

Appendix C Application

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____
1st 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:	East Gainesville Development Partners, LLC
Address:	5 International Drive Rye Brook, NY 10573
Phone:	914-218-8869
(Additional owners are listed at end of application)	

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

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

REQUEST

Check applicable request(s) below:

Future Land Use Map [X]	Zoning Map [X]	Master Flood Control Map []
Present designation: PUD	Present designation: RSF-1, RSF-4, & I-1	Other [] Specify:
Requested designation: RL, RM, Office & BI	Requested designation: RMF-5, RMF-8, OF & BI	

INFORMATION ON PROPERTY

1. Street address: 1998 NE 39 th Avenue
2. Map no(s): N/A
3. Tax parcel no(s): 08160-001-000, 08160-002-000, 08171-001-000, 08169-000-000, 08197-006-000, 08160-001-001, 08160-004-000 and 08160-004-001
4. Size of property: <u>Approx. 498 Ac.</u> <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):
- Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - Must correctly describe the property being submitted for the petition.
 - Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

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

- A. What are the existing surrounding land uses?

North

Please see the attached Justification Report

South

Please see the attached Justification Report

East

Please see the attached Justification Report

West

Please see the attached Justification Report

- 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?

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

Please see the attached Justification Report

Noise and lighting

Please see the attached Justification Report

- 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

YES X (If yes, please explain below)

Please see the attached Justification Report

- 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

Activity Center

Strip Commercial

Urban Infill X

Urban Fringe

Traditional Neighborhood

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

Please see the attached Justification Report

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

Please see the attached Justification Report

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

Roadways

Please see the attached Justification Report

Recreation

Please see the attached Justification Report

Water and Wastewater

Please see the attached Justification Report

Solid Waste

Please see the attached Justification Report

Mass Transit

Please see the attached Justification Report

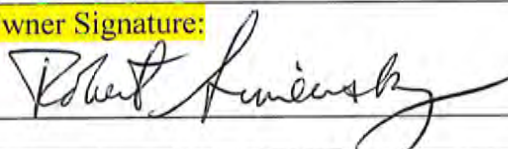
- I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO ____ YES X (please explain)

Please see the attached 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:	East Gainesville Development Partners LLC
Address:	5 International Drive
	Suite 118
	Rye Brook, NY 10573
Owner Signature:	

Owner of Record	
Name:	
Address:	
Signature:	

Owner of Record	
Name:	
Address:	
Signature:	

Owner of Record	
Name:	
Address:	
Signature:	

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

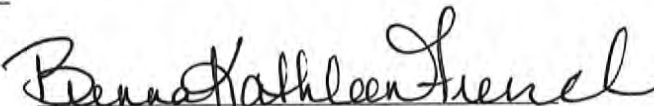
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.




Agent Signature
4/30/15
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 30th day of April, 2015, by (Name)
Clay Sweger


Signature – Notary Public

Personally Known ☒ OR Produced Identification ☐ (Type) _____



**PUBLIC SCHOOL STUDENT GENERATION
CALCULATION FORM FOR RESIDENTIAL
DEVELOPMENT IN CITY OF GAINESVILLE**

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

(352) 334-5022

OFFICE USE ONLY

Petition No. _____

Application Date: _____

Owner(s) of Record (please print)	Applicant(s)/Agent(s), if different
Name: East Gainesville Development Partners, LLC	Name: eda engineers-surveyors-planners, inc.
Address: 5 International Drive, Suite 118 Rye Brook, NY 10573	Address: 2404 NW 43rd Street Gainesville, FL 32606
E-mail Address:	E-mail Address: csweger@edafl.com
Phone: 914-218-8868 Fax:	Phone: 352-373-3541 Fax: 352-373-7249
	(Attach notarized authorization for agent to act on owner's behalf)

PROJECT INFORMATION

1. Project Name: Hatchet Creek
2. Street address: 1998 NE 39th Avenue
3. Tax parcel no(s): 8160-1-0, 8160-2-0, 8171-1-0, 8169-0-0, 8197-6-0, 8160-1-1, 8160-4-0, 8160-4-1
4. Size of property: 498 acre(s)

Development Data

(If this is a phased development, attach a sheet showing the phasing schedule)

☒ Single Family Residential	☒ Multi-Family Residential	☐ Exempt: _____
Number of Units: 235	Number of Units: 230	(See exemptions on page 2)

Level of Review

☐ Design Plat	☐ Final Plat	☐ Preliminary	☐ Final	☐ Revised	☐ Staff Review
--------------------------------------	-------------------------------------	--------------------------------------	--------------------------------	----------------------------------	---------------------------------------

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION:

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from the City of Gainesville Planning Division.

Elementary: East Gainesville CSA Middle: Bishop High: Eastside

EXPLANATION OF STUDENT GENERATION CALCULATION:

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board.

Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: 235 units x 0.159* Elementary School Multiplier = 37 Student Stations
 Middle School: 235 units x 0.080* Middle School Multiplier = 19 Student Stations
 High School: 235 units x 0.112* High School Multiplier = 29 Student Stations

MULTI- FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: 230 units x 0.042* Elementary School Multiplier = 10 Student Stations
 Middle School: 230 units x 0.016* Middle School Multiplier = 4 Student Stations
 High School: 230 units x 0.019* High School Multiplier = 4 Student Stations

* Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan

Exempt Developments:

- (a) Existing single-family legal lots of record eligible for a building permit.
 (b) Development that includes residential uses that received final development plan approval prior to the effective date for public school concurrency, or are actively being reviewed and have received preliminary plan approvals prior to 12/18/08, provided the development approval has not expired.
 (c) Amendments to final development orders for residential development approved prior to 12/18/08 and which do not increase the number of students generated by the development.
 (d) Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of Policy 2.4.2.4 of the Public Schools Facilities Element or the Interlocal Agreement (ILA).
 (e) Group quarters that do not generate public school students, as described in Policy 2.4.2.5 of the Public Schools Facilities Element.

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) shown in question 3 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 will be accepted only with notarized proof.



Clay Sweger
Owner/Agent Signature

Date 6/5/15

STATE OF FLORIDA

COUNTY OF Alachua

Sworn to and subscribed before me this 5th day of June, 2015,
 by (Name) Clay Sweger.

Brenna Kathleen French
Signature – Notary Public

Personally Known ☒ OR Produced Identification ☐ (Type) _____

Certification by School Board of Alachua County

This application for a determination of adequacy of public schools to accommodate the public school students generated by the subject development, has been reviewed by the School Board of Alachua County (designated staff representative). The following determinations have been made:

☐ The application is **approved** based upon the following findings:

- Elementary: Capacity Required _____ SCSA _____
☐ Capacity available Available Capacity _____
☐ Capacity available in three years Available Capacity _____
☐ Capacity Available in adjacent SCSA Available Capacity _____
- Middle: Capacity Required _____ SCSA _____
☐ Capacity available Available Capacity _____
☐ Capacity available in three years Available Capacity _____
☐ Capacity Available in adjacent SCSA Available Capacity _____
- High Capacity Required _____ SCSA _____
☐ Capacity available Available Capacity _____
☐ Capacity available in three years Available Capacity _____
☐ Capacity Available in adjacent SCSA Available Capacity _____

☐ **Denied** for reasons stated

Terry L. Tougaw
Director of Community Planning
School Board of Alachua County

Date



APPLICATION FOR ENVIRONMENTAL REVIEW

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____

Tax Map No. _____ Receipt No. _____

Account No. 001-660-6680-4063

CHECK ONE:
☐ Basic ☒ Level 1 ☐ Level 2 Submittal: ☐ 1st ☐ 2nd ☐ 3rd

Basic Environmental Review – Submit general environmental assessment with application.

Level 1 Environmental Review – Submit environmental studies with application.

Level 2 Environmental Review – Submit mitigation and/or management plan.

(Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)		Applicant(s)/Agent(s) (please print)	
Name: East Gainesville Development Partners, LLC		Name: eda engineers-surveyors-planners, inc.	
Address: 5 International Drive, Suite 118		Address: 2404 NW 43rd Street	
Rye Brook, NY 10573		Gainesville, FL 32606	
E-mail:		E-mail: csweger@edafl.com	
Phone: 914-218-8868 Fax:		Phone: 352-373-3541 Fax: 352-373-7249	
(If additional owners, please include on back)			
PROJECT INFORMATION			
Project Name	Hatchet Creek		
Check all regulated resources that apply to this development application:			
Regulated Surface Waters & Wetlands (LDC 30-300)	☒ Surface Waters and/or Wetlands		
Regulated Parks & Conservation Areas (LDC 30-307)	☐ Nature Park and Public Conservation/Preservation Areas District		
Regulated Natural & Archaeological Resources (LDC 30-310)	☐ Floridan Aquifer High Recharge Area		
	☒ Significant Natural Communities		
	☒ Listed Species		
	☒ Strategic Ecosystems		
	☐ Significant Archaeological Resources		
	☐ Significant Geological Resource Features		

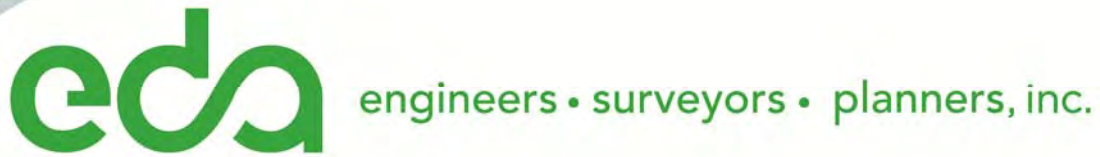
I certify that the above statements are correct and true to the best of my knowledge.

Applicant's signature

 4/30/15
 Date
Certified Cashier's Receipt:Current Planning
Planning Counter—158

Phone: 352-334-5023

Thomas Center B
306 NE 6th Avenue



Hatchet Creek

Land Use Change & Rezoning Justification Report

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda engineers-surveyors-planners, inc.

Agents for:

East Gainesville Development Partners

June 9, 2015

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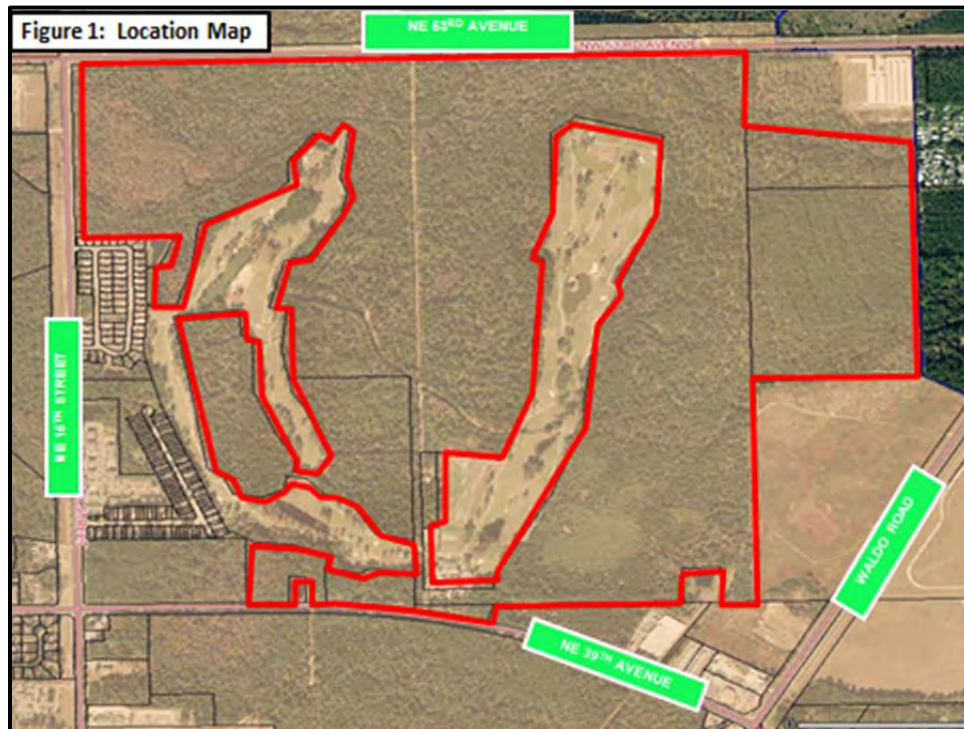
List of Attachments

Attachment 1	Legal Description & Legal Sketch (for proposed land use and zoning change)
Attachment 2	Deed Information
Attachment 3	Neighborhood Meeting Materials
Attachment 4	Environmental Resource Assessment – Ecosystem Research Corporation
Attachment 5	Letter of Support from Gainesville Regional Airport
Attachment 6	Proposed Amendment to FLUE Policy 4.3.5
Attachment 7	Comp Plan and Code Citations Related to Proposed FLU & Zoning Districts

Project Background

This application proposes a Large Scale Comprehensive Plan Amendment (land use change) and rezoning for lands located at 1998 NE 39th Avenue. The project site lies within the northwest quadrant of the intersection of NE 39th Avenue and Waldo Road. The north boundary of the project site lies in part along the south right-of-way boundary of NE 53rd Avenue. The project site surrounds the City of Gainesville's Ironwood Golf Course with access to the course derived over the project site via NE 39th Avenue. A wide variety of adjacent future land use and zoning designations are located in the immediate area.

The following aerial photo (Figure 1) indicates the project limits:



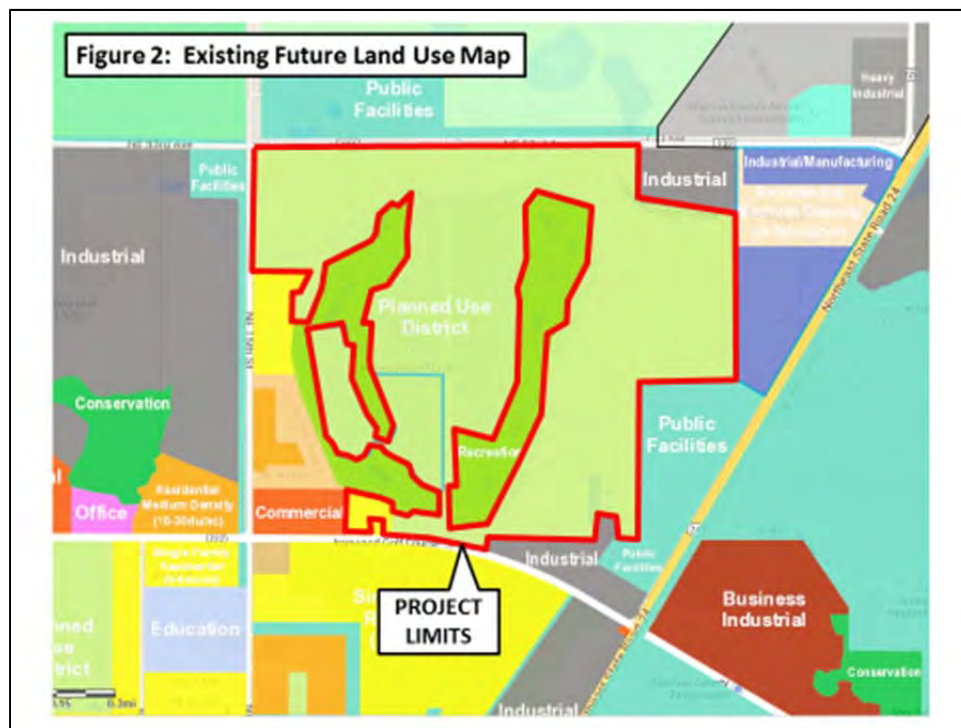
The project site is located in the urbanized section of northeast Gainesville and is served by centralized utilities that are suitable to accommodate urban development. General land uses occurring adjacent to and in the local vicinity of the Project Site include the Gainesville Regional Airport, Ironwood Golf Course, high volume roadways, natural areas, single family residential, multifamily residential, schools, small commercial and light industrial land uses.

