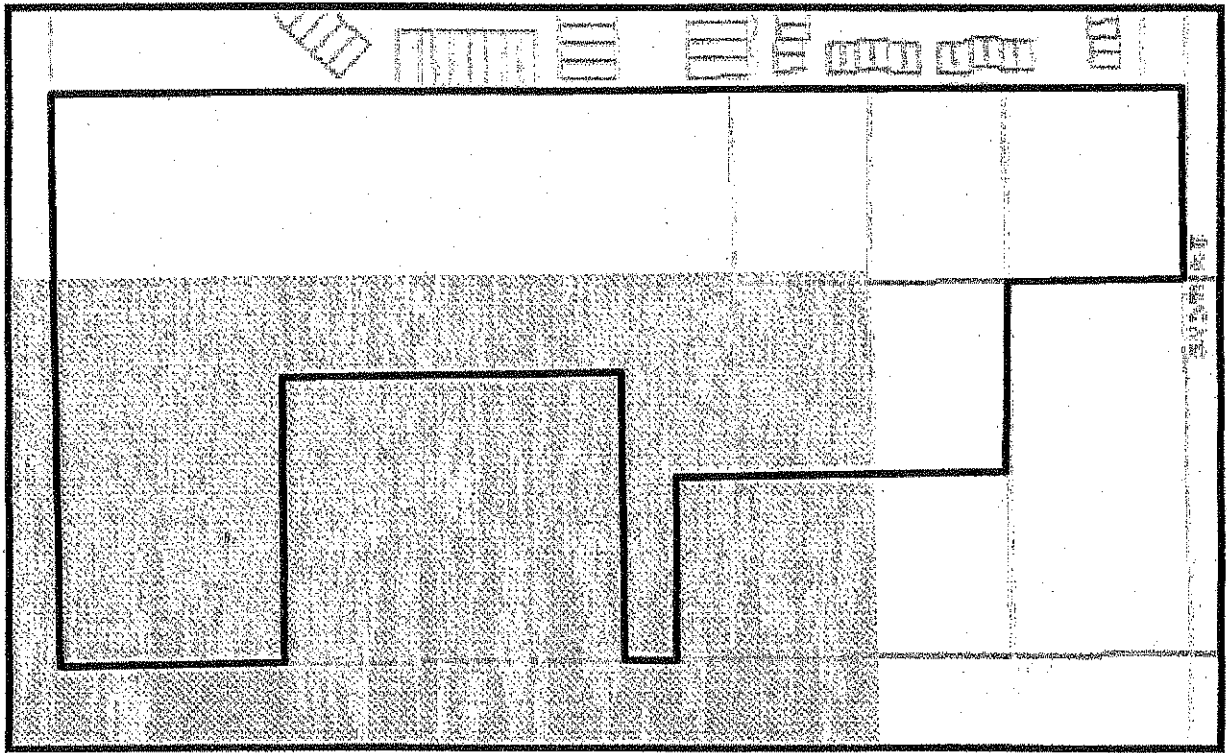
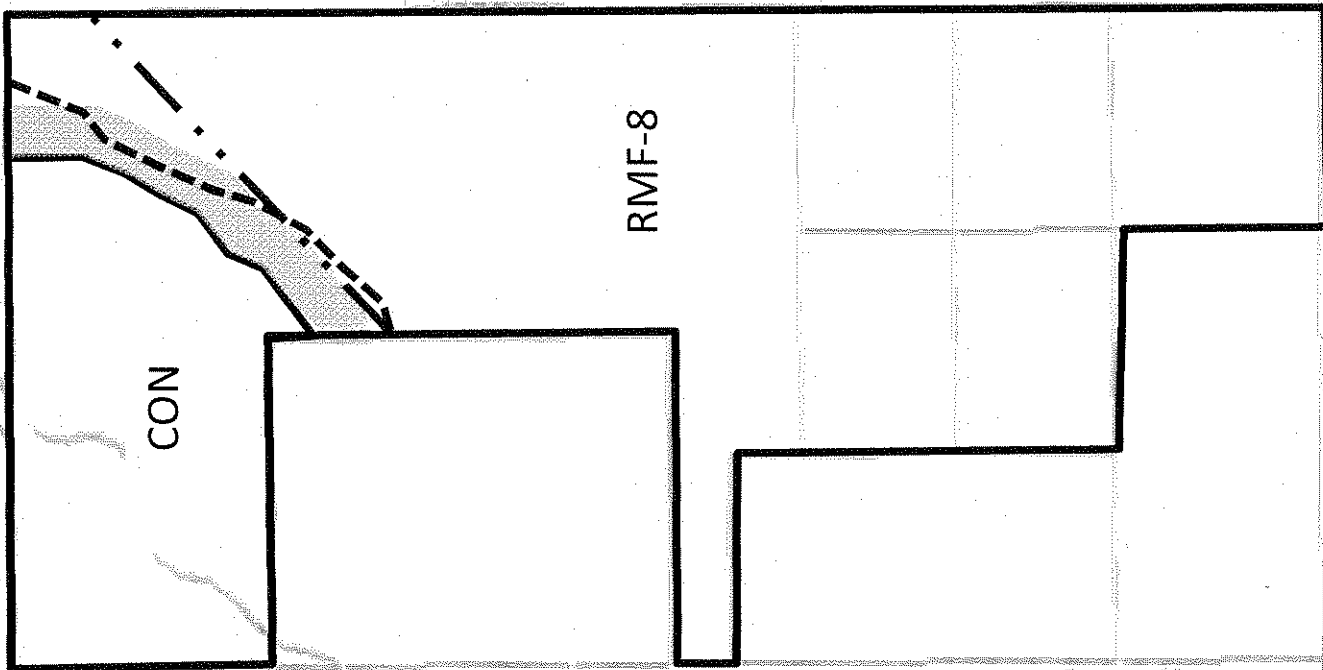


Exhibit B-6 Environmental Features



Hogtown Creek

Wetland line and 50' buffer

Ten-year flood channel

Zoning Boundary Line

CON

RMF-8



31 October 2014

Mr. Al Kamlah
Attn: Mr. Joshua S. Williams, President
J&S Commercial Real Estate Services, Inc.
2579 SW 87th Drive
Gainesville, FL 32608

Re: Environmental Survey of the **Al Kamlah Property**
Parcels 06684-001-000, 06820-001-000, and 06829-000-000
Alachua County, Florida

Dear Gentlemen:

Ecosystem Research Corporation (ERC) was contracted by Mr. Al Kamlah and J&S Commercial Real Estate Services, Inc. to perform an Environmental Resource Assessment (ERA) of three (3) Alachua County tax parcels located in southwest Alachua County. The parcels lie along the eastern right-of-way boundary of I-75 and at the terminus of SW 40th Boulevard (**Figure 1**). The parcels lie south of SW 20th Avenue and north of SW Archer Road (SR24). Southwest (SW) 47th Street is located along the eastern boundary of the three (3) parcels. The three (3) tax parcels are contiguous and for the intent of this report comprise the Project Site and total Resource Assessment Area (RAA) (**Figures 1 and 2**). The Project Site tax parcels shown in relation to adjacent and locally occurring properties are provided on Figure 2. The Project Site totals **15.96¹** (16.07) acres and is identified as the entire extent of the following parcels:

Parcel Number	Acreage Calculated from Parcel GIS Data	Acreage Listed by Alachua County Property Appraiser
06684-001-000	12.15	12.19
06829-000-000	0.23	0.30
06820-001-000	3.58	3.58
TOTAL	15.96	16.07

The Project Site lies within Sections 10 and 15, Township 10 South, Range 19 East, and is described geographically within the Gainesville West USGS Quadrangle Map (**Figure 3**). The Project Site is located within a Rural Residential and Agricultural type land use. There are Multifamily Residential and Single Family land uses located east of the Project Site and Light Industrial and Commercial land uses located south of the Project Site.

¹ The GIS shapefile coverage of the three (3) tax parcels obtained from Alachua County totals 15.96 acres as compared to a total of 16.07 acres identified on the Property Appraiser’s website. For the intent of this report, the shapefile acreages are used in the text and on all figures.

Environmental Resource Assessment Methodology

Field Survey

A field survey of the Project Site was performed 12 September 2014 to determine the general ecological condition of the area and determine if any listed plant or animal species or other environmental constraints were present within the boundaries of the Project Site or immediately adjacent parcels. The survey was performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037) of Ecosystem Research Corporation. A survey of the Project Site was performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at 290 locations within the Project Site and adjacent areas. At each location, plant species and GPS position coordinates were recorded with a hand-held Garmin GPSmap 76CSx unit. Photographs were taken at 75 photo stations to describe the general plant communities, land uses, and residential activities occurring on the site. The photos are shown in the Appendix and referenced to areas annotated on Figure A-1. The southern boundary of the Hogtown Creek was located in the field by flagging the boundary with sequentially numbered flags. The GPS position coordinates of each flag were located in the field with a hand-held GPS as discussed above. The GPS locations of the wetland boundary presented in this report has not been surveyed; however, the boundary as shown in subsequent figures is sufficient for use in the basic review process. At the time of the survey, the temperature was 94° and there was approximately a 50% cover of cumulus clouds.

Data Search

To complement the data obtained from the field survey, several existing GIS databases were queried to obtain available published site-specific GIS data for the site and surrounding areas. These databases include the following:

1. Natural Resource Conservation Service (NRCS) Soils
2. Federal Emergency Management Service (FEMA)
3. National Wetlands Inventory (NWI)
4. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
5. FWC Wading and Waterbird Rookery Nest Sites

The field survey and data review assessment performed for the project specifically addresses the requirements of the City of Gainesville Land Development Code, specifically **Sections 30-300, 30-301, 30-302, and 30-310**.

Results of Data Review

Published Geographic and Hydrologic Data Review

The NRCS soil survey map for the site and surrounding area is shown on **Figure 4**. The soils occurring within the boundaries of the Project Site are summarized as follows:

Mapping Unit Symbol	Mapping Unit	Hydric	Drainage Class
3	Arredondo fine sand, 0 to 5 percent slopes	No	Well drained
14	Pomona sand	No	Poorly drained
26	Samsula muck	Yes	Very poorly drained
29	Lochloosa fine sand, 2 to 5 percent slopes	No	Somewhat poorly drained
32	Bivans sand, 2 to 5 percent slopes	No	Poorly drained
74	Blichton sand, 2 to 5 percent slopes	No	Poorly drained

The flat ridges and gentle slopes of the site are occupied by the well-drained Arredondo fine sand mapping unit. The upper horizon of this soil type is well drained; however, these soils have a clay layer beginning at ± 54 inches below the surface. There is a well-defined landscape depression occurring within the central and southern extent of parcel 06820-001-000, which is clearly defined by the LiDAR topo as seen on **Figure 5**. This is an upland depression that pools water during periods of extreme rainfall. This depression historically extended west across I-75 onto the Celebration Pointe property. The depression is defined by Bivans sand, which has a clay confining layer that begins at 15 inches below the surface and extends through the depth of the 80-inch surface profile. The remaining upland areas of the site are occupied by Lochloosa fine sand, a somewhat poorly drained soil that has a clay layer beginning at 34 inches below the surface and extends throughout the horizon.

Hogtown Creek occurs within the northern quarter of the Project Site. The NRCS has mapped the creek area as Arredondo sand and Pomona sand, which are both nonhydric soil mapping units. The Pomona soil is a flatwoods soil. The NRCS map for the creek area as mapped for this area is incorrect. The soils within Hogtown Basin should be mapped as Samsula muck or Montechoa loamy sand based on field observations of the onsite wetland soils.

The FEMA floodplain map for the Project Site and surrounding Hogtown Creek area is shown on **Figure 6**. The northwest corner of the Project Site, which represents the Hogtown Creek Basin, is mapped within FEMA flood zone AE, which is the 100-year flood zone in which a base flood elevation has been established. In addition, the Project Site contains a 0.2% flood zone area that is equivalent to the 500-year flood zone. For comparison purposes only, the FEMA flood zone as shown compared to the onsite flagged wetland boundary and the 60 and 61-ft contours is shown on **Figure 7**. The National Wetlands Inventory and Alachua County composite wetlands map for the Project Site and surrounding area as compared to the wetland boundary that was flagged in the field is shown on **Figure 8**. As can be seen on Figure 7, the extent of wetlands as mapped within the published GIS databased overestimates the true wetland acreage that exists on the site. The best estimate of the onsite wetland area equals 4.11 acres as compared to 4.78 acres and 7.49 acres as mapped by NWI and Alachua County, respectively.

Published Listed Species Occurrence Data

The results of searches of the wading and water bird nesting sites, eagle nests, wood stork regulated buffers, and FNAI element occurrence databases are presented on **Figures 9 and 10**. There have been no FNAI listed species, eagle nests, or wading bird rookery sites reported within the Project Site or immediate vicinity of the Project Site.

There is an abandoned rookery site (Atlas ID 605118) located 1.14 miles north of the Project Site (Figure 9) but no activity has been reported for this area in years. Prior to 2005 an eagle nest (Atlas ID AL055) was located 0.32 miles west of the Project Site along the south boundary of Hogtown Creek. However, a combination of the pine beetle infestation and hurricanes of late 2004 destroyed the nest tree. ERC has determined that this nest tree is no longer present at this location and ERC and others have located what is assumed to be the relocated nest in an area northeast of the City of Gainesville Kanapaha Water Reclamation Facility. The new site shown on Figure 9 is located 0.95 miles southwest of the Project Site. The new nest site was last surveyed on 6 November 2013 by ERC and a juvenile eagle was seen roosting on a branch adjacent to the nest.

The Project Site is located within the River Styx Wood Stork Regulated Buffer as shown on Figure 10. Any wetland impacts occurring on this site would need to be evaluated with respect to impacts on the wood stork colony as outlined within the Corps of Engineers, Jacksonville District, U.S. fish and Wildlife Service, Jacksonville Ecological Services Field Office and State of Florida *Effect Determination Key for the Wood Stork in Central and North Peninsula Florida* (September 2008).

Results of Field Survey

Field Determination of Listed Species

Florida milkweed (*Matelea floridana**‡ [Vail] Woodson), which is a state listed endangered species, was found in the northeast section of the Project Site along the south jurisdiction line of Hogtown Creek as shown on **Figure 11**. There were no other listed plant species seen.

The entire Project Site was surveyed for the occurrence of gopher tortoise burrows. The survey locations correspond to the GPS icons shown on **Figure 12**. There were no burrows found or any other listed animal species noted on the Project Site.

Field Determination of Plant Community Associations and Existing Land Use

The GPS locations where specific plant communities, land use, and plant and animal species data were recorded are shown on Figure 12. From the field survey GIS data, a plant community and land use map has been created and is shown on **Figure 13**. The results show that the site is composed of **4.11** acres of wetland habitat with the remaining acreage being covered with very disturbed, successional upland habitats. There is a regional power line easement that transects the site in two areas, as follows (Figure 13):

1. The power line runs in a general north-south direction and runs the entire length of the western property line adjacent to I-75.
2. A second power line intercepts the north-south easement and runs northeast-southwest through the property in the approximate middle of the Project Site.

