



City of Gainesville
Department of Doing
Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: January 24, 2019
ITEM NO: 2
PROJECT NAME AND NUMBER: Stetz Rezoning (PB-18-174 ZON)
APPLICATION TYPE: Quasi-Judicial
RECOMMENDATION: Staff recommends approval of Petition PB-18-174 ZON based on a finding of compliance with all applicable review criteria.
DRAFT MOTION FOR CONSIDERATION: Move to recommend approval of Petition PB-18-174 ZON.
CITY PROJECT CONTACT: Florence Buaku

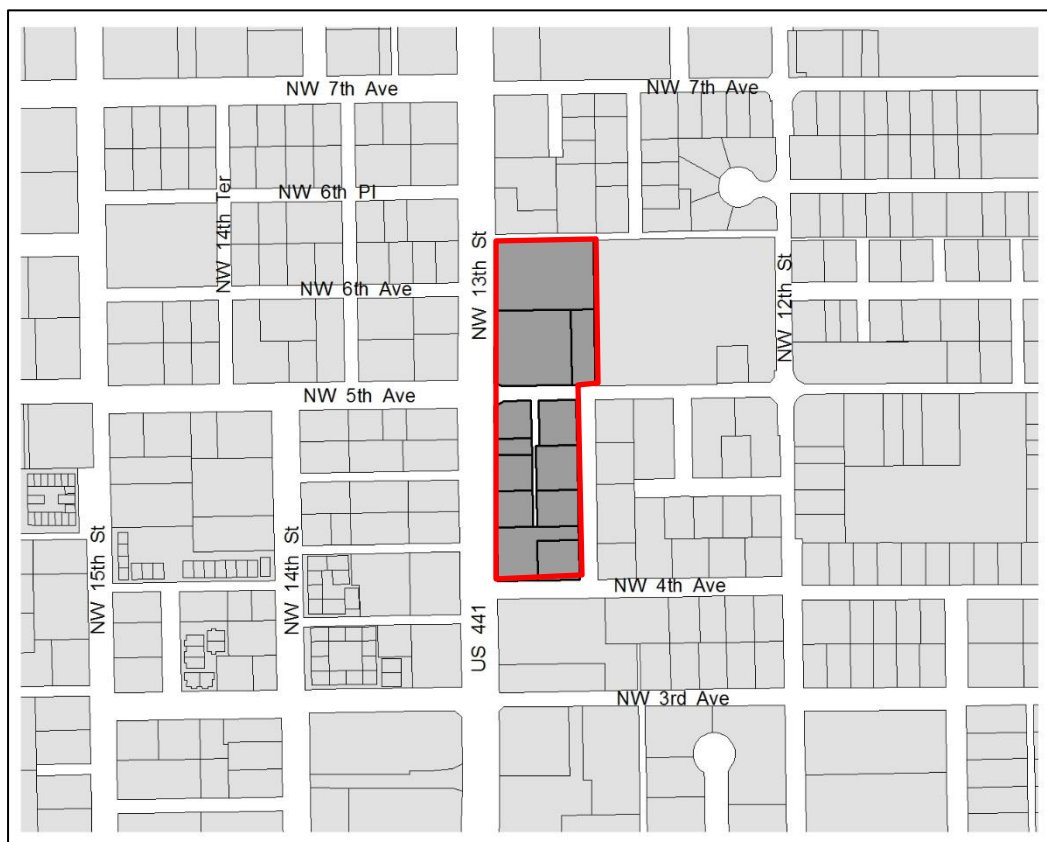


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: eda engineers, surveyors, planners inc.

Petition PB-18-108 LUC eda engineers, surveyors, planners inc request to rezone 12 properties from Urban 6 (U6) to Urban 8 (U8). Located in the 400 & 500 blocks on the eastside of NW 13th Street and westside of the 400 block of NW 12th Drive.

Property Owner(s): HIR University Investors LLC
 Ospina Enterprises
 Campbell & 421 Campbell 4 LLC
 G-Berries Properties LLC
 521 NW 13th Street LLC

Related Petition(s): None

Legislative History: None

Neighborhood Workshop: Yes, November 26, 2018 (See Exhibit B-3)

SITE INFORMATION:

Address: Parcels between 400 & 500 blocks on the eastside of NW 13th Street and westside of the 400 block of NW 12th Drive.

Parcel Number(s): 14035, 14034, 14033, 14032, 14031, 14026, 14027, 14029, 14030, 14091, 14092, 14093

Acreage: ±3.02

Existing Use(s): Multiple (see Table 1)

Land Use Designation(s): Urban Mixed Use

Zoning Designation(s): Urban 6

Overlay District(s): Enterprise Zone, 5th Avenue/Pleasant Street CRA, CBDG Home Target Area, UF Context Area

Transportation Mobility Program Area (TMPA): Zone A

Water Management District: St. Johns River Water Management District

Special Feature(s): N/A

Annexed: 1869

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Retail	Urban Mixed-Use (UMU)	Urban 6
South	Vacant PD (Proposed HUB 2)	Planned Use Development (PUD)	Planned Development
East	Vacant	Urban Mixed-Use (UMU)	Urban 6
West	Restaurant, Retail, Gas Station	Urban Mixed-Use(UMU)	Urban 6, Urban 8