The Project Site consists of a set of eight (8) Alachua County tax parcels that collectively total ±498.2 acres. The individual parcel numbers with associated acreages are provided, as follows:

Tax Parcel Number	Acreage
08160-004-001	7.11
08160-004-000	5.22
08160-002-000	46.21
08160-001-001	2.09
08160-001-000	365.49
08169-000-000	55.38
08171-001-000	14.81
08197-006-000	1.85
TOTAL	498.2

Existing Future Land Use Designation and Zoning District

The current future land use designation of the project site is Planned Use District (PUD), as indicated in Figure 2 below:

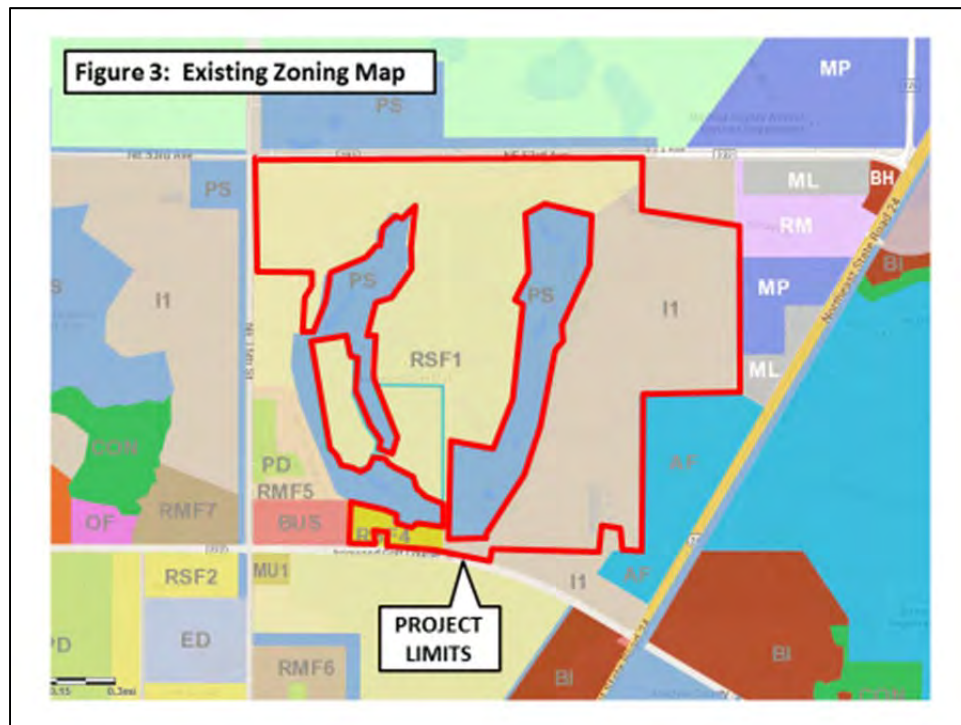


The Hatchet Creek Planned Use District, originally approved by the City Commission in 2009, includes conditions for the density and intensity of uses currently allowed on the property. Existing entitlements associated with the PUD future land use designation include the following:

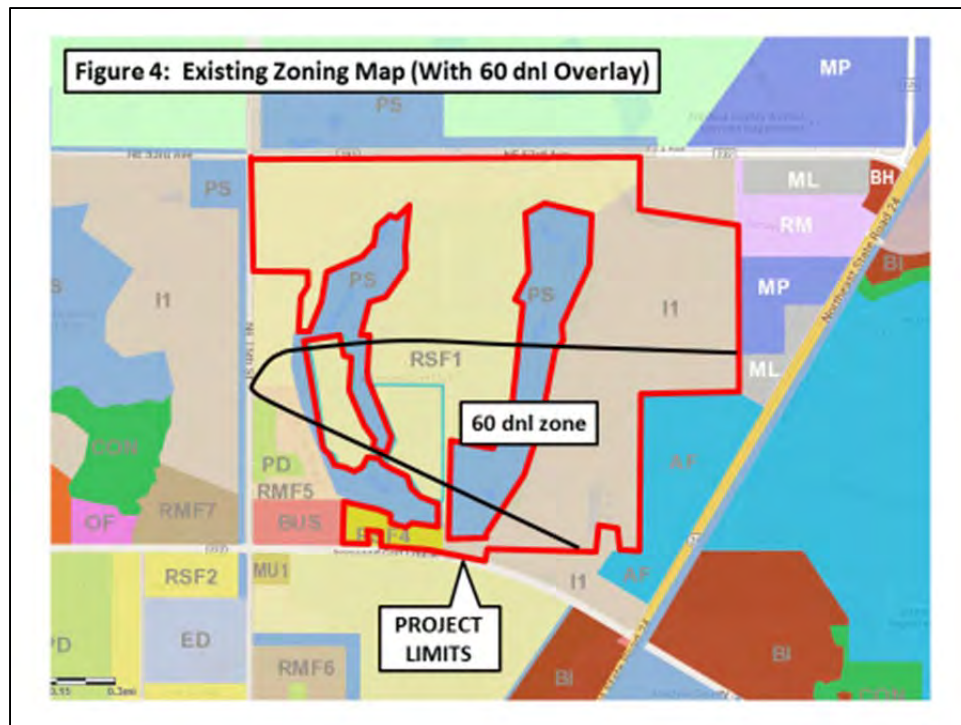
- The residential density and allowable residential uses within the Planned Use District is a maximum of 1,200 residential units and 300 Assisted Living Facility (ALF) beds.

- The non-residential and non-ALF intensity and allowable non-residential and non-ALF uses within the PUD is a maximum of 200,000 square feet of non-residential uses. This 200,000 square feet may be used for any combination of the following: up to 100,000 square feet of retail space, up to 100,000 square feet of office space and any remaining square footage for the Business Industrial uses that are specified in the Planned Development ("PD") zoning ordinance. Accessory uses serving the primary residential and non-residential uses are also permitted and are not specified as to density/intensity.

The existing zoning designations that apply to the project site are RSF-1, RSF-4 and I-1 as indicated on the existing zoning map (Figure 3) below:



This variety of zoning designations on the project site permits a mix of residential unit types and light industrial & office uses. However, it is important to note that these designations are not entirely compatible or consistent with the approved entitlements associated with the PUD future land use designation. Incompatibilities and inconsistencies include the list of permitted uses, including prohibition of commercial land uses and assisted living facilities (allowed in PUD) in the existing zoning districts. In addition, the existing zoning map is inconsistent with the PUD requirements for compatibility with Land Development Code Appendix F, which prohibits residential development within the 60 dnl noise contour. The current zoning map includes residentially-zoned lands within the 60 dnl noise contour. The following Figure illustrates the 60 dnl line in relation to the existing zoning map (note the existing RSF-1 zoning within the 60 dnl line):

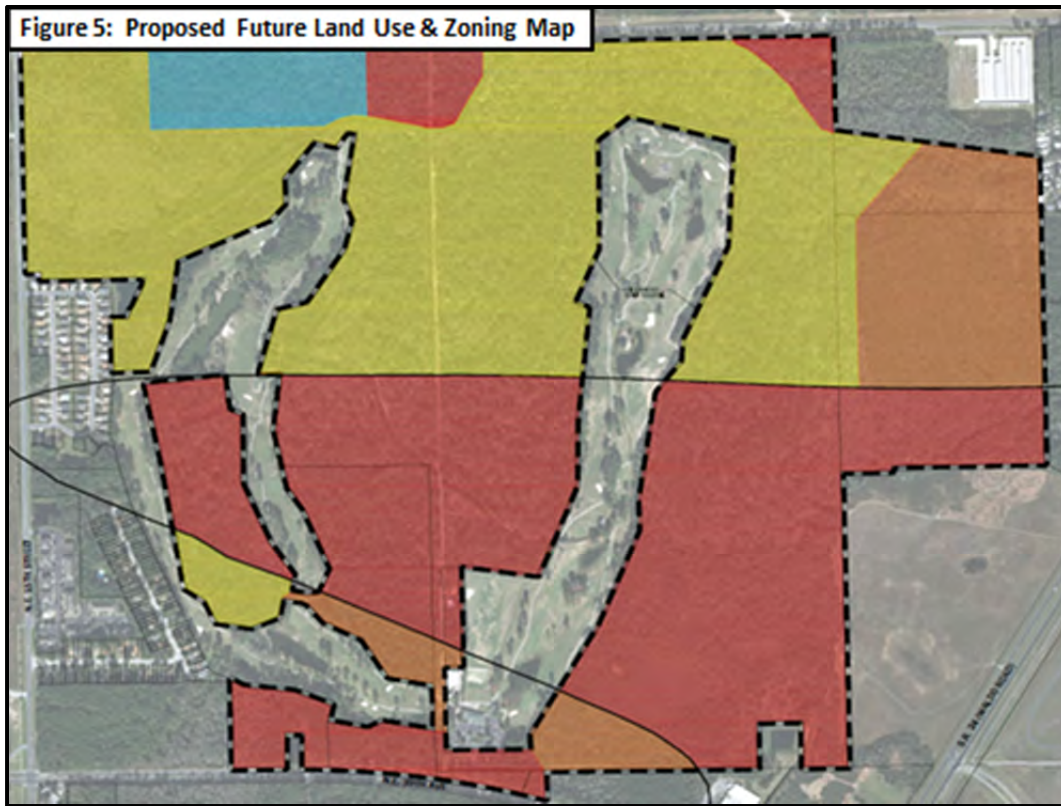


Statement of Proposed Change

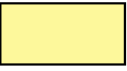
As stated above, the site currently has a Future Land Use (FLU) designation of Planned Use District (PUD) and zoning designations of RSF-1, RSF-4 and I-1. The future land use and zoning designations are inconsistent with each other and the zoning map is inconsistent with the restrictions outlined in Appendix F regarding airport noise contours. These inconsistencies must be rectified in order to allow development activity to occur on the project site. This application proposes to create land use and zoning maps that are consistent with each other and also demonstrate compliance with the Appendix F noise contour regulations.

Proposed Future Land Use Designations and Zoning Districts

The request is to amend the future land use map for the project site to remove the Planned Use District (PUD) FLU designation and replace with a mix of Residential Low, Residential Medium, Office and Business Industrial future land use designations. In addition, the applicant proposes to amend the zoning map by applying the corresponding RMF-5, RMF-8, OF and BI zoning districts to the subject property. Figure 5 below indicates the location of the proposed future land use and zoning designations within the project site:



The corresponding acreage calculations per future land use & zoning category is indicated below:

LAND USE AND ZONING TABLE		ACRES
PROPOSED FUTURE LAND USE AND ZONING DESIGNATION		
FLU: BUSINESS INDUSTRIAL (BI) ZONING: BUSINESS INDUSTRIAL (BI)		216 ACRES
FLU: OFFICE (O) ZONING: OFFICE (O)		19 ACRES
FLU: RESIDENTIAL LOW (RL) ZONING: RMF-5		203 ACRES
FLU: RESIDENTIAL MEDIUM (RM) ZONING: RMF-8		60 ACRES

The proposed land use and zoning designations will create a flexible planning framework for an enhanced and enlarged mixed-use employment sector in northeast Gainesville that will provide for a mix of housing types and non-residential development opportunities which will encourage business location and job creation near the Gainesville Regional Airport and Waldo Road Corridor. Under the

proposed designations and under the existing City of Gainesville Land Development Regulations, future development activity within the subject property can occur in harmony with surrounding land uses and will occur in compliance with all applicable regulations associated with the Gainesville Regional Airport. Future development on the project site will create an asset that will help spur development in northeastern Gainesville and could serve as the anchor for employment-based commerce in northeast Gainesville.

The Business Industrial (BI) future land use and zoning designation was created by the Gainesville City Commission to help spur economic development activity in the areas surrounding the airport. Additionally, this land use category was developed specifically to allow flexibility and be applied to properties near the airport where office, business, commercial or industrial uses are desired and residential use is not permitted (i.e. within the 60 dnl noise contour zone).

Specifically, City of Gainesville Comprehensive Plan Policy 4.1.1 defines the Business Industrial district with the following language:

Business Industrial

*This land use category is **primarily intended to identify those areas near the Gainesville Regional Airport appropriate for office, business, commercial and industrial uses. This district is distinguished from other industrial and commercial districts in that it is designed specifically to allow only uses that are compatible with the airport.** Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, this **category may be used to designate areas for office, business, commercial and industrial uses**, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulation(s) shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.*

Further, the City of Gainesville Land Development Code Sec. 30-67.1 defines the Business Industrial district with the following language:

Sec. 30-67.1. - Business industrial district (BI).

*(a) Purpose. The BI district is **established for the purpose of providing sufficient space in appropriate locations physically suitable for the development of certain office, business and industrial uses in a combined setting.** This district will facilitate the development of a **business park** that will cater to a variety of uses that support and complement each other and reduce external trips for goods and services. This district supports enterprises engaging in light manufacturing, processing or fabrication of products and machinery, research and development operations, business retail, medical uses and wholesale or storage distribution concerns. This district contains uses which generally are not objectionable because of noise, heavy truck traffic or fumes, or uses that can be adequately regulated for mitigation of nuisances by performance standards.*

(b) Objectives. The provisions of this district are intended to:

- (1) Provide a business/employment center that allows a variety of uses where employees have access to goods and services without having to leave the business park environment;*
- (2) Accommodate enterprises with functions requiring access to transportation services by providing them with locations that are in close proximity to necessary transportation facilities such as major thoroughfares, railroads or air terminals for the reception and distribution of goods or services;*

(3) Encourage business park development in appropriate locations throughout the community where public facilities and services exist or are planned.

(4) Allow a mix of uses that are compatible with airport operations in appropriate areas near the Gainesville Regional Airport;

(5) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; and

(6) Encourage the infill and/or redevelopment of existing areas that would benefit from the opportunity to combine business and industrial uses.

This project site seems to be a prime example of what the City intended to accomplish in this area and is consistent with the vision of the overall Innovation Gainesville initiative, which strives to attract new businesses and employment opportunities to the community. The proposed land use and zoning categories will allow the property the appropriate flexibility to develop as a mixed use employment center, containing both residential and non-residential uses.

Plan East Gainesville

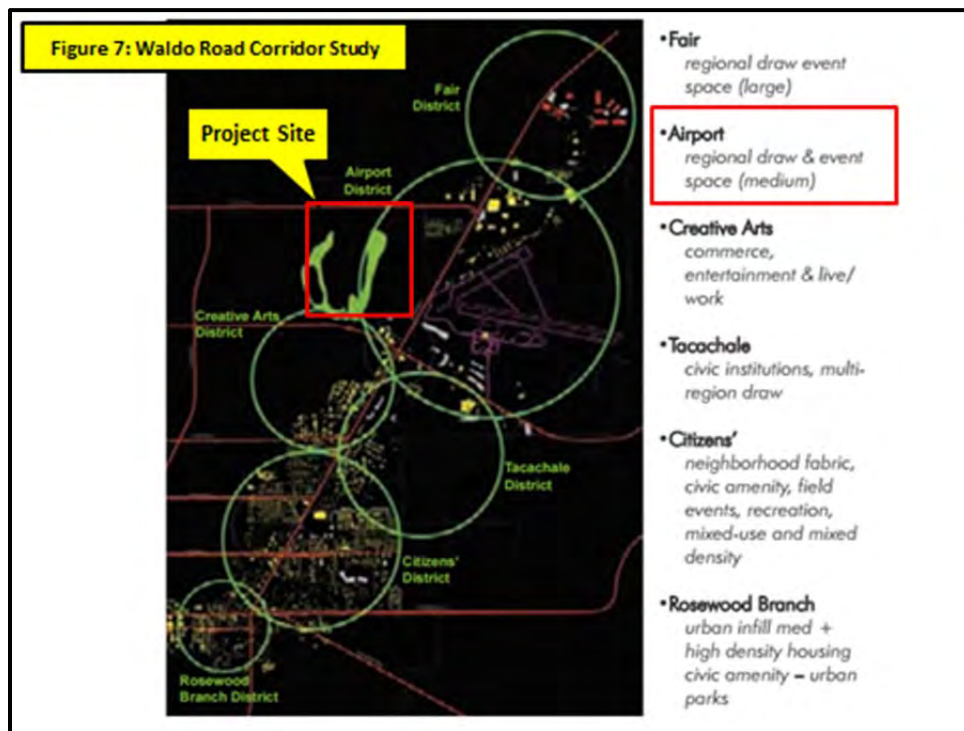
Development of the project site, particularly in the Business Industrial portion of the property located nearest Waldo Road creates the possibility for future access to the project site to align with the new airport access road on Waldo Road, further connecting the development to the airport and create a mixed use employment center around the intersection of NE 39th Avenue and Waldo Road. The future development of the subject property as a mixed use employment center is in accordance with the vision outlined in the Plan East Gainesville report as it will contribute to the overall economic vitality of the northeastern Gainesville area. Figure 6 below illustrates the Plan East Gainesville Master Plan for the immediate area, which specifically encourages the creation of an office and mixed use employment center:



The Plan East Gainesville Report was accepted and endorsed by the City of Gainesville in 2003 and is referenced in the City of Gainesville Comprehensive Plan. A primary objective of the Plan is the targeting of specific areas for mixed-use development centers that can support and sustain higher levels of employment, commercial and social activities. This land use change and rezoning proposal will help realize the vision of the Plan East Gainesville initiative by encouraging the development of a mixed use employment center near the Gainesville Regional Airport. The Business Industrial district was created by the City of Gainesville for this type of economic development initiative near the airport and supports the vision of the Innovation Gainesville city-wide initiative.