The upland area of the power line right-of-way totals ± 3.32 acres based on the approximate delineation of the boundary via a hand-held GPS. A brief description of the plant community types are provided, as follows:

Wetland (4.11 acres)–Hogtown Creek–Mixed Hardwood Swamp

The wetland on site is represented by a high-quality section of the Hogtown Creek system composed of a well-defined creek channel bordered by a Mixed Hardwood Swamp with fringing Hydric Hammock areas. Dominant canopy species in the area include swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), sweetgum (*Liquidambar styraciflua* L.), American elm (*Ulmus americana* L.), red maple (*Acer rubrum* L.), sugarberry (*Celtis laevigata* Willd.), sweetbay (*Magnolia virginiana* L.), green ash (*Fraxinus pennsylvanica* Marshall), swamp chestnut oak (*Quercus michauxii* Nutt.), live oak (*Quercus virginiana* Mill.), and swamp laurel oak (*Quercus laurifolia* Michx.). The channel of Hogtown Creek lies very close to the wetland jurisdiction line in the northeast corner of the Project Site and generally flows west toward the bridge where water flows under I-75. Construction of I-75 created a severe constriction/obstruction in the Hogtown Creek flow way along the northwest boundary of the Project Site. This obstruction results in an obvious rise in stage of the 100-year flood at I-75 to an elevation of about 64 ft as compared to the 60-ft elevation of the 100-year event located at the east side of the property (Figures 6 and 7). The wetland area

located along I-75 within the power line right-of-way is best described as a Mixed Marsh and Shrub Wetland area. Within the right-of-way, the canopy vegetation has been completely cleared and is maintained in low profile growth by periodic herbiciding and mowing of the vegetation. The ground within the area has historically been disturbed by the vegetation clearing activity resulting in a modification of the soils and topography in the local area.

Oldfield–Power Line (3.32 acres)

The power line footprint within the upland area of the Project Site is covered with a successional Oldfield plant community. The Oldfield consists of mesic and xeric habitat areas. The more xeric areas are dominated by species such as golden aster (*Pityopsis graminifolia* [Michx.] Nutt.), camphorweed (*Heterotheca subaxillaris* [Lam.] Britton & Rusby), Mexican tea (*Chenopodium ambrosioides* L.), broomsedge (*Andropogon virginicus* L. var. *glaucus* Hack.), yankeeweed (*Eupatorium compositifolium* Walter), and pricklypear (*Opuntia humifusa* [Raf.] Raf.). The more mesic areas are dominated by beggarticks (*Bidens alba* [L.] DC.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), common ragweed (*Ambrosia artemisiifolia* L.), Canada goldenrod (*Solidago canadensis* L.), and Baldwin's flatsedge (*Cyperus croceus* Vahl.). Large areas of the power line area are dominated by sand blackberry (*Rubus cuneifolius* Pursh), muscadine grape (*Vitis rotundifolia* Michx.), and the exotic species cogongrass (*Imperata cylindrica* [L.] P. Beauv.). The area is constantly subjected to mowing and herbicide application to prevent shrub and tree regrowth.

Mixed Oaks–Mixed Pines–Mixed Hardwood (8.23 acres)

The majority of the upland area on the Project Site was maintained as improved pasture from 1937 to 1974 and currently exists as a successional regrowth community dominated by laurel oak (*Quercus hemisphaerica* Bartr.), live oak (*Quercus virginiana* Mill.), water oak (*Quercus nigra* L.), sweetgum (*Liquidambar styraciflua* L.), laurel cherry (*Prunus caroliniana* Ait.), black cherry (*Prunus serotina* Ehrh.), and loblolly pine (*Pinus taeda* L.). The understory of the majority of this habitat as well as the Oldfield area has been disturbed by past and present excavation for archaeological artifacts. The area most highly used for this activity is shown on **Figure 14**.

Mesic Hammock (0.30 acres)

There is a small area remaining within the wetland buffer area that is covered with a remnant Mesic Hammock habitat. This is the highest quality upland area on site but represents only a moderate quality habitat for this community type. The area is dominated by live oak (*Quercus virginiana* Mill.), swamp laurel oak (*Quercus laurifolia* Michx.), pignut hickory (*Carya glabra* [Mill.] Sweet), ironwood (*Carpinus caroliniana* Walt.), eastern hop-hornbeam (*Ostrya virginiana* [Mill.] K. Koch), and swamp chestnut oak (*Quercus michauxii* Nutt.).

Historical Uses

Throughout the entire extent of parcel 06820-001-000 there is evidence of historical residential use. There is an old homestead located along the eastern boundary of the landscape depression located in the central area of the parcel (Figure 5; Figure 12). At this location there is an old concrete slab foundation and abandoned well. The home site is partially visible on 1937 and 1948 historical aerial photographs. Dumping of residential debris is apparent throughout much of the parcel area.

Summary

In summary, an Environmental Resource Assessment of the Project Site is provided. The ERA is consistent with the guidelines established within **Section 30-310** of the City of Gainesville Land Development Code.

Based on the provisions of this code section and the requirements outlined in **Sections 30-300, 30-301, and 30-302**, the required area that would possibly be set-aside and not allowed for development is represented by the wetland area and the more landward of either the 50-ft wetland buffer line or the 100-year flood elevation contour as shown on **Figure 15**. There are no Significant Natural Upland communities located on the Project Site. Hence, the estimated amount of developable area of the site would equal ± 10.08 acres with the set-aside totaling ± 5.88 acres, assuming a reasonable interpretation of the Land Development Regulations by the City of Gainesville. The Project Site is, in part, overlain by the Hogtown Prairie Strategic Ecosystem Overlay as shown on Figure 15. However, except for the areas described above within the 100-year flood zone, wetland, and wetland buffer, there are NO additional Strategic Ecosystem resources occurring within the boundary of the Project Site. The Strategic Ecosystem boundary as delineated corresponds to NO on-ground, verifiable boundary of topography, vegetation, or plant community structure, nor does the southern extent of the mapped Strategic Ecosystem form any definable connection to other offsite Strategic Ecosystem resources.

If you have any questions, please don't hesitate to call.

Sincerely,
ECOSYSTEM RESEARCH CORPORATION



Peter M. Wallace
President

Figure 1. Al Kamlah Project Site location map showing Project Site location in relation to local and regional access roads.

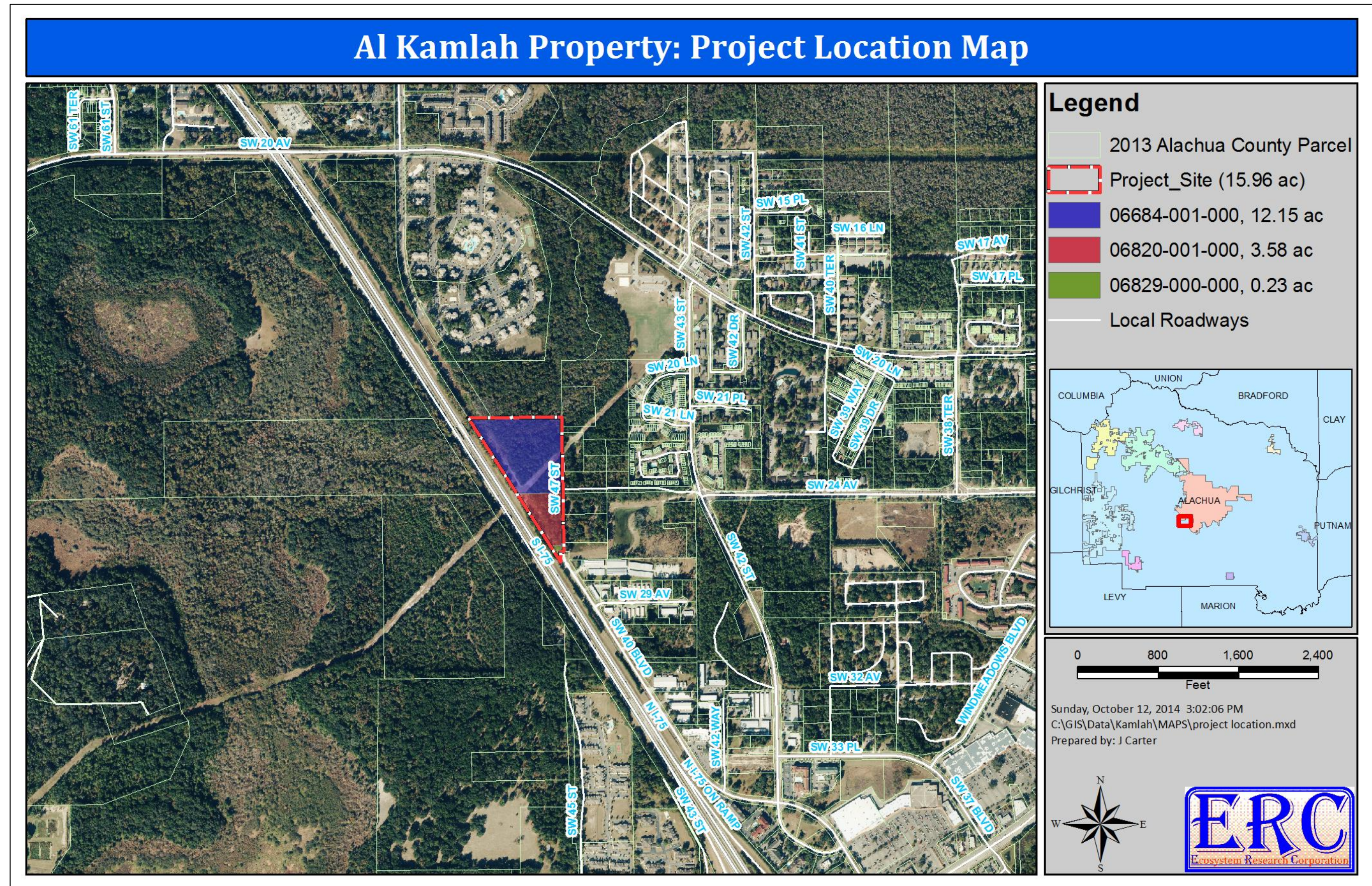


Figure 2. Al Kamlah Project Site shown in relation to adjacent Alachua County parcels.

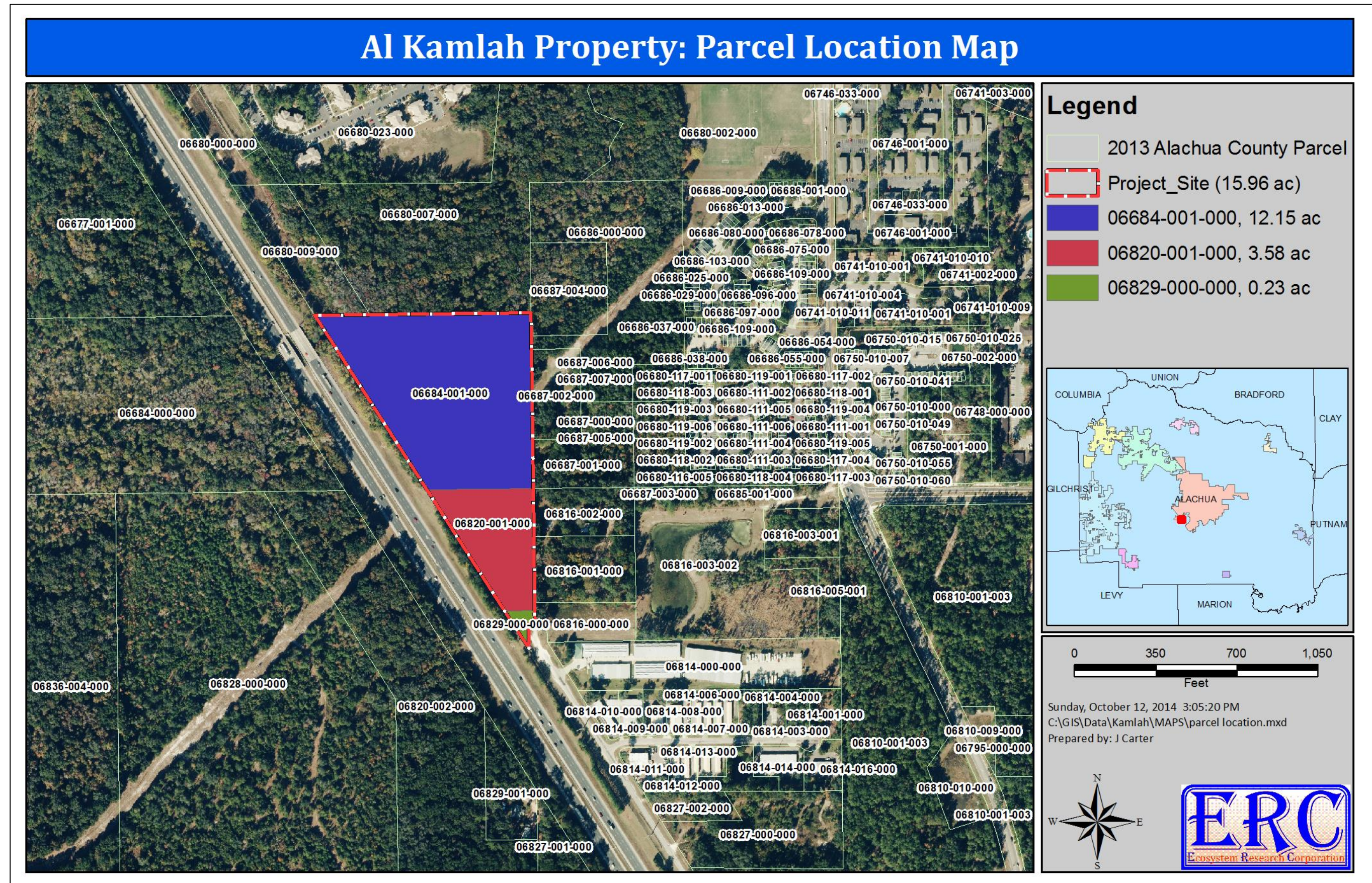


Figure 3. USGS Gainesville West Quadrangle map showing the Project Site and surrounding area.