Table 1 Adjacent Uses, Zoning, and Land Use designations

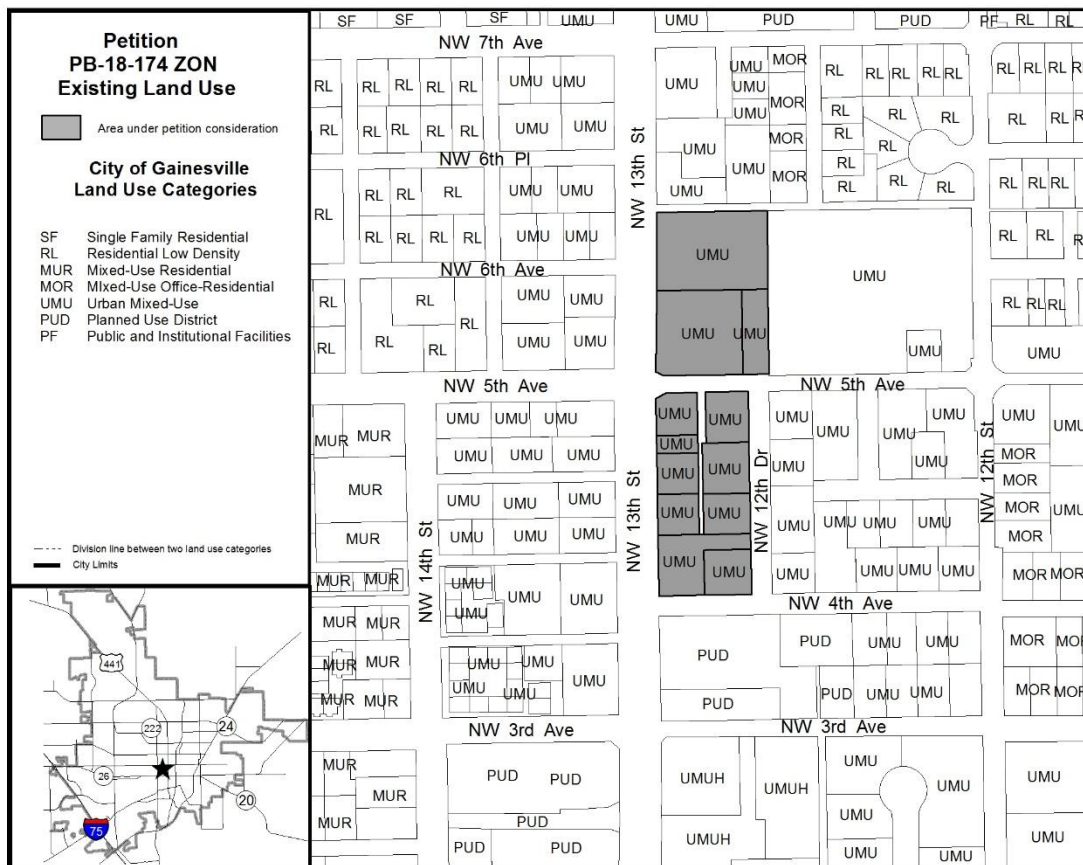


Figure 2: Existing Land Use

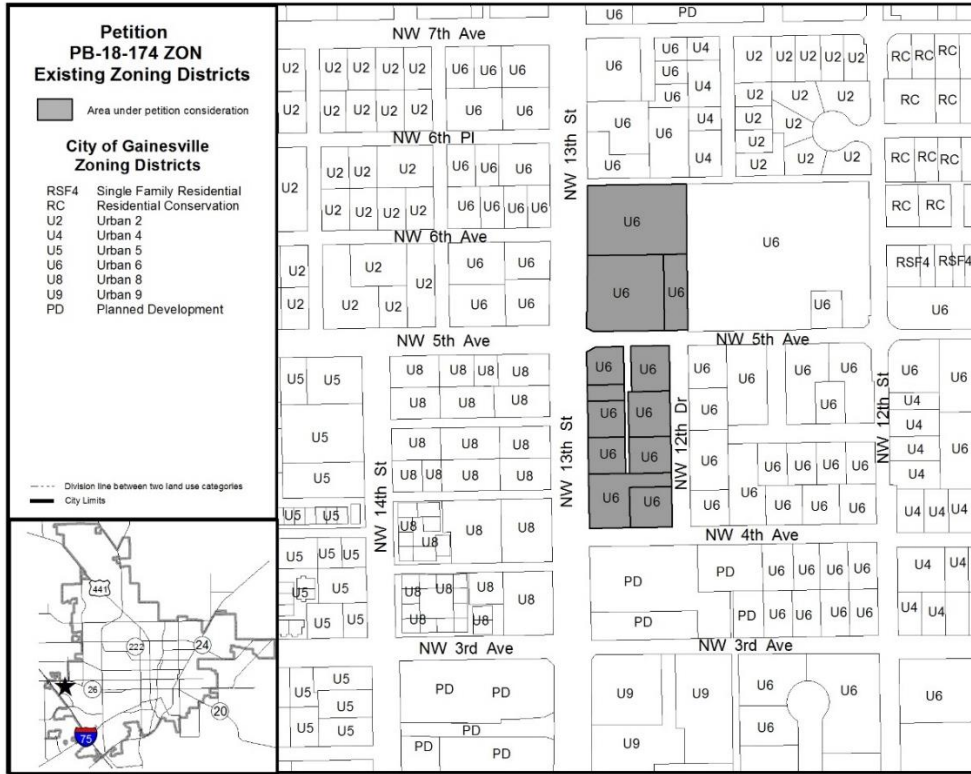


Figure 2: Existing Zoning

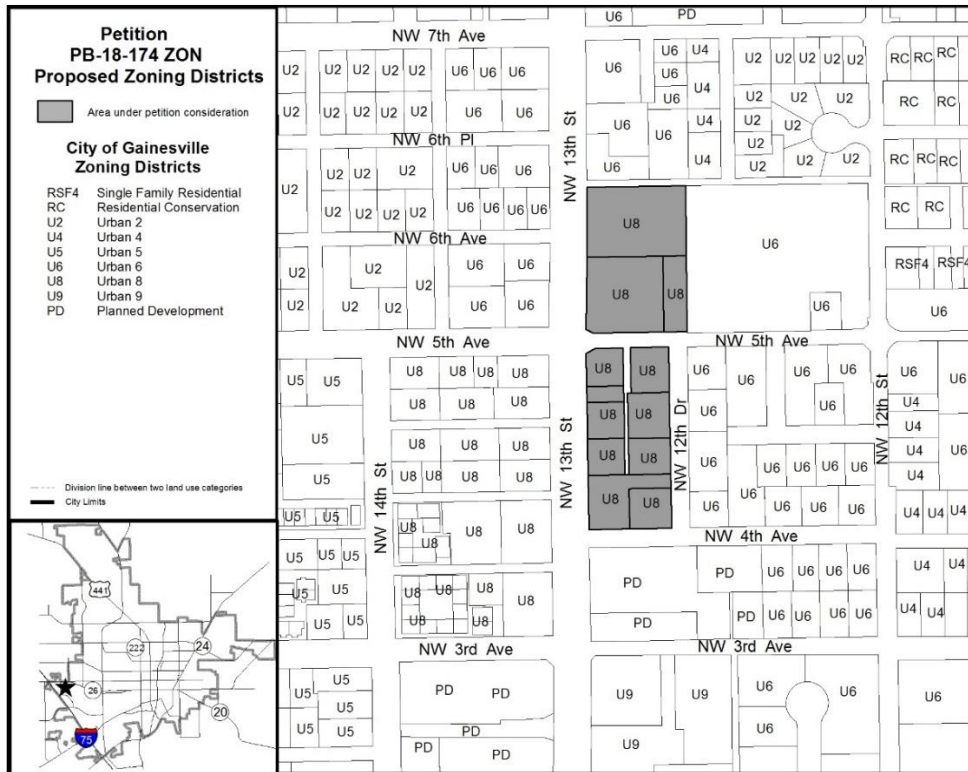


Figure 3: Proposed Zoning

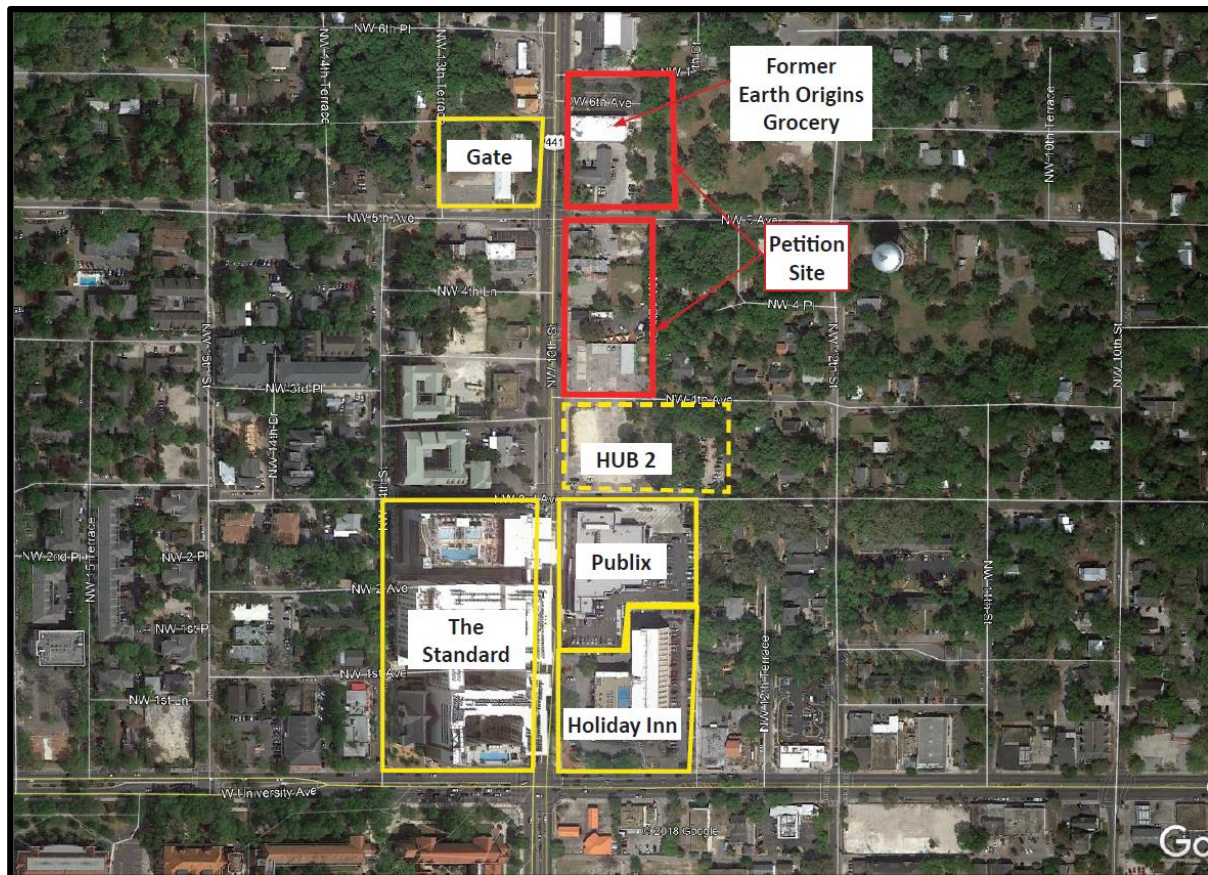


Figure 4: Aerial Photograph of Subject Properties

PURPOSE AND DESCRIPTION:

This petition is a joint request by five property owners to rezone 12 parcels from Urban 6 (U6) to Urban 8 (U8). The total land area for the proposed rezoning is about 3.02 acres and is located within the 400 and 500 block on the eastside of NW 13th Street and westside of NW 12th Drive. The proposed rezoning will increase the density allowed from 50 dwelling units per acre to 60 dwelling units per acre by right, and 80 dwelling units per acre by special use permit. It will also allow additional uses (See Table 3). The applicants believe the additional uses and increased density allowed under the proposed Urban 8 zoning will spur redevelopment.

The subject parcels are surrounded by transect zoning extending for several blocks, and do not abut any low density residential zoning. The site and the area around it were rezoned to a transect zone in July 2017. The transect zone requires specific building and street design standards which can only be achieved with the redevelopment of the site.

Sites to the south and southwest of the subject parcels which have been redeveloped or proposed for redevelopment either have a higher density zoning or have been rezoned to allow a higher density than allowed by the current Urban 6 zoning.

These properties include the Standard, the New Publix grocery store, and the Holiday Inn Hotel. Directly south of the subject parcels is Hub 2 which is a planned development currently under review (DB-18-66). It proposes up to 7-stories of residential, retail, and parking with a step down to 4 stories toward the adjacent historic district.

The subject properties are located along NW 13th Street, which is major state highway and transit corridor. The site is served by RTS bus routes 8, 10, and 29. The parcels are also located within a half mile of the University of Florida campus and in close proximity to University Avenue which is a major transportation corridor. This makes the subject parcels easily accessible by multiple modes of transportation.

Parcel #	Address	Acreage (+/-)	Current or Previous Use
14091	521 NW 13 th ST	0.73	Former Mother Earth/Earth Origins Stores
14092	NW 5 th AVE	0.19	Parking for Mother Earth/Earth Origins
14093	505 NW 13 th ST	0.61	Sweetberries Cafe
14031	425 NW 13 th ST	0.14	Mr. Good Bike Shop
14032	421 NW 13 th ST	0.06	Restaurant
14033	NW 13 th ST	0.14	Parking lot
14034	407 NW 13 th ST	0.14	Restaurant
14035	NW 13 th ST	0.29	Part of Cricket Wireless
14026	NW 12 th DR	0.18	Vacant
14027	NW 12 th DR	0.20	Vacant
14029	NW 12 th DR	0.16	Parking for restaurant
14030	1250 NW 4 th AVE	0.18	Cricket Wireless

Table 2: Parcels Proposed for Rezoning

Buildings on the parcels were built between 1935 and 1972 and are mostly single story buildings in fair condition. The subject parcels are also within the City’s Enterprise Zone, the 5th Avenue and Pleasant Street Community Redevelopment Area (CRA), and the CDBG Home Target Area, all of which aim to promote redevelopment and infill.

Comparison of Current vs Proposed Zoning

Both the current and proposed zoning are aimed at promoting a higher intensity mix of uses. The proposed Urban 8 zoning allows a number of uses that are either not allowed under the current Urban 6 zoning or allowed by special use permit (SUP). See table below.

	U6	U8
Underlying Land use	Urban Mixed Use	Urban Mixed Use
Permitted Residential Density	50du/ac and 60du/ac by SUP	60 du/ac and 80 du/ac by SUP
Permitted Uses	Same + SUP: Gasoline/ Alternative fuel station, Microbrewery, Vocational/Trade school,	Same + Alcoholic beverage establishment, Car wash, Light equipment rental and leasing, Gasoline/

	Public administration buildings	Alternative fuel station, Hotel, Microbrewery, Mini Warehouse/Storage, Structured Parking, Passenger Transit Station, Research Development and Testing Facility, Public Administration Buildings, Outdoor recreation, Scooter/Electric golf cart sales, Social Services, Vehicle Sales and rental (No outdoor display), Vehicle services, Vocational/ Trade school SUP –Food distribution for the needy, Residences for the destitute
Minimum Height	N/A	18'
Maximum Height (stories)	4 and 5 with bonus	5 and 6 with bonus
Maximum Height (feet)	60' and 74' with bonus	74' and 88' with bonus
Front Setback	Same	Same
Side Setback (Min)	5'	0'
Rear Setback	Same	Same

Table 3: Comparison of Current and Proposed Zoning

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

The analysis of this application is based on the following rezoning criteria, as required in Section 30-3.14 of the City Land Development Code:

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

The subject properties and the surrounding areas are designated transect zones and allow a variety of uses which are compatible with each other. The current Urban 6 zoning and the proposed Urban 8 zoning both allow similar uses. Urban 8 zoning however allows a few more uses such as hotels and gas stations which already exist along NW 13th Street. The subject parcels are immediately surrounded by Urban 6 zoning to the north, east, and west, which could serve as a transition between the proposed higher intensity Urban 8 zoning and more residential oriented Urban 5 and Urban 4 zoning further west and east.

The density and intensity allowed under the proposed zoning will encourage the extension of the trend of pedestrian friendly uses and design further north. The proposed Hub 2 planned development to the south of the subject parcels, will have 7 stories with a mix of commercial and residential uses. This is denser but consistent with permitted uses under the proposed Urban 8 zoning.

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

The area around the subject parcels has a mix of uses including retail, office, and residential. The area is easily accessible from the University of Florida campus and has the potential of providing residential and retail amenities to support a growing student population. The proposed rezoning will promote a mix of residential, office, and retail uses consistent with the character of the district and suitable for the uses needed to serve the student and worker population from the University of Florida and other surrounding areas.

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

The proposed Urban 8 zoning designation will allow a mix of uses that are compatible with the surrounding area. The proposed higher density zoning designation could serve as a transition between the more intense planned development to the south which allows up to eight stories and the Urban 6 zoning designation to the north. The area within the 400 block on the west side of NW 13th Street has the same proposed Urban 8 zoning. All other properties to the northwest, and east of the rezoning district will maintain the Urban 6 zoning designation which allows similar uses at a lower intensity and could buffer any higher intensity development as a result of the rezoning.

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

The subject parcels have buildings on 8 of the 12 lots, with the rest of the lots either vacant or used as parking lots. None of the parcels fall within the historic district and none of the buildings have a historic designation. The existing buildings are single story and do not meet the street frontage requirements of the transect zone. Any redevelopment will require conformance to the frontage and building design requirements stated in Article IV of the Land Development Code.

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

The subject parcels are located within Zone A of the City's Transportation Mobility Program Area (TMPA). TMPA Zone A was established to promote redevelopment and infill in the eastern portion of the City and in the area near the University of Florida (UF). The rezoning is therefore consistent with the intent of the TMPA Zone A. Any redevelopment will be required to comply with Policy 10.1.4 of the Transportation Mobility Element of the Comprehensive Plan. A traffic study may be required as part of the development plan review to fully assess and mitigate any impacts to traffic and improve transit.

The site is also located within the Enterprise Zone, the UF Context Zone, and the 5th Avenue and Pleasant Street CRA district, all of which encourage infill and redevelopment

consistent with the intent of the proposed rezoning. Future redevelopment will be required to meet concurrency requirements for adopted Level of Service (LOS) standards for various City services and facilities as required by Policy 3.4.1 of the Future Land Use element of the Comprehensive Plan.