Waldo Road Corridor Study

The eastern portion of the project site is also included in the Waldo Road Corridor Study, as illustrated on Figure 7 below:



Specifically, a portion of the project site is located within a portion of the Study Area identified as the 'Airport District.' The Corridor Study defines the Airport District with the following language:

As a gateway to Gainesville, the horizon is compressed by Gainesville's celebrated tree canopy at the four corners of 39th Avenue and Waldo Road. The gateway conditions suggest a mixed-use 'Activity Center' with big-box retail, entertainment, medium to large scale institutional and research facilities and the proposed conference hotel / business park. High diversity of typical and extended hour uses will promote vitality and "18 hour" occupation of this gateway district. High density, transportation enhancements and walkability are important strategies for ensuring a quality semi-urban fabric.

In addition, the Corridor Study identifies the following Priority Community Objectives within the Airport District:

Activity Centers, Commerce & Mixed-Uses

- *Hotel*
- *Business & Commerce park*
- *Biomedical, research and flex space facilities adjacent to airport*
- *Entertainment plaza – restaurant and cinema*

Density & Intensity

- *Nodal (up to 150 dwelling units / acre)*
- *Transitional (25-75 dwelling units / acre)*
- *Business & Commerce Park (approximately 500,000 square feet)*

Housing

- *High density multi-story dwellings with structured parking*
- *Medium density rowhousing and townhomes*
- *Medium to low density single family homes*

Transportation / Accessibility & Infrastructure

- *Square-back strategy links regional arterial access to pedestrian-oriented Hotel, Business & Commerce Park*
- *Square-back strategy provides “corner” commerce visibility with auto, pedestrian and transit-oriented access to new development and the airport*
- *Square-back organization allows commerce road connectivity that reduces trips on the Waldo Road arterial*

Ecology, Parks & Stormwater

- *High potential for municipal stormwater parks as development catalyst*
- *Public open space and parks will be provided per LOS standards*

Many of these priority community objectives as identified in the Waldo Road Corridor study can be realized within the project site. The proposed Business Industrial designation was written in part by the City of Gainesville to support this vision. The provision of over 200 acres of Business Industrial land within the project site will provide ample space to create (or join part of a larger) mixed use commerce center, which will help promote economic activity so greatly desired in this underutilized portion of the City. Further, the proposed mix of densities allowed via the proposed residential low and residential medium districts will allow the development of a range of housing types (both single and multi-family) to support nearby commercial activities, including the City's Ironwood Golf Course.

Gainesville Regional Airport Endorsement

As described in previous sections of the report, the project site is located in close proximity to the Gainesville Regional Airport. In addition, certain regulations that are related to airport operations affect the development potential of the subject property, most notably, the noise contour regulations associated with Appendix F of the City's Land Development Code. It is because of these regulations and the proximity of the properties that the applicant sought input from the airport early in the process to seek their comments and seek their support. The applicant presented the proposed land use and zoning change concept at a regularly scheduled general meeting of the Airport Authority. At that meeting, the

Authority unanimously voted to endorse the proposed land use & zoning change plan. The Authority recognizes that the development of the project site will help create economic activity that will be beneficial to the airport and will hopefully spur additional activity at the airport. A letter from Allan Penksa, Airport CEO, dated April 27, 2015, documents this support and is included as Attachment 5.

Proposed Residential Densities

As indicated on the proposed future land use & zoning maps, the applicant proposes a mix of residential designations within the project site, including Residential Low FLU / RMF-5 zoning and Residential Medium / RMF-8 zoning. These FLU / zoning designations are summarized in the table below:

FLU/Zoning Categories	Density Range	Permitted Residential Use Types
Residential Low / RMF-5	0-12 DU/AC	Single Family Dwellings 2-4 Family Dwellings Townhomes
Residential Medium / RMF-8	8-30 DU/AC	Single Family Dwellings Multifamily Dwellings

According to the Land Development Code Sec. 30-52, the RMF-5 zoning district is established to **provide suitable areas for low density residential development with various dwelling unit types compatible with single-family dwellings**. These districts are designed and located so as to provide a desirable residential environment and transition between differing intensities of land use.

The RMF-5 zoning district is intended to:

- Encourage such development to **locate near neighborhood convenience centers and neighborhood shopping centers**;
- **Create transition areas** between low intensity land uses and other more intense land uses;
- **Provide for a variety of dwelling unit types compatible with traditional single-family residential development**;
- Provide for low density residential development in areas where such development could be logically integrated with or located near traditional single-family residential development or in **transitional areas on land where the clustering of units would permit the most effective use of such land, while preserving open space and other natural features**;
- Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for residential purposes through the careful design and consideration of the proper functional relationships among uses permitted; and
- Provide for such residential development to **occur where public facilities and services are present**.

According the Land Development Code Sec. 30-53, the RMF-8 zoning district is established to provide for the efficient use of land for multifamily residential developments designed to encourage the establishment and maintenance of a suitable residential environment for medium density housing.

The RMF-8 zoning district is intended to:

- Provide for the development of such projects with population densities and development patterns generally compatible with medium density residential areas or in **transitional areas on**

land where the clustering of units would permit the most effective utilization of such land, while preserving open space and other natural features;

- Encourage such development projects to **locate near activity centers;**
- Discourage undue traffic congestion on minor streets by **directing such new development to abut upon or have relatively close access to major transportation arteries;**
- Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for dwellings and related facilities through the careful design and consideration of the proper functional relationships among uses permitted; and
- Encourage such residential development to **occur where sufficient public facilities and services exist** or are within plans for improvement.

The proposed RL/RMF-5 designations are proposed due to the applicability of the highlighted text above as it relates to the project site and surrounding uses. As stated, these designations are designed to be compatible with existing single family development, some of which is located to the west of the project site. Further, the project site is located in close proximity to commercially-zoned lands, including properties along Waldo Road near the airport and also within the project site itself. **In addition, the RL/RMF-5 designations are intended to allow a higher density range which is particularly appropriate when site limitations exist, such as the environmental features found on portions of the project site. This clustering concept will allow for reasonable amount of development to occur in a manner that avoids excessive impacts to the environmentally sensitive areas.**

The proposed RM/RMF-8 designations are proposed for many of the same reasons indicated in the paragraph above. In addition, the proposed location of the RM/RMF-8 designations within the project site were selected because of the appropriateness of their location. The primary RM/RMF-8 area within the project site is located in the northeastern corner, which is compatible with the surrounding land uses in the immediate area.

Responses to Application Questions

A. Surrounding/Adjacent Land Uses

The property is adjacent to and surrounds the Ironwood Golf Course. In addition, the following land uses currently exist on the adjacent properties:

North: A self-storage facility and NE 53rd Avenue are along the northern boundary of the property. Across NE 53rd Avenue, uses include a GRU water treatment facility and vacant land.

East: To the east of the subject property is vacant land owned by the City of Gainesville, a mobile home park, Brittany Estates, and vacant land zoned MP. The Gainesville Regional Airport is just across Waldo Road to the east.

South: NE 39th Avenue runs along a portion of the southern property boundary and south of NE 39th Avenue is a tract of vacant land, zoned Single Family Residential. A small group of commercial and industrial businesses are south of the property near the intersection of SR 24 (Waldo Road) and NE 39th Avenue.

West: To the west of the property (across a portion of the Ironwood Golf Course) are two single family residential subdivisions and NE 15th Street.

The subject property is adjacent to and surrounds the Ironwood Golf Course. To the north, a self-storage facility and NE 53rd Avenue are along the northern boundary of the property. Across NE 53rd Avenue, uses include a solar power generating facility, GRU water treatment facility and vacant land. To the east of the subject property is vacant land owned by the City of Gainesville, a mobile home park, Brittany Estates, and vacant land zoned MP. The Gainesville Regional Airport is just across Waldo Road to the east. To the south, NE 39th Avenue runs along a portion of the property boundary and south of NE 39th Avenue is a tract of vacant land, zoned Single Family Residential. A small group of commercial and industrial businesses are south of the property near the intersection of SR 24 (Waldo Road) and NE 39th Avenue. To the west of the property are two residential subdivisions and NE 15th Street.

*Figure 8: Surrounding Property Uses, Future Land Use and Zoning Designations**

Direction	FLU Designation	Zoning	Existing Use
North	Public Facilities	PS	Water Treatment Facility, Vacant Land
	Industrial	I-1	Self-Storage Facility
South	Single Family Residential	RSF-4	Vacant
	Industrial	I1	Various commercial and industrial businesses
East	Residential Medium Density	RM	Mobile Home Park
	Industrial/Manufacturing	MP	Vacant
	Public Facilities	AF	Vacant / Gainesville Regional Airport
West	Single Family Residential	RSF-1	Single Family Residential
	Mixed Use Low Intensity	RMF-5	Single Family Residential

Upon analyzing these existing land use pattern, the proposed land use and zoning change will not negatively affect the nature of the existing development pattern in the area. The non-residential portion of the project site shall have a land use and zoning designation of Business Industrial, which according to the City Comprehensive Plan and Land Development Code, is compatible with the surrounding mix of urban uses. As stated, the Comprehensive Plan states that the Business Industrial designation was designed specifically to allow only uses that are compatible with the airport. Further, as stated in LDC Sec. 30-67.1 the Business Industrial district contains uses which generally are not objectionable because of noise, heavy truck traffic or fumes, or uses that can be adequately regulated for mitigation of nuisances by performance standards.

Due to the sparse development in the immediate area, the property creates an opportunity for substantial economic development activity in the area. Due to the large size of the subject property, there is adequate space to provide significant vegetative buffering (as provided via the Ironwood Golf Course and as required per City Code) on all sides of the property to provide a visual and sound buffer from the adjacent properties when future development occurs on the site. Therefore, it appears that

the subject property is compatible with the existing surrounding uses and shall not create an adverse impact.

Based on the proposed land use & zoning districts and the geographic separation between adjacent uses, all proposed future development will be compatible with the surrounding area.

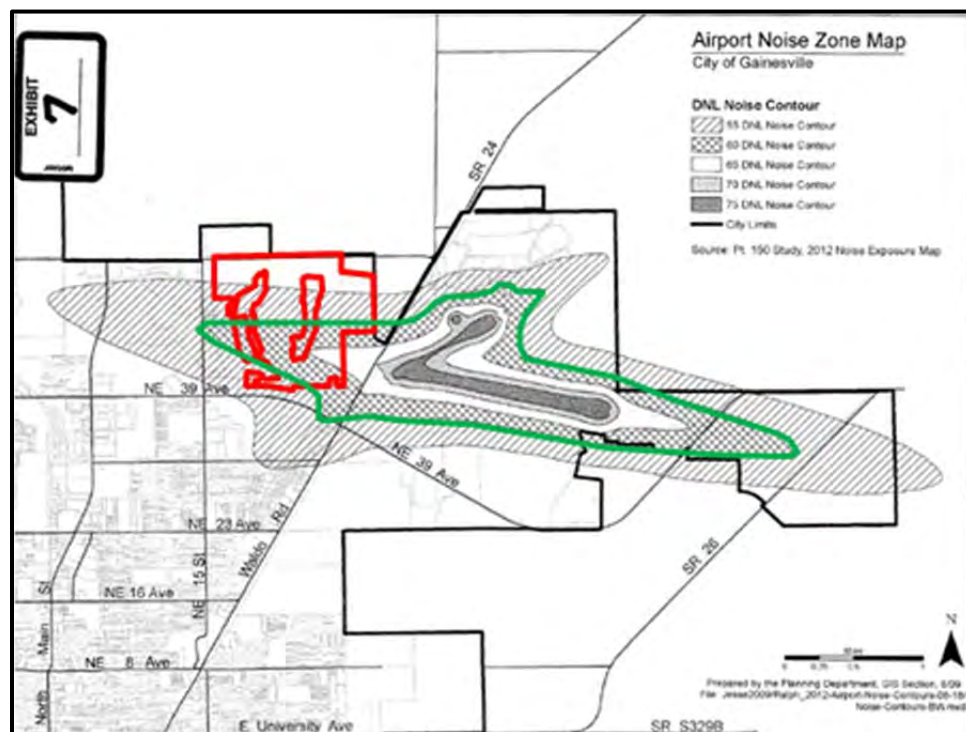
B. Development Impacts

a. Impact to Residential Streets

The proposed land use and zoning amendment will not affect any residential streets, as there are no residential properties in the immediate area with adjoining streets to the property.

b. Impact on Noise and Lighting

The proposed land use and zoning change on the project site to a mix of residential and non-residential uses will not create negative noise and lighting impacts on any surrounding uses. Future development shall comply with all applicable photometric (lighting) requirements and the City of Gainesville noise ordinance. No existing residential development is immediately abutting the project site and the surrounding land uses are compatible with the proposed FLU designation.



The subject property is located adjacent to the Gainesville Regional Airport to the east. The airport has an adopted Airport Noise Zone Map, which indicates noise contours. This map indicates that a portion of the subject property is located within the 60 dnl noise contour and subsequently, Subzone B. According to City of Gainesville Land Development Code Appendix F, the Airport Noise Zone regulations permit uses (non-residential) customarily found in the proposed Business Industrial district, including office, retail, business, commercial and industrial uses. No residential uses are proposed within the 60

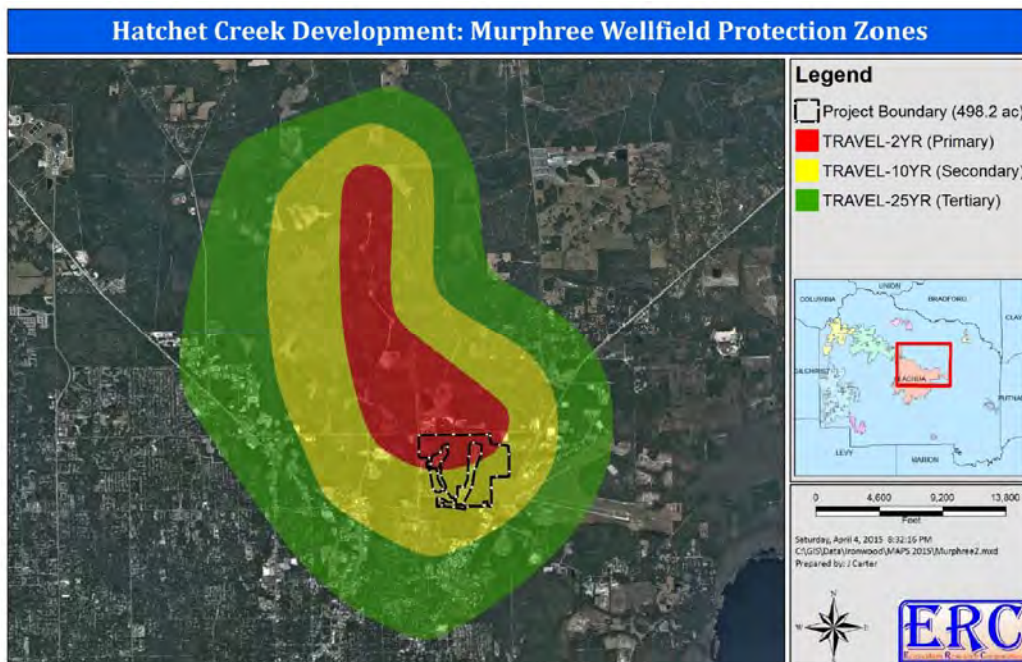
dnl noise contour within this project site (per BI non-residential land use & zoning) and therefore, future development will be compatible with these noise contour regulations.

C. Environmental Resources

There are environmental resources located on the subject property, as indicated in the environmental assessment report prepared by Ecosystem Research Corporation, dated April 5, 2015. Regarding these on-site environmental features, the applicant retained Ecosystem Research Corporation to prepare an environmental assessment to provide an analysis of the site which provides an overall look at the resources that area existing on the property. The ERC report is included as an exhibit with this application and shall serve as the base document for identification of on-site environmentally sensitive features as they relate to any future development to be proposed on the property. This extensive analysis is included in the application as Attachment 4. Please refer to this report for a detailed review of the extent and condition of these on-site resources.

Murphree Wellfield Protection Zones

The project site is located within the Primary and Secondary wellfield protection zones. The following map (prepared by ERC as part of the environmental assessment) illustrates the limits of each wellfield zone:



The City's Land Development Code includes provisions related to permitted uses and permitting processes within the wellfield protection zones. As indicated below, wellfield permits are required for uses that include hazardous materials in order to protect the City's water supply with the exception of the Primary wellfield protection zone in which these uses are prohibited altogether. Uses typically associated with hazardous materials include heavy industrial activities, which are not permitted within the proposed zoning districts. However, any uses that do include hazardous materials would be required to fully comply with the City's regulations.