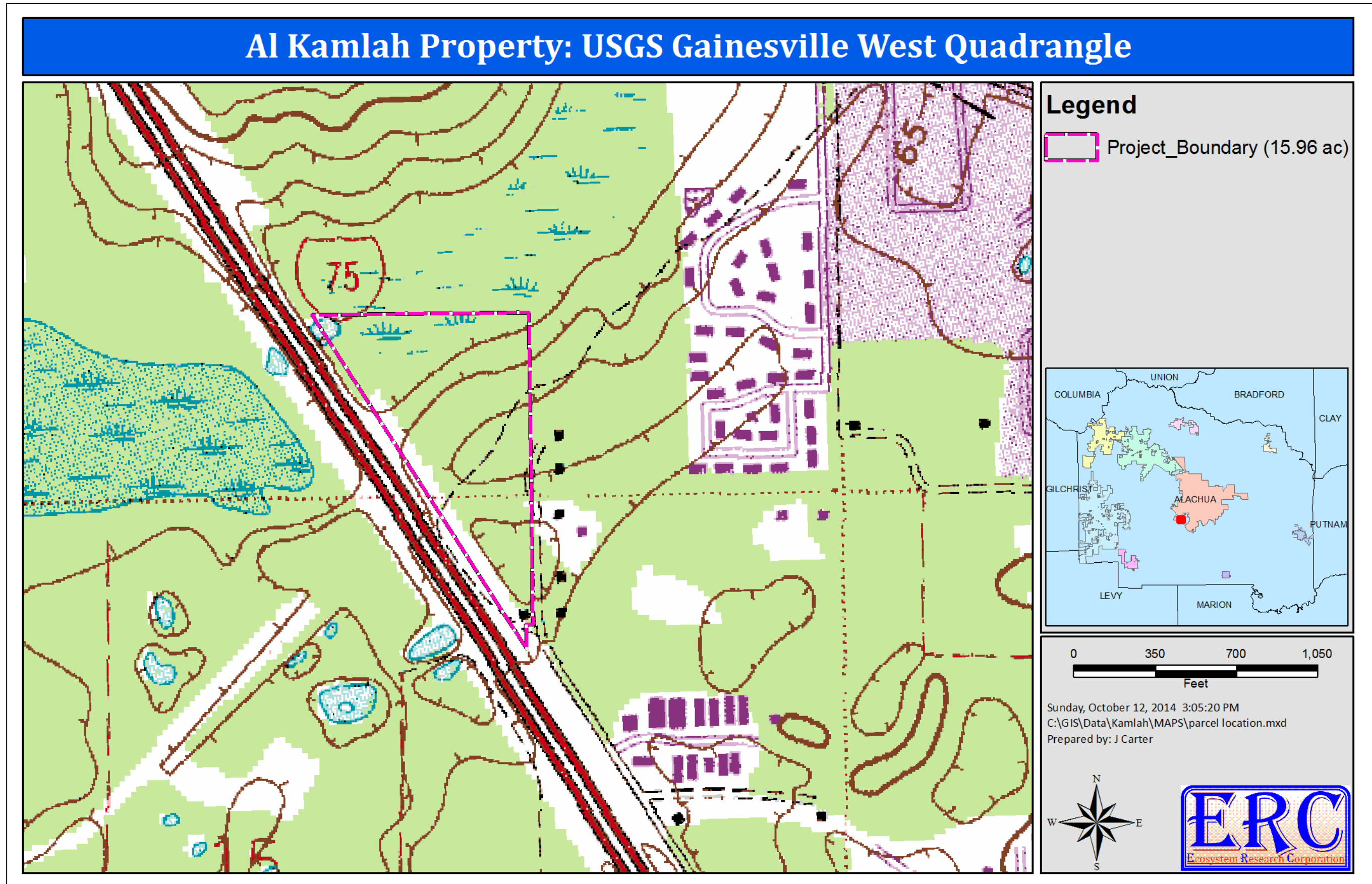


Figure 4. NRCS soil survey of the Project Site and surrounding area.

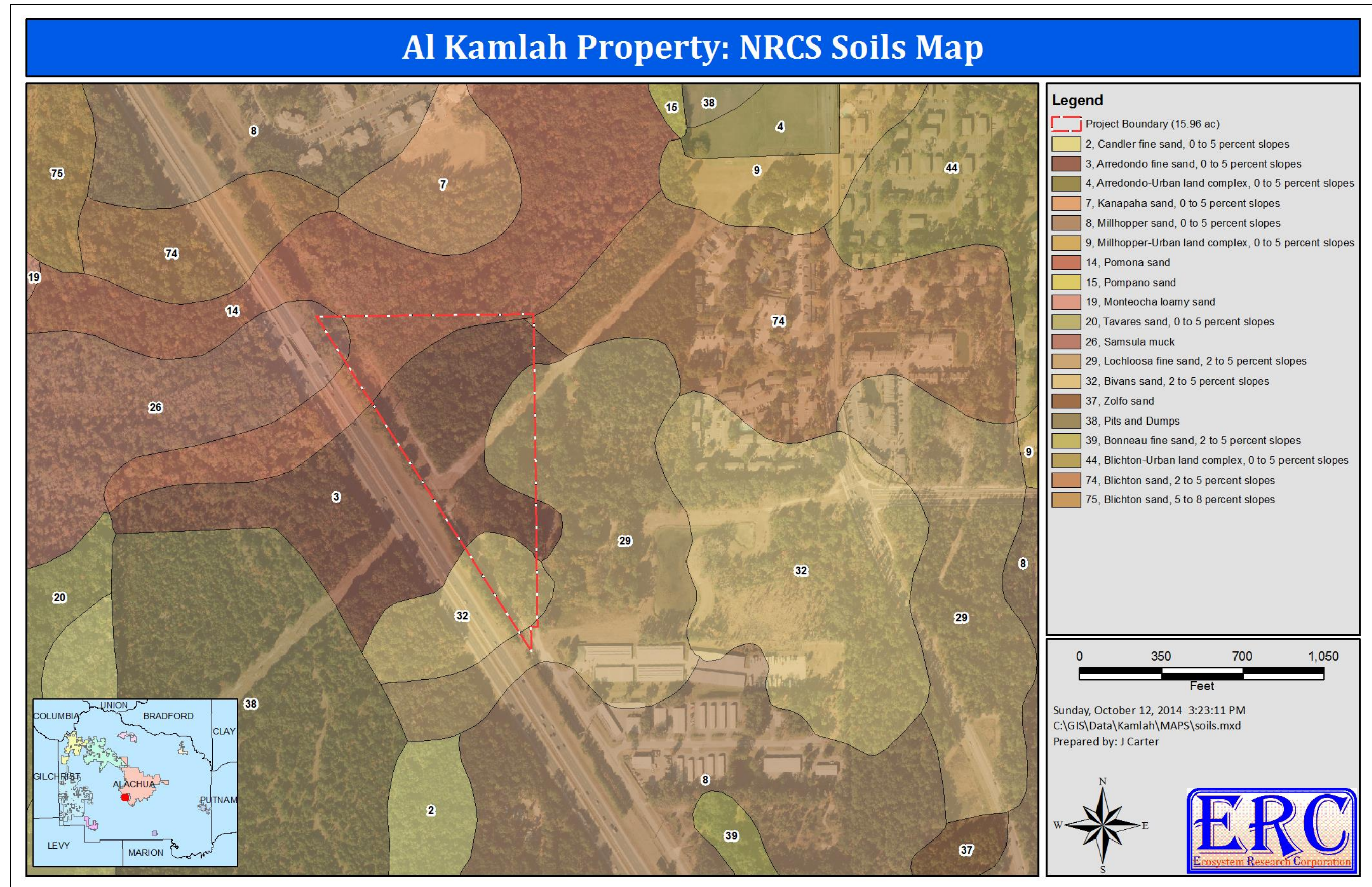


Figure 5. LiDAR topography map showing the Project Site and surrounding area.

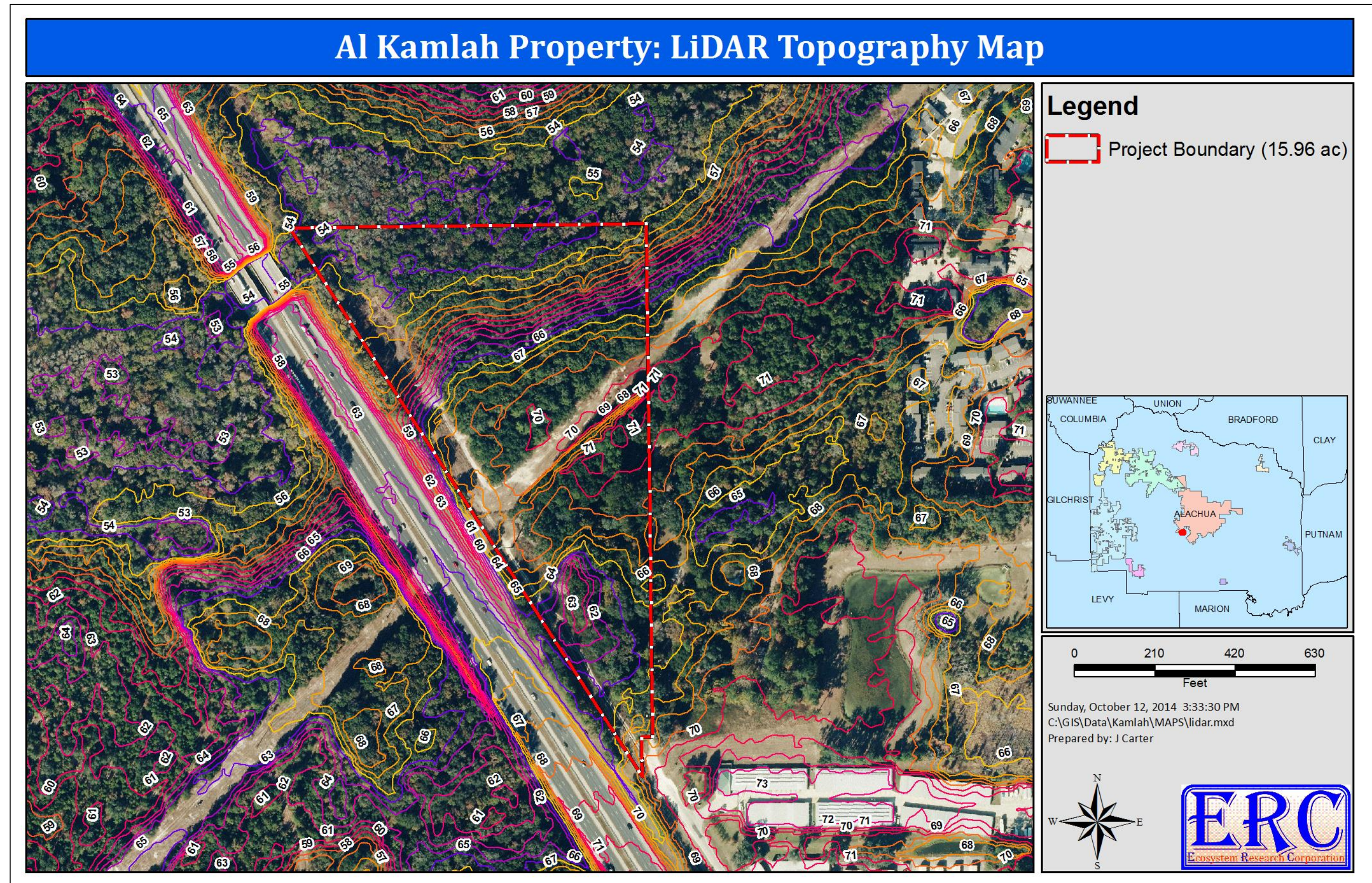


Figure 6. FEMA floodplain map of the Project Site and surrounding area.

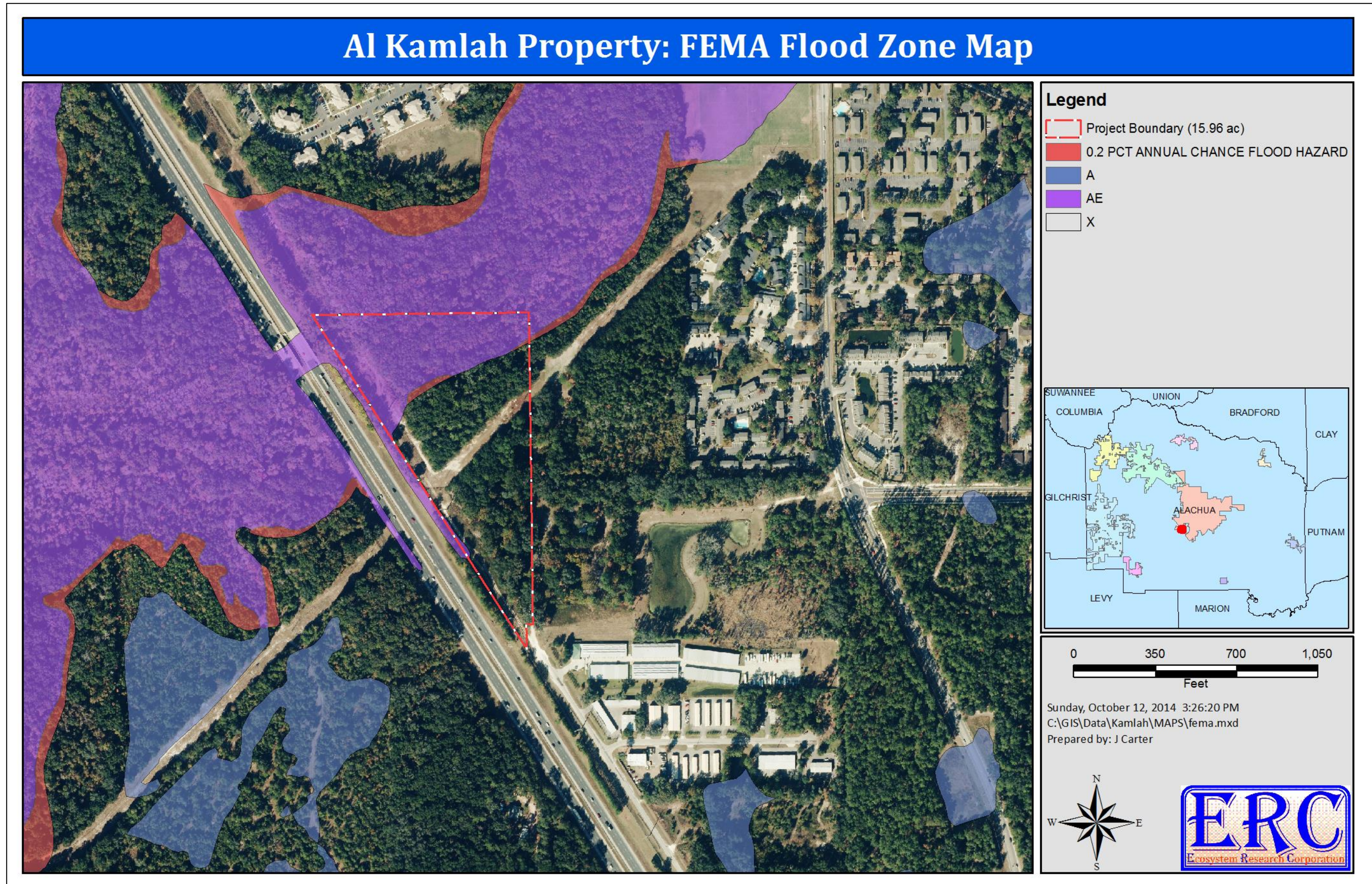


Figure 7. FEMA flood zones shown in relation to the flagged onsite wetland boundary and LiDAR topography contours.