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

The proposed Urban 8 zoning is consistent with the underlying Urban Mixed Use designation of the subject parcels in the City's Future Land Use Map. The application is not proposing any change to the underlying land use. The location of the subject parcels could serve the needs of the population in the University of Florida, Downtown, and neighborhoods immediately around the site such as 5th Avenue/ Pleasant Street, and College Park.

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

The area around the subject parcels is undergoing a significant change of character as a result of recent mixed-use redevelopment activities especially to the south and west. This change is transforming NW 13th street which was formerly auto oriented to a more multimodal street attracting more pedestrians, transit, and other non-vehicular modes of transportation. The proposed rezoning is consistent with the emerging character of the district and the description of the Urban transect zone 6-9 in the Land Development Code to consist of higher density mixed use buildings that accommodate retail, offices, and apartments.

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

This application has been determined to be consistent with the goals, objectives and policies of the Future Land Use element of the Comprehensive Plan. Findings have been outlined 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.

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

Finding: This application will promote a mix of residential and commercial uses close to the other similar developments, providing students and residents an opportunity to enjoy residential and commercial uses in proximity of each other.

Objective 1.5 Discourage the proliferation of Urban 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.

Finding The application is aimed at redeveloping an existing built up site into higher density mixed use within close proximity of the University of Florida and other high intensity mixed use developments. The parcels are also located along a major arterial providing easy access to transit. It is also located within walking/ biking distance of nearby residential areas like College Park, Pleasant Street, and 5th Avenue Neighborhoods.

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 the Innovation Square area (rather than at the Urban fringe), but outside of single-family neighborhoods.

Finding The proposed rezoning is less than ½ mile from the University of Florida campus. Rezoning to a higher transect to accommodate higher density will encourage more efficient use of land to provide a mix of uses to serve students, faculty, and staff of the University of Florida

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

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit.

This land use category allows residential, office, retail and serve 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 in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate 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.

Finding: This application will replace the current Urban 6 transect zoning with Urban 8 transect zoning which allows a higher density and wider variety of uses in an area of the City that is undergoing redevelopment. The proposed rezoning will be compatible with the emerging trend of mixed use developments such as The Standard on the northwest corner of NW 13th Street and West University Avenue and Hub 2 in the 300 block of NW 13th Street.

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

Finding: This application and staff report will be presented to the City Plan Board for their consideration. This includes records of the applicants neighborhood workshop provided in Exhibit B-3. No other facts, testimony or reports concerning this application or the related land use amendment have been presented 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.

Finding: The subject properties are already in a transect zone. The 400 block section of the site is directly across from parcels to the west zoned Urban 8, providing a logical extension of the existing transect zone.

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.

Finding: The area has experienced the development of mixed use projects that have either recently been completed, are under construction, or are in development plan review. The Standard mixed use development with residential and commercial uses, including a hotel, is now open on the northwest corner of NW 13th Street and West University Avenue. A Publix grocery store is across NW 13th Street from The Standard. The Hub 2 mixed use development is under review and is located just north of the Publix, between NW 3rd and NW 4th Avenue. The Gate fueling station/convenience store just west of the subject properties is redeveloping into a more pedestrian friendly store. A little further west in the College Park neighborhood are other multifamily residential developments. This growth and increased high density redevelopment within the area, makes the area more desirable and supports rezoning to a higher transect to support the increasing demand.

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.

Finding: The proposed rezoning for the subject properties from Urban 6 to Urban 8 is consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan. (See Section H).

4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.

Finding: The subject properties are already in a transect zone and are adjacent to existing transect zones to the east, north, and west.

RECOMMENDATION

Staff recommends approval of Petition PB-18-174 ZON based on a finding of compliance with all applicable review criteria.

POST-APPROVAL REQUIREMENTS:

Planning staff will forward the recommendation made by the City Plan Board to the City Commission, where a public hearing will be held to vote on an ordinance to adopt the proposed zoning category.

LIST OF APPENDICES:

Appendix A Comprehensive Plan Goals, Objectives and Policies

Appendix B Supplemental Documents:

- Exhibit B-1: Application
- Exhibit B-2: Justification Narrative
- Exhibit B-3: Neighborhood Workshop Presentation Materials

Appendix A: Comprehensive Plan Goals, Objectives and 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.**

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

Objective 1.5 **Discourage the proliferation of urban sprawl.**

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

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 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 the Innovation Square area (rather than at the Urban fringe), but outside of single-family neighborhoods.

Policy 3.4.1 The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards. Transportation LOS is excluded from the Concurrency Management System.

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

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit.

This land use category allows residential, office, retail and serve 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 in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate 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.

Transportation Mobility Element:

- Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.
- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
 - b. Cross-access connections/easements or joint driveways, where available and economically feasible;
 - c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;

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

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 will use transit. If the development is within ¼ 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.



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: 521 NW 13th St., LLC	
Address: 201 NW 10th Avenue	
Gainesville, FL 32601	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: eda engineers-surveyors-planners, inc.	
Address: 2404 NW 43rd St.	
Gainesville, FL 32606	
Phone: 352-373-3541	Fax: 352-373-7249

*see additional owners at end of application

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 []	Zoning Map [X]	Master Flood Control Map []
Present designation:	Present designation: U6	Other [] Specify:
Requested designation:	Requested designation: U8	

INFORMATION ON PROPERTY
1. Street address: multiple
2. Map no(s):
3. Tax parcel no(s): 14091, 14092, 14093, 14026, 14027, 14029, 14030, 14035, 14031, 14032, 14033, 14034
4. Size of property: <u>3.02 +/-</u> acre(s)
<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.</i>

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? See Justification Report

North

South

East

West

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?

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

Residential streets See Justification Report

Noise and lighting

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

NO X YES ____ (If yes, please explain below)

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

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

NO X YES ____

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

NO X YES ____

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

Redevelopment X
Activity Center ____
Strip Commercial ____

Urban Infill ____
Urban Fringe ____
Traditional Neighborhood ____

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

Water and Wastewater

Solid Waste

Mass Transit

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

NO

YES (please explain)

See Justification Report

CERTIFICATION

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

Owner of Record	
Name:	HIR University Investors
Address:	111 W Fortune St Tampa, FL 33602
Phone:	Fax:
Signature: see affidavit	

Owner of Record	
Name:	Ospina Enterprises
Address:	407 NW 13th St Gainesville, FL 32601
Phone:	Fax:
Signature: see affidavit	

Owner of Record	
Name:	421 Campbell 4 LLC
Address:	120 Rosewood Dr Guyton, GA 31312
Phone:	Fax:
Signature: see affidavit	

Owner of Record	
Name:	G-Berries Properties LLC
Address:	911 NW 36th Rd Gainesville, FL 32609
Phone:	Fax:
Signature: see affidavit	

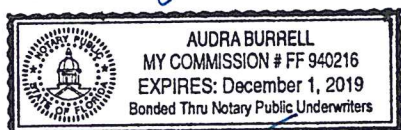
No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in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

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

Clay Sweger
Owner/Agent Signature
11/30/18
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 30 day of November 2018, by (Name)
Clay Sweger.

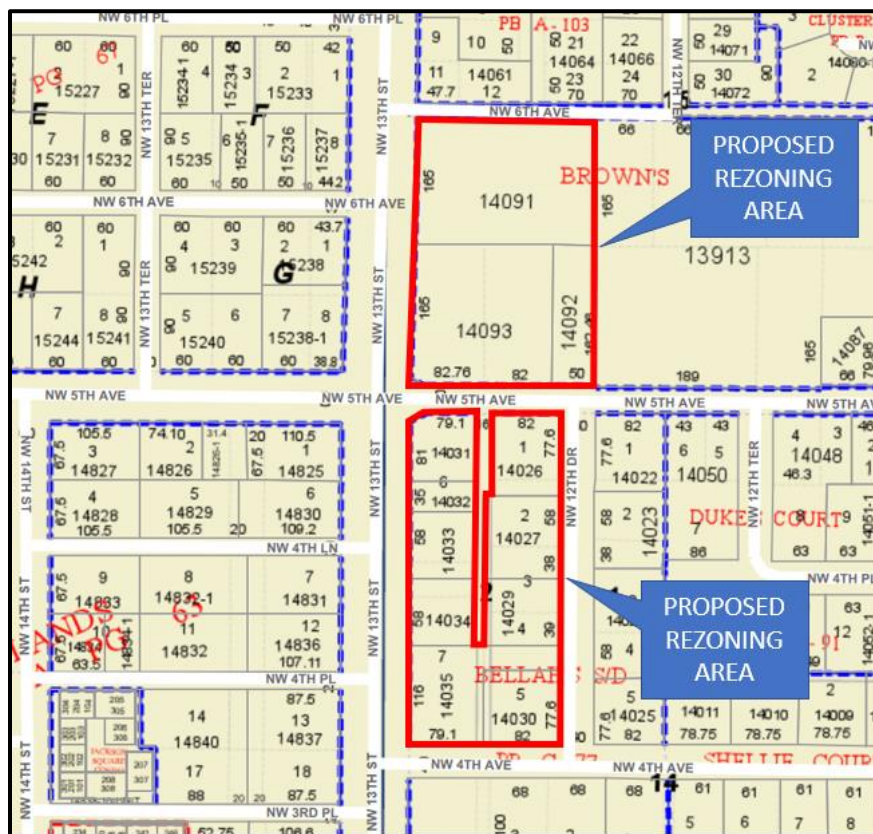


Audra Burrell
Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

Rezoning Justification Report

NW 13th Street Parcels



Application Request: Rezone 12 parcels from Urban 6 to Urban 8

Application Location: 400 & 500 blocks of NW 13th Street (East side) & 400 block of NW 12th Drive (West side)
(Tax parcels 14035, 14034, 14033, 14032, 14031, 14026, 14027, 14029, 14030, 14091, 14092, 14093)

Submittal Date: December 3, 2018

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

Table of Contents

Application Request	
Background Information	1
Surrounding Property Characteristics	1
Statement of Proposed Change	2
Existing Future Land Use Designation	3
Existing Zoning District	4
Proposed Zoning District	5
Impact on Residential Streets & Noise and Lighting	6
Environmental Conditions	6
Multi-modal site accessibility	6
Contribution to the Community & Long-term Economic Benefits	7
Consistency with Land Development Code	7
Impact on Level of Service (LOS) Standards	10
Conclusion	11

List of Figures

Figure 1: Location Map	1
Figure 2: Future Land Use Map	3
Figure 3: Existing Zoning Map	4
Figure 4: Proposed Zoning Map	5

Application Request

This application is a request to rezone 12 parcels from Urban 6 (U6) to Urban 8 (U8). The parcels are located on the east side of NW 13th Street in the 400 and 500 blocks and on the west side of NW 12th Drive in the 400 block. The parcels, when combined, are approximately 3.02 acres in size. The proposed rezonings are being requested to facilitate infill and redevelopment in a key area of the City of Gainesville. Figure 1 illustrates the location of the parcels.



Background Information

All of the parcels included within this rezoning application are located in the City's new Transect Zoning area. The properties were part of a large-scale rezoning that was adopted in July 2017 in association with the major update of the City's Land Development Code.

The 12 parcels are listed below in a table with addresses and current or previous use of the property.

Parcel #	Address	Acreeage (+/-)	Current or Previous Use
14091	521 NW 13 th ST	0.73	Former Mother Earth/Earth Origins Stores
14092	NW 5 th AVE	0.19	Parking for Mother Earth/Earth Origins
14093	505 NW 13 th ST	0.61	Sweetberries Cafe
14031	425 NW 13 th ST	0.14	Mr. Good Bike Shop
14032	421 NW 13 th ST	0.06	Restaurant
14033	NW 13 th ST	0.14	Parking lot
14034	407 NW 13 th ST	0.14	Restaurant
14035	NW 13 th ST	0.29	Part of Cricket Wireless
14026	NW 12 th DR	0.18	Vacant
14027	NW 12 th DR	0.20	Vacant
14029	NW 12 th DR	0.16	Parking for restaurant
14030	1250 NW 4 th AVE	0.18	Cricket Wireless

The properties include the vacant building that Mother Earth and Earth Origins Market previously occupied. The building has been vacant for several years since Earth Origins Market ceased operation (in 2016), which has left an empty storefront on NW 13th Street. The buildings within the proposed rezoning area were constructed between 1935 to 1972. Two of the properties are vacant (14026 & 14027).