The following policies provide the specific regulations in the Code related to land development within the wellfield districts. The applicant's response to each has also been included below.

DIVISION 3. WELLFIELD PROTECTION SPECIAL USE PERMIT

Sec. 30-200. Purpose.

(a) Purpose. This division is established for the purpose of protecting the immediate and long-term supply of potable water in the community by creating a permit procedure for uses and developments within the Murphree Wellfield Protection Zones...

(b) It is further intended that wellfield protection permits or wellfield protection special use permits be required for developments which require special care in the control of their location, design and methods of operation in order to ensure conformance with the city's comprehensive plan and Alachua County Murphree Wellfield Management Code...

Sec. 30-201. Permit required.

Within the primary, secondary and tertiary wellfield protection (management) zones of Alachua County, all new development and existing development that will intensify, expand or modify a use directly associated with the storage of hazardous materials, except for uses allowed within the residential zoning districts as provided in section 30-41(a)(1) and uses exempted under section 30-202 (hereinafter "exempt use"), shall be required to obtain a wellfield protection permit, or a wellfield protection special use permit, whichever is applicable, as issued by the city commission or city manager or designee, as provided herein...

Response: The proposed future land use and zoning districts predominantly include uses in which hazardous materials are not present. However, if any uses area proposed that store hazardous materials, the proper permit will be filed with the City and approval will come at the City's discretion, based on the criteria indicated in Ch. 30-203.

Sec. 30-202. Exemptions.

(b) Exemptions from the permit requirements shall be allowed for uses and developments that meet the following criteria, except for specially regulated industrial uses allowed by special use permit in section 30-70(c)(2):

(1) There is no manufacture, storage, use, or sale of hazardous materials at the site or development as defined and regulated in the Alachua County Hazardous Materials Management Code, other than hazardous materials excluded from the provisions of the Hazardous Materials Management Code, as may be amended from time to time.

Response: The exemption from wellfield permit requirements cited above will cover a large majority of permitted uses within the proposed future land use and zoning districts. 'Specially regulated industrial uses,' as stated in Sec. 30-70(c)(2) include typical I-2 heavy industrial uses, which are not permitted in the proposed land use and zoning districts. However, if there are any uses in which hazardous materials happen to be present, the appropriate wellfield permit will be applied for, based on the criteria below.

Sec. 30-203. Criteria for issuance.

(a) Wellfield protection permit. After an assessment by appropriate Gainesville Regional Utilities, Alachua County Environmental, public works and community development staff, the city manager or designee may approve and issue a wellfield protection permit in the tertiary and secondary zones in accordance with Article VII, Development Review Process, based on the following findings:

(1) That the proposed use or development will not endanger the city's potable water supply.

Response: All proposed development shall be required to connect to the GRU sanitary sewer system (no septic tanks). In addition, all regulated uses shall be reviewed by the City and other agencies to ensure that no proposed uses will endanger the city's potable water supply.

(2) That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.

Response: All proposed development shall be required to connect to the GRU sanitary sewer and potable water systems, which are available to serve the area.

(3) That the use or development conforms to the city's comprehensive plan.

Response: All uses that are proposed in the future will comply with the City's Comprehensive Plan, including the proposed future land use designations which allow a mix of residential, office, commercial and light industrial uses. Heavy industrial uses are not permitted.

(4) That the proposed use complies with all federal, state and local laws, rules, regulations, and ordinances now and hereafter in force which may be applicable to the use of the site.

Response: All proposed uses shall comply with all federal, state and local laws and necessary permits shall be secured.

(5) That there has been proper abandonment, as regulated by the relevant water management district or state agency, of any unused wells or existing septic tanks at the site. An existing septic tank may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.

Response: No existing septic tanks exist on site nor will they be proposed as part of future development.

(6) That the use is not listed as a use subject to the specially regulated industry use provisions in section 30-70.

Response: Permitted uses in the proposed future land use and zoning designations do not allow the specially regulated industry uses, which include heavy industrial activities.

(7) There is no current or proposed underground storage of petroleum products and/or hazardous materials, as defined in the Alachua County Hazardous Materials Management Code, at the development site.

Response: No existing underground petroleum and hazardous material storage tanks exist on site nor will they be proposed as part of future development.

(8) That the applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.

Response: All proposed development shall comply with the regulations in the Alachua County Hazardous Materials Management Code. Compliance will be demonstrated by submitting future development applications to ACEPD as part of the development review process, as required by the City.

(b) Wellfield protection special use permit.

(1) Development in the secondary zone and tertiary zone that cannot be exempt under section 30-202 or approved by city manager or designee under section 30-203 must apply for a wellfield protection special use permit in accordance with section 30-204. The development or use shall be reviewed using the following criteria:

- a. Whether criteria (1) through (5) and (8), listed in subsection 30-203(a), have been complied with; and*
- b. Whether the development properly addresses environmental features such as wetlands, creeks, lakes, sinkholes and soils to ensure that hazardous materials will not endanger the potable water supply and the environmental features; and*
- c. Whether the criteria listed in section 30-233 have been met.*

Response: It is understood that any non-exempt proposed uses within the secondary and tertiary zone will be required to secure a special uses permit, with attention paid to the review criteria and on-site environmental features.

(2) Development in the primary zone. No use involving hazardous materials shall be allowed in this zone, except for uses or development associated with the Murphree Water Treatment Plant, or electric transmission and distribution systems or generally the provision of utility service by a government-owned utility. All other uses shall obtain a wellfield protection special use permit and meet the criteria in subsection 30-203(b), above, and section 30-233.

Response: It is understood that no uses that involve hazardous materials shall be allowed in the primary zone. In addition, other proposed activities in this zone will be required to secure a special use permit, with attention paid to the review criteria and on-site environmental features.

D. Historic Resources

The project area does not contain any known historic structures. In addition, an archaeological and historical survey of the Project Site was performed in 2007 by Florida Archaeological Services, Inc. of Jacksonville, Florida. As indicated in the ERC Environmental Assessment provided as part of this application (Attachment 4), the archaeological report has previously been provided to the City; however, the title is as follows:

An Archaeological and Historical Survey of the Proposed Hatchet Creek Preserve Development Tract, City of Gainesville, Alachua County, Florida.

The results of the report are summarized with a paragraph excerpted from the report as follows:

As the following report will demonstrate, two archeological sites (8AL5220 and 8AL5221) and one Archeological Occurrence (A.O. #1) were identified and evaluated during the project. Each of the archeological sites is represented by a low density artifact scatter which contained limited quantities of lithic and ceramic artifacts. No intact cultural features or occupational strata were found. Yielding a limited assemblage of small tertiary or non-decortication flakes, as well as non-diagnostic ceramic shreds, neither site yielded diagnostic artifacts. However, the presence of sand-tempered aboriginal pottery indicates a post-500 B.C. period occupation for each of these cultural resources. The A.O. was deemed insignificant.

E. Development Pattern and Community Contribution

The subject property is located along the urban fringe of Gainesville. The proposed land use and zoning for the subject property, in conjunction with the nearby Gainesville Regional Airport, will directly contribute to the community by allocating properly-zoned area to provide essential urban services to the residents in and around Gainesville. The set of permitted uses for the proposed zoning districts will allow for the potential future economic development in East Gainesville.

F. Long-Term Economic Benefits

The proposed land use and zoning change applications will provide a long-term benefit to the City of Gainesville. Future development on the site will support overall economic prosperity and economic development opportunities in East Gainesville. Future development of this property with private capital investment in an area designated by the city for future economic development will lead directly to job creation and a stimulus to overall economic development in the area. The proposed land use / zoning changes will promote an active mix of employment and residential uses that will support each other and in addition, will support northeast Gainesville as a whole.

The property is within close proximity to the Gainesville Regional Airport, an area specifically designated to accommodate Business Industrial land use. In addition, the Office, RL, RM, and BI designations will allow for future permitted uses that will allow for a mixed use development that is consistent with the adjacent development pattern in the area, including providing economic support to the Ironwood Golf Course.

The project site is primed to be a key player in the community push to develop an Innovation Economy. With immediate proximity to Waldo Road, NE 39th Avenue and NE 53rd Avenue, the project site also abuts the limits of the Innovation Zone Map, which includes lands at the northeast quadrant of Waldo Road and NE 39th Avenue. Future development within the project site as Business Industrial will provide just over 200 acres of vacant land that allows a wide mix of office, business park and light industrial uses that can serve as the home to future businesses attracted to our community as a part of the Innovation Economy.

Economic development activity on the project site will also support the vision outlined in the Plan East Gainesville Report. A primary objective of the Plan is the targeting of specific areas for mixed-use development centers that can support and sustain higher levels of employment, commercial and social

activities. This land use change and rezoning proposal will help realize the vision of the Plan East Gainesville initiative by encouraging the development of a mixed use employment center near the Gainesville Regional Airport. The Business Industrial district (proposed on a portion of the project site) was created by the City of Gainesville for this type of economic development initiative near the airport and supports the vision of the Innovation Gainesville city-wide initiative.

Discussions with staff at the Gainesville Chamber of Commerce has indicated that there is a deficit of industrial lands in the Gainesville area that is suitable for attracting new businesses/employers to our community. Providing just over 200 acres of land with the Business Industrial land use and zoning designation will provide a sizable increase in raw land available for attracting businesses. Further, the Chamber staff expressed an interest in promoting the subject property as an appropriate site for future development.

The project site is also located within Zone A of the City's Transportation Mobility Program Area (TMPA), which is intended to promote redevelopment and infill in the eastern portion of the city (Transportation Mobility Element, Policy 10.1.3). Future on-site development which will occur as a result of the proposed land use and zoning change shall implement the overall goal of the TMPA program.

G. Level of Service Analysis

The following level of service analysis calculates the impacts of the proposed development scenario for residential and nonresidential uses under the proposed future land use and zoning categories. Overall net impacts will be calculated by the reduction of the existing entitlement impacts approved under the current Planned Use District (PUD) future land use designation.

a. Proposed Land Use & Zoning Development Scenarios

The proposed change in future land use and zoning will change approximately 498 acres of land from the current future land use designation of Planned Use District (PUD) and RSF-1, RSF-4 & I-1 zoning to Residential Low, Residential Medium, Office and Business Industrial future land use designations and RMF-5, RMF-8, OF and BI zoning classifications. Based on existing site conditions and limitations, the subject property will not develop at the maximum allowable ratios per the respective land use and zoning districts. Rather, as demonstrated below, a more realistic development scenario has been established based on site limitations and land planning experience in determining site development potential.

Residential Development Scenario*

RESIDENTIAL CLASSIFICATION	DWELLING UNITS (DU)
Residential Low (RL) FLU & RMF-5 Zoning	840 50% Single Family 50% Townhouse
Residential Medium (RM) FLU & RMF-8 Zoning	825 100% Multifamily (Apartment)
TOTAL	1,665

*Density Breakdown Based on Developable Land:

- RL/RMF-5 Calculations:
 - o 203 acres under RL classification
 - o Less 63 acres of wetland & surface water area

- o Less 50% maximum upland set aside (70 acres)
- o 70 net developable acres x 12 DU/AC = 840 units
- RM/RMF-8 Calculations:
 - o 60 acres under RM classification
 - o Less 5 acres of wetland/surface water area
 - o Less 50% maximum upland set aside (27.5 acres)
 - o 27.5 net developable acres x 30 DU/AC = 825 units

Non-Residential Development Scenario *

NON-RESIDENTIAL	SQUARE FEET (SF)/UNITS
Business Industrial (BI) FLU & Zoning	930,000 SF
Office (O) FLU & Zoning	500 Unit/Bed ALF

**Intensity Breakdown based on Developable Land:*

- BI Calculations:
 - o 216 acres under BI classification
 - o Less 30 acres of wetland/surface water area
 - o Less 50% maximum upland set aside (93 acres)
 - o Potential development of 10,000 square feet per acre after roadways/driveways, parking, open space, landscaping and stormwater management is considered
 - o 93 net developable acres x 10,000 SF/Acre = 930,000 SF
- Office Calculations:
 - o 19 acres under Office classification
 - o Less 7 wetland acres
 - o Less 50% maximum uplands set aside (6 acres)
 - o For this development, a specialized use is proposed (500 Unit/Bed ALF) on the 6 net developable acres

b. General Development Assumptions

The following describes the general development assumptions for the estimated development scenario based on each individual proposed future land use / zoning designation:

Business Industrial

The general development assumption for this analysis related to the lands to be designated Business Industrial FLU & Zoning include 90% of non-residential development consisting of business park(s) with a complementary 10% of non-residential development as specialty retail, most likely found along external roadway frontage.

The Institute of Transportation Engineers, Trip Generation Manual (9th Edition), defines a Business Park (Land Use Code 770) as consisting of a group of flex-type or incubator one or two story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses. Spaces offered within a Business Park include offices, retail and wholesale stores, restaurants, recreational area and warehousing, manufacturing, light industrial or scientific research functions. The average mix is 20

to 30 percent office/commercial and 70 to 80 percent industrial/warehousing. Specialty Retail is described as generally small shopping centers that contain a variety of uses typically found in such establishments.

Office

An assisted living facility (ALF) is proposed to be located within the Office FLU & Zoning district containing up to 500 beds. The Office FLU and Zoning categories allow ALF's as a permitted use by-right.

Residential Low / RMF-5

50% of the dwelling units within the RL category will be single family units and 50% within this category will be a townhouse-style development product.

Residential Medium / RMF-8

100% of the units within the RM / RMF-8 category will be a multi-family/apartment-style development product.

c. Transportation

The project is located within the Transportation Mobility Program Area (TMPA) Zone A of the City's Transportation Mobility Program Area (TMPA), which is intended to promote redevelopment and infill in the eastern portion of the city (Transportation Mobility Element Policy 10.1.3). Development within Zone A is not required to meet Level of Service standards for concurrency but will be required to comply with Policy 10.1.4 of the Comprehensive Plan Transportation Mobility Element. The trip generation for the proposed change is presented below:

Proposed Trip Generation

Proposed Traffic Demand – Single Family Residential (ITE 210)						
Units: 420						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.00	420	0.63	265	0.37	155
Average Daily Trips	9.52	3,999	0.50	2,000	0.50	1,999

Proposed Traffic Demand - Townhomes (ITE 230)						
Units: 420						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.52	219	0.67	147	0.33	72
Average Daily Trips	5.81	2,441	0.50	1,221	0.50	1,220

Proposed Traffic Demand - Apartment (ITE 220)						
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Units: 825						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.62	511	0.65	332	0.35	179
Average Daily Trips	6.65	5,487	0.50	2,744	0.50	2,743

Proposed Traffic Demand - ALF (ITE 254) Units: 500 Units/Beds						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.22	110	0.44	48	0.56	62
Average Daily Trips	2.66	1,330	0.50	685	0.50	685

Proposed Traffic Demand - Specialty Retail (ITE 826) Units: 93,000 SF						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	2.71	252	0.44	111	0.56	141
Average Daily Trips	44.32	4,122	0.50	2,061	0.50	2,061
<i>Less 34% Reduction for Pass-By Trips and 5% Internal Capture</i>						
PM Peak		154				
Average Daily Trips		2,514				

Proposed Traffic Demand - Business Park (ITE 770) Units: 837,000 SF						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.26	1,055	0.26	274	0.74	781
Average Daily Trips	12.44	10,412	0.50	5,206	0.50	5,206
<i>Less 5% Reduction for Internal Capture</i>						
PM Peak		1,002				
Average Daily Trips		9,891				

All trips calculated using the ITE 9th Edition

Proposed Net Trip Generation

Category	Units	PM Peak	Average Daily Trips
Single Family	420 DU	420	3,999
Townhomes	420 DU	219	2,441
Apts/Condos	825 DU	511	5,487
ALF	500 Units/Beds	110	1,330
Retail	93,000 SF	154	2,514

Business Park	837,000 SF	1,002	9,891
Total Estimated Trip Generation		2,416	25,662

d. Existing Land Use Entitlements

To adequately determine true LOS potential developmental impacts on public facilities and transportation related to the proposed conventional land use and zoning amendments an analysis of current development approvals need to be reviewed. The existing Planned Use District (PUD) future land use designation includes specific development entitlements that are indicated in the City Commission approved future land use ordinance and codified as Policy 4.3.5 in the Comprehensive Plan FLUE. These entitlements include:

Existing Approved Land Use Entitlements

Land Use Type	SQUARE FEET (SF)/UNITS
Residential	1,200 Units
Assisted Living Facility (ALF)	300 Units/Beds
Retail	100,000 SF
Office	100,000 SF

Trip generation based on current development entitlements, as approved via the existing Planned Use District FLU designation are as shown on the following tables:

Existing Entitlement Trip Generation

Proposed Traffic Demand – Single Family Residential (ITE 210) Units: 400						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.00	400	0.63	252	0.37	148
Average Daily Trips	9.52	3,808	0.50	1,904	0.50	1,904

Proposed Traffic Demand - Townhomes (ITE 230) Units: 400						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.52	208	0.67	139	0.33	69
Average Daily Trips	5.81	2,324	0.50	1,162	0.50	1,162

Proposed Traffic Demand - Apartment (ITE 220) Units: 400						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.62	248	0.65	161	0.35	87
Average Daily Trips	6.65	2,660	0.50	1,330	0.50	1,330

Proposed Traffic Demand - ALF (ITE 254) Units: 300 Units/Beds						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.22	66	0.44	29	0.56	37
Average Daily Trips	2.66	798	0.50	399	0.50	399

Proposed Traffic Demand - Specialty Retail (ITE 826) Units: 100,000 SF						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	2.71	271	0.44	119	0.56	152
Average Daily Trips	44.32	4,432	0.50	2,216	0.50	2,216
<i>Less 34% Reduction for Pass-By Trips and 5% Internal Capture</i>						
PM Peak		165				
Average Daily Trips		2,704				

Proposed Traffic Demand - Business Park (ITE 770) Units: 100,000 SF						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.26	126	0.26	33	0.74	93
Average Daily Trips	12.44	1,244	0.50	622	0.50	622
<i>Less 5% Reduction for Internal Capture</i>						
PM Peak		120				
Average Daily Trips		1,182				

All trips calculated using the ITE 9th Edition

Existing Entitlement Net Trip Generation

Category	Units	PM Peak	Average Daily Trips
Single Family	400 DU	400	3,808
Townhomes	400 DU	208	2,324
Apts/Condos	400 DU	248	2,660
ALF	300 Units/Beds	66	798
Retail	100,000 SF	165	2,704
Business Park	100,000 SF	120	1,182
Total Estimated Trip Generation		1,207	13,476

Net Trip Generation Impacts (Existing Entitlements vs. Proposed)

Category	Trip Generation
Entitlement PM Peak	1,207
Entitlement Average Daily Trips	13,476
Proposed PM Peak	2,416
Proposed Average Daily Trips	25,662
Net Change PM Peak	1,209
Net Change Average Daily Trips	12,186

As indicated in the table above, the proposed land use and zoning change will result in an anticipated increase of 1,262 PM Peak trips and 12,707 average daily trips.

Level of Service Analysis

Roadway Segment	From	To	Adopted LOS	ADT MSV	ADT EXISTING	Project Impact	Available Capacity
SR 222 (NW. 39 th Ave.)	US 441 (NW 13 th St.)	SR 24 (Waldo Rd.)	E	39,800	17,200	6,093	16,507
SR 24 (Waldo Road)	SR 222 (NE 39 th Ave.)	CR 232 (NE 53 rd Ave.)	E	35,500	16,800	4,874	13,826
N. 53 rd Avenue	US 441 (NW 13 th St.)	SR 24 (Waldo Road)	E	15,930	12,558	1,219	2,153

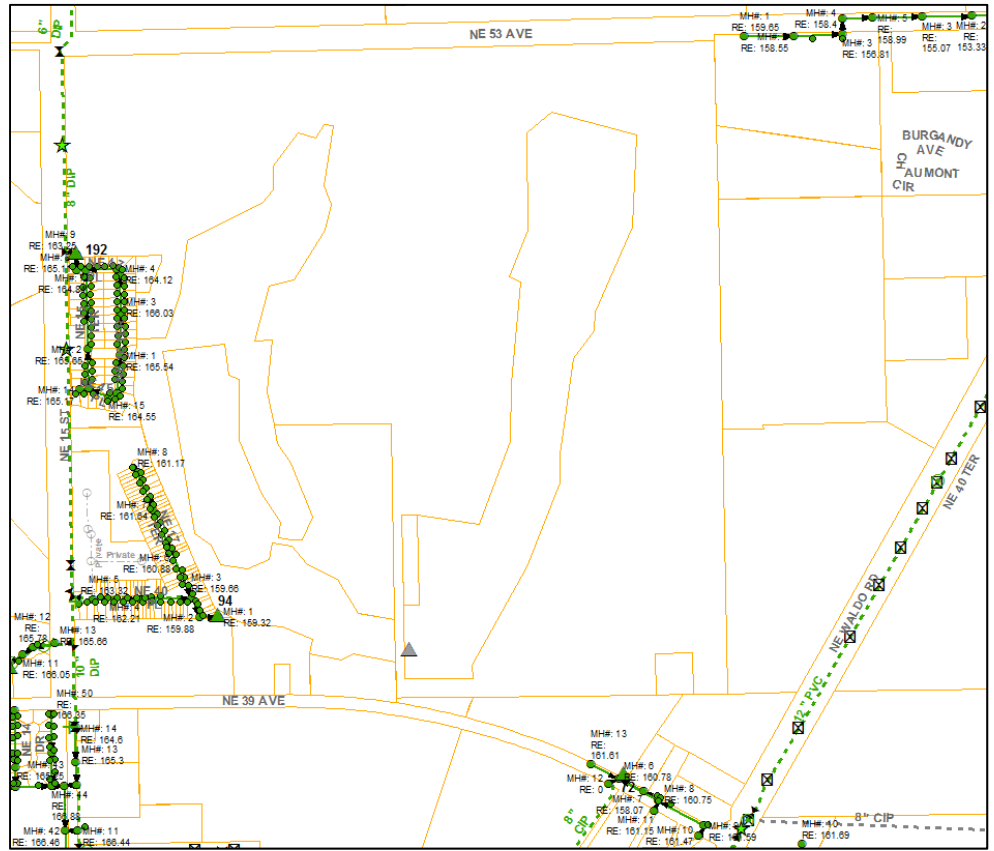
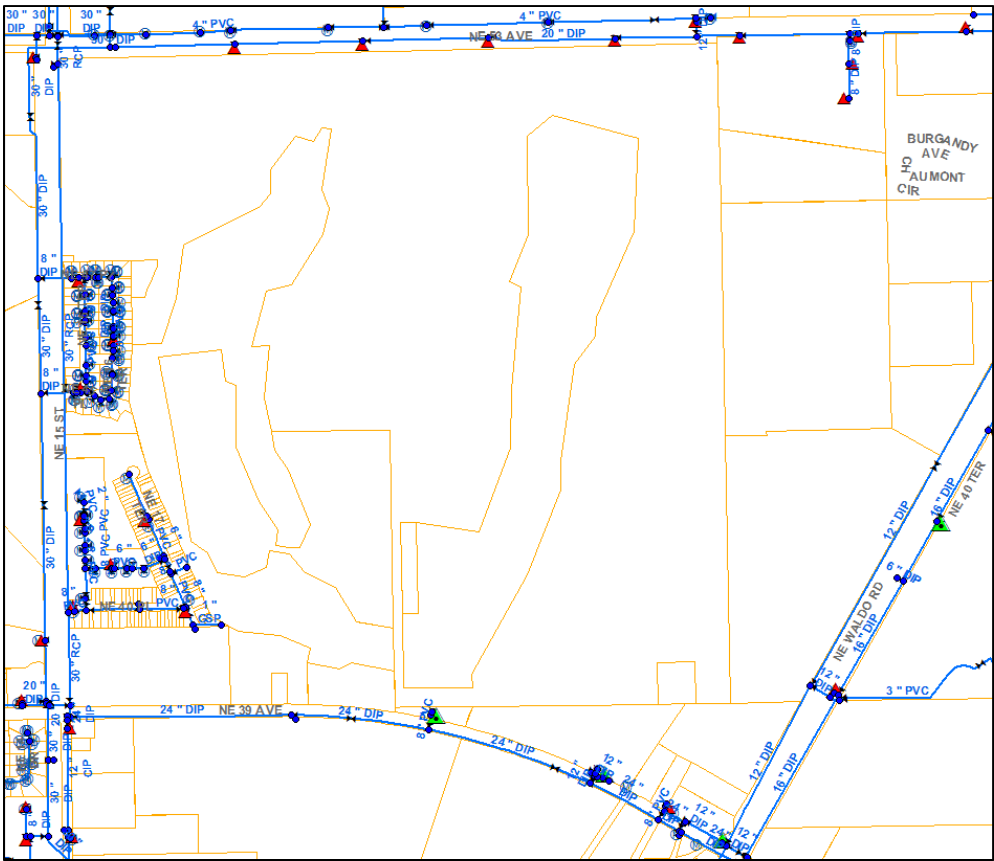
Assumptions: 50% trips applied to SR 222; 40% trips applied to SR 24; and 10% trips applied to N. 53rd Avenue

Source: Gainesville MTPO 2012 Multimodal Level of Service Report

Based upon the net LOS analysis above, the net impacts associated with the proposed land use and zoning amendments will not adversely increase impacts to local public transportation facilities and should provide a development pattern to serve the residential and economic development needs of the area.

e. Potable Water & Sanitary Sewer

The property is currently served with both potable water and sanitary sewer (wastewater) by Gainesville Regional Utilities (GRU). Generalized maps indicating the location of existing water and wastewater systems in the immediate area are included below:



The proposed change in future land use and zoning (and related demands generated) will not cause the City's potable water system to operate below the adopted LOS, as indicated below:

Projected Potable Water Impact

System Category	Gallons Per Day
Current Capacity	54,500,000
Current Use	26,600,000
Available Capacity	27,900,000
Project Demand from Project (Net Impact) [425 units x 2.46 persons / dwelling units x 200 gal per day]	209,100
[93,000 sq. ft. Retail / 300 sq. ft. per employee = 310 employees x 153 gallons per employee retail industry average]	47,500
[730,000 sq. ft. business park/ 700 sq. ft. per employee = 1,042 employees x 127 gallons per employee office buildings average]	132,334
200 bed ALF x 124 gallons per bed per day hospital average	24,800
Residual Capacity After Proposed Development	27,486,266

The proposed change in future land use and zoning (and related demands generated) will not cause the City's potable water system to operate below the adopted LOS, as indicated below:

Projected Sanitary Sewer Impact

System Category	Gallons Per Day
Current Capacity	7,500,000
Current Average Demand	6,500,000
Available Capacity	1,000,000
Project Demand from Project (Net Impact)	
[425 units x 2.46 persons / dwelling units x 113 gal per day]	118,142
[730,000 sq. ft. business park/ 700 sq. ft. per employee = 1,042 employees x 72 gallons per employee office buildings average]	75,085
200 bed ALF x 70 gallons per bed per day hospital average	14,000
Residual Capacity After Proposed FLU/Zoning Change	792,773

In summary, water and sewer concurrency are not a limiting factor related to the development of the subject property. According to the tables above and conversations with GRU staff, connections to electric, natural gas and potable water service are operating with available capacity in immediate proximity to the project site. The Murphree Water Plant is located immediately north of the project site, which distributes water throughout the City via several major water mains that run by the perimeter of the project site. On-site provision of sanitary sewer service to the project site will require

developer-funded off-site improvements, which may include the construction of force mains and lift stations.

f. Solid Waste

The proposed change in future land use and zoning will not cause the City's solid waste system to operate below the adopted LOS. Solid waste will not exceed Gainesville's established Level of Service Standard of 0.655 tons of solid waste per capita per year disposed (3.6 pounds solid waste per capita per day disposed). Collection of solid waste will not exceed Gainesville's established Level of Service Standard of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waste per capita per day collected).

Projected Solid Waste Impact

System Category	Tons Per Year
Residential Projected Impact From Project (Net Increase) [445 units x 2.46 persons / dwelling units x 0.655 tons per capita/year]	717
Non-residential Projected Impact From Project (Net Increase) [730,000 sq. ft. non-residential x [4lbs per 100 sq. ft.] = 29,200 lbs day/2000 = 146 tpd x 365 days/year = 5,329 tons/year]	5,329
Alachua County Solid Waste Facility Capacity	>10 Years

g. Recreation

The City of Gainesville is currently meeting all LOS standards for recreation. The proposed land use and zoning change will not significantly affect the required LOS. As residential development occurs, each development shall be required to demonstrate compliance with the adopted recreation Level of Service standards.

h. Mass Transit

Mass transit services are currently in place to serve the site. The project site has access to three Regional Transit System (RTS) routes within the City. The existing routes that are abutting or near the project site include:

Route 24: Rosa Parks RTS Downtown Station to Job Corps/Airport
Route 25A: UF Commuter Lot to Airport
Route 25B: UF Cultural Plaza to Airport

i. Public Schools

According to the net change in residential units as a result of the proposed future land use and zoning change, approximately 235 additional single family units and 230 multifamily (townhouse and apartment) units are proposed. The schools zoned for the property are East Gainesville CSA (Duval,

Lake Forest, Metcalfe, Rawlings or Williams Elementary School), Bishop Middle School, and Eastside High School, which all have sufficient capacity for new students, even when considering the potential impacts from the project.

Projected Public School Impact

	Units	Elementary	Middle	High
Generation Rates				
Single-Family Units	-	0.159	0.080	0.122
Multi-Family Units	-	0.042	0.016	0.019
Calculations				
Single-Family Units	235	37	19	29
Multi-Family Units	230	10	4	4
Total	465	47	23	33

Source: School Board of Alachua County

The SBAC 2015 Annual Report for School Concurrency shows that:

- The East Gainesville CSA for elementary schools has an available student capacity of 595 student stations.
- The Bishop CSA for middle school has an available student capacity of 327 student stations.
- The Eastside CSA for high school has an available student capacity of 866 student stations.

Based on the proposed demand and existing capacity numbers indicated above, adequate capacity exists in the school system to accommodate the proposed development and shall not exceed the adopted LOS in the Alachua County Public School Interlocal Agreement. In addition, an official Public School Generation Calculation Form was submitted as part of this application package.

H. Site Accessibility

Vehicular Accessibility

The project site is located within the urbanized portion of the City of Gainesville and has direct access in each direction to a public right-of-way, including NE 39th Avenue to the south, Waldo Road to the east, NE 53rd Avenue to the north and NE 15th Street to the west. These roadways currently function with excess vehicular capacity available and are more than capable of accommodating future net development impacts that occur as a result of the proposed land use & zoning change. Future development within the subject property will provide opportunities for interconnectivity between internal land uses and between multiple adjoining roadways. An example of interconnectivity includes the provision of a north/south boulevard road connecting NE 39th Avenue and NE 53rd Avenue. In addition, a future connection to Waldo Road is anticipated, aligning with the new airport access road, which would ultimately become a signalized intersection as a result of future development occurring on the subject property. This enhance street network will improve traffic flow in the area and will benefit the airport by providing an improved intersection condition along Waldo Road.

Development of this property with regional businesses will benefit from this location, which includes close proximity to the airport and a short commute to downtown Gainesville. In addition, from a regional perspective, the project site is located in an optimal area as it relates to proximity to Jacksonville and I-75.

Multi-Modal Accessibility

The location of the site is also ideal for promoting multi-modal transportation including bicycle, pedestrian, and transit use. The site provides excellent access to the City's extensive bike routes via the Waldo Road Greenway and the Depot Avenue Rail Trail. Additionally, the area is served by a sidewalk network which connects the area to transit routes and other areas of downtown Gainesville. Sidewalks and bike amenities would be required as part of any future on-site development activity and would provide linkages to not only the mix of internal uses, but also the existing facilities along NE 39th Avenue. In addition, the City's Ironwood Golf Course will become much more accessible to non-vehicular traffic as a result of residential development on the project site.

The project site is currently served by multiple Regional Transit Service (RTS) bus routes. This area is served by RTS Route #24 (Downtown to Job Corps/Airport Industrial Park) and Route #25A (University of Florida to Gainesville Regional Airport) and Route #25B (University of Florida Cultural Plaza to Airport). This existing mass-transit network will allow for easy commutes for residents in future residential development within the project site to local employment centers, including downtown Gainesville and the University of Florida.

Comprehensive Plan Consistency

The proposed Office, RL, RM, and BI future land use and OF, RMF-5, RMF-8, and BI zoning designations are consistent with the City's Comprehensive Plan. The following objectives and policies are the applicable to the proposed designations:

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.