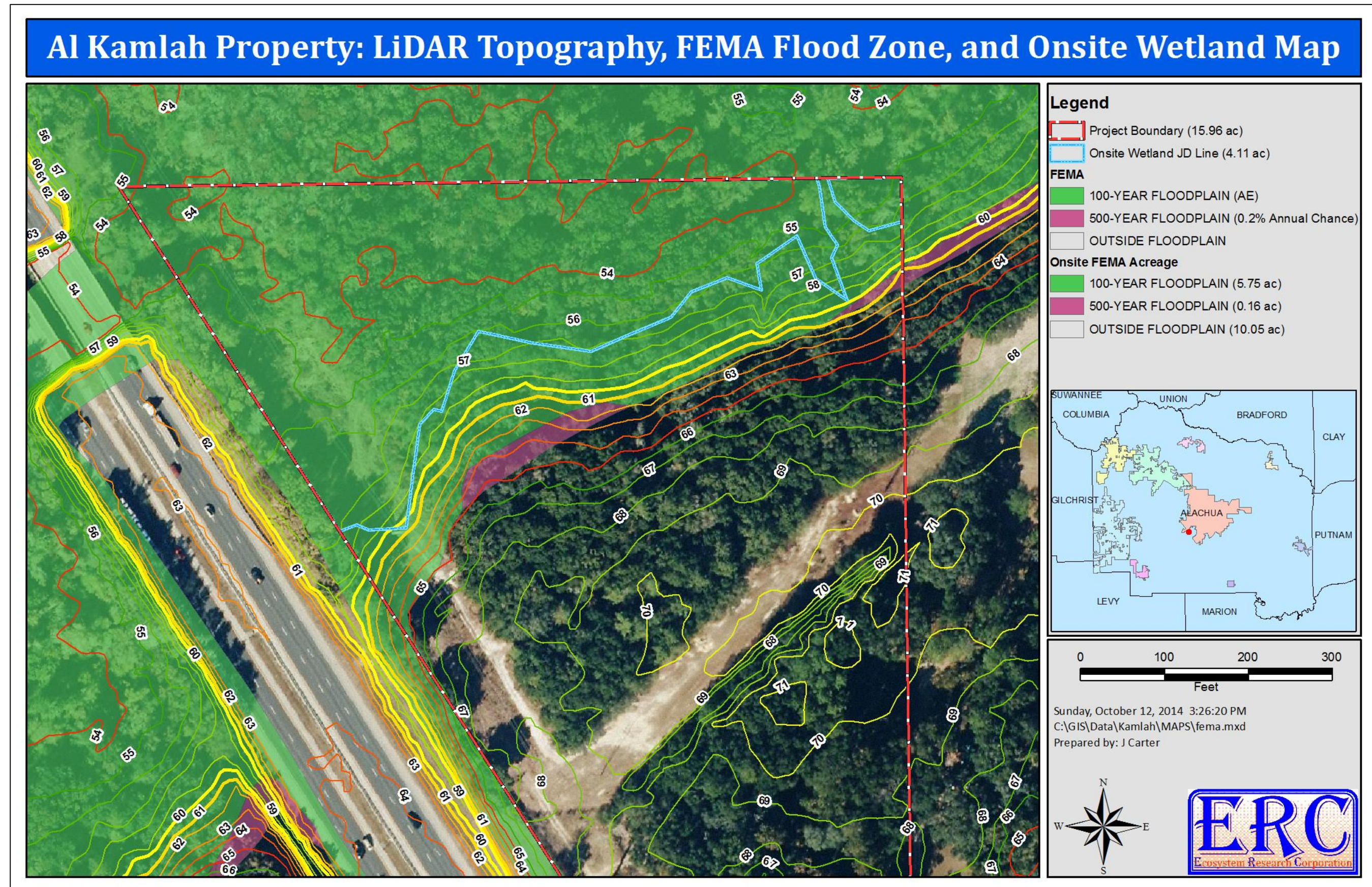


Figure 8. National Wetlands Inventory wetlands map of the Project Site shown in relation to Alachua County wetlands and the onsite wetland.

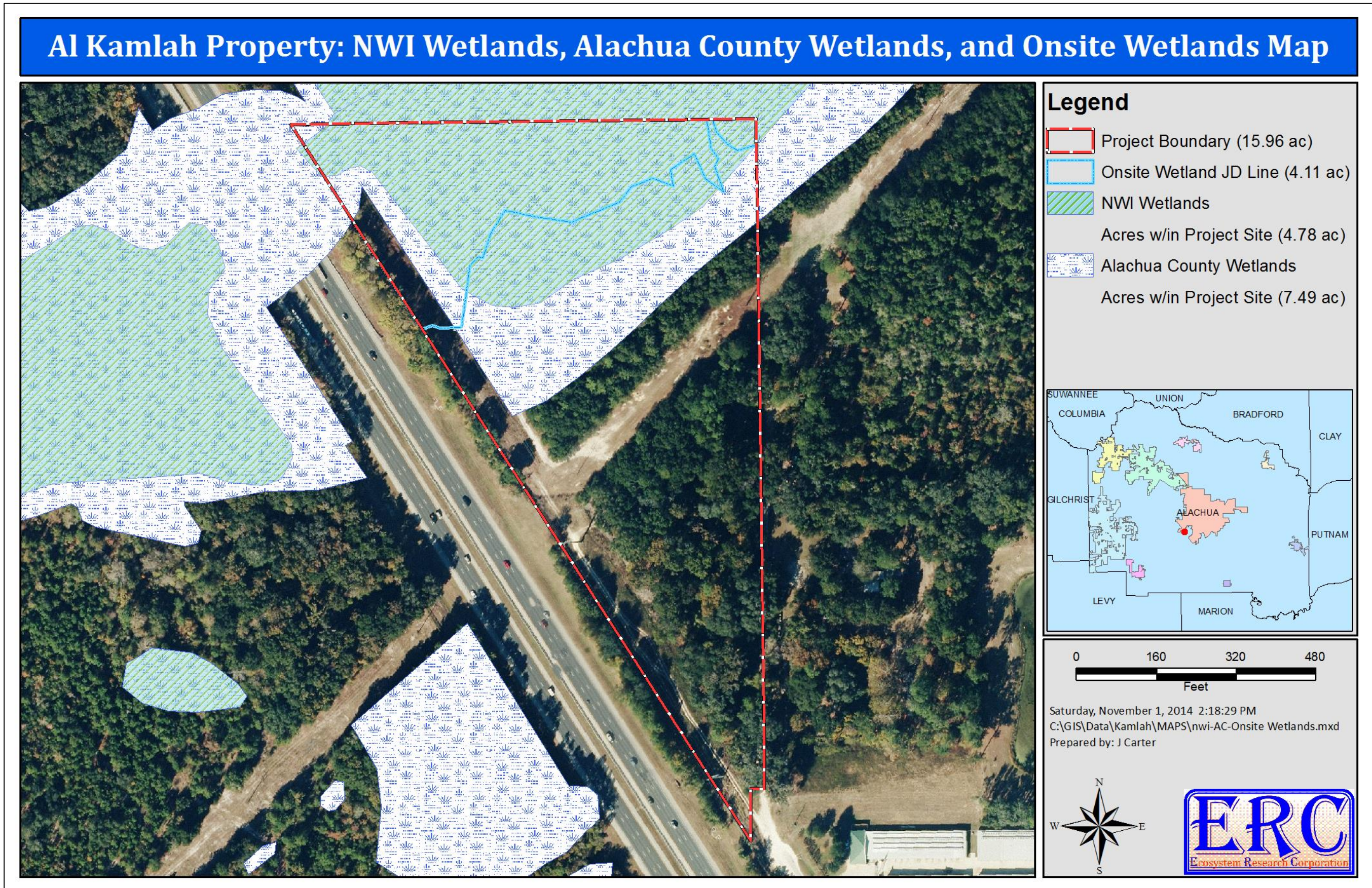


Figure 9. Eagle nests, wading and waterbird rookery nest sites, and wood stork regulated buffers in relation to the Project Site and surrounding area.

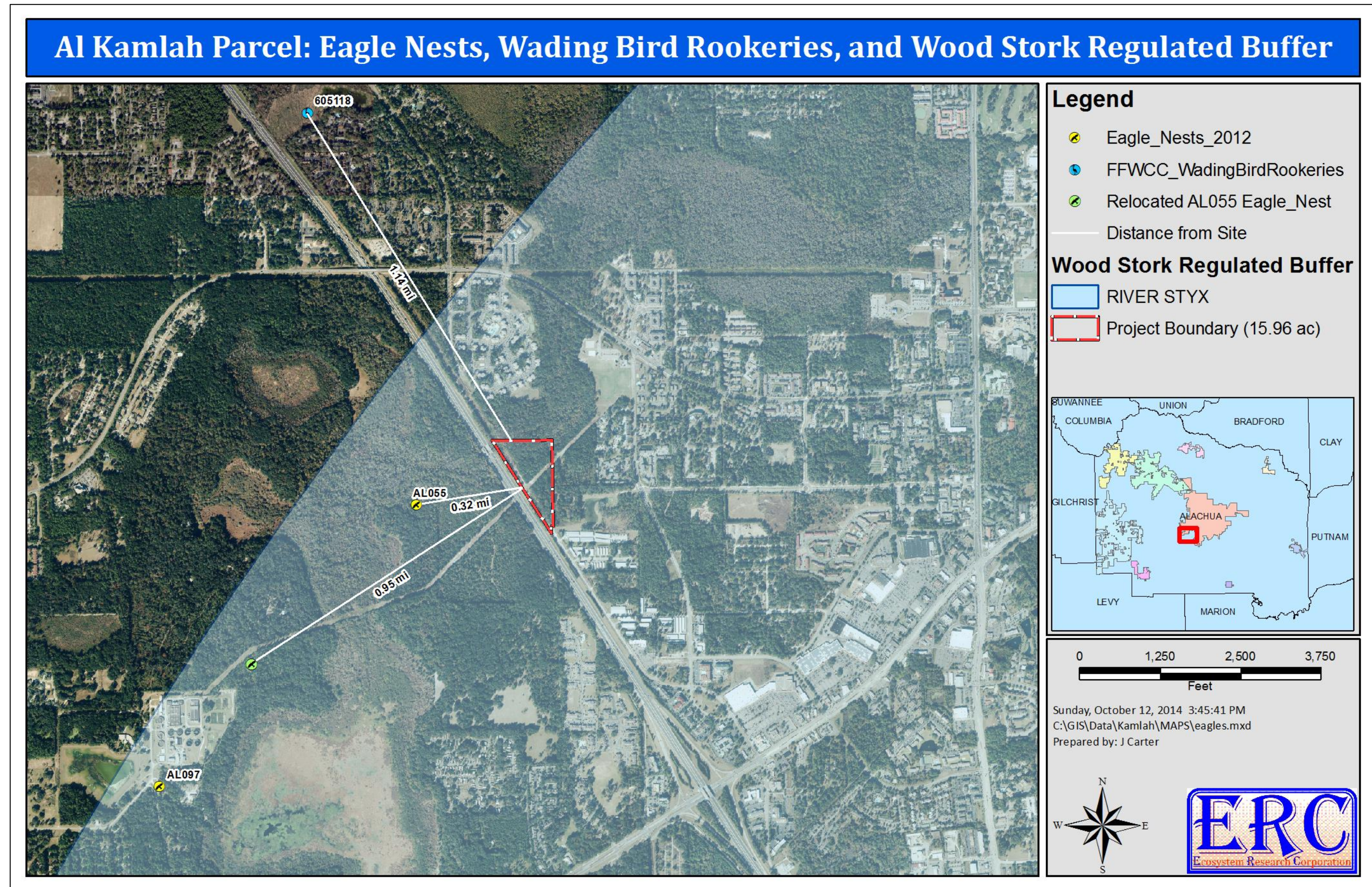


Figure 10. Florida Natural Areas Inventory element occurrence records for the Project Site and surrounding areas.

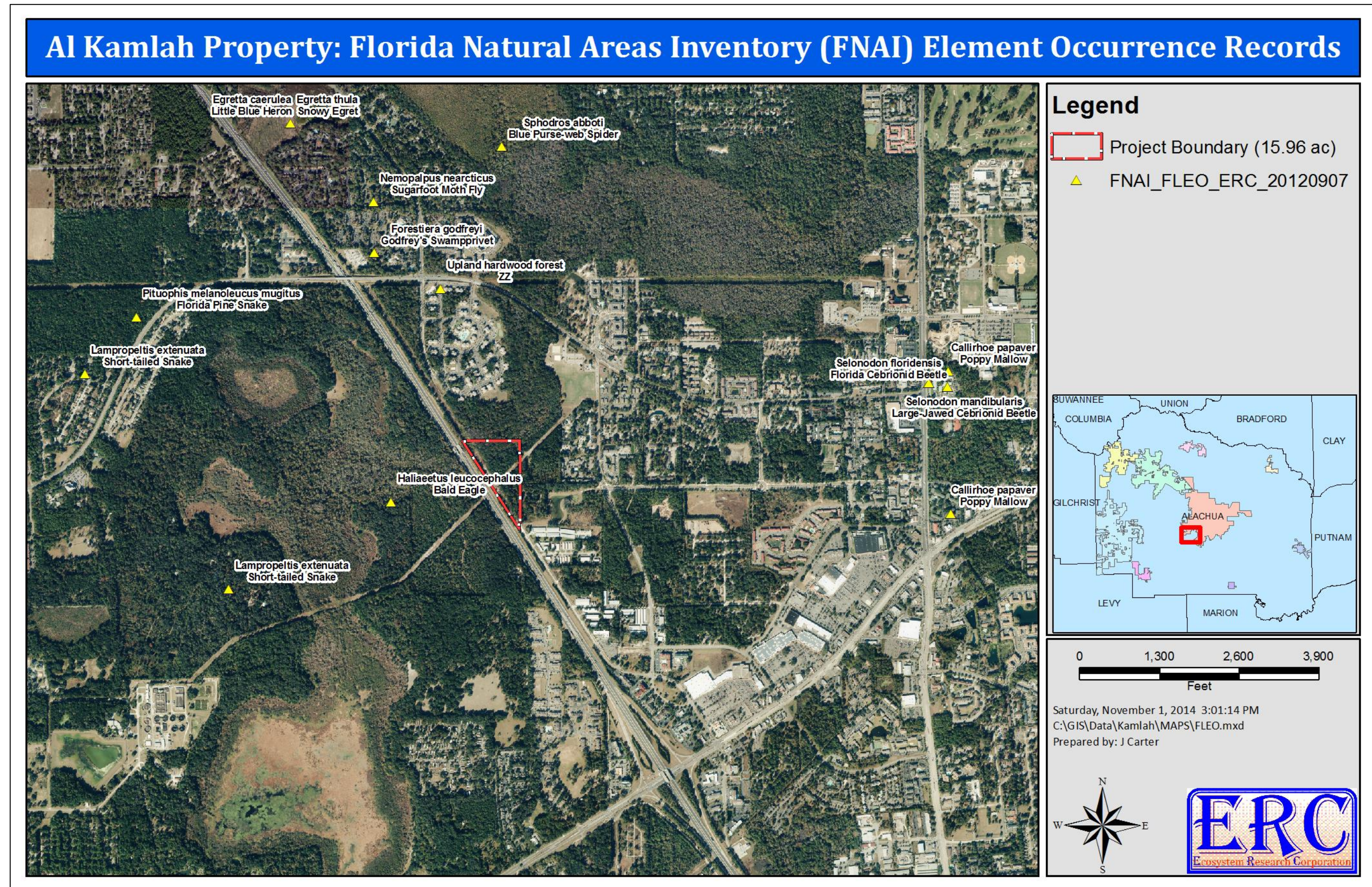


Figure 11. GPS location of *Matelea floridana* along the north property boundary.