The properties all are located within Transportation Mobility Program Area (TMPA) Zone A. They are all also located within the Enterprise Zone, UF Context Area, 5th Avenue/Pleasant Street Community Redevelopment Area (CRA), and the CDBG Home Target Area (NW 5th Avenue/Pleasant Street). The properties are not located in an historic district.

Surrounding Property Characteristics

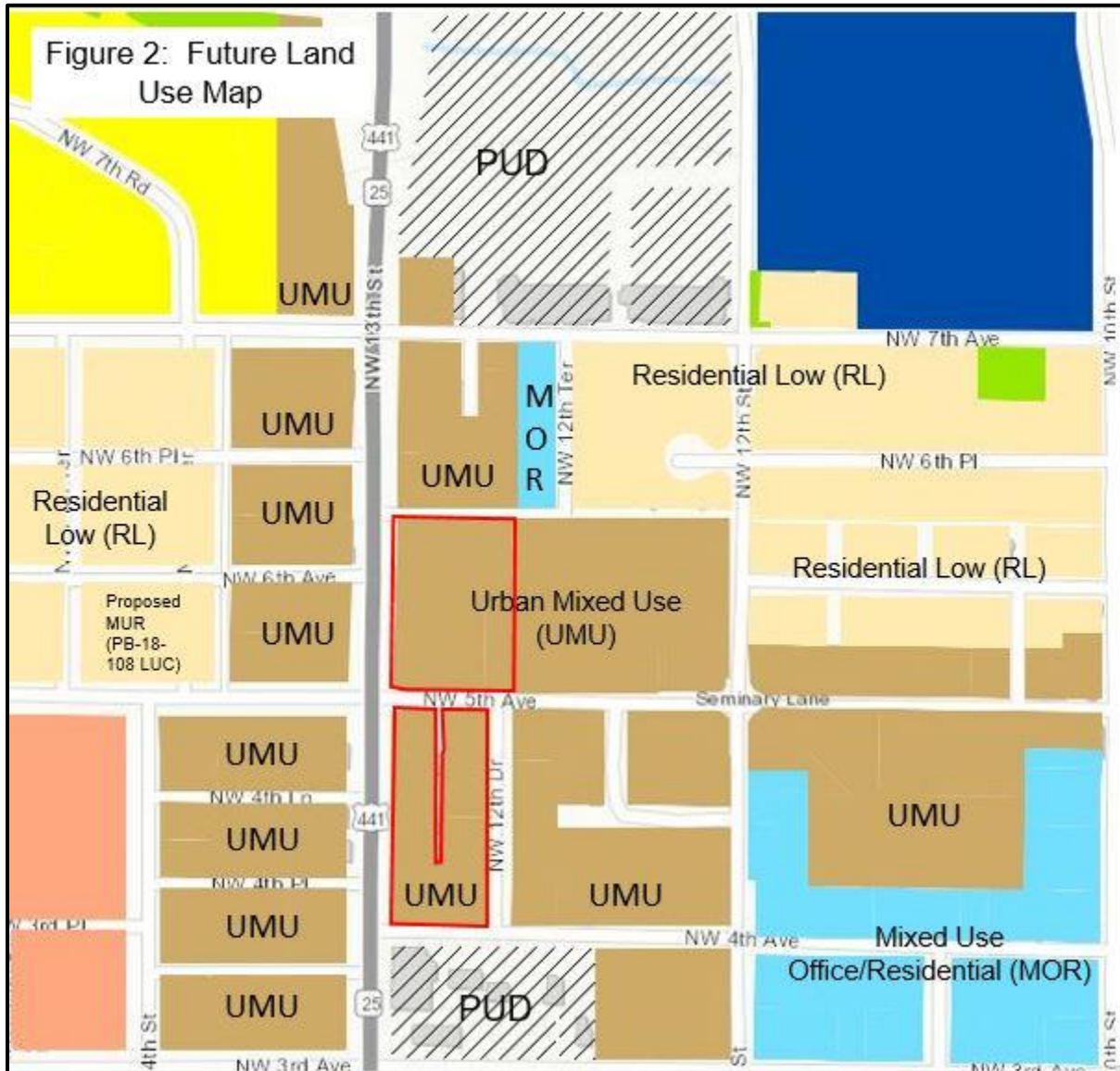
	Future Land Use	Zoning	Existing Use
North	Urban Mixed Use	U6	NW 6 th Ave. & Retail
South	Planned Use District	PD	NW 4 th Ave. & Vacant PD
East	Urban Mixed Use	U6	Vacant (former Seminary Lane)
West	Urban Mixed Use	U6 & U8	NW 13 th ST & Restaurant, Retail & Gas Station

The vacant PD property (east side of NW 13th Street between NW 3rd and 4th Avenues) immediately south of parcels 14035 and 14030 is in final development review (DB-18-66) with an expected final approval date of December 2018. Construction is anticipated at that site in January or February 2019. The PD includes provisions allowing a mix of residential and non-residential uses, up to 8 stories (with a step down to the historic district), and 108 dwelling units per acre. The actual development plan as submitted includes 7 stories with a roof top pool, 202 units (550 bedrooms), and 11,000 square feet of non-residential uses.

The above information illustrates that the surrounding area is commercial and mixed-use in nature on a major arterial corridor (NW 13th Street).

Existing Future Land Use Designation

The current Future Land Use category designation on the site is Urban Mixed Use (UMU) as indicated on Figure 2 below.



Policy 4.1.1 of the Future Land Use Element defines the Urban Mixed Use Land Use Category as follows:

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit This land use category allows residential, office, 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 in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and

encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate 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

As indicated in the policy above, residential, office, and retail uses are allowed in this land use category. The proposed U8 zoning district is an implementing zoning for the UMU land use category, so no changes are proposed to the future land use category for the properties. Section 30-4.2 of the Land Development Code contains a table illustrating the correspondence of zoning districts with future land use categories. For the UMU land use category, the table is as illustrated below:

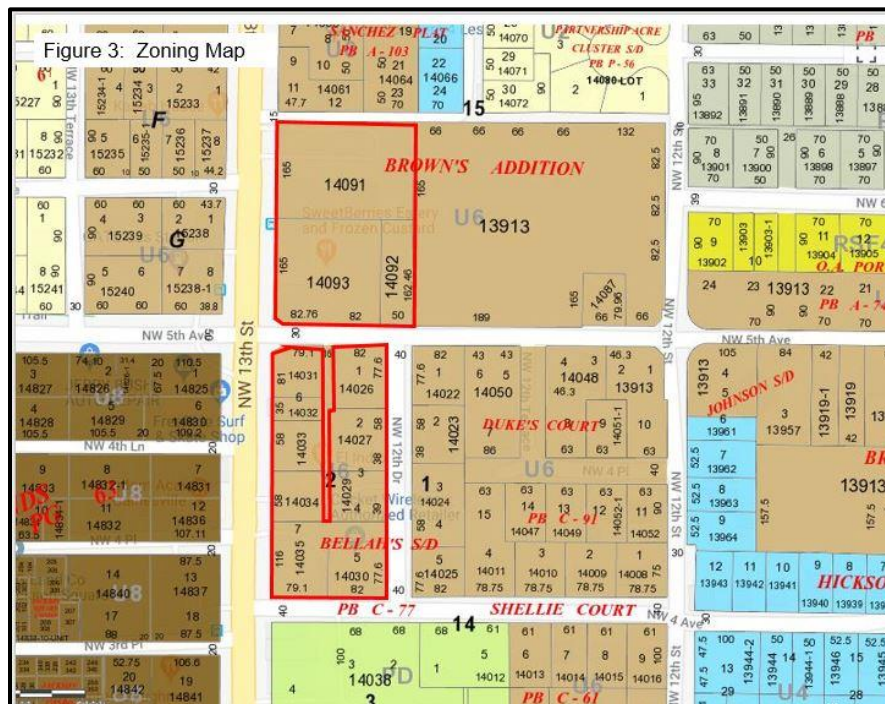
Sec. 30-4.2. - Correspondence with future land use categories.

The following table establishes the zoning districts allowable within the future land use categories from the Comprehensive Plan:

Future Land Use Category	Zoning Districts	Special Districts
Urban Mixed-Use (UMU)	U6, U7, U8	PD, CON, PS

Existing Zoning District

The current zoning designation on all these properties is U6, as indicated on Figure 3 below:



As indicated in the Background section of this report, the U6 zoning for these properties was adopted in July 2017 as part of the rezoning and Land Development Code updates. Redevelopment has not occurred on these properties with the existing zoning in place.

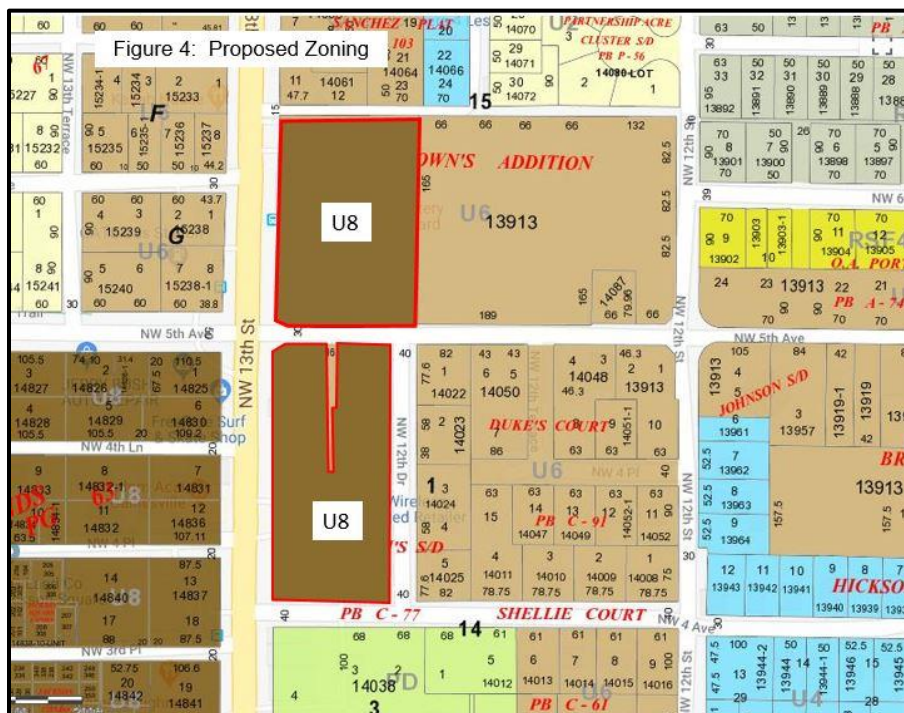
Proposed Zoning District

The request is to rezone the 12 parcels to U8 to add additional uses and increase residential density (increase from 50 units per acre by right (60 units with a Special Use Permit) to 60 units per acre by right (80 units with a Special Use Permit)) to spur redevelopment along the NW 13th Street corridor in this area. The net increase in units by right for the 3.02 acres would be 30 additional units (151 units for U6; 181 units for U8). The net increase in units based on the Special Use Permit maximums would be 60 additional units on the 3.02 acres.

Additional uses that would be permitted by right in the U8 zoning district include: alcoholic beverage establishment; car wash facilities; equipment rental and leasing, light; gasoline/alternative fuel station; hotel; microbrewery microwinery microdistillery; mini-warehouse/self-storage; structured parking as a principal use; passenger transit station; public administration buildings; outdoor recreation; research development & testing facilities; scooter & electric gold cart sales; social service facilities; vehicle sales and rental (no outdoor display); vehicle services; and vocational/trade school. It should be noted that gasoline/alternative fuel stations; microbrewery microwinery microdistillery; public administration buildings; and vocational/trade school would be allowed under the current U6 zoning by Special Use Permit.

The proposed change to U8 would also increase the maximum building height from 4 stories by right (5 with height bonus) to 5 stories by right (6 with height bonus).