Consistency: The proposed change to future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI will allow for a range of development opportunities on the property including residential and non-residential uses for a mixed use employment center near the Gainesville Regional Airport.

Objective 1.1 Adopt urban design principles that adhere to timeless (proven successful), traditional principles.

Consistency: The proposed change to future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI will allow for a range of development opportunities on the property including residential and non-residential uses for a mixed use employment center near the Gainesville Regional Airport.

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

Consistency: The proposed change to future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI will allow for a range of development opportunities on the property including residential and non-residential uses for an integrated community.

Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Consistency: The proposed change to future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI will allow for a range of development opportunities on the property including residential and non-residential uses.

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

Consistency: The proposed change to future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI will allow for a range of development opportunities on the property including residential uses. RMF-5 and RMF-8 zoning regulations have different criteria for development that will allow for a diversity of housing types on the property.

Objective 2.2 The City shall collaborate with community partners such as the University of Florida, Santa Fe College, the Gainesville Area Chamber of Commerce, Alachua County, and the School Board of Alachua County to develop the Innovation Economy within the nonresidential areas of the Gainesville Innovation Zone (The Innovation Zone Map is part of the Future Land Use Map Series). For purposes of this objective, Innovation Economy means those technology firms and/or entities that bring a new process or technique to the production process and that are often, but not exclusively, related in some manner to University of Florida-driven research, and are generally represented by sectors such as Agritechnology, Aviation and Aerospace, Information Technology, Life Sciences and Medical Technology.

Consistency: The project site is primed to be a key player in the community push to develop an Innovation Economy. With immediate proximity to Waldo Road, NE 39th Avenue and NE 53rd Avenue, the project site also abuts the limits of the Innovation Zone Map, which includes lands at the northeast quadrant of Waldo Road and NE 39th Avenue. Future development within the project site as Business Industrial will provide just over 200 acres of vacant land that allows a wide mix of office, business park and light industrial uses that can serve as the home to future businesses attracted to our community as a part of the Innovation Economy.

GOAL 4 The future land use element shall foster the unique character of the city by directing growth and redevelopment in a manner that: uses neighborhood centers to provide goods and services to city residents; protects neighborhoods; distributes growth and economic activity throughout the city in keeping with the direction of this element; preserves quality open space; and preserves the tree canopy of the city. The future land use element shall promote statewide goals for compact development and efficient use of infrastructure.

Consistency: The proposed change to future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI will allow for a range of development opportunities on the property including residential and non-residential uses for a mixed use employment center near the Gainesville Regional Airport. Future development plans for the site will meet all requirements for open space and tree preservation required by the stringent regulations in the Land Development Code.

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Consistency: The proposed Office, RL, RM, and BI future land use and OF, RMF-5, RMF-8, and BI zoning designations for the subject property, will directly contribute to the community by allocating properly-zoned area enable economic development in East Gainesville, near the Gainesville Regional Airport. The set of permitted uses for the OF, RMF-5, RMF-8, and BI zoning districts will allow for the potential mixed use development of the property.

This 498 acre property contains adequate area to serve multiple purposes, including residential and non-residential development, establishing environmental protection areas (at the time of future development activity) and appropriate separation area between adjacent uses.

Policy 4.1.1 *Land use categories on the Future Land Use Map shall be defined as follows:*

Residential Low-Density (up to 12 units per acre)

This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Residential Medium-Density (8-30 units per acre)

This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Office

The Office land use category identifies areas appropriate for office and residential uses. This category is intended to identify appropriate areas for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses. Office designations shall be applied to

compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the district. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

Business Industrial

*This land use category is **primarily intended to identify those areas near the Gainesville Regional Airport appropriate for office, business, commercial and industrial uses.** This district is distinguished from other industrial and commercial districts in that it is **designed specifically to allow only uses that are compatible with the airport.** Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, this category may be used to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulation(s) shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.*

Consistency: The existing future land use & zoning designations allow for a mix of residential and non-residential land uses. The proposed Office, RL, RM, and BI designations (and corresponding zoning districts) is similar to the existing land use & zoning mix and is also appropriate, as indicated throughout this report. The property is within close proximity to the Gainesville Regional Airport, an area specifically designated to accommodate Business Industrial land use. In addition, the Office, RL, RM, and BI designations will allow for future permitted uses that will allow for a mixed use development that is consistent with the adjacent development pattern in the area, including providing economic support to the Ironwood Golf Course.

Policy 4.1.3

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

1. Consistency with the Comprehensive Plan;

Consistency: The proposed land use and zoning change is consistent with the City Comprehensive Plan. An analysis of consistency is included in this report under the section titled; 'Comprehensive Plan Consistency.'

2. Compatibility and surrounding land uses;

Consistency: The subject property is adjacent to and surrounds the Ironwood Golf Course. To the north, a self-storage facility and NE 53rd Avenue are along the northern boundary of the property. Across NE 53rd Avenue, uses include a solar power generating facility, GRU water treatment facility and vacant land. To the east of the subject property is vacant land owned by the City of Gainesville, a mobile home park, Brittany Estates, and vacant land zoned MP. The Gainesville Regional Airport is just across Waldo Road to the east. To the south, NE 39th Avenue runs along a portion of the property boundary and south of NE 39th Avenue is a tract of vacant land, zoned Single Family Residential. A small group of commercial and industrial businesses are south of the property near the intersection of SR 24 (Waldo Road) and NE

39th Avenue. To the west of the property are two residential subdivisions and NE 15th Street. There is adequate space to provide significant vegetative buffering (as provided via the Ironwood Golf Course and as required per City Code) on all sides of the property to provide a visual and sound buffer from the adjacent properties when future development occurs on the site.

The non-residential portion of the project site shall have a land use and zoning designation of Business Industrial, which according to the City Comprehensive Plan and Land Development Code, is compatible with the surrounding mix of urban uses. As stated, the Comprehensive Plan states that the Business Industrial designation was designed specifically to allow only uses that are compatible with the airport. Further, as stated in LDC Sec. 30-67.1 the Business Industrial district contains uses which generally are not objectionable because of noise, heavy truck traffic or fumes, or uses that can be adequately regulated for mitigation of nuisances by performance standards.

Based on the proposed land use & zoning districts and the geographic separation between adjacent uses, all proposed future development will be compatible with the surrounding area.

3. Environmental impacts and constraints;

Consistency: There are environmental resources located on the subject property, as indicated in the environmental assessment report prepared by Ecosystem Research Corporation, dated April 5, 2015. Regarding these on-site environmental features, the applicant retained Ecosystem Research Corporation to prepare an environmental assessment to provide an analysis of the site which provides an overall look at the resources that area existing on the property. The ERC report is included as an exhibit with this application and shall serve as the base document for identification of on-site environmentally sensitive features as they relate to any future development to be proposed on the property. This extensive analysis is included in the application as Attachment 4. Please refer to this report for a detailed review of the extent and condition of these on-site resources.

No development is proposed as part of this land use and zoning change application. However, any future development activity shall be sensitive to the protection of natural and community resources. All future development shall be directed away from any existing natural resource and wetland areas to the greatest extent possible and development in and around wetland areas shall comply with the criteria outlined in the City Land Development Code, specifically, Division III (Surface Waters and Wetlands) and Division IV (Regulated Natural and Archaeological Resources).

4. Support for urban infill and/or redevelopment;

Consistency: The subject property is within the urbanized portion of the City of Gainesville. Urban land uses, centralized utilities, and arterial roadways surround the property in almost every direction. A major commercial recreation facility owned by the City (Ironwood Golf Course), is located in the center of the subject property. Due to its location and proximity to necessary public facilities, the property is suitable for urban infill development. Such development activity will support the Waldo Road Corridor/Gainesville Regional Airport area by providing additional lands for business location, job creation and supporting residential activity.

5. Impacts on affordable housing;

Consistency: The proposed land use and zoning change includes a mix of residential designations, density ranges and permitted housing types, which will promote the construction of a range of housing

stock (single family, townhouse, apartment, etc.). The provision of this variety of housing options will serve a range of income and age ranges and will therefore have a positive impact of affordable housing in the area.

6. Impacts on the transportation system;

Consistency: No development activity is proposed as part of the proposed land use and zoning change application stage. However, any future development on-site shall require development plan review by the City and at that time, a detailed traffic analysis would occur and must demonstrate compliance with the applicable transportation mobility regulations at that time. Regarding existing roadway capacity in the immediate area, the net increases between the existing land use entitlements and proposed land use & zoning designations are relatively minor in relation to overall capacity and therefore, the proposed changes will not result in increases in demand that will negatively affect the adopted level of service for the adjacent road segments. Please refer to the section within this report titled; 'Level of Service Standards' for the detailed analysis.

7. An analysis of the availability of facilities and services;

Consistency: The net increases between existing land use entitlements and proposed land use & zoning designations are relatively minor in relation to overall capacity and therefore, the proposed changes will not result in increases in demand that will negatively affect the adopted level of service for public facilities. As demonstrated in the Level of Service portion of this report, adequate public facilities are available within the immediate project area at a capacity adequate to serve future on-site development. Please refer to the section within this report titled; 'Level of Service Standards' for the detailed analysis.

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

Consistency: The proposed change in future land use (pre-PUD) & zoning retains a mix of residential and non-residential land use & zoning categories and represent a relatively minor adjustment in the overall gross acreage split between residential and non-residential categories. The following table illustrates the split between residential and non-residential mapped acreages when comparing pre vs. post land use/zoning changes:

Land Use Type	Existing Acreage Split (Pre-PUD)	Proposed Acreage Split	Net Change
Residential Use Area	298 (+/-)	263 (+/-)	-35 (-12%)
Non-Residential Use Area	200 (+/-)	235 (+/-)	+35 (+17%)

It should be noted that the net reduction in residential use area is directly attributable to the prohibition of residential development within the 60 dnl noise contour. This regulation limits residential development to be located outside of the noise contour and therefore limits the allocation of residential lands to the north and south portions of the project site.

Need for the requested land use and zoning designations is demonstrated by relating the property to the overall goals and intent of the following studies and overlays found in the City Comprehensive Plan and Land Development Code that apply to the project site:

TMPA Zone A

The project is located within Zone A of the City's Transportation Mobility Program Area (TMPA), which is intended to promote redevelopment and infill in the eastern portion of the city (Transportation Mobility Element, Policy 10.1.3). Future on-site development which will occur as a result of the proposed land use and zoning change shall implement the overall goal of the TMPA program.

Plan East Gainesville Report

The Plan East Gainesville Report was accepted by the City of Gainesville in 2003 and is referenced in the City of Gainesville Comprehensive Plan. A primary objective of the Plan is the targeting of specific areas for mixed-use development centers that can support and sustain higher levels of employment, commercial and social activities. This land use change and rezoning proposal will help realize the vision of the Plan East Gainesville initiative by encouraging the development of a mixed use employment center near the Gainesville Regional Airport. The Business Industrial district (proposed on a portion of the project site) was created by the City of Gainesville for this type of economic development initiative near the airport and supports the vision of the Innovation Gainesville city-wide initiative.

Waldo Road Corridor Study

The Waldo Road Corridor Study identifies the areas surrounding the intersection of NE 39th Avenue and Waldo Road as the 'Airport District.' The Study indicates the appropriate use of these lands include a mixed use activity center, employment district and higher density residential activities. These concepts are supported via the proposed land use and zoning designations on the project site.

Chamber of Commerce

According to staff at the Gainesville Chamber of Commerce, there is a deficit of industrial lands in the Gainesville area that is suitable for attracting new businesses/employers to our community. Providing just over 200 acres of land with the Business Industrial land use and zoning designation will provide a sizable increase in raw land available for attracting businesses. Further, the Chamber staff expressed an interest in promoting the subject property as an appropriate site for future development.

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

Consistency: A review of Sec. 163.3177(6)(a)9, F.S., is included below

163.3177 Required and optional elements of comprehensive plan; studies and surveys.

- (6) *In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:*
- (a) *A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.*

9. *The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.*
- a. *The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:*
- (I) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Consistency: The proposed change to future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI does not promote low-intensity, low density or single used development. Rather, the permitted uses in the requested zoning districts will allow for a range of development opportunities on the property.

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

Consistency: The proposed change to future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI does not promote urban development to occur in rural areas. Rather, the proposed future land use and zoning designations will allow for economic development opportunities in east Gainesville near the Gainesville Regional Airport. The project site is located within the urbanized area of Gainesville with adequate public facilities available to serve the site, including water, sewer, roadway facilities, etc.

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

Consistency: The proposed change to future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI do not promote radial, strip isolated or ribbon patterns. Future development will include interconnectivity within the project site and between NE 53rd Avenue, NE 39th Avenue, and NE 15th Street. The proposed land use / zoning changes will promote an active mix of employment and residential uses that will support each other and in addition, will support northeast Gainesville, including the City's Ironwood Golf Course and the Gainesville Regional Airport.

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

Consistency: Any future development will be required to protect natural resources according to the stringent environmental protection standards found in the City of Gainesville Land Development Code, including LDC Chapter 30, Article VIII, Division 3 (Environmental Overlays) and Division 4 (Regulated Natural and Archaeological Resources).

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

Consistency: The project site is not currently utilized for agricultural purposes. In addition, the proposed land use and zoning changes are between urban (non-agricultural) designations and therefore, will not result in any negative impacts on agricultural uses on the property or in the area.

(VI) Fails to maximize use of existing public facilities and services.

Consistency: The proposed change to the future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI is in an area surrounded by uses served by existing public facilities and services. Future development on the project site will connect to all required centralized services, including potable water, sanitary sewer, roadways, mass transit, etc. In addition, each of these public facilities are available to serve the site at an adequate level of service to accommodate future demands.

(VII) Fails to maximize use of future public facilities and services.

Consistency: The proposed change to the future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI is in an area served by existing public facilities and services and is located in an area designated by the city for future economic development.

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

Consistency: The proposed change to the future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI allows for a land use pattern that will not disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. The project site is located in the urbanized portion of Gainesville and is surrounded by existing public facilities and roadways that have adequate capacity to serve future development on-site. The proposed land use/zoning designations will create a very effective land use pattern that will ensure that public facilities are properly utilized.

(IX) Fails to provide a clear separation between rural and urban uses.

Consistency: There is a clear separation between rural and urban uses in the project area. The City has identified this area for urban development since being annexed several years ago. Further, the existing and proposed land use/zoning designations for the project site call for urban development in an urbanized portion of the city. In addition, these designations do not include agriculture as a permitted use.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Consistency: The proposed land use and zoning change does not discourage or inhibit infill development or redevelopment. In fact, the development of this property will be a catalyst for future infill development in the area, which is specifically called for in Zone A of the City's Transportation Mobility Program Area (TMPA). Transportation Mobility Element Policy 10.1.3 states that Zone A, in which the project is located, is intended to promote redevelopment and infill in the eastern portion of the city.

(XI) Fails to encourage a functional mix of uses.

Consistency: The proposed change to future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI allows for a wide range of uses on the site, including both residential and non-residential development within the property.

(XII) Results in poor accessibility among linked or related land uses.

Consistency: The proposed change to future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI will not result in poor accessibility among linked or related land uses. Future development will include interconnectivity within the site and between NE 53rd Avenue, NE 39th Avenue, and NE 15th Street.

(XIII) Results in the loss of significant amounts of functional open space.

Consistency: The proposed land use and zoning will not result in a loss of functional open space. The land is privately owned and is not open to the public and therefore, not functional open space. In addition, any future development shall comply with the open space criteria found in the City Land Development Code and therefore, the project site will provide additional functional open space above what is currently provided.

- b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:*
- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

Consistency: Any future development will be required to protect natural resources according to the stringent environmental protection standards found in the City of Gainesville Land Development Code, including LDC Chapter 30, Article VIII, Division 3 (Environmental Overlays) and Division 4 (Regulated Natural and Archaeological Resources).

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

Consistency: The proposed change to the future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI is in an area surrounded by uses served by existing public facilities and services.

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

Consistency: The proposed change to the future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI allows for a wide range of uses on the site, including both residential and non-residential development within the property. Future development will include interconnectivity within the site and between NE 53rd Avenue, NE 39th Avenue, and NE 15th Street. In addition, the project site is served by 3 separate RTS bus lines and can easily access the Waldo Road Greenway Trail.

(IV) Promotes conservation of water and energy.

Consistency: The proposed change to the future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI is in an area surrounded by uses served by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources, including water use via wells and non-centralized systems and more costly energy service to remote areas. All future development on the project site shall connect to centralized public facilities.