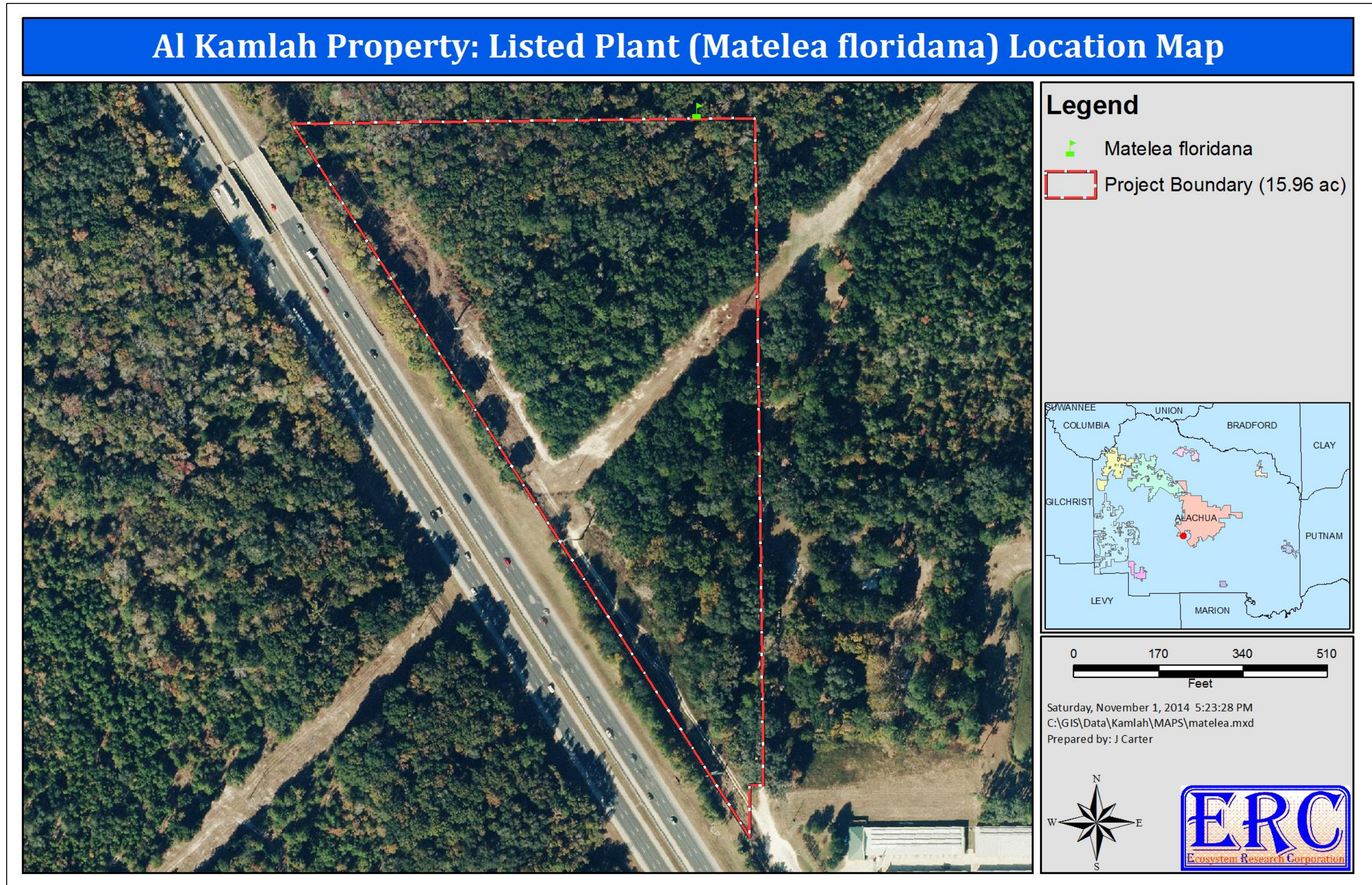


Figure 12. GPS locations of site-specific data collection points (GPS icons) shown in relation to Project Site boundary.

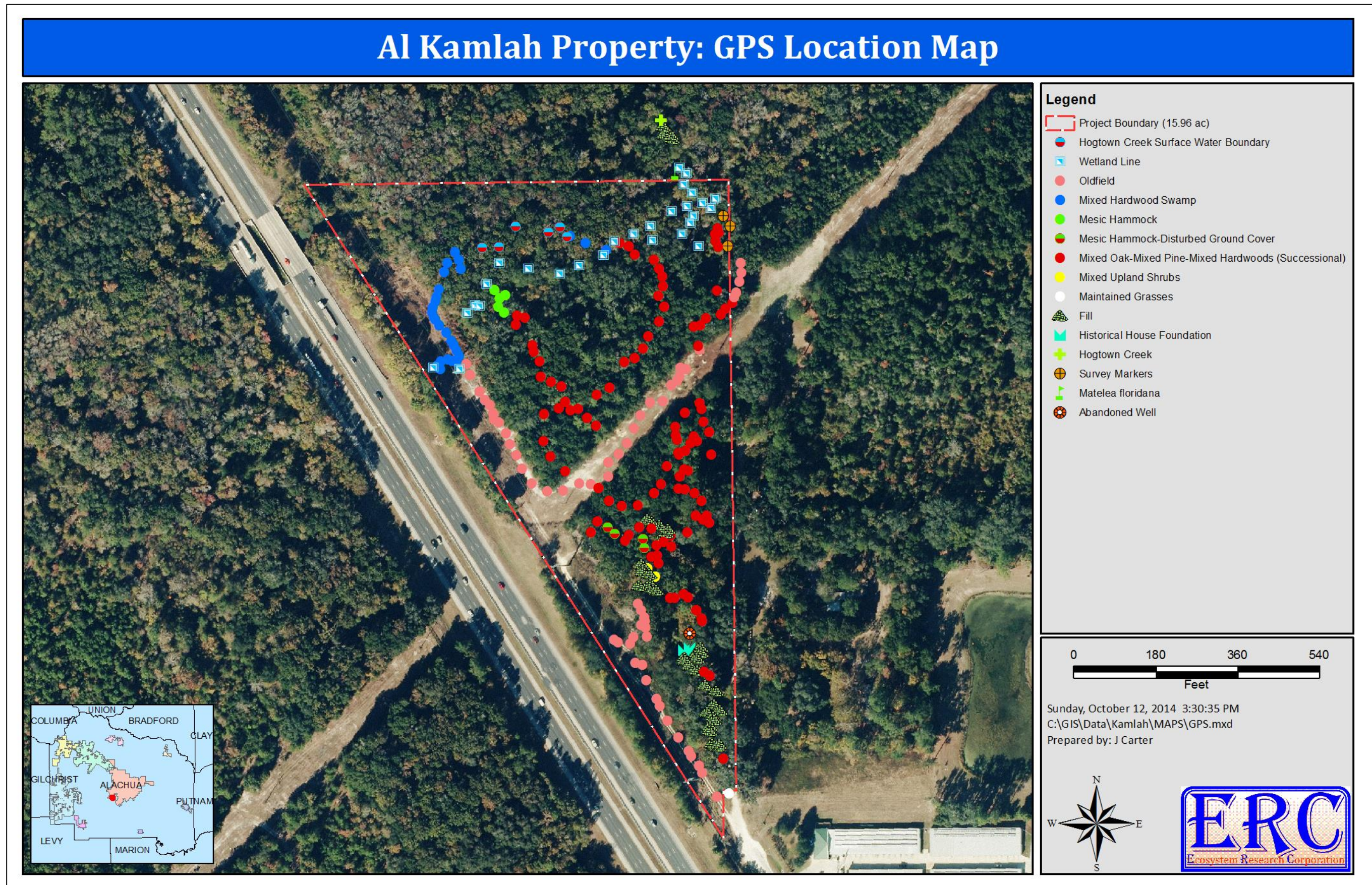


Figure 13. Plant community map of the Project Site.

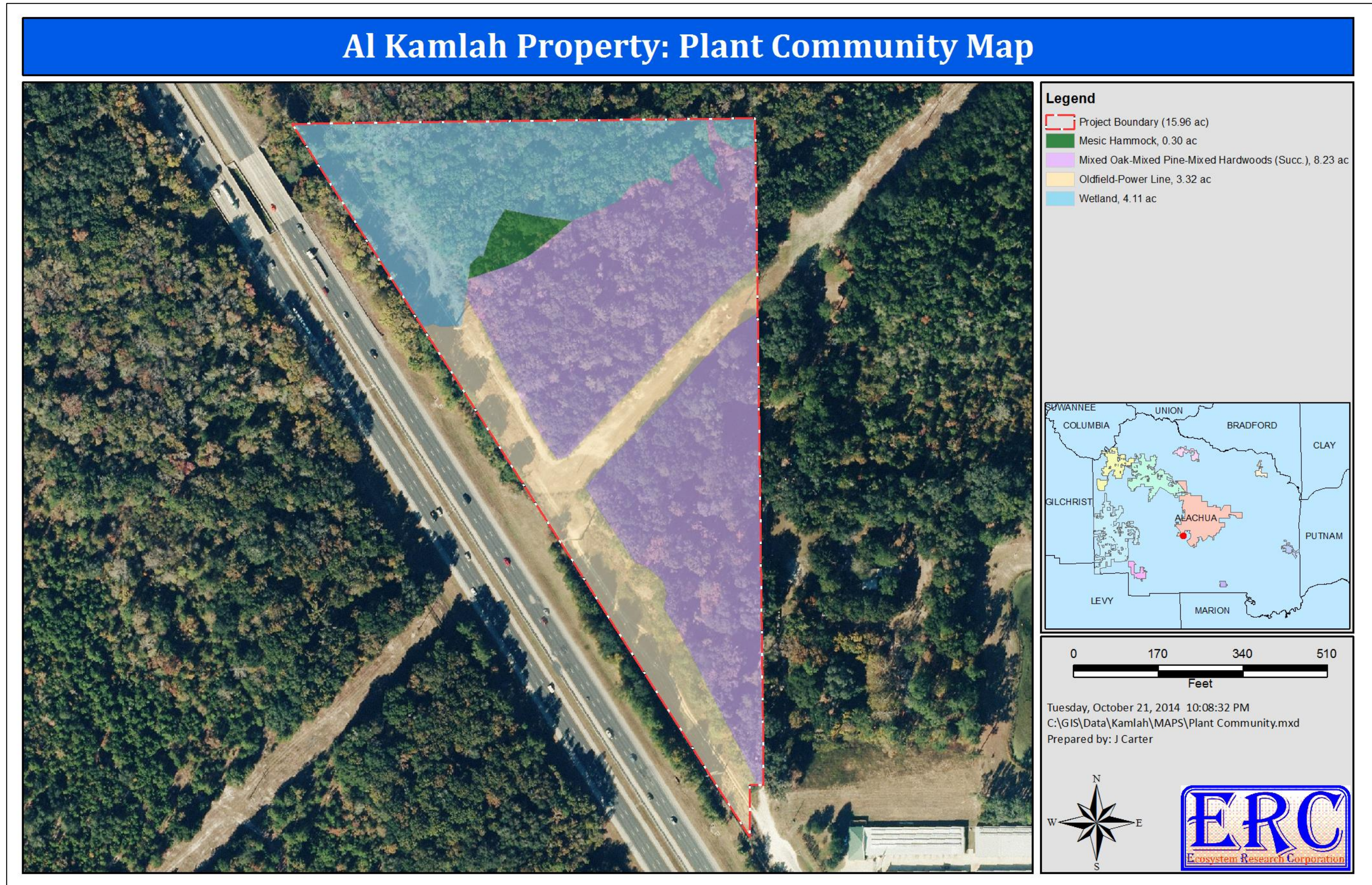


Figure 14. Archaeological artifact excavation areas within the Project Site.