The proposed zoning to U8 for these 12 properties would be as illustrated on Figure 4 below.



Impact on Residential Streets & Noise and Lighting

Most of the properties (9) have direct access to NW 13th Street (a non-residential, Principal Street north of NW 5th Avenue and Storefront street south of NW 5th Avenue) or NW 5th Avenue. NW 4th Avenue, NW 12th Drive, and NW 6th Avenue are local streets adjacent to the 12 properties under consideration for rezoning. The existing uses on all of the properties are all non-residential in nature. Therefore, it is not anticipated that the impacts to residential development in the area would be greater than the existing situation. It is also possible that redevelopment in this area will result in residential uses as opposed to the existing non-residential uses.

Noise and lighting impacts are regulated by the Gainesville Code of Ordinances and Land Development Code. Any 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 Conditions

There are no environmentally sensitive areas on these properties because these properties have had prior development on them. An application for an exemption to environmental review has been submitted as part of the application package. Due to the small size of the parcels (3.02 +/- acres) and the fact that they have previously been developed, the exemption is consistent with Section 30-8.11 D.1. & 10. for an exemption to Natural and Archaeological Resources Review.

Multi-modal site accessibility

The Regional Transit Service is available to serve these properties. The properties are served by three transit routes (shown in the table below). Frequencies and Time of Day indicated in the table are for weekdays. There is an existing transit stop on NW 13th Street at the former Mother Earth/Earth Origins site. There is also a transit stop across NW 13th Street (west side) at about NW 4th Avenue.

Route #	Route	Frequency	Time of Day
8	Shands to North WalMart	30-76 minutes	5:47 a.m. – 10:38 p.m.
10	Rosa Parks Station to Santa Fe College	17-35 minutes	7:00 a.m. – 7:02 p.m.
29	Beaty Towers to Kiwanis Park	40-42 minutes	7:21 a.m. – 5:45 p.m.

There are sidewalks on both sides of NW 13th Street in the area adjacent to the properties. There are also sidewalks on both sides of NW 5th Avenue and NW 4th Avenue. There are overly wide curb cuts on NW 4th and 5th Avenues that interrupt the sidewalk system. A major benefit of redevelopment of these properties would be the curb cut adjustments that would occur when new construction on the sites occurs.

NW 12th Street is a bicycle boulevard that serves these parcels in the area between W. University Avenue north to NW 19th Lane. This allows for safe bicycle travel off the NW 13th Street main arterial.

Contribution to the Community & Long-term Economic Benefits

Redevelopment on NW 13th Street in this portion of the community is a stated goal of the City of Gainesville. The properties are all located within the NW 5th Avenue/Pleasant Street Community Redevelopment Area. NW 13th Street is an important corridor in the City of Gainesville. Currently, there are vacant buildings, vacant lots, and parking areas fronting the street that detract from the urban form. The proposed rezoning can foster redevelopment in this area, which will create a more attractive streetscape, reduce visual blight and contribute to the tax base.

Consistency with the Land Development Code

The criteria for review of rezoning applications is 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 U8 zoning district are very similar to those permitted in the existing U6 zoning district. The permitted uses include residential, office, commercial, and institutional uses (including a mix of these uses). These U8 uses are compatible with the intensity associated with the NW 13th Street corridor (a principal arterial and state/federal highway). Retail sales and restaurants are surrounding uses in the areas north, south, and west of the proposed rezoning area. Some of the additional permitted uses in U8 (including scooter sales, gasoline stations, and car wash facilities are existing uses located in the vicinity along NW 13th Street). The area to the east of the rezoning area will remain in the U6 zoning, which will provide a step down of density and intensity from the NW 13th Street corridor area. The parcels in the 400 block (east side) are compatible with the existing U8 zoning on the west side of NW 13th Street.

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

Response: The proposed U8 zoning district is suitable for a mix of uses (residential, office, and commercial) that currently exist on the NW 13th Street corridor 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 U8 zoning for the parcels in the 400 block (east side) is compatible with the existing U8 zoning on the west side of NW 13th Street. In the 500 block,

the U6 zoning will remain east of Parcels 14091 and 14092 to serve as a step down to the residential properties to the east. The property north of the proposed zoning area has the U6 zoning district designation, which is compatible in terms of uses (mixed use) with the U8 zoning district. The property south of the proposed rezoning area is zoned PD with provisions in the PD for a mix of uses and compatible height (up to 8 stories) with the subject properties. The area west of Parcels 14091 and 14093 (across NW 13th Street) has U6 zoning, which is compatible with the mixed uses allowed in the U8 zoning district.

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

Response: There are existing buildings on 8 of the 12 parcels (there are two vacant parcels and two parcels that are parking lots for businesses). None of the buildings are within an historic district. The existing buildings do not generally conform to the City's building placement and landscaping requirements for transect zones. Redevelopment of these properties consistent with Land Development Code requirements will guarantee appropriate building placement, design, and landscape features.

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: All of the parcels under consideration are located within the NW 5th Avenue/Pleasant Street Community Redevelopment Area (CRA). Redevelopment is a major City goal for this area. The properties are also located within the City's transect zoning district area, where there are provisions for design and streetscape standards when redevelopment occurs.

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

Response: These parcels have been designated with the Urban Mixed-Use land use category and U6 zoning district to serve the needs for mixed use development in the vicinity of the University of Florida. The proposed U8 zoning is consistent with the City's intent for mixed use development to occur in this area to serve residential, office, and commercial needs. Redevelopment of these parcels will enhance the tax base and provide new services in the area.

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. There have been several recent changes in this area that have altered the uses and development along the NW 13th Street corridor south of NW 8th Avenue. These changes include construction of: The Standard and the new Publix. In addition, the Hub 2 is in the final stages of development approval.

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

Response: Rezoning of these properties is being proposed to increase the redevelopment prospects for these parcels. 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.”

Transportation Mobility Element Policy 10.1.3

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

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

Response: This report will be presented to the City Plan Board at a public hearing on January 24, 2019. The Neighborhood Workshop was held on Monday, November 26, 2018. The submittal includes information about the Neighborhood Workshop and all the required application forms.

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: This is an application to rezone within an existing transect zone. The proposed U8 transect zoning district is consistent with the Urban Mixed-Use land use category on the properties.

Impact on Level of Service (LOS) Standards

The parcels all are within a developed area of the City and most contain existing structures and uses. There will be no impacts on level of service standards until redevelopment occurs. At that time, the development plans will be subject to Concurrency and Transportation Mobility review.

Roadways

The parcels are all located within Zone A of the Transportation Mobility Program Area. There will be redevelopment credits for the existing uses at the site. Any redevelopment on the site that increases the number of trips will be responsible for meeting the Zone A TMPA criteria.

Recreation

The Recreation LOS standard is based on current population estimates. At this time, there are no deficiencies associated with Recreation LOS. When 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 serving these parcels. The water and wastewater LOS standards are based on residential development. If the redevelopment of these sites involves residential units, the new developments will be required to meet all water and wastewater concurrency requirements at the time of development review.

Solid Waste

There are existing provisions for solid waste disposal at the developed sites. The solid waste LOS standard is based on residential development. If the redevelopment of these sites involves residential units, the new developments will be required to meet solid waste concurrency requirements at the time of development review.

Mass Transit

The Regional Transit Service currently serves the area. 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.

Conclusion

As stated in this report, the proposed rezoning of these 12 parcels is consistent with the City of Gainesville Comprehensive Plan and Land Development Code. The rezoning is being proposed to spur redevelopment in a prominent area of the City that contains vacant and underutilized buildings and to improve the streetscape along the NW 13th Street corridor. The area where these parcels are located is within the 5th Avenue/Pleasant Street Community Redevelopment Area where there is a stated goal of redevelopment of the area.

TODAY IN HISTORY

In 1866, Chinese revolutionary Sun Yat-sen, the first provisional president of the Republic of China, was born.

In 1920, baseball got its first "czar" as Judge Kenesaw Mountain Landis was elected commissioner of the American and National Leagues.

In 1936, the San Francisco-Oakland Bay Bridge opened as President Franklin D. Roosevelt pressed a telegraph key in Washington, D.C., giving the green light to traffic.

In 1942, the World War II naval Battle of Guadalcanal began. (The Allies ended up winning a major victory over Japanese forces.)

In 1984, space shuttle astronauts Dale Gardner and Joe Allen snared a wandering satellite in history's first space salvage; the Palapa B2 satellite was secured in Discovery's cargo bay for return to Earth.

In 2001, American Airlines Flight 587, an Airbus A300 headed to the Dominican Republic, crashed after takeoff from New York's John F. Kennedy International Airport, killing all 260 people on board and five people on the ground.

TODAY'S BIRTHDAYS

- Singer **Brian Hyland** is 75. Actor-playwright **Wallace Shawn** is 75. Rock musician **Booker T. Jones** (Booker T. & the MGs) is 74. Sports-caster **Al Michaels** is 74. Singer-songwriter **Neil Young** is 73. Rock musician **Donald "Buck Dharma" Roeser** (Blue Oyster Cult) is 71. **Sen. Jack Reed**, D-R.I., is 69. Country/gospel singer **Barbara Fairchild** is 68. Actress **Megan Mullally** is 60. Actor **Vincent Irizarry** is 59. Olympic gold medal gymnast **Nadia Comaneci** is 57. Actor **Sam Lloyd** is 55. Rock musician **David Ellefson** is 54. Retired MLB All-Star **Sammy Sosa** is 50. Figure skater **Tonya Harding** is 48. Actress **Rebecca Wisocky** is 47. Actress **Radha Mitchell** is 45. Actress **Lourdes Benedicto** is 44.

LOTTERY

Sunday, Nov. 11

Pick 2
Early drawing: 9-8
Night drawing: 4-5

Pick 3
Early drawing: 5-5-7
Night drawing: 8-0-0

Pick 4
Early drawing: 5-9-8-0
Night drawing: 0-4-9-5

Pick 5
Early drawing: 8-5-8-4-0
Night drawing: 6-2-7-1-0

Fantasy 5
6-9-13-19-29

SATURDAY'S RESULTS
Lotto
26-30-35-39-45-46

Match...Payoff...Winners

6-of-6...\$9 M...0-Rollover
5-of-6...\$8,570.50...2
4-of-6...\$87.50...838
3-of-6...\$5.50...18,628

Fantasy 5
5-6-12-17-32

Match...Payoff...Winners

5-of-5...\$227,273.71...1
4-of-5...\$115.50...317
3-of-5...\$9.50...101,735

Battle of beers

Pabst believes MillerCoors is actively trying to put it out of business

By Ivan Moreno
The Associated Press

MILWAUKEE — Pabst Brewing Company and MillerCoors are going to trial, with hipster favorite Pabst contending that MillerCoors wants to put it out of business by ending a longstanding partnership through which it brews Pabst's beers.

The case has high stakes for Pabst, whose lawyers argue that the company's very existence relies on the partnership with Chicago-based MillerCoors, which produces, packages and ships nearly all its products, which include Pabst Blue Ribbon, Old Milwaukee, Natty Boh and Lone Star. MillerCoors, meanwhile, says it's not

obligated to continue brewing for Pabst and that Pabst doesn't want to pay enough to justify doing so.

The trial in Milwaukee County Circuit Court begins Monday and is scheduled through Nov. 30.

Pabst's attorneys have said in court documents and hearings that MillerCoors LLC is lying about its brewing capacity to break away from Pabst and capture its share of the cheap beer market by disrupting Pabst's ability to compete.

At a March hearing in which MillerCoors tried to have the lawsuit dismissed, Pabst attorney Adam Paris said "stunning documents" obtained from MillerCoors show that it went as far as hiring a consultant to "figure out ways to get rid of us." MillerCoors has called that a mischaracterization of the



Cases of Pabst Blue Ribbon and Coors Light are stacked next to each other Thursday in a Milwaukee liquor store. [IVAN MORENO/THE ASSOCIATED PRESS]

consultant's work.