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

Consistency: The proposed land use and zoning change does not affect any existing agricultural areas or activities. Agricultural uses are not presently conducted on the project site.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Consistency: Any future development will be required to protect natural resources according to the stringent environmental protection standards found in the City of Gainesville Land Development Code, thus providing designated open, natural spaces on the site as part of future site development. The site does not presently provide any public open space or recreation area.

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

Consistency: The proposed change to the future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI allows for a wide mix of land uses on the site, including both residential (with multiple housing types) and non-residential development (retail, office business park, etc.) within the property.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Consistency: The proposed change to the future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI allows for a wide range of uses and densities & intensities on the site, including both residential and non-residential development within the property. The project is located within an existing urbanized portion of the City with existing public infrastructure available to accommodate urban development.

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

Consistency: The proposed change to the future land use map to Office, RL, RM, and BI and the zoning map to OF, RMF-5, RMF-8, and BI provide for urban development in an area of the city designated for future economic development. As previously stated, the project lies within TMPA Zone A, which the Comprehensive Plan promotes for urban infill development. Future development of this property with private capital investment will lead directly to job creation and a stimulus to overall economic

development in the area. This will benefit the residents and local businesses in the area and Gainesville Regional Airport.

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

Consistency: The subject property does not include any antiquated subdivisions as defined in Section 163.3164, F.S. Therefore, this provision does not apply.

Conclusion

According to the Future Land Use Element Policy 4.1.3, the City will review proposed changes to the Future Land Use Map by considering the overall compatibility of the proposal; surrounding land uses; environmental impacts and constraints; whether the change promotes urban infill; and whether the best interest, community values or neighborhood support is achieved. The proposed land use change and rezoning applications are compatible with the City's Comprehensive Plan and Land Development Code.

The proposed amendments to the Future Land Use Map and zoning district are appropriate for this property. The Office, RL, RM, and BI future land use and the OF, RMF-5, RMF-8, and BI zoning designations are compatible with the surrounding areas and allow for a variety of uses appropriate for the creation of a walkable, mixed use employment center. The project site is also located in the urbanized section of Gainesville with immediate access to major roadways (NE 39th Avenue, NE 53rd Avenue and Waldo Road) and existing GRU utility infrastructure.

This application will create an employment sector in northeast Gainesville that will provide economic development opportunities and job creation near the Waldo Road Corridor, Gainesville Regional Airport and Ironwood Golf Course. Development on the project site will serve as a catalyst for attracting new businesses, job creation and a range of housing types in east Gainesville, consistent with the Plan East Gainesville Report and Waldo Road Corridor Study.

Economic development activity on the project area will also support the Gainesville Regional Airport by attracting new businesses and residents in close proximity. In addition, a potential road connection from the project site to Waldo Road may be aligned with the new airport access road, which ultimately would result in a signalized intersection which will improve accessibility to the airport. The potential benefits are recognized by the airport as the Airport Authority voted unanimously to support the proposed land use and zoning change application presented as part of this application.

The proposed land use and zoning designations will allow for clustering of development away from environmentally sensitive resources located on-site to the greatest extent possible, thus demonstrating consistency with the environmental protection provisions outlined in the Land Development Code.



Attachment 1

Legal Description & Legal Sketch (For Proposed Land Use and Zoning Change)



engineers • surveyors • planners, inc.

April 28, 2015

LEGAL DESCRIPTION

PARCEL 1

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. $01^{\circ}10'44''$ E., ALONG THE WEST BOUNDARY OF SAID SECTION 23, A DISTANCE OF 731.97 FEET TO A POINT ON A LINE LYING 10.00 FEET NORTH OF AN EXISTING CREEK CENTERLINE AND TO THE POINT OF BEGINNING; THENCE S. $81^{\circ}53'02''$ E., ALONG SAID LINE, 589.13 FEET; THENCE S. $38^{\circ}29'50''$ W., 699.64 FEET; THENCE S. $00^{\circ}58'30''$ E., 1212.27 FEET; THENCE N. $87^{\circ}31'11''$ W., 130.67 FEET TO A POINT ON SAID WEST BOUNDARY OF SECTION 23; THENCE CONTINUE N. $87^{\circ}31'11''$ W., 1129.17 FEET TO A POINT ON THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE BOUNDARY LINES OF "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 10 COURSES: 1) N. $36^{\circ}59'51''$ E., 178.31 FEET, 2) N. $02^{\circ}13'41''$ E., 148.24 FEET, 3) N. $23^{\circ}36'50''$ E., 740.48 FEET, 4) N. $02^{\circ}33'55''$ E., 745.29 FEET, 5) N. $74^{\circ}49'19''$ W., 703.91 FEET, 6) S. $49^{\circ}52'55''$ W., 258.74 FEET, 7) S. $00^{\circ}34'21''$ E., 781.96 FEET, 8) S. $21^{\circ}57'40''$ W., 407.18 FEET, 9) S. $63^{\circ}01'29''$ E., 100.77 FEET, 10) S. $05^{\circ}17'39''$ W., 506.65 FEET; THENCE N. $89^{\circ}05'59''$ W., 986.85 FEET; THENCE N. $89^{\circ}56'53''$ W., 962.89 FEET TO A POINT ON A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE NORTHEASTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 18 COURSES: 1) N. $05^{\circ}57'31''$ E., 19.85 FEET, 2) S. $87^{\circ}32'31''$ W., 142.36 FEET, 3) N. $14^{\circ}52'31''$ E., 462.00 FEET, 4) N. $75^{\circ}22'31''$ E., 200.00 FEET, 5) N. $32^{\circ}17'31''$ E., 465.00 FEET, 6) N. $13^{\circ}42'31''$ E., 220.00 FEET, 7) N. $20^{\circ}52'29''$ W., 162.00 FEET, 8) N. $08^{\circ}32'31''$ E., 485.00 FEET, 9) N. $81^{\circ}27'29''$ W., 69.00 FEET, 10) S. $33^{\circ}27'31''$ W., 128.00 FEET, 11) N. $74^{\circ}57'29''$ W., 150.00 FEET, 12) S. $36^{\circ}14'31''$ W., 336.00 FEET, 13) S. $01^{\circ}47'29''$ E., 185.10 FEET, 14) S. $40^{\circ}07'31''$ W., 150.00 FEET, 15) S. $64^{\circ}09'31''$ W., 668.00 FEET, 16) S. $07^{\circ}07'31''$ W., 430.00 FEET, 17) S. $18^{\circ}12'31''$ W., 385.00 FEET, 18) S. $88^{\circ}12'31''$ W., 229.77 FEET TO A POINT ON THE EASTERN LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2817, PAGE 1300 OF SAID PUBLIC RECORDS; THENCE N. $01^{\circ}04'16''$ W., ALONG SAID EASTERN LINE, 374.33 FEET; THENCE N. $88^{\circ}55'44''$ E., ALONG SAID EASTERN LINE, 101.65 FEET; THENCE N. $16^{\circ}13'29''$ E., ALONG SAID EASTERN LINE, 58.54 FEET; THENCE N. $32^{\circ}02'17''$ E., ALONG SAID EASTERN LINE, 38.77 FEET; THENCE N. $22^{\circ}58'34''$ E., ALONG SAID EASTERN LINE, 174.51 FEET; THENCE N. $01^{\circ}03'17''$ W., 49.09 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND (OFFICIAL RECORDS BOOK 2817, PAGE

1300); THENCE S. 88°54'59"W., ALONG THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND (OFFICIAL RECORDS BOOK 2817, PAGE 1300), A DISTANCE OF 667.66 FEET TO THE SOUTHEAST CORNER OF THE LIFT STATION PARCEL AS DESCRIBED IN WARRANTY DEED TO THE CITY OF GAINESVILLE, SIGNED IN JULY OF 2005; THENCE N. 01°04'31"W., 50.00 FEET TO THE NORTHEAST CORNER OF SAID LIFT STATION PARCEL; THENCE S. 88°54'59"W., 89.02 FEET TO THE NORTHWEST CORNER OF SAID LIFT STATION PARCEL AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.E. 15th STREET (100 FOOT RIGHT OF WAY); THENCE N. 01°04'31"W., ALONG SAID EAST RIGHT OF WAY LINE, 1616.53 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST; THENCE N. 88°37'19" E., ALONG SAID NORTH BOUNDARY, 812.57 FEET; THENCE S. 01°06'13"E., 611.21 FEET; THENCE N. 88°29'36"E., 1133.19 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 420.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°50'16", AN ARC DISTANCE OF 196.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF N. 66°14'15"E., 194.94 FEET; THENCE S. 89°04'58"E., 67.65 FEET; THENCE S. 81°08'56"E., 89.99 FEET; THENCE S. 77°20'07"E., 313.24 FEET; THENCE S. 88°30'43"E., 107.98 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°26'19", AN ARC DISTANCE OF 92.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF N. 74°23'48"E., 91.47 FEET; THENCE N. 28°40'35"E., 394.43 FEET; THENCE N. 00°12'51"E., 220.73 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2134, PAGE 1563 OF SAID PUBLIC RECORDS; THENCE N. 88°37'19"E., ALONG SAID SOUTH LINE, 1614.45 FEET; THENCE S. 39°07'38"E., 38.81 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 965.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°56'35", AN ARC DISTANCE OF 386.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF S. 51°06'38"E., 383.84 FEET; THENCE S. 40°02'34"E., 107.15 FEET; THENCE S. 26°41'05"E., 90.46 FEET; THENCE S. 35°05'23"E., 261.51 FEET; THENCE S. 78°23'20"E., 34.82 FEET; THENCE S. 63°47'14"E., 45.40 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 22; THENCE N. 01°10'44"W., ALONG SAID EAST BOUNDARY OF SECTION 22, A DISTANCE OF 8.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 196.767 ACRES (8,571,189 SQUARE FEET), MORE OR LESS.



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April 28, 2015

LEGAL DESCRIPTION

PARCEL 2

A PORTION OF SECTION 22 , TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. $01^{\circ}10'44''$ E., ALONG THE EAST BOUNDARY OF SAID SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2134, PAGE 1563 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S. $88^{\circ}37'19''$ W., ALONG SAID SOUTH LINE, 2645.99 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE EAST LINE OF THE WEST $\frac{1}{2}$ OF SAID SECTION; THENCE N. $01^{\circ}07'39''$ W., ALONG SAID EAST LINE, 50.00 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 22; THENCE S. $88^{\circ}37'19''$ W., ALONG SAID NORTH BOUNDARY, 372.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. $88^{\circ}37'19''$ W., ALONG SAID NORTH BOUNDARY, 1410.90 FEET; THENCE S. $01^{\circ}06'13''$ E., 611.21 FEET; THENCE N. $88^{\circ}29'36''$ E., 1133.19 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 420.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $26^{\circ}50'16''$, AN ARC DISTANCE OF 196.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF N. $66^{\circ}14'15''$ E., 194.94 FEET; THENCE S. $89^{\circ}04'58''$ E., 67.65 FEET; THENCE S. $81^{\circ}08'56''$ E., 33.32 FEET; THENCE N. $01^{\circ}22'38''$ W., 543.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.415 ACRES (845,726 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

PARCEL 3

A PORTION OF SECTION 22 , TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. $01^{\circ}10'44''$ E., ALONG THE EAST BOUNDARY OF SAID SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2134, PAGE 1563 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S. $88^{\circ}37'19''$ W., ALONG SAID SOUTH LINE, 2258.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. $88^{\circ}37'19''$ W., ALONG SAID SOUTH LINE, 387.57 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE EAST LINE OF THE WEST $\frac{1}{2}$ OF SAID SECTION; THENCE N. $01^{\circ}07'39''$ W., ALONG SAID EAST LINE, 50.00 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 22; THENCE S. $88^{\circ}37'19''$ W., ALONG SAID NORTH BOUNDARY, 372.47 FEET; THENCE S. $01^{\circ}22'38''$ E., 543.05 FEET; THENCE S. $81^{\circ}08'56''$ E., 56.67 FEET; THENCE S. $77^{\circ}20'07''$ E., 313.24 FEET; THENCE S. $88^{\circ}30'43''$ E., 107.98 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $26^{\circ}26'19''$, AN ARC DISTANCE OF 92.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF N. $74^{\circ}23'48''$ E., 91.47 FEET; THENCE N. $28^{\circ}40'35''$ E., 394.43 FEET; THENCE N. $00^{\circ}12'51''$ E., 220.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.245 ACRES (402,710 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

PARCEL 4

A PORTION OF SECTION 22 , TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 01°10'44"E., ALONG THE EAST BOUNDARY OF SAID SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2134, PAGE 1563 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE S. 01°10'44"E., ALONG SAID EAST BOUNDARY, 690.62 FEET; THENCE N. 63°47'14"W., 45.40 FEET; THENCE N. 78°23'20"W., 34.82 FEET; THENCE N. 35°05'23"W., 261.51 FEET; THENCE N. 26°41'05"W., 90.46 FEET; THENCE N. 40°02'34"W., 107.15 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 965.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°56'35", AN ARC DISTANCE OF 386.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF N. 51°06'38"W., 383.84 FEET; THENCE N. 39°07'38"W., 38.81 FEET TO A POINT ON SAID SOUTH LINE; THENCE N. 88°37'19"E., ALONG SAID SOUTH LINE, 643.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.794 ACRES (208,843 SQUARE FEET), MORE OR LESS.

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LEGAL DESCRIPTION

PARCEL 5

A PORTION OF SECTION 23 , TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 01°10'44"E., ALONG THE WEST BOUNDARY OF SAID SECTION 23, A DISTANCE OF 731.97 FEET TO A POINT 10.00 FEET NORTH OF AN EXISTING CREEK CENTERLINE; THENCE S. 81°53'02"E., ALONG A LINE LYING 10.00 FEET NORTHEASTERLY OF SAID CREEK CENTERLINE, 589.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 81°53'02"E., ALONG A LINE LYING 10.00 FEET NORTHEASTERLY OF SAID CREEK CENTERLINE, 748.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF SAID SECTION 23; THENCE S. 01°14'32"E., ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF NORTHWEST ¼ OF SAID SECTION 23, A DISTANCE OF 1648.72 FEET; THENCE S. 89°43'41"W., 1191.64 FEET; THENCE N. 00°58'30"W., 1212.27 FEET; THENCE N. 38°29'50"E., 699.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.207 ACRES (1,925,663 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

PARCEL 6

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 285.86 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS "PART A" AND RECORDED IN OFFICIAL RECORDS BOOK 1672, PAGES 1740 THROUGH 1755 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, HEREINAFTER REFERRED TO AS "PART A"; THENCE N. 00°36'44"W., 332.07 FEET TO THE NORTHEAST CORNER OF SAID "PART A"; THENCE S. 89°23'16"W., 300.00 FEET TO THE NORTHWEST CORNER OF SAID "PART A"; THENCE S. 00°36'44"E., 332.54 FEET TO THE SOUTHWEST CORNER OF SAID "PART A" AND TO A POINT ON SAID SOUTH BOUNDARY; THENCE S. 89°17'52"W., ALONG SAID SOUTH BOUNDARY, 391.31 FEET; THENCE N. 33°18'14"W., 74.32 FEET; THENCE N. 47°16'06"W., 88.48 FEET; THENCE N. 52°29'21"W., 205.95 FEET; THENCE N. 60°29'15"W., 114.93 FEET; THENCE N. 62°20'17"W., 168.38 FEET; THENCE N. 65°00'43"W., 287.03 FEET; THENCE N. 63°17'02"W., 138.00 FEET TO A POINT ON A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE NORTHEASTERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 5 COURSES: 1) N. 29°13'27"E., 536.49 FEET, 2) N. 21°26'37"E., 730.15 FEET, 3) N. 01°23'18"W., 230.35 FEET, 4) N. 07°59'20"E., 777.35 FEET, 5) N. 36°59'51"E., 104.89 FEET; THENCE S. 87°31'11"E., 1129.17 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 22; THENCE CONTINUE S. 87°31'11"E., 130.67 FEET; THENCE N. 89°43'41"E., 1191.64 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ¼ OF NORTHWEST ¼ OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST; THENCE S. 01°14'32"E., 59.20 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SOUTHWEST ¼ OF SAID SECTION 23; THENCE S. 01°14'32"E., ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF SOUTHWEST ¼, A DISTANCE OF 490.88 FEET; THENCE S. 88°55'16"W., 994.50 FEET; THENCE S. 01°10'44"E., 35.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 800 FEET OF SAID NORTHWEST ¼ OF SOUTHWEST ¼; THENCE S. 88°55'16"W., 328.00 FEET TO A POINT ON THE WEST

BOUNDARY OF SAID SECTION 23; THENCE S. $01^{\circ}10'44''$ E., ALONG SAID WEST BOUNDARY, 2127.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 104.359 ACRES (4,545,870 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