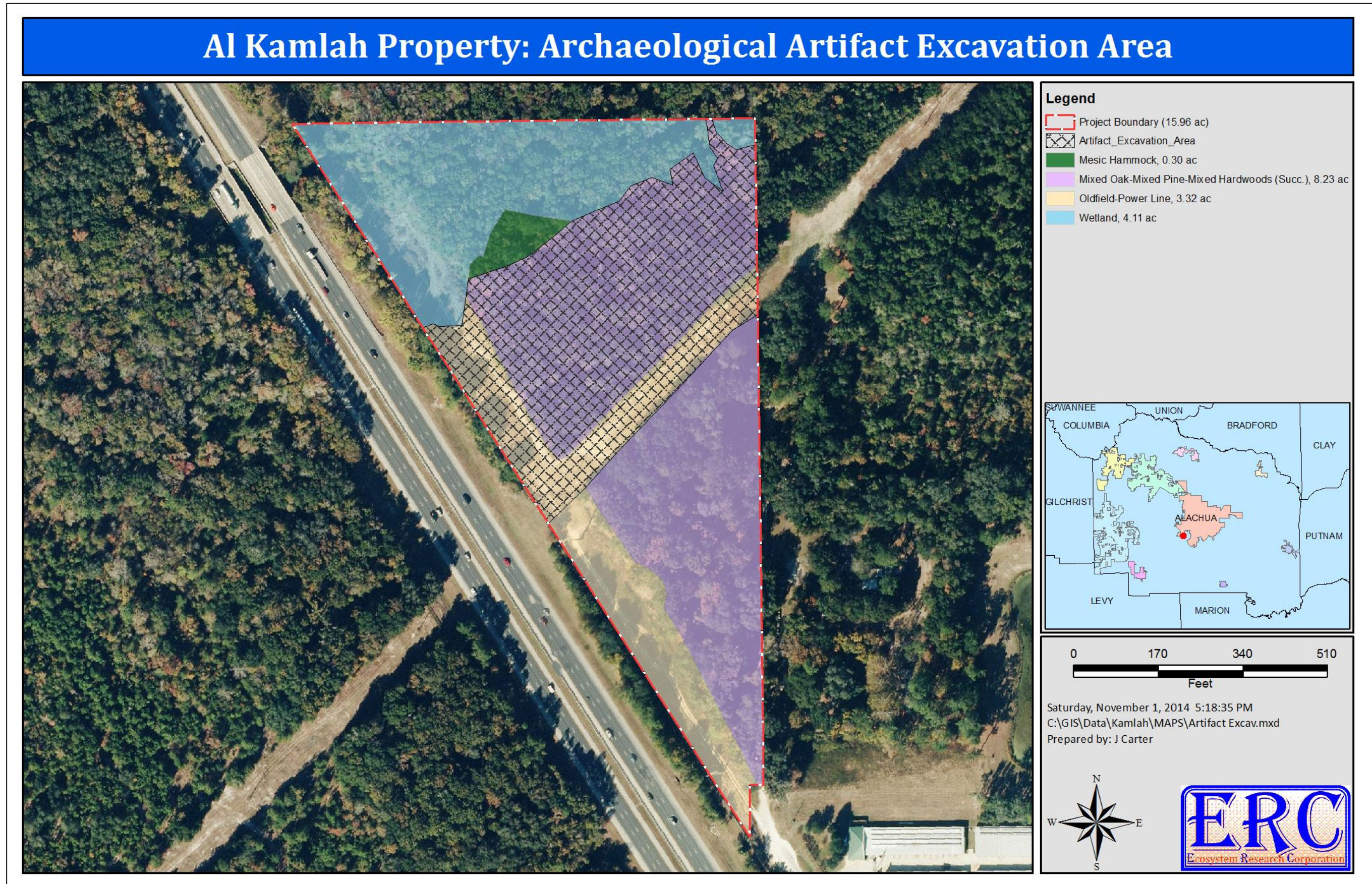
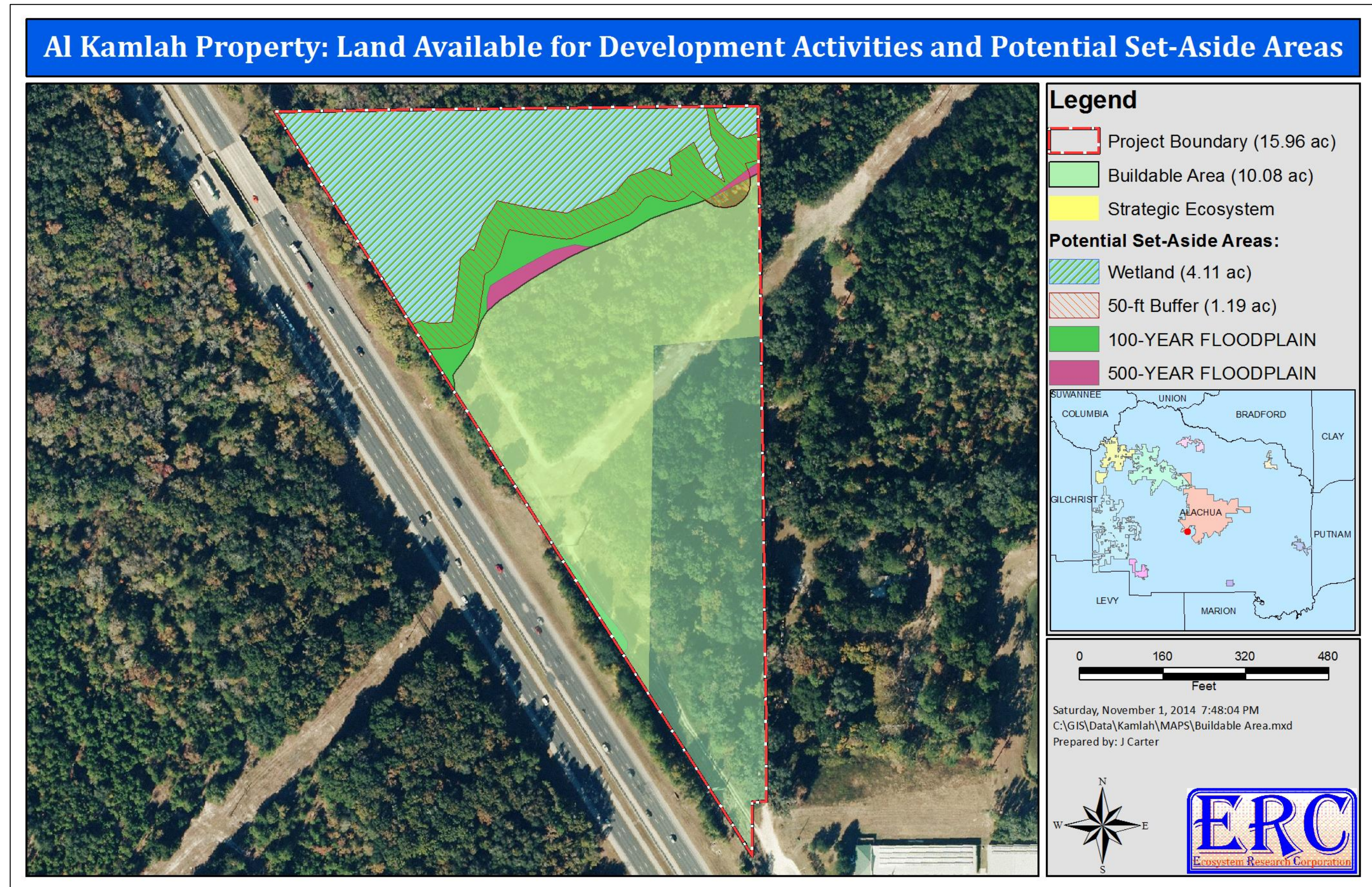


Figure 15. The potential extent of set-aside lands and developable area of the Project Site as compared to the Strategic Ecosystem overlay.



APPENDIX A: Photographs

Key to Habitat Types Indicated on Photographs 1 through 75

Habitat Number	Habitat Description
1	Oldfield–Power Line
2	Wetland
3	Mixed Oak-Mixed Pine-Mixed Hardwoods (Successional)
4	Archaeological Artifact Excavation Sites
5	Residential Landfill Areas
6	Historical Home Site

Figure A-1. Plant communities and GPS locations where site-specific data were collected.

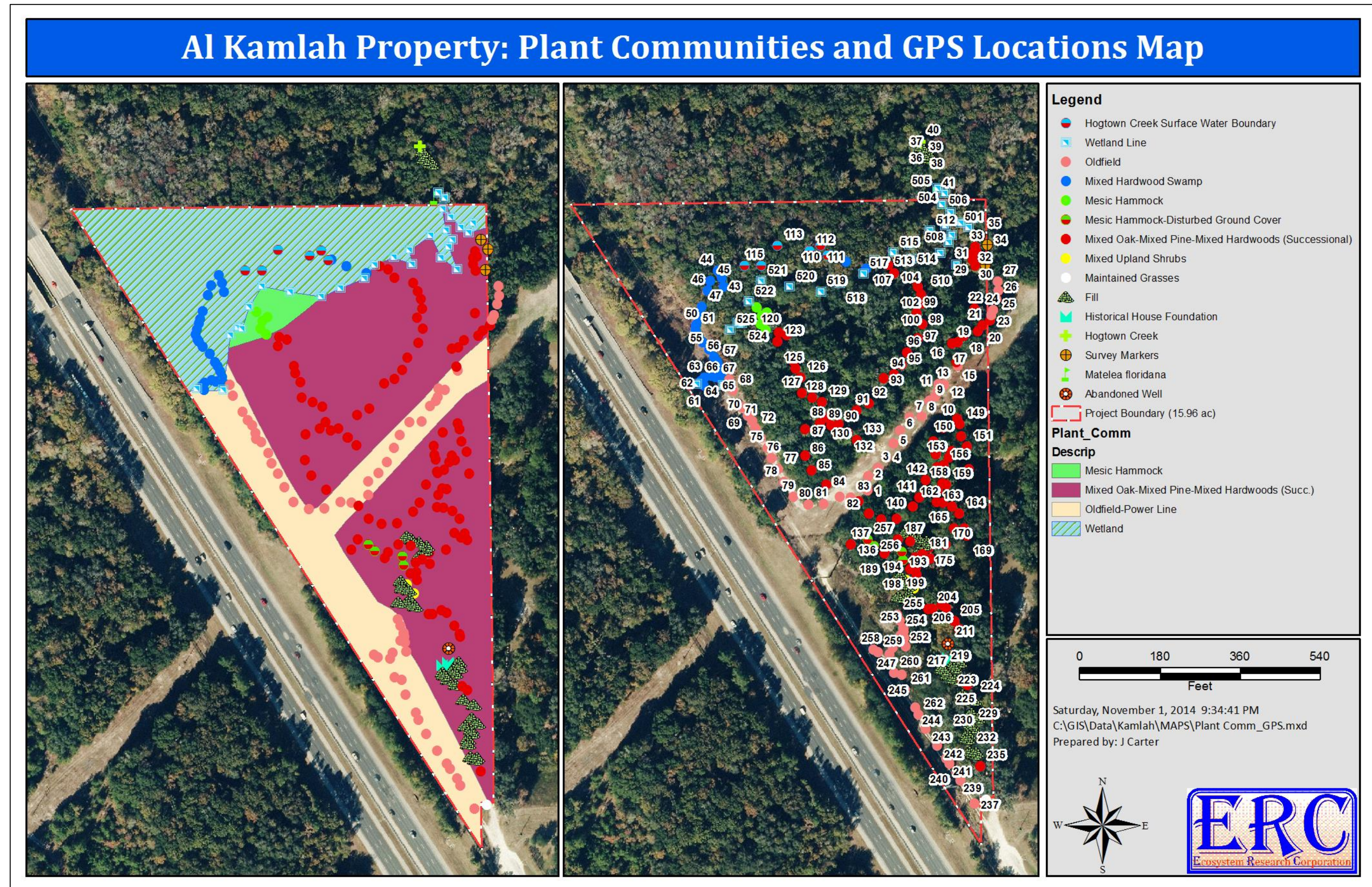


Photo 1. Habitat Type 1



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Photo 2. Habitat Type 4



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Photo 3. Habitat Types 1 and 4



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Photo 4. Habitat Type 1



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Photo 5. Habitat Type 1



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Photo 6. Habitat Types 3 and 4



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Photo 7. Habitat Type 4



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Photo 8. Habitat Type 3



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Photo 9. Habitat Type 5



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Photo 10. Habitat Type 3



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Photo 11. Offsite Dump Area



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Photo 12. Offsite Hog Pen



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Photo 13. Property Marker, NE Corner



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Photo 14. Habitat Type 3



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Photo 15. Property Marker, NE Corner



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Photo 16. Survey Property Corner



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Photo 17. Habitat Type 3



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Photo 18. Habitat Type 2



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Photo 19. Habitat Type 3



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Photo 20. Habitat Type 2



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Photo 21. Habitat Type 2



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Photo 22. Habitat Type 2



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Photo 23. Habitat Type 2



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Photo 24. Hogtown Creek



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Photo 25. Hogtown Creek



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Photo 26. Hogtown Creek



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Photo 27. Hogtown Creek



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Photo 28. Habitat Type 2



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Photo 29. Habitat Type 2



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Photo 30. Lichen Line Flood Elev at Creek



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Photo 31. Lichen Line Flood Elev at Creek



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Photo 32. Lichen Line Flood Elev at Creek



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Photo 33. Matelea floridana



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Photo 34. Wetland w/in Power Line Easement



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Photo 35. Wetland w/in Power Line Easement



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Photo 36. Habitat Type 3



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Photo 37. Habitat Types 3 and 4



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Photo 38. Habitat Types 3 and 4



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Figure 39. Habitat Types 3 and 4



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Photo 40. Habitat Types 3 and 4



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Photo 41. Habitat Type 3



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Photo 42. Habitat Type 2



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Photo 43. Flood Elevations at Creek



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Photo 44. Flood Elevations at Creek



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Photo 45. Habitat Type 2



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Photo 46. Habitat Type 2



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Photo 47. Flood Elevations at Creek



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Photo 48. Habitat Type 2



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Photo 49. Hydric and Mesic Hammock adjacent to Creek



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Photo 50. Hydric and Mesic Hammock adjacent to Creek



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Photo 51. Hydric and Mesic Hammock adjacent to Creek



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Photo 52. Wetland Buffer



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Photo 53. Hydric and Mesic Hammock adjacent to Creek



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Photo 54. Habitat Types 3 and 4



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Photo 55. Habitat Type 3



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Photo 56. Residential Dumping



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Photo 57. Residential Dumping



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Photo 58. Habitat Type 3



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Photo 59. Habitat Type 3



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Photo 60. Residential Dumping



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Photo 61. Residential Dumping



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Photo 62. Habitat Type 3



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Photo 63. Historical Home Site



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Photo 64. Historical Home Site



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Photo 65. Historical Home Site



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Photo 66. Historical Well at Home Site



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Photo 67. Residential Dumping



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Photo 68. Residential Dumping



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Photo 69. Cogon Grass w/in Power Line



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Photo 70. Cogon Grass w/in Power Line



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Photo 71. Maintained Yard Grasses/Roadside



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Photo 72. Habitat Type 1 and 5



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Photo 73. Habitat Type 1



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Photo 74. Small Area Where Water Ponds
in Power Line



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Photo 75. Small Area Where Water Ponds
in Power Line



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City of Gainesville

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family	Multi Family	Exempt (See exemptions on page 2)
Number of Units	Number of Units	

Level of Review

Pre-Application Conference Preliminary Final Revised Staff Administrative Review Land Use Change

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Middle

High

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.15 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.07 Middle School Multiplier	Student Stations
HIGH	units X 0.09 High School Multiplier	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.08 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.03 Middle School Multiplier	Student Stations
HIGH	units X 0.03 High School Multiplier	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

Existing legal lots eligible for a building permit

Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired

Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development

Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA

Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION**PROJECT NAME :****PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

Approved based upon the following findings (see 2015-2016 Capacity Tables)

Elementary SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Denial for reasons stated

Approved by**City of Gainesville Staff****School Board Staff Certification**

A complete application for the development project was accepted on

Date:

Vicki McGrath

Community Planning Director
School Board of Alachua County
352.955.7400 x 1423

Signed:

Printed Name:

Date:

LEGAL DESCRIPTION

For: Tax Parcel 06686-000-000

A PARCEL OF LAND SITUATED IN THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10, THENCE SOUTH 89°20'13" WEST ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 660.16 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF (W. 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 10 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, NORTH 0°46'38" WEST ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 1166.32 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 50°54'02" WEST, A DISTANCE OF 419.51 FEET TO THE INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2352, PAGE 2255 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 0°40'55" EAST ALONG SAID EAST LINE, A DISTANCE OF 245.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 89°20'13" WEST ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER LYING ON THE WEST LINE OF SAID WEST ONE-HALF OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE SOUTH 0°40'55" EAST ALONG SAID WEST LINE, A DISTANCE OF 59.87 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4300, PAGE 2031 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°20'08" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 210.14 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 0°41'00" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, LYING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1586, PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°20'37" EAST ALONG THE NORTH LINE OF SAID LANDS AND ITS EASTERLY PROJECTION THEREOF, A DISTANCE OF 240.20 FEET TO THE NORTHWEST CORNER OF THE SOUTH 210 FEET OF THE EAST 210 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 10; THENCE SOUTH 0°45'30" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 209.73 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 10; THENCE NORTH 89°20'13" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

For: Tax Parcel 06687-001-000

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 OF SE 1/4) OF SECTION TEN (10), TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19) EAST, THENCE RUN NORTH 70 YARDS, THENCE RUN EAST 140 YARDS, THENCE RUN SOUTH 70 YARDS, THENCE RUN WEST 140 YARDS TO THE POINT OF BEGINNING, CONTAINING TWO (2) ACRES MORE OR LESS.