The 1999 agreement between MillerCoors and Pabst, which was founded in Milwaukee in 1844 but is now headquartered in Los Angeles, expires in 2020 but provides for two possible five-year extensions. The companies dispute how the extensions should be negotiated: MillerCoors argues that it has sole discretion to determine whether it can continue brewing for Pabst, whereas Pabst says the

companies must work "in good faith" to find a solution if Pabst wants to extend the agreement but MillerCoors lacks the capacity.

Pabst needs 4 million to 4.5 million barrels brewed annually and claims MillerCoors is its only option. It is seeking more than \$400 million in damages and for MillerCoors to be ordered to honor its contract.

During 2015 negotiations about extending the contract, MillerCoors

announced it would close its brewing facility in Eden, North Carolina, and that it eventually might have to shutter another facility in Irwindale, California. Pabst contends that MillerCoors refused to provide any information to substantiate its claim that it would no longer have the capacity to continue brewing Pabst's beers, and that it wouldn't consider leasing the Eden facility and would only sell it for an "astronomical" price.

Democratic gains may mean tighter gun, looser pot laws

By David A. Lieb and Geoff Mulvihill
The Associated Press

From New York to New Mexico, residents in a number of states can expect a leftward push for expanded health care coverage, gun control, education funding and legalized recreational marijuana as Democrats who gained new or stronger powers in the midterm elections seek to put their stamp on public policy.

While Republicans remain in charge in more states, Democrats nearly doubled the number of places where they will wield a trifecta of power over the governor's office and both chambers of the state legislature. Democrats also broke up several Republican strongholds, forcing GOP lawmakers who have been cutting taxes and curbing union powers to deal with a new reality of a Democratic governor.

All told, Democrats gained seats in 62 of the 99 state legislative



In this Nov. 6 photo, New York Gov. Andrew Cuomo, right, stands with Lieutenant Governor Kathy Hochul during an election night watch party hosted by the New York State Democratic Committee in New York. [MARY ALTAFFER/THE ASSOCIATED PRESS]

chambers, according to data provided by the National Conference of State Legislatures (Nebraska is the lone state with a single legislature). Democrats also added seven new governorships.

In New York, where a new Democratic-run Senate will provide the missing link in liberals' political power, the expansive agenda could go beyond guns, pot and health care to also

include more protections for abortion rights and higher taxes on millionaires.

"We will finally give New Yorkers the progressive leadership they have been demanding," said Sen. Andrea Stewart-Cousins, who stands to lead the Senate when the new session begins in January.

The U.S. is a deeply divided nation politically, a fact reflected in a midterm vote that

gave Democrats the U.S. House while adding to the Republican majority in the U.S. Senate. But within states, the overall outcome of the 2018 elections was a continued trend of one-party control — Democrats in some places, Republicans in others.

For the first time since 1914, there will be only one state — Minnesota — with its two legislative chambers led by different parties.

If Republican gubernatorial candidates maintain their slim leads in Florida and Georgia, Republicans will hold full control over the governor's office and legislative chambers in 22 states compared with 14 for Democrats. Just 13 states will have a split partisan control between the governor's office and legislature, nearly matching the 60-year low point set in 2012.

There also has been a decrease in ticket-splitting between governors and state attorneys general, with the number of

such divisions expected to decline from 12 to 10 as a result of Tuesday's elections.

"This is the most hyper-polarized, hyper-partisan time we've seen in generations, and nobody can deny that," said Illinois state Sen. Toi Hutchinson, a Democrat who is president of the National Conference of State Legislatures.

Illinois is one of a half-dozen states where Tuesday's election put Democrats in control of the governor's office and legislature.

Democrat J.B. Pritzker, who ousted Republican Gov. Bruce Rauner, wants to legalize and tax recreational marijuana. He also has promised to push for a constitutional amendment to replace Illinois' flat income tax system with a progressive one that requires the wealthy to pay a greater share.

Democrats also are planning aggressive agendas in other states where they expanded their political power.

Thousands protest cancellation of new Mexico City airport

The Associated Press

MEXICO CITY — Thousands of people marched in Mexico City in opposition to President-elect Andres Manuel Lopez Obrador's plans to cancel a new \$13 billion airport for the capital.

Marchers dismissed the referendum that led to the cancellation as unconstitutional and compared Lopez Obrador to Venezuela's President Nicolas Maduro.

Last month, 70 percent of participants voted against continuing the project, which Lopez

Obrador has criticized as too costly. Just over 1 million people voted.

Critics quickly dismissed Sunday's demonstration as the "Fifi march" on social media. Lopez Obrador had taken to calling frivolous things "fifi."

Many of the marchers

appeared to be of a social class seldom seen marching in the capital's streets.

The new airport is already about one-third completed. Lopez Obrador takes office Dec. 1.

Estate Sale Log Homes
American Log Homes Is Assisting In The Sale Of 2 Log Home Kits For Balance Owed

Model # 305 Biloxi \$36,825 Balance Owed \$14,500

Model # 403 Augusta \$42,450 Balance Owed \$16,500

New Houses Never Been Manufactured

FREE DELIVERY

View at loghomedream.com Call For Details **704-602-3035**

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Rezoning from U6 to U8 for parcel numbers 14091, 14092, 14093, 14026, 14027, 14029, 14030, 14031, 14032, 14033, 14034, and 14035 located on the 400 and 500 blocks of the east side of NW 13th Street.

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

The meeting will be held at 6:00 p.m. on November 26, 2018 at United Church of Gainesville, Seminar Room B, 1624 NW 5th Ave., Gainesville, FL 32603.

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

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Special Use Permit for a medical marijuana dispensing facility in an existing building at 4880 Newberry Road, Suite 140, parcel numbers 6545-55 and 6545-55-1. 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 27, 2018 at Millhopper Library located at 3145 NW 43rd St., Gainesville, FL 32606.

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



Main number378-1411
Breaking News.....378-5013
To Subscribe.....378-1416
To Subscribe Toll Free..... 800-443-9493

DELIVERY PROBLEMS, CHANGES OR BILLING QUESTIONS
Customer Service.....378-1416
Customer Service Toll Free 800-443-9493
Monday-Friday 6 a.m.-5 p.m.
Saturday-Sunday 7 a.m.-10 a.m.

BY CARRIER
Daily & Sunday \$12.00 per week/\$624.00 year (Rates include sales tax and transportation costs). A \$5.95 one-time new start activation fee will be added to all new subscriptions.

ADVERTISING, OBITUARIES AND QUESTIONS
Place a Classified Ad.....372-4222
Place a Classified Ad Toll Free.....800-443-4245
Place a Classified Ad Fax.....338-3131
Cancel or Correct an Ad.....372-4222
Classified Legal Ads.....374-5017
Classified Legal Ads Fax.....338-3131
Retail Advertising.....867-4012
Questions or Problems.....867-4012
Obituaries.....337-3034
Obituaries Fax.....338-3131

DOUGLAS RAY: Editor and General Manager 374-5035
MICKIE ANDERSON: Local News Editor.....338-3119
ARNOLD FELICIANO: Sports Editor.....374-5055
Call in Results.....374-5074
BILL DEAN: Entertainment.....374-5039
NATHAN CRABBE: Editorial/Opinion Editor...374-5075

COMMITMENT TO ACCURACY
We promptly correct errors of fact. If you believe we have made an error, call us at 352-338-3119. If you have a question or comment about coverage, write Douglas Ray, Executive editor, 2700 SW 13th St., Gainesville, FL 32608. Email: doug.ray@gainesville.com or call 352-374-5035.

SUN PHOTO REPRINTS:
For a reprint on 8.5x11 photo paper, contact gvilephoto@gmail.com. Only photos that were shot by a Sun photographer are available. Photos are not to be republished or for use on web sites. The Gainesville Sun (ISSN 0163-4925) is published daily by the Gainesville Sun, 2700 SW 13th St. Gainesville, FL 32608. Periodicals postage paid at Gainesville, FL 32608. All material herein is the property of The Gainesville Sun. Reproduction in whole or in part is forbidden without the written permission of the publisher.

PLEASE NOTE:
Non-daily subscribers will receive the following editions included with the regularly scheduled frequency of delivery: 12/30/2017, 1/15/2018, 2/5/18, 2/19/18, 3/17/18, 3/30/18, 5/12/18, 5/28/18, 6/16/18, 7/4/18, 9/3/18, 9/11/18, 10/8/18, 11/6/18, 11/7/18, 11/12/18, 11/23/18, 11/26/18, 12/24/18, 12/25/18, 12/31/18.

POSTMASTER:
Send address changes to The Gainesville Sun, 2700 SW 13th Street, Gainesville, Florida 32608. Print delivery available within the newspaper distribution area only.

Print delivery available within the newspaper distribution area only. By submitting your address and/or email, you understand that you may receive promotional offers from GateHouse Media and its related companies. You may unsubscribe from receiving any such offers at any time by calling customer care at 352-378-1416. The advertised price for the Offer includes the one-time \$5.95 activation fee for new subscribers. The advertised price does not include the charges for any premium editions. Premium editions are published to provide additional information and value to our readers. You agree that you will be charged up to an additional \$6 for each premium edition published and delivered to you during your subscription period, in addition to the cost of your subscription. The length of your subscription will be shortened by the publication of premium editions if those premium editions are delivered to you during your subscription. You agree that the length of your subscription will be shortened in proportion to the value of the number of premium editions published and delivered to you during your subscription period. As an illustrative example, if you select a subscription of up to 12 weeks at a cost of \$48.00, and two premium editions at \$2.00 each are published and delivered to you during that subscription period, your subscription will be shortened by 1 week because the weekly cost of the subscription is \$4.00 per week and the premium edition charges total \$4.00. Depending upon the length of your subscription and the timing of the publication and delivery of premium editions, you will not be charged for any premium editions if none are published and delivered to you during your subscription. As such, in that case only, the length of your subscription will not be shortened. The timing of the publication and delivery of premium editions is variable. There will be no more than 3 premium editions published each month during the subscription term. For more information or to cancel your subscription please call 352-378-1416. Subscribers may suspend print delivery during vacation periods. For vacation periods less than 30 days billing continues and subscriber maintains access to the digital portion of subscription. Subscribers also have option to have print copies held as Vacation Pack or may donate the newspaper value to our Newspaper in Education (NIE) program.



NEIGHBORHOOD WORKSHOP NOTICE

Date: November 26, 2018

Time: 6:00 PM

Place: United Church of Gainesville
Seminar Room B
1624 NW 5th Ave
Gainesville, FL 32603

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed Rezoning from U6 to U8 for parcel numbers 14091, 14092, 14093, 14026, 14027, 14029, 14030, 14031, 14032, 14033, 14034, and 14035.

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



Neighborhood Workshop Notice

14838-010-307 NW 13th St rezoning
307 JACKSON SQUARE LLC
116 NORTH BELLEVUE AVE #300
LONGHORNE PA 19047,

Neighborhood Workshop Notice

14091-000-000 *** NW 13th St rezoning
521 NW 13TH STREET LLC
1409 NW 6TH ST #120
GAINESVILLE FL 32601,

Neighborhood Workshop Notice

14837-000-000 NW 13th St rezoning
ABC LIQUORS
PO BOX 593688
ORLANDO FL 32859-3688,

Neighborhood Workshop Notice

14838-010-201 NW 13th St rezoning
ADAMEC & ADAMEC TRUSTEES
136 OCEANFOREST DR NORTH
ATLANTIC BEACH FL 32233,

Neighborhood Workshop Notice

15205-000-000 NW 13th St rezoning
ARNAU FRANCIS M III TRUSTEE
221 NEAL RD
COMMERCE GA 30530,

Neighborhood Workshop Notice

14055-000-000 NW 13th St rezoning
AUSTIN GLOBAL HOLDINGS LLC
633 NW 13TH ST
GAINESVILLE FL 32601,

Neighborhood Workshop Notice

14015-000-000 NW 13th St rezoning
B & D RENTAL HOMES LLC
7811 SW 103RD AVE
GAINESVILLE FL 32608,

Neighborhood Workshop Notice

14080-003-000 NW 13th St rezoning
BATIE & BATIE
1220 NW 5TH AVE
GAINESVILLE FL 32601-4983,

Neighborhood Workshop Notice

14838-010-202 NW 13th St rezoning
BROWN & BINION LLC
PO BOX 818
GULF BREEZE FL 32562-0818,

Neighborhood Workshop Notice

14087-000-000 NW 13th St rezoning
BRYANT & BRYANT & BRYANT
2006 SW 44TH TER
GAINESVILLE FL 32641,

Neighborhood Workshop Notice

14826-000-000 NW 13th St rezoning
BUSH GERALD L LIFE ESTATE
1311 NW 5TH AVE
GAINESVILLE FL 32603-1301,

Neighborhood Workshop Notice

14031-000-000 *** NW 13th St rezoning
CAMPBELL & 421 CAMPBELL 4 LLC
120 ROSEWOOD DR
GUYTON GA 31312,

Neighborhood Workshop Notice

14002-000-000 NW 13th St rezoning
CAPITAL ASSETS GROUP II LLC
321 SW 13TH ST
GAINESVILLE FL 32601,

Neighborhood Workshop Notice

14009-000-000 NW 13th St rezoning
CELTIC PROPERTY INVESTMENTS
PO BOX 141764
GAINESVILLE FL 32614,

Neighborhood Workshop Notice

14838-020-214 NW 13th St rezoning
CHAN-PONG KASENG DEREKMARIE G
322 FLOREWOOD DR
INDIALANTIC FL 32903-4000,

Neighborhood Workshop Notice

14072-000-000 NW 13th St rezoning
CHURCHILL & TUNNAGE
613 NW 12TH TER
GAINESVILLE FL 32601,

Neighborhood Workshop Notice

14838-010-103 NW 13th St rezoning
CLERC-FAKHAR & FAKHAR W/H &
FAKHAR
325 NW 14TH ST #103
GAINESVILLE FL 32603,

Neighborhood Workshop Notice

14838-020-318 NW 13th St rezoning
CONCEPCION RENATO & LEILA
629 NE BLVD
GAINESVILLE FL 32601-3426,

Neighborhood Workshop Notice

14838-020-242 NW 13th St rezoning
COOPER & COOPER & COOPER JR
6150 9TH AVE CIRCLE NE
BRADENTON FL 34212,

Neighborhood Workshop Notice

14069-000-000 NW 13th St rezoning
COOPER & IRVIN & WILLIAMS
PO BOX 16079
CHICAGO IL 60616,

Neighborhood Workshop Notice

14012-000-000 NW 13th St rezoning
CORE GAINESVILLE 13TH & 3RD LLC
540 W MADISON ST STE 2500
CHICAGO IL 60661,

Neighborhood Workshop Notice

14838-010-302 NW 13th St rezoning
COX TINA JAMESON
5067 RIVER RD
CAMILLA GA 31730,

Neighborhood Workshop Notice

14838-020-340 NW 13th St rezoning
DOCTOR RENTAL LLC
1320 NW 3RD AVE #206
GAINESVILLE FL 32603,

Neighborhood Workshop Notice

14838-020-338 NW 13th St rezoning
DOLLINGER JEFFREY R & DONNA L
18203 SW 42ND LN
NEWBERRY FL 32669,

Neighborhood Workshop Notice

14075-000-000 NW 13th St rezoning
EASTWOOD CCFG LLC
300 E UNIVERSITY AVE #110
GAINESVILLE FL 32601,

Neighborhood Workshop Notice

14073-000-000 NW 13th St rezoning
EASTWOOD HOMES LLC
PO BOX 141522
GAINESVILLE FL 32614,

Neighborhood Workshop Notice

14838-010-305 NW 13th St rezoning
EDEN VIEW LLC
9500 EDEN MANOR
PARKLAND FL 33076,

Neighborhood Workshop Notice

14838-020-234 NW 13th St rezoning
EVANICH PEGGY L
4417 NW 10TH PL
GAINESVILLE FL 32605,

Neighborhood Workshop Notice

14080-002-000 NW 13th St rezoning
FARR DOROTHY JERIESHA
1215 NW 6TH PL
GAINESVILLE FL 32601-4983,

Neighborhood Workshop Notice

14838-020-314 NW 13th St rezoning
FORD BILLY R JR TRUSTEE
6311 HANCOCK RD
SOUTHWEST RANCHES FL 33330-3439,

Neighborhood Workshop Notice

15207-000-000 NW 13th St rezoning
FORRESTEL & FORRESTEL & FORRESTEL
701 NW 15TH ST
GAINESVILLE FL 32603,

Neighborhood Workshop Notice

14838-010-301 NW 13th St rezoning
GAEKWAD MANISHA
11980 SE 22ND AVENUE RD
OCALA FL 34480,

Neighborhood Workshop Notice

14838-010-102 NW 13th St rezoning
GAINESVILLE CONDOMINIUM LLC
290 POINCIANA DR
INDIAN HARBOR BEACH FL 32937-4439,

Neighborhood Workshop Notice

13913-000-000 NW 13th St rezoning
GAINESVILLE FLORIDA HOUSING
PO BOX 5565
GAINESVILLE FL 32627,

Neighborhood Workshop Notice

15238-000-000 NW 13th St rezoning
GATE CENTRAL INC
PO BOX 23627 SS #1445
JACKSONVILLE FL 32241-3627,

Neighborhood Workshop Notice

15239-000-000 NW 13th St rezoning
GATE PETROLEUM COMPANY
9540 SAN JOSE BLVD
JACKSONVILLE FL 32257,

Neighborhood Workshop Notice

14833-000-000 NW 13th St rezoning
GATOR GRANDE LLC
220 N MAIN ST
GAINESVILLE FL 32601,

Neighborhood Workshop Notice

14093-000-000 *** NW 13th St rezoning
G-BERRIES PROPERTIES LLC
911 NW 36TH RD
GAINESVILLE FL 32609,

Neighborhood Workshop Notice

14838-020-110 NW 13th St rezoning
GENERATION II LLC
600 GILLAM RD
WILMINGTON OH 45177-0271,

Neighborhood Workshop Notice

14060-000-000 NW 13th St rezoning
GHETTO EAST 12TH PROPERTIES
PO BOX 12252
GAINESVILLE FL 32604,

Neighborhood Workshop Notice

14825-000-000 NW 13th St rezoning
GLIKES & GLIKES
66 FAIRFIELD LN
CHESTER SPRINGS PA 19425,

Neighborhood Workshop Notice

14838-020-350 NW 13th St rezoning
GODWIN JAMIS
734 NE 3RD AVE #2
GAINESVILLE FL 32601,

Neighborhood Workshop Notice

14838-010-205 NW 13th St rezoning
GOLDHAUS LLC
2101 DYAN WAY
MAITLAND FL 32751,

Neighborhood Workshop Notice

14054-000-000 NW 13th St rezoning
GVLE HOLDINGS LLC
1325 NW 53RD AVE #E
GAINESVILLE FL 32609,

Neighborhood Workshop Notice

15212-002-001 NW 13th St rezoning
HALLMAN JO ANNA G LIFE ESTATE
3606 NW 61ST PL
GAINESVILLE FL 32653,

Neighborhood Workshop Notice

14838-020-114 NW 13th St rezoning
HAMM & HAMM
5009 S THE RIVIERA ST
TAMPA FL 33609-3612,

Neighborhood Workshop Notice

14838-010-203 NW 13th St rezoning
HANDA & HANDA
3850 BEECHGROVE RD
MELBOURNE FL 32934,

Neighborhood Workshop Notice

14838-010-206 NW 13th St rezoning
HENNESSEY TIMOTHY M & ELISE C
1617 LOOKOUT CIRCLE
WAXHAW NC 28173,

Neighborhood Workshop Notice

14014-000-000 NW 13th St rezoning
HILL JOAN MARIE LIFE ESTATE
6912 SW 75TH ST
GAINESVILLE FL 32608-5629,

Neighborhood Workshop Notice

14026-000-000 *** NW 13th St rezoning
HIR UNIVERSITY INVESTORS LLC
111 WEST FORTUNE ST
TAMPA FL 33602,

Neighborhood Workshop Notice

14838-020-346 NW 13th St rezoning
HOGTOWN HOLDINGS LLC
3948 THIRD STREET S #345
JACKSONVILLE FL 32250,

Neighborhood Workshop Notice

14838-020-302 NW 13th St rezoning
HYATT FAMILY DIVERSIFIED LLC
4020 W NEWBERRY RD #400
GAINESVILLE FL 32607,

Neighborhood Workshop Notice

14838-010-304 NW 13th St rezoning
IMMERGLUCK JOSHUA B
3200 MCKINNEY AVE APT 1304
DALLAS TX 75204-3080,

Neighborhood Workshop Notice

14838-020-326 NW 13th St rezoning
JACKSON 326 LLC
1199 S FEDERAL HWY #363
BOCA RATON FL 33432,

Neighborhood Workshop Notice

14838-020-250 NW 13th St rezoning
JACKSON SQUARE AT THE UNIVERSITY
1320 NW 3RD AVE #206
GAINESVILLE FL 32603,

Neighborhood Workshop Notice

14838-020-334 NW 13th St rezoning
JADAV INVESTMENTS III LLC
11768 WEST SAMPLE RD
CORAL SPRINGS FL 33065,

Neighborhood Workshop Notice

14838-010-306 NW 13th St rezoning
JASINSKY BRUCE A & PATRICIA L
311 CENTRE ST
FERNANDINA BEACH FL 32034,

Neighborhood Workshop Notice

14841-000-000 NW 13th St rezoning
JONES HERMAN D TRUSTEE
310 NW 13TH ST
GAINESVILLE FL 32601,

Neighborhood Workshop Notice

14023-000-000 NW 13th St rezoning
KAROW R J
7008 SW 30TH WAY
GAINESVILLE FL 32608-5235,

Neighborhood Workshop Notice

14838-020-330 NW 13th St rezoning
KAZEMINIA & KAZEMINIA
1320 NW 3RD AVE #330
GAINESVILLE FL 32603,

Neighborhood Workshop Notice

15227-000-000 NW 13th St rezoning
KIRKPATRICK LLC
4710 SW 103RD WAY
GAINESVILLE FL 32608-7180,

Neighborhood Workshop Notice

15233-000-000 NW 13th St rezoning
KOKOMO KEY PROPERTIES INC
1325 NW 53RD AVE #E
GAINESVILLE FL 32609,

Neighborhood Workshop Notice

14838-020-230 NW 13th St rezoning
KOVAL THOMAS & AMY
21224 CRACKLIN RD
LAYTONSVILLE MD 20882,

Neighborhood Workshop Notice

14013-000-000 NW 13th St rezoning
KRAFT & KRAFT TRUSTEES
2620 NW 27TH TER
GAINESVILLE FL 32605-2824,

Neighborhood Workshop Notice

14828-000-000 NW 13th St rezoning
KREIZEL & SWITZER JR & TEITELBAUM
PO BOX 192
HEWLETT NY 11557-0192,

Neighborhood Workshop Notice

15206-000-000 NW 13th St rezoning
KWAK BUM JOON & OKCHIN KIM
9218 SW 21ST AVE
GAINESVILLE FL 32608,

Neighborhood Workshop Notice

14838-010-101 NW 13th St rezoning
LAI WAI YIN & EVA C
1431 HEMPEL AVE
WINDERMERE FL 34786,

Neighborhood Workshop Notice

14838-020-324 NW 13th St rezoning
LAKEVIEW OAKS LLC
PO BOX 13116
GAINESVILLE FL 32604,

Neighborhood Workshop Notice

14838-020-322 NW 13th St rezoning
LAKHANI IMAN B
4900 GULF BLVD
ST PETE BEACH FL 33706,

Neighborhood Workshop Notice

15235-001-000 NW 13th St rezoning
LARSEN J S
PO BOX 14287
GAINESVILLE FL 32604-2287,

Neighborhood Workshop Notice

14829-000-000 NW 13th St rezoning
LCD GATOR OWNER LLC
PO BOX 130339
CALSBAD CA 92013,