For: Tax Parcel 06687-002-000

BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, THENCE RUN NORTH 70 YARDS TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 130 YARDS, THENCE EAST 70 YARDS, THENCE SOUTH 130 YARDS, THENCE WEST 70 YARDS TO THE POINT OF BEGINNING, ALL LYING AND BEING IN THE WEST HALF OF THE SE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

For: Tax Parcel 06684-001-000

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING A PART OF LOT 7, AS SHOWN ON PLAT BOOK "A", PAGE 10, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN NORTH 89 DEG. 58 MIN. 20 SEC. WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 10, A DISTANCE OF 1,320.70 FEET TO A CONCRETE MONUMENT (NO I.D.) AND THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEG. 57 MIN. 45 SEC. WEST ALONG THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 10, A DISTANCE OF 460.94 FEET TO A ONE AND ONE-HALF (1 1/2) INCH IRON PIPE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF I-75, (U.S. NO. 93) (A 300 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 31 DEG. 58 MIN. 50 SEC. WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 897.50 FEET TO A FOUND REBAR AND P.L.S. CAP #3628. AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 7; THENCE RUN SOUTH 89 DEG. 52 MIN. 52 SEC. EAST ALONG SAID NORTH LINE A DISTANCE OF 936.27 FEET TO A SET REBAR AND P.L.S. CAP #2228; THENCE RUN SOUTH 00 DEG. 00 MIN. 05 SEC. EAST, A DISTANCE OF 759.64 FEET TO THE POINT OF BEGINNING. CONTAINING 12.190 ACRES, MORE OR LESS.

BEING SUBJECT TO A GAINESVILLE REGIONAL UTILITY EASEMENT OVER AND ACROSS THE WESTERLY 100 FEET THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1606 PAGE 2983-2985. ALSO BEING SUBJECT TO A 100 FOOT FLORIDA CORPORATION EASEMENT OVER AND ACROSS SAID PROPERTY; SAID FLORIDA CORPORATION EASEMENT BEING RECORDED IN DEED BOOK 327, PAGE 430 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Syrian withdrawal turns chaotic

By Sarah El Deeb and Lee Keath
The Associated Press

BEIRUT — The crowd hurled potatoes that thudded on the sides of the hulking U.S. armored vehicles. “What happened to Americans?” one man shouted in English up at the sole U.S. soldier visible on the back of a vehicle. The soldier stared silently straight ahead, away from the show of fury.

It was yet another indignity in a U.S. withdrawal that has been carried out over the past two weeks with more haste and violence than expected — and which may now be partially reversed.

The turmoil was only in part because President Donald Trump’s Oct. 13 order to leave was so abrupt. It also seemed there had been little U.S. preparation for how to deal with a subsequent invasion by Turkey, though Ankara

had been threatening it for months. And when it did strike, Turkey hit more widely across northeastern Syria than anticipated and was startlingly aggressive, seemingly trying to shove U.S. soldiers out of its way. Turkish artillery fire and Turkish-backed fighters came dangerously close to three American positions, U.S. and Kurdish officials said.

On Monday, a U.S. convoy was passing down an avenue in the Kurdish-dominated city of Qamishli, apparently on the way out of Syria, when it caught the brunt of residents’ anger and frustration at the American military that was once their closest ally and was now abandoning them.

“Like rats, America is running away,” one man shouted in Arabic at the vehicles, shown in a video put out by the Kurdish news agency.

One armored vehicle, its American flag flying on

the back, reversed down the street and popped onto the sidewalk, apparently searching for a way around the angry men stomping toward it, jabbing their fingers in the air and shouting insults.

Now, the whole rationale Trump put forward for the retreat — to get American troops out of the Mideast and “endless wars” — is in doubt.

Rather than leaving the region, the withdrawing troops will deploy in neighboring Iraq to fight the Islamic State group, which many warn could get new life from the Syria turmoil. Some U.S. forces are still in eastern Syria, helping Kurdish fighters protect oil fields. Defense Secretary Mark Esper said Monday he was discussing keeping them there.

Trump surprised even his own military on the ground when he agreed to remove U.S. soldiers working with Kurdish-led

forces near the border in an Oct. 6 phone call with Turkish President Recep Tayyip Erdogan. Three days later, Turkey launched its offensive with heavy bombardment along the frontier.

For the American troops, it had not been clear how far the Turkish offensive would go, but they were promised they were out of harm’s way. The assault was expected to target a block of territory in the center of the border where the U.S. and Turkey had been trying to work out a compromise “safe zone” arrangement.

Senior Pentagon officials said repeatedly that there was frequent communication with the Turks to avoid accidents on the ground and in the air. But one U.S. official with knowledge of the ground said Turkey’s actions were unilateral and potentially “dangerous to coalition forces and civilians.” The official spoke



In this frame grab from video provided by Hawar News, ANHA, the Kurdish news agency, residents who are angry over the U.S. withdrawal from Syria hurl potatoes at American military vehicles Monday in the town of Qamishli, northern Syria. [ANHA VIA THE ASSOCIATED PRESS]

on condition of anonymity because he was not authorized to brief reporters.

It quickly became clear Turkey was more aggressive than expected. Two days into the offensive, just after 9 p.m. Turkish artillery fired near a well-identified U.S. observation point on a hill outside of the town of Kobani, 44 miles west of that zone.

The Turkish military

said it was responding to Kurdish fire coming from a position about 0.6 miles away from the post. It said it took precautions before firing to prevent harm to the Americans and ceased fire upon “receiving information” from the U.S. military.

But the U.S. official cast doubt on that, saying the American post would have seen Kurdish fire and gone on alert.

Israel’s Netanyahu gives up on forming new coalition

By Josef Federman
The Associated Press

JERUSALEM — Prime Minister Benjamin Netanyahu announced Monday that he had failed to form a majority government in parliament, marking a major setback for the embattled Israeli leader that plunges the country into a new period of political uncertainty.

In a statement, Netanyahu said he had worked “tirelessly” to establish a unity government with his chief rival, former military chief Benny Gantz, but been repeatedly rebuffed. Facing a Wednesday deadline, Netanyahu said he was returning the “mandate” to President Reuven Rivlin, who will now ask Gantz to try to form a coalition. Gantz, however, could face an equally difficult task.

While Netanyahu remains at the helm of his Likud party, his announcement marked the second time this year that he has been unable to form a government. With Israel’s attorney general set to decide in the coming weeks on whether to indict Netanyahu in a series of corruption cases, the longtime Israeli leader could come under heavy pressure to step aside. One party rival, Gideon Saar, has already indicated he would challenge Netanyahu if Likud holds a primary.

In last month’s national election, Netanyahu fell short of securing a 61-seat parliamentary majority. But Rivlin gave Netanyahu the first opportunity to form a government because he had more support — 55 lawmakers — than Gantz, who was supported by only 54.

Netanyahu had hoped to form a broad “unity” government with Gantz, who heads the centrist Blue and White party. But Netanyahu insisted that his coalition include his traditional allies, a collection of hardline and religious parties, drawing accusations from Gantz that he was not negotiating in good faith. “Since I received the mandate, I have worked tirelessly both in public and behind the scenes to establish a broad, national unity government. That’s what the people want,” Netanyahu said in a statement.

“During the past few weeks, I made every effort to bring Benny Gantz to the negotiating table. Every effort to establish a broad national unity government, every effort to prevent another election,” he said. “To my regret, time after time he declined. He simply



In this Oct. 3 photo, Israeli Prime Minister Benjamin Netanyahu speaks during his party’s faction meeting in Jerusalem. [ASSOCIATED PRESS FILE]

refused.”

For Netanyahu, who marked his 70th birthday on Monday, it was another painful setback. In an earlier election in April, Netanyahu also failed to win a parliamentary majority and was forced to call the indecisive Sept. 17 election. Now, for the first time since Netanyahu was elected in early 2009, the country faces the possibility of choosing a different leader.

In a short statement, Gantz’s Blue and White party said that “now is the time of action.”

“Blue and White is determined to form the liberal unity government, led by Benny Gantz, that the people of Israel voted for a month ago,” it said.

Gantz has vowed to unify the country and restore national institutions after Netanyahu’s decade-long rule, which has deepened Israel’s religious and political divides and been roiled by corruption allegations.

In contrast to Netanyahu, whose political career spans three decades, the 60-year-old Gantz is a newcomer who only burst onto the scene over the last year. The towering former general’s party, Blue and White, is a newly formed centrist coalition that includes the popular secular politician Yair Lapid as

well as other former senior military officers and some of Netanyahu’s fiercest critics.

At times, Gantz has criticized Netanyahu’s handling of security issues, particularly in the Gaza Strip, and has touted his time as army chief, when he oversaw a devastating 2014 war in Gaza. He also has hinted at reviving the peace process with the Palestinians. But Gantz has been vague, apparently wary of alienating potential coalition partners, and focused most of his efforts at portraying himself as a fresh alternative to Netanyahu.

There is no guarantee, however, that Gantz will succeed.

He has expressed willingness to form a partnership with Likud, but not if Netanyahu continues to lead while he faces such serious legal problems. For the time being, Likud has remained steadfastly behind its leader.

Without Likud, Gantz will have a hard time securing a majority in parliament. The opposition to Netanyahu includes a diverse group of parties, ranging from Arab parties to the secular ultranationalist party Yisrael Beitenu, that are unlikely to sit together in partnership.

Canada votes in election that could see Trudeau lose power

By Rob Gillies
The Associated Press

TORONTO — Canadian Prime Minister Justin Trudeau faced the threat of being knocked from power after one term as the nation held parliamentary elections on Monday.

The 47-year-old Trudeau channeled the star power of his father, the liberal icon and late Prime Minister Pierre Trudeau, when he won in 2015 but a combination of scandal and high expectations have damaged his prospects.

Polls indicate Trudeau’s Liberal Party could lose to the rival Conservatives, or perhaps win but still fail to get a majority of seats in Parliament and have to rely on an opposition party to remain in power. “It’s a coin toss,” said Nik Nanos, a Canadian pollster.

Not in 84 years has a first-term Canadian prime minister with a parliamentary majority lost a bid for re-election.

Trudeau brought his wife and three kids along as he voted in his district in Montreal.

Trudeau reasserted liberalism in 2015 after almost 10 years of Conservative Party government in Canada, but he is one of the few remaining progressive leaders in the world. He has been

viewed as a beacon for liberals in the Trump era, even appearing on the cover of Rolling Stone magazine under the headline “Why Can’t He Be Our President?”

Perhaps sensing Trudeau is in trouble, Barack Obama made an unprecedented endorsement by a former American president in urging Canadians to reelect Trudeau and saying the world needs his progressive leadership now.

But old photos of Trudeau in blackface and brownface surfaced last month, casting doubt on his judgment.

Trudeau also was hurt by a scandal that erupted this year when his former attorney general said he pressured her to halt the prosecution of a Quebec company. Trudeau has said he was standing up for jobs, but the damage gave a boost to the Conservative Party led by Andrew Scheer.

No party is expected to get a majority of Parliament’s 338 seats, so a shaky alliance may be needed to pass legislation.

If Conservatives should win the most seats — but not a majority — they would probably try to form a government with the backing of Quebec’s separatist Bloc Quebecois party. Trudeau’s Liberals

would likely rely on the New Democrats to stay in power.

“One of the outcomes of this election might be the rise of regional division,” Nanos said.

Nanos said the Conservatives might primarily be a western regional party, the Liberals, an Ontario regional party, the Bloc, a Quebec regional party, and the New Democrats a British Columbia regional party.

Nanos said if a minority government emerges, the big question is who will be kingmaker, the Bloc or the New Democrats. He said Trudeau is most likely to win the largest number of seats because the Liberal vote is more efficient than the Conservatives.

Scheer is a career politician described by those in his own party as bland, a possible antidote for those tired of Trudeau’s flash. Scheer, 40, calls Trudeau a phony who can’t even recall how many times he has worn blackface.

Scheer is promising to end a national carbon tax and cut government spending, including foreign aid, by 25%. “That money belongs to you, not to them,” Scheer said.

Trudeau embraced immigration at a time when the U.S. and other countries are closing their doors, and he legalized cannabis nationwide.

PUBLIC HEARING NOTICE

FDOT Tentative Five - Year Work Program
Florida Department of Transportation
District Two & Florida’s Turnpike Enterprise

The Florida Department of Transportation (FDOT) will conduct a public hearing pursuant to Section 339.135(4)(c), Florida Statutes, to consider the Department’s (District Two and Florida’s Turnpike Enterprise) Tentative Five-Year Work Program for Fiscal Years 2020/2021 - 2024/2025, and to consider the necessity of making any changes to the Work Program. All persons are invited to attend and be heard.

Public Hearing - Tuesday, October 29, 2019
Open House: 4:30 P.M. to 6:30 P.M.
Video Presentation: 6:00 P.M.

FDOT District Two Urban Office - Training Facility
2198 Edison Avenue, Jacksonville, FL

This meeting will serve as the official public hearing for the Tentative Five-Year Work Program. There will be a brief work program development video presentation at 6:00 p.m., followed by a public comment period. Department staff will be on hand to answer questions or concerns for all projects in District Two.

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact James Driggers, Jr at (800) 749-2967 ext. 3722 at least 7 days before the hearing.

All proposed documents are available for review on-line at www.d2wpph.com. If you would like to submit written comments, you may submit them at the hearing or our website at www.d2wpph.com or by mail/email. All written comments need to be received by the Department no later than **November 15, 2019** to be documented as part of the public hearing transcript.

Written comments should be addressed to:

Mr. Greg Evans, FDOT District Two Secretary
1109 S. Marion Avenue, Mail Station 2000
Lake City, FL 32025-5874
(386) 758-3700 or (800) 749-2967
Email: greg.evans@dot.state.fl.us

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning and land use change on the following parcels: • 06684-001-000 rezoning from RMF5 to U9, land use change from Residential Low Density to Urban Mixed Use High • 06686-000-000 at 4510 SW 24th Ave. rezoning from RMF8 to U9 and land use change from Residential Medium Density to Urban Mixed Use High • 06687-001-000 at 4600 SW 24th Ave. rezoning from RMF7 to U9 and land use change from Residential Medium Density to Urban Mixed Use High • 06687-002-000 located at 2225 SW 47th St rezoning from RMF7 to U9 and land use change from Residential Medium Density to Urban Mixed Use High.

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held at 6:00 p.m. on November 5, 2019 at Residence Inn Gainesville I-75, located at 3275 Southwest 40th Boulevard, Gainesville, FL 32608.



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

GF-01049409

GF-01049487

FLORIDA DEPARTMENT OF TRANSPORTATION

Neighborhood Workshop Notice

06686-055-000 Multerra Apts
ARRCAH ENTERPRISES LLC
8813 SW 14TH RD
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06686-077-000 Multerra Apts
ANDRAKA BOHDAN & MALGORZATA
10504 SW 17TH PL
GAINESVILLE FL 32607-6706

Neighborhood Workshop Notice

06686-020-000 Multerra Townhomes
ALEGE MICHAEL O
299 ADELPHI ST
BROOKLYN NY 11205

Neighborhood Workshop Notice

06686-070-000 Multerra Apts
ALEJO & ALEJO
4337 SW 20TH LN
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06686-057-000 Multerra Apts
AVILES JULIAN M
PO BOX 275
RAIFORD FL 32083-0275

Neighborhood Workshop Notice

06686-069-000 Multerra Apts
BERRIOS DEJESUS & VALERA SILVA H/W
4341 SW 20TH LN
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06686-001-000 Multerra Apts
BRADDOCK & MILLER
149 CALLE MADRID
ST AUGUSTINE FL 32086

Neighborhood Workshop Notice

06686-067-000 Multerra Apts
DE AMORIM & DE AMORIM
9400 SW 136TH ST
MIAMI FL 33176-6802

Neighborhood Workshop Notice

06686-058-000 Multerra Apts
BRYAN KATHARINE PATRICIA
4311 SW 21ST LN
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06685-101-001 Multerra Apts
HOYT RALPH S & TERESA BLAIR
4120 SE 24TH TER
OCALA FL 34480-9118

Neighborhood Workshop Notice

06686-061-000 Multerra Apts
EVANS RALPH E JR & PATRICIA M
286 COASTAL HILL DR
INDIAN HARBOUR BEACH FL 32937-2751

Neighborhood Workshop Notice

06686-004-000 Multerra Apts
CAMPBELL W F JR & MARJORIE
6016 MEADOW WINDS DR NE
HUNTSVILLE AL 35811-2532

Neighborhood Workshop Notice

06686-073-000 Multerra Apts
HUNG & LIU W/H
8135 NW 51ST DR
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06686-059-000 Multerra Apts
CANTY JACQUELINE
4307 SW 21ST LN
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06684-000-000 Multerra Apts
CELEBRATION POINTE HOLDINGS
2579 SW 87TH DR
GAINESVILLE FL 32608

Neighborhood Workshop Notice

06686-074-000 Multerra Apts
HURST MATTHEW M
4333 SW 68TH TER
GAINESVILLE FL 32608

Neighborhood Workshop Notice

06686-002-000 Multerra Apts
GOLDEN & LIU H/W
4841 SW 57TH DR
GAINESVILLE FL 32608

Neighborhood Workshop Notice

06686-056-000 Multerra Apts
CHARIZANIS KONSTANTINOS
4111 NW 16TH DR
GAINESVILLE FL 32605-1972

Neighborhood Workshop Notice

06686-071-000 Multerra Apts
KOCHENOUR WILLIAM LEWIS III
4986 TURTLE CREEK TRL
OLDSMAR FL 34677-1969

Neighborhood Workshop Notice

06685-101-004 Multerra Apts
KOLESOV SERGEI
2300 SW 43RD ST #A-4
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06686-006-000 Multerra Apts
MORO & MORO & MORO
10513 SW 133RD PL
MIAMI FL 33186

Neighborhood Workshop Notice

06686-076-000 Multerra Apts
LEWIS JEFFERSON C & ONIDA MORALES
9980 KENDALE BLVD
MIAMI FL 33176-2794

Neighborhood Workshop Notice

06686-072-000 Multerra Apts
NICE TENEMENT LLC
8041 SW 19TH LANE
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06686-066-000 Multerra Apts
PAYNE L D
4628 NW 41ST ST
GAINESVILLE FL 32606-4441

Neighborhood Workshop Notice

06686-005-000 Multerra Apts
PEREIRO & PEREIRO
PO BOX 7343
NAPLES FL 34101

Neighborhood Workshop Notice

06685-101-006 Multerra Apts
PODARU FLORIN ALEX
943 HAMILTON PLACE LN
LAKE LAND FL 33813

Neighborhood Workshop Notice

06686-068-000 Multerra Apts
PUNNI BALVIR DAUR
16357 NW 24TH ST
PEMBROKE PINES FL 33028

Neighborhood Workshop Notice

06686-003-000 Multerra Apts
SCHULLE MARK A
4310 SW 20TH LN
GAINESVILLE FL 32607-3814

Neighborhood Workshop Notice

06828-001-000 Multerra Apts
SDPS REAL ESTATE INVESTMENTS LLC
2579 SW 87TH DR
GAINESVILLE FL 32608

Neighborhood Workshop Notice

06816-005-001 Multerra Apts
S CLARK BUTLER PROPERTIES LAN
PO BOX 141105
GAINESVILLE FL 32614-1105

190980B

Neighborhood Workshop Notice

06685-101-003 Multerra Apts
WATTS & WATTS
1575 LOGAN ST
PORT TOWNSEND WA 98368

Neighborhood Workshop Notice

06686-078-000 Multerra Apts
SMITH DAVID C & TERI JEAN
4305 SW 20TH LN
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06686-064-000 Multerra Apts
VARGAS PHILIP
3164 LAKE ELLEN DR
TAMPA FL 33618-3618

Neighborhood Workshop Notice

06686-007-000 Multerra Apts
TRUE CARE SERVICES OF FLORIDA LLC
7193 SW 34TH PL
GAINESVILLE FL 32608

Neighborhood Workshop Notice

06686-063-000 Multerra Apts
THOMPSON LORETTA J
475 ARBOR RIDGE LN
TITUSVILLE FL 32780-7165

Neighborhood Workshop Notice

06686-079-000 Multerra Apts
TINGLE ADRIANA M
4301 SW 20TH LN
GAINESVILLE FL 32607

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

b

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

Lamplighter
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



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

190980B

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$000.500
0000255201 OCT 15 2019
MAILED FROM ZIP CODE 32606

0258801787-38-38
326065201
UNABLE TO FORWARD
RETURN TO SENDER
UNCLAIMED
322 DE 1 0910/31/19
BC: 326065201
UNC

0258801787-38-38



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

190980B

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



NIXIE 322 DE 1 0010/23/19
 RETURN TO SENDER
 INSUFFICIENT ADDRESS
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 *2588-01755-16-02
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engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

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



JACKSONVILLE
 FL 320
 15 OCT '19
 PM 4 L
 NIXIE 322 FE 1 0010/23/19
 RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD
 *1738-06285-15-39
 BC: 32606660204
 ANK 32606660204
 32605-121705



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

190980B

MTX

Neighborhood Workshop Notice
 Landmark Woods
 PETER JANOSZ
 3418 NW 37 AVENUE
 GAINESVILLE, FL 32605



NIXIE 322 FE 1 0010/18/19
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 32606660204 *2588-01749-16-02
 32606660204



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 2404 NW 43rd Street
 Gainesville, FL 32606



02 1P \$000.500
 0000255201 OCT 15 2019
 MAILED FROM ZIP CODE 32606

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

NIXIE 322 FE 1 0010/18/19
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 32606660204 *2588-01850-16-02
 32606660204



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 2404 NW 43rd Street
 Gainesville, FL 32606



02 1P \$000.500
 0000255201 OCT 15 2019
 MAILED FROM ZIP CODE 32606

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

NIXIE 322 DE 1 0010/18/19
 RETURN TO SENDER
 INSUFFICIENT ADDRESS
 UNABLE TO FORWARD
 BC: 32606660204 *2588-01859-16-02
 32606660204



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 2404 NW 43rd Street
 Gainesville, FL 32606



02 1P \$000.500
 0000255201 OCT 15 2019
 MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
 Elizabeth Place
 GALE FORD
 715 NW 23ST
 GAINESVILLE, FL 32607

NIXIE 322 FE 1 0010/18/19
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 32606660204 *2588-01780-16-02
 32606660204

190980B



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2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
15 OCT '19
PM 4 L



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

NIXIE 322 DE 1 0010/25/19
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
IA BC: 32606660204 *1738-00197-15-40
32606-283214
32606-6602



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2404 NW 43rd Street
Gainesville, FL 32606



Neighborhood Workshop Notice
06685-117-004 Multerra Townhomes
LEVENSON & PENKO
503 SUNSET DR B
BAY SAINT LOUIS MS 39520-2816

NIXIE 392 FE 1 0010/19/19
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
UTF BC: 32606660204 *2588-01802-16-02
32606-6602
39520-2851



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2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
15 OCT '19
PM 4 L



Neighborhood Workshop Notice
06685-109-001 Multerra Townhomes
VALLE SONIA E DELLA
105 METROLINA PLZ
SHELBY NC 28150-7708

NIXIE 282 FE 1 0010/20/19
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
UTF BC: 32606660204 *1738-07439-15-39
28150-7708

Neighborhood Meeting Minutes

Project: Proposed rezoning and land use change

Meeting Date & Time: November 5, 2019 at 6:00 PM

Location: Residence Inn Gainesville I-75
3275 Southwest 40th Boulevard
Gainesville, FL 32608

Community Participants: 11

Project Representatives: Onelia Lazzari
Stephanie Sutton

Developer Representative: Joshua Williams

Meeting Minutes:

Onelia Lazzari introduced eda and the meeting's purpose- to inform neighbors of a proposed rezoning and land use change for approximately 25 acres across four parcels along SW 24th Ave and SW 47th St. She indicated the proposed rezoning and land use change area on an aerial map. She indicated this is only a rezoning and land use change, there is no development proposal at this time. All parcels to the east have U9 (Urban 9) zoning with a mix of uses- residential and some office and commercial. The property owners are asking the City to go from RMF5, RMF-7, and RMF-8 to U9 zoning, consistent with the area to the east. Ms. Lazzari illustrated this proposed change on maps showing the existing and proposed zoning for the property. They are also requesting to change the future land use from Residential Low and Medium Density to Urban Mixed-Use High Intensity. The City has a project in the works to extend SW 62nd Boulevard in this area from Cabana Beach to Clark Butler Boulevard. This will provide access to these parcels and an opportunity for future development. These proposed changes will be discussed by the City Plan Board on January 23, 2020.

Q: Are there any buildings on the property?

A: There is one unoccupied, uninhabitable building and one occupied single-family dwelling.

Q: You said no development?

A: Correct, only land use and zoning changes at this time. If a future development is proposed, you will receive another neighborhood meeting notice.

Q: Can you describe the approval process?

A: Application will be submitted this week, and then the City staff will review it. It will be seen by the City Plan Board on January 23, 2020, and they will make a recommendation to the City Commission. It will go to the City Commission for another public hearing and ordinance reading. There are 2 City Commission meetings- likely in March. City Commission meeting are held the first and third Thursdays of every month.

Q: What is the timeline for selling property?

A: There is no information about the sale of the property at this time.

Q. Tree issue at property line with Marchwood Condominiums. When will it be resolved?

A: Josh Williams will follow up to resolve the live oaks at the property line.

Q. Two residents of Southfork Oaks Condominiums asked if their property was involved in the rezoning change.

A: Ms. Lazzari indicated that their property was not involved in the rezoning or land use change application.

Q. Will the trees and shrubs at the property line with Southfork Oaks Condominiums remain?

A: Ms. Lazzari indicated that since this was a rezoning and land use action only, there is no development involved. At the time when a development proposal is introduced there will be more information about what the landscaping would be like along the property line with Southfork Oaks.

PROPERTY OWNER AFFIDAVIT

Owner Name: Multerra, LLC			
Address: 3914 SW 95th Drive Gainesville, FL 32608		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd St Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06686-000-000 & 06687-002-000			
Acreage: 10.73	S: 10	T: 10	R: 19
Requested Action: Rezoning & land use change			

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

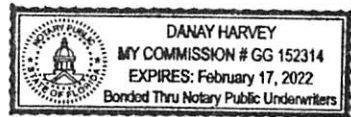
Property owner signature: *Neil B. Euliano*

Printed name: NEIL EULIANO, MANAGER

Date: 10/10/2019

The foregoing affidavit is acknowledged before me this 10 day of October, 2019, by Neil B Euliano, who is/are personally known to me, or who has/have produced N/A as identification.

NOTARY SEAL *Danay Harvey*
Signature of Notary Public, State of Florida



PROPERTY OWNER AFFIDAVIT

Owner Name: Kamlah Family Properties 2 LLC			
Address: 8720 NE 77th Ln Gainesville, FL 32609		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd St Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06684-001-000			
Acreage: 12.15	S: 10	T: 10	R: 19
Requested Action: Rezoning & land use change			

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: [Signature]

Printed name: AL F. KAMLAH

Date: 11 OCT 2019

The foregoing affidavit is acknowledged before me this 11 day of Oct, 2019, by Albert Kamlah, who is/are personally known to me, or who has/have produced Drivers License as identification.

NOTARY SEAL [Signature]

Signature of Notary Public, State of Florida



PROPERTY OWNER AFFIDAVIT

Owner Name: Turlington Susan P Trustee			
Address: 3319 NW 69th Street Gainesville, FL 32606		Phone: 352-222-1128	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd St Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06687-001-000			
Acreage: 2.1	S: 10	T: 10	R: 19
Requested Action: Rezoning & land use change			

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Susan P. Turlington
 Printed name: Susan P. Turlington
 Date: 10/11/2019

The foregoing affidavit is acknowledged before me this 11th day of October, 2019, by Susan P. Turlington, who is/are personally known to me, or who has/have produced FL Drivers license as identification.

NOTARY SEAL [Signature]
 Signature of Notary Public, State of FL