Neighborhood Workshop Notice

14898-002-000 NW 13th St rezoning
LM GAINESVILLE LLC
PO BOX 130339
CARLSBAD CA 92013,

Neighborhood Workshop Notice

14047-000-000 NW 13th St rezoning
LOWE ISSIE ANN TRUSTEE
1900 SW 36TH ST
GAINESVILLE FL 32607,

Neighborhood Workshop Notice

15231-000-000 NW 13th St rezoning
MANKIN RICHARD W
503 NW 89TH ST
GAINESVILLE FL 32607,

Neighborhood Workshop Notice

14052-001-000 NW 13th St rezoning
MARTIN MARY
1209 NW 4TH PL
GAINESVILLE FL 32601-4962,

Neighborhood Workshop Notice

14838-020-118 NW 13th St rezoning
MAYHEW & MAYHEW
13739 CHESTERSALL DR
TAMPA FL 33624-6944,

Neighborhood Workshop Notice

14838-010-204 NW 13th St rezoning
MCLAULIN DOUGLAS P JR TRUSTEE
1070 REFLECTIONS LAKE LOOP
LAKELAND FL 33813-5610,

Neighborhood Workshop Notice

14016-000-000 NW 13th St rezoning
NAYLOR GEOFFREY & GAIL B
1741 NW 12TH RD
GAINESVILLE FL 32605-5333,

Neighborhood Workshop Notice

14029-000-000 *** NW 13th St rezoning
OSPINA ENTERPRISES
407 NW 13TH ST
GAINESVILLE FL 32601,

Neighborhood Workshop Notice

14034-000-000 *** NW 13th St rezoning
OSPINA ENTERPRISES
407 NW 13TH ST
GAINESVILLE FL 32601,

Neighborhood Workshop Notice

14007-000-000 NW 13th St rezoning
PALM 220 PROPERTY LLC
1701 NW 24TH ST
GAINESVILLE FL 32605,

Neighborhood Workshop Notice

14831-000-000 NW 13th St rezoning
PARADIGM 413 LLC
PO BOX 13116
GAINESVILLE FL 32604,

Neighborhood Workshop Notice

14008-000-000 NW 13th St rezoning
PARKER JOEL & JENNIFER ROSE
1202 NW 4TH AVE
Gainesville FL 32601,

Neighborhood Workshop Notice

14080-001-000 NW 13th St rezoning
PATEL NIKHILKUMAR ARVINDBHAI
1024 W UNIVERSITY AVE
GAINESVILLE FL 32601-5112,

Neighborhood Workshop Notice

14080-004-000 NW 13th St rezoning
PATTERSON HELEN
1216 NW 6TH PL
GAINESVILLE FL 32601-4983,

Neighborhood Workshop Notice

15189-000-000 NW 13th St rezoning
PAUZEL LLC & TRICEP INC
1605 NW 22ND ST
GAINESVILLE FL 32603,

Neighborhood Workshop Notice

14838-010-104 NW 13th St rezoning
PENSCO TRUST COMPANY
PO BOX 173859
DENVER CO 80217,

Neighborhood Workshop Notice

14836-000-000 NW 13th St rezoning
PFEIFFER CYLDE T
4422 NW 22ND ST
GAINESVILLE FL 32605-1758,

Neighborhood Workshop Notice

14097-000-000 NW 13th St rezoning
PFEIFFER & PFEIFFER
707 NW 13TH ST
GAINESVILLE FL 32601-4918,

Neighborhood Workshop Notice

15232-000-000 NW 13th St rezoning
PHEGLEY 602 LLC
10 WINNEBAGO RD
FT LAUDERDALE FL 33308,

Neighborhood Workshop Notice

15241-000-000 NW 13th St rezoning
PHEGLEY KEVIN G & JENNIFER
1007 S CLARK AVE
TAMPA FL 33629,

Neighborhood Workshop Notice

14025-000-000 NW 13th St rezoning
POPE HARLAN TRUSTEE
4622 NW 93RD AVE
GAINESVILLE FL 32653,

Neighborhood Workshop Notice

14018-000-000 NW 13th St rezoning
QUAD EQUITIES UNIVERSITY HEIGHTS
LLC
424 MADISON AVE 5TH FLOOR
NEW YORK NY 10017,

Neighborhood Workshop Notice

14838-020-226 NW 13th St rezoning
RICKERSON & RICKERSON TRUSTEES
1609 FAHNSTOCK ST
EUSTIS FL 32726,

Neighborhood Workshop Notice

14826-001-000 NW 13th St rezoning
ROBERTSON & ROBERTSON TRUSTEES
18203 NW 23RD PL
NEWBERRY FL 32669,

Neighborhood Workshop Notice

14052-000-000 NW 13th St rezoning
SALLEY IRENE
6651 NW 20TH PL
GAINESVILLE FL 32605,

Neighborhood Workshop Notice

14080-005-000 NW 13th St rezoning
SCOTT MARGARET
1206 NW 6TH PL
GAINESVILLE FL 32601-4983,

Neighborhood Workshop Notice

14838-020-254 NW 13th St rezoning
SIVAKANTHAN JAMUNA
5222 PIPER LN
SANFORD FL 32771,

Neighborhood Workshop Notice

14838-020-212 NW 13th St rezoning
SOUTH PACES LLC
1320 NW 3RD AVE #212
Gainesville FL 32603,

Neighborhood Workshop Notice

14838-020-222 NW 13th St rezoning
SOWADA & SOWADA & SOWADA
17053 DOLPHIN DR
N REDINGTON BEACH FL 33708,

Neighborhood Workshop Notice

14048-000-000 NW 13th St rezoning
STETZ FRANK J JR & CYNTHIA E
1922 W QUAIL MEADOW CT
HERNANDO FL 34442,

Neighborhood Workshop Notice

14011-000-000 NW 13th St rezoning
STETZ PROPERTIES LLC
201 NW 10TH AVE
GAINESVILLE FL 32601,

Neighborhood Workshop Notice

14834-001-000 NW 13th St rezoning
SWAIN ROSEMARY S
1730 NW 11TH RD
GAINESVILLE FL 32605-5322,

Neighborhood Workshop Notice

14838-010-207 NW 13th St rezoning
T & G GAINESVILLE PROPERTIES LLC
2432 FLAGER AVE
KEY WEST FL 33040,

Neighborhood Workshop Notice

13994-001-000 NW 13th St rezoning
THOMAS SIDNEY J JR & MICHELE A
4025 NW 14TH ST
GAINESVILLE FL 32605,

Neighborhood Workshop Notice

14838-020-122 NW 13th St rezoning
TUNG JOHANNA
1320 NW 3RD AVE #122
GAINESVILLE FL 32603,

Neighborhood Workshop Notice

14838-020-306 NW 13th St rezoning
TUNG JOHNNY
2215 NW 38TH DR
GAINESVILLE FL 32605,

Neighborhood Workshop Notice

14095-000-000 NW 13th St rezoning
UNIVERSITY HOUSE GAINESVILLE
PO BOX 9271
OAK BROOK IL 60522-9271,

Neighborhood Workshop Notice

14838-020-246 NW 13th St rezoning
UTSET EDURDO E & ANA L
2736 SW 7TH AVE
MIAMI FL 33129,

Neighborhood Workshop Notice

14838-020-238 NW 13th St rezoning
VOEPEL KATIE Q
301 LANSING ISLAND DR
SATELLITE BEACH FL 32937,

Neighborhood Workshop Notice

13994-000-000 NW 13th St rezoning
W&L THOMAS FAMILY LLC
PO BOX 407
LAKELAND FL 33802,

Neighborhood Workshop Notice

14838-010-303 NW 13th St rezoning
WATFORD & WATFORD
897 COLDWATER CREEK CIRCLE
NICEVILLE FL 32578,

Neighborhood Workshop Notice

14838-020-218 NW 13th St rezoning
WHITE & WHITE
3191 EAST HIGHWAY 316
CITRA FL 32113,

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
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice
Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

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
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Lampighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

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

Neighborhood Workshop Notice

Northeast Historic District
 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

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
 HEATHER REILLY
 426 SW 40 TERRACE
 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
8620 NW 13 ST
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice
Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

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

Neighborhood Workshop Notice
Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

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
RUBY WILLIAMS
237 SW 6 ST
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
MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
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

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning
Date & Time: November 26, 2018 at 6:00 PM
Location: United Church of Gainesville
Seminar Room B
1624 NW 5th Ave
Gainesville, FL 32603

NAME	ADDRESS	PHONE	EMAIL
Bethany Allen	4418 NW 21 Ter	352-818-3921	boswelly@cox.net
Jane Osmond	505 NW 13th St 32601	912-785-8660	jane@sweetbernes.com
Jamie Goodwin	1320 NW 3rd Ave, 32603	407-393-0509	jamiegoodwin12@yahoo.com
Collin Austin	1633 NW 13th St 32601	352-336-1271	collin@NSHL.com
Greg Stutz	521 NW 13th St 32601	352-514-2039	Greg@vibrantproperties.com
Clyde Pfeiffer	707 NW 13th St	352-855-5178	clyde@thetrophyshops.com
Tucker Ryals	2210 NW 2nd Ave	352-219-0315	tucker_ryals@yahoo.com
Chris Filla	514 SW 4 St	352-871-7777	Chris.Filla@gmail.com
Janel Wilson	1905 NW 7th Lane	352-225-1251	
Richard Doty	2158 NW 5th Ave.	352-246-8028	RichardL.Doty@ufl.edu

Neighborhood Meeting Minutes

- Project:** Proposed Rezoning from U6 to U8
- Meeting Date & Time:** November 26, 2018 at 6:00 PM
- Location:** United Church of Gainesville
Seminar Room B
1624 NW 5th Ave
Gainesville, FL 32603
- Community Participants:** 10, as listed on attached Sign-in-Sheet
- Project Representatives:** Clay Sweger, eda
Stephanie Sutton, eda
Onelia Lazzari, eda

Meeting Minutes:

At 6:06pm, Clay Sweger introduced the area proposed for rezoning via aerial map and current/proposed zoning maps. He described that the process for rezoning property within the City of Gainesville requires notifying the nearby property owners. The application includes 12 properties (outlined in red on the maps) and there are 5 different property owners. The Comprehensive Plan Future Land Use map allows U6, U7, or U8 zoning in this area. It is currently zoned U6 and U8 is proposed. There is already U8 across 13th Street from a portion of this property. The planned rezoning leaves an area of U6 around the U8 zoning as a “step-down” to residential areas.

Most allowed uses between U6 and U8 are the same, a mix of residential, office, and retail uses. U8 does allow for increased density. U6 allows 50 upa by right and 60 by SUP and 4 stories by right, 5 with bonuses and U8 allows 60 upa by right and 80 by SUP and 5 stories by right, 6 with bonuses.

eda plans to submit the application in early December – then there will be a Plan Board hearing anticipated for the end of January and two City Commission hearings after that (likely February/March).

Q: What is the missing piece in the middle of the southern block?

A: It’s an alley, shown as right-of-way, but at least part of it is not used. This is what is reflected on the property appraiser maps.

Q: What is happening on 6th Avenue?

A: The areas in question are not part of the parcels proposed for rezoning.

Q: Does this mean Sweetberries will be redeveloped?

A: No development is proposed at this time. This is not a site plan, just a zoning change. The proposed zoning would allow the existing use (restaurant) to continue as a permitted use.

Q: Traffic may be a problem if this redevelops. How much new traffic?

A: It is important to remember that these properties are located along a major arterial state road (US 441) that is just 5 blocks north of the UF campus. Also, the change in zoning would only increase density by a small percentage per acre. If this all redevelops together (which is highly unlikely because there are multiple property owners), there would be only a net increase of 30 allowable units by right, based on the existing vs. proposed zoning.

Q: What about parking? How much will there be, etc.?

A: There is no development proposed at this time, and it is hard to answer a hypothetical question. However, the code requires 1 parking space per 3 bedrooms in this area.

Meeting was concluded at 6:37 PM.