PARCEL 7

A PORTION OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1969.69 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 29°50'13"W., 173.22 FEET TO A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE S. 89°16'42"W., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 547.11 FEET; THENCE N. 01°08'37"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 595.00 FEET; THENCE N. 88°51'23"E., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 125.00 FEET; THENCE N. 01°08'37"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 114.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY, SOUTHEASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 5 COURSES: 1) N. 01°08'37"W., 610.05 FEET, 2) S. 81°38'12"E., 506.35 FEET, 3) N. 20°57'05"E., 707.71 FEET, 4) N. 00°11'44"E., 470.17 FEET, 5) N. 05°17'39"E., 309.14 FEET; THENCE N. 89°05'59"W., 986.85 FEET; THENCE N. 89°56'53"W., 962.89 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE SOUTHERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE", THROUGH THE FOLLOWING 5 COURSES: 1) S. 05°57'31"W., 399.15 FEET, 2) S. 11°41'29"E., 424.00 FEET, 3) S. 33°47'29"E., 184.00 FEET, 4) S. 22°20'29"E., 468.00 FEET, 5) S. 23°11'31"W., 179.83 FEET; THENCE S. 65°07'32"E., 1018.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 65.505 ACRES (2,853,417 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

PARCEL 8

A PORTION OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1969.69 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 29°50'13"W., 173.22 FEET TO A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE WESTERLY, NORTHERLY, EASTERLY AND NORTHERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 4 COURSES: 1) S. 89°16'42"W., 547.11 FEET; 2) N. 01°08'37"W., 595.00 FEET; 3) N. 88°51'23"E., 125.00 FEET; 4) N. 01°08'37"W., 114.95 FEET; THENCE N. 65°07'32"W., 1018.20 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE SOUTHWESTERLY, WESTERLY AND NORTHERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 4 COURSES: 1) S. 23°11'31"W., 22.17 FEET; 2) S. 88°13'31"W., 85.00 FEET; 3) N. 79°57'29"W., 114.00 FEET; 4) N. 10°02'31"E., 88.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY, NORTHWESTERLY, WESTERLY AND SOUTHEASTERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE", THROUGH THE FOLLOWING 8 COURSES: 1) N. 10°02'31"E., 40.89 FEET, 2) N. 34°14'29"W., 270.00 FEET, 3) N. 23°07'29"W., 465.00 FEET, 4) N. 00°17'29"W., 495.00 FEET, 5) N. 66°32'29"W., 93.50 FEET, 6) N. 06°32'29"W., 244.00 FEET, 7) S. 83°27'31"W., 508.00 FEET, 8) S. 10°26'24"E., 1059.01 FEET; THENCE S. 67°39'53"E., 132.55 FEET; THENCE S. 55°40'38"E., 260.81 FEET; THENCE S. 68°00'22"E., 451.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.58 ACRES (678,663 SQUARE FEET), MORE OR LESS.

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LEGAL DESCRIPTION

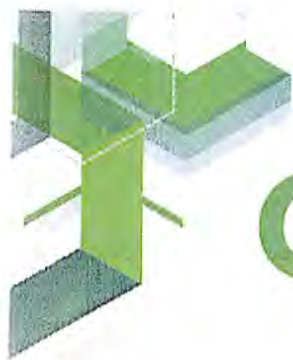
PARCEL 9

A PORTION OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1969.69 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 29°50'13"W., 173.22 FEET TO A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE WESTERLY, NORTHERLY, EASTERLY AND NORTHERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 4 COURSES: 1) S. 89°16'42"W., 547.11 FEET; 2) N. 01°08'37"W., 595.00 FEET; 3) N. 88°51'23"E., 125.00 FEET; 4) N. 01°08'37"W., 114.95 FEET; THENCE N. 65°07'32"W., 1018.20 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 3 COURSES: 1) S. 23°11'31"W., 22.17 FEET; 2) S. 88°13'31"W., 85.00 FEET; 3) N. 79°57'29"W., 114.00 FEET TO THE POINT OF BEGINNING; THENCE N. 10°02'31"E., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 88.61 FEET; THENCE N. 68°00'22"W., 451.12 FEET; THENCE N. 55°40'38"W., 260.81 FEET; THENCE N. 67°39'53"W., 132.55 FEET TO A POINT ON A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE", THROUGH THE FOLLOWING 6 COURSES: 1) S. 09°17'29"E., 429.82 FEET, 2) S. 56°22'29"E., 156.00 FEET, 3) S. 24°42'29"E., 175.00 FEET, 4) S. 81°07'29"E., 224.00 FEET, 5) N. 66°37'31"E., 191.00 FEET, 6) N. 10°02'31"E., 134.53 FEET; THENCE N. 48°50'26"E., 64.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.477 ACRES (282,157 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

PARCEL 10

A PORTION OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. 89°17'52"W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1969.69 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 29°50'13"W., 173.22 FEET TO A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE S. 89°16'42"W., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 547.11 FEET; THENCE N. 01°08'37"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 139.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 01°08'37"W., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 455.87 FEET; THENCE N. 88°51'23"E., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 125.00 FEET; THENCE N. 01°08'37"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 114.95 FEET; THENCE N. 65°07'32"W., 1018.20 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE S. 23°11'31"W., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 22.17 FEET; THENCE S. 88°13'31"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 85.00 FEET; THENCE N. 79°57'29"W., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 114.00 FEET; THENCE S. 48°50'26"W., 64.15 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE", THROUGH THE FOLLOWING 6 COURSES: 1) S. 79°57'29"E., 159.04 FEET, 2) S. 40°42'29"E., 186.87 FEET, 3) S. 63°42'29"E., 275.00 FEET, 4) S. 31°32'29"E., 320.00 FEET, 5) S. 79°41'16"E., 300.08 FEET, 6) S. 01°08'25"E., 339.71 FEET; THENCE N. 89°03'50"E., 69.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.772 ACRES (295,007 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

PARCEL 11

A PORTION OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. $89^{\circ}17'52''$ W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 977.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. $89^{\circ}17'52''$ W., ALONG SAID SOUTH BOUNDARY, 992.52 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. $29^{\circ}50'13''$ W., 173.22 FEET TO A POINT ON A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE N. $02^{\circ}14'16''$ W., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 104.21 FEET; THENCE N. $29^{\circ}13'27''$ E., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 370.59 FEET; THENCE S. $63^{\circ}17'02''$ E., 138.00 FEET; THENCE S. $65^{\circ}00'43''$ E., 287.03 FEET; THENCE S. $62^{\circ}20'17''$ E., 168.38 FEET; THENCE S. $60^{\circ}29'15''$ E., 114.93 FEET; THENCE S. $52^{\circ}29'21''$ E., 205.95 FEET; THENCE S. $47^{\circ}16'06''$ E., 88.48 FEET; THENCE S. $33^{\circ}18'14''$ E., 74.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.501 ACRES (370,312 SQUARE FEET), MORE OR LESS.

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April 28, 2015

LEGAL DESCRIPTION

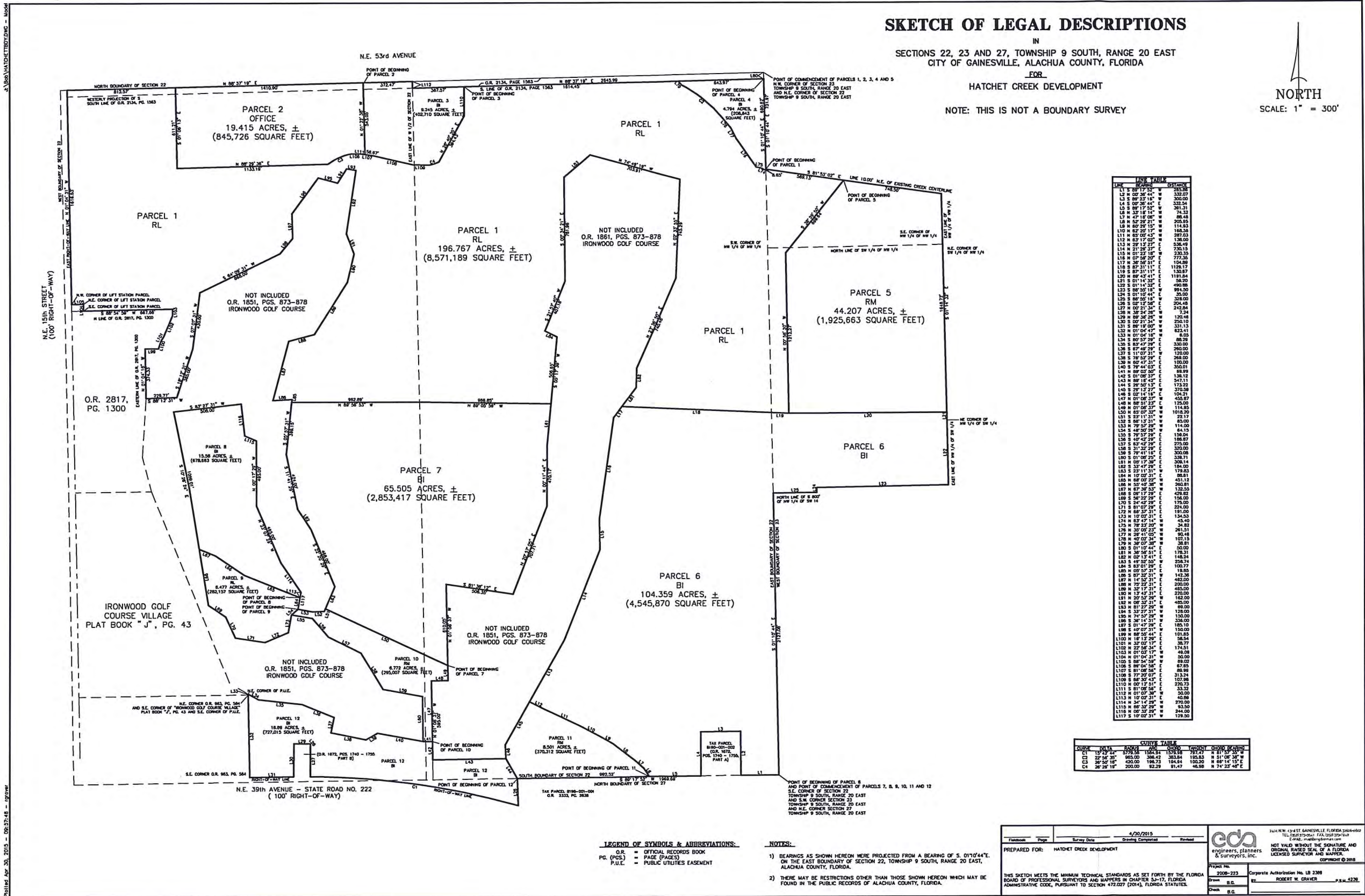
PARCEL 12

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE S. $89^{\circ}17'52''$ W., ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1969.69 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 2838 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING; THENCE S. $02^{\circ}12'58''$ E., 204.48 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL OF LAND AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.E. 39th AVENUE (STATE ROAD NO. 222, 100' RIGHT OF WAY) AND TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5779.58 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $15^{\circ}42'44''$, AN ARC DISTANCE OF 1584.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N. $81^{\circ}57'35''$ W., 1579.98 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS "PART B" AND RECORDED IN OFFICIAL RECORDS BOOK 1672, PAGES 1740 THROUGH 1755 OF SAID PUBLIC RECORDS; THENCE N. $00^{\circ}21'34''$ E., 242.84 FEET TO A BOUNDARY CORNER OF SAID "PART B"; THENCE N. $38^{\circ}24'26''$ W., 7.24 FEET TO A BOUNDARY CORNER OF SAID "PART B"; THENCE N. $89^{\circ}38'26''$ W., 120.46 FEET TO THE NORTHWEST CORNER OF SAID "PART B"; THENCE S. $00^{\circ}21'34''$ W., 250.10 FEET TO THE SOUTHWEST CORNER OF SAID "PART B" AND TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE S. $89^{\circ}19'00''$ W., ALONG SAID NORTH RIGHT OF WAY LINE, 331.13 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 983, PAGE 584 OF SAID PUBLIC RECORDS; THENCE N. $01^{\circ}04'47''$ W., 623.41 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND (OFFICIAL RECORDS BOOK 983, PAGE 584) AND THE SOUTHEAST CORNER OF "IRONWOOD GOLF COURSE VILLAGE" A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "J", PAGE 43 OF SAID PUBLIC RECORDS, SAID SOUTHEAST CORNER BEING THE SOUTHEAST CORNER OF THE PUBLIC UTILITIES EASEMENT AS SHOWN ON SAID PLAT; THENCE N. $01^{\circ}04'16''$ W., ALONG THE EAST LINE OF SAID PUBLIC UTILITIES EASEMENT, 6.05 FEET TO THE NORTHEAST CORNER OF SAID PUBLIC UTILITIES EASEMENT, SAID NORTHEAST CORNER LYING ON A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE SOUTHEASTERLY ALONG THE BOUNDARY LINES

OF SAID "IRONWOOD GOLF COURSE" THROUGH THE FOLLOWING 7 COURSES: 1) S. 60°57'29"E., 88.29 FEET, 2) S. 83°47'29"E., 330.00 FEET, 3) S. 67°49'29"E., 260.00 FEET, 4) S. 11°07'31"W., 120.00 FEET, 5) S. 78°52'29"E., 269.00 FEET, 6) N. 60°47'31"E., 100.00 FEET, 7) S. 79°44'03"E., 350.01 FEET; THENCE N. 89°03'50"E., 69.99 FEET TO A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE"; THENCE S. 01°08'37"E., ALONG SAID BOUNDARY LINE OF "IRONWOOD GOLF COURSE", 139.12 FEET; THENCE N. 89°16'42"E., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", 547.11 FEET; THENCE S. 29°50'13"E., 173.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.69 ACRES (727,015 SQUARE FEET), MORE OR LESS.



Plotted Apr 30, 2015 - 09:57:48 - 1970W



Attachment 2

Deed Information

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2306960 3 PGS

2007 JAN 19 01:56 PM BK 3532 PG 1158

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK25 Receipt#315218

Doc Stamp-Deed: 3,010.00



2306960

Prepared by:
Ronald A. Carpenter
CARPENTER & ROSCOW, P.A.
5608 NW 43rd Street
Gainesville, FL 32653**WARRANTY DEED**

THIS INDENTURE, made and entered into on this 2nd day of January, A.D. 2007, by and between DR. ABRAHAM COLTOF and HENRY HIRSCH, as successor co-trustees of THE LOUIS A. COLTOF REVOCABLE TRUST dated May 21, 1984, whose address is 37 Wilshire Road, Scarsdale, New York 10583 as Grantor*, and EAST GAINESVILLE DEVELOPMENT PARTNERS LLC, a Florida limited liability company, whose address is 51 Katonah's Wood Road, Katonah, NY 10536, as Grantee*;

WITNESSETH, That said Grantor, for and in consideration of the Sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in the County of Alachua, State of Florida; to wit:

See attached Exhibit "A".

SUBJECT TO and together with easements and restrictions of record; and subject to taxes for the year 2007 and subsequent years.

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

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Witness [Signature]
Printed Name JOSE COLTOF

Abraham S. Coltof (Seal) ✓
DR. ABRAHAM COLTOF,
Successor co-trustee

Witness [Signature]
Printed Name LEE C. HANOVER

Witness [Signature]
Printed Name HENRY HIRSCH

Henry Hirsch (Seal)
HENRY HIRSCH
Successor co-trustee

Witness [Signature]
Printed Name LEE C. HANOVER

STATE OF NEW YORK
COUNTY OF WESTCHESTER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared DR. ABRAHAM COLTOF, successor co-trustee, to me personally known or who produced NY passport as identification and who, by oath, executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid on this 25 day of January, 2007.

DEC 6

[Signature]
Notary Public, State of New York
My Commission Expires:

INSTRUMENT # 2306960
3 PGSSTATE OF NEW YORK
COUNTY OF New York

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **HENRY HIRSCH** successor co-trustee, to me personally known or who produced _____ as identification and who, by oath, executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid on this 2nd day of January, 2007.

Hinda Dachowitz
Notary Public, State of New York
My Commission Expires: October 4, 2009

HINDA DACHOWITZ
Notary Public, State of New York
No. 01DA6031564
Qualified in Kings County
Commission Expires: October 4, 2009

EXHIBIT "A"

INSTRUMENT # 2306960
3 PGS

A tract of land situated in Section 23, Township 9 South, Range 20 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the southwest corner of the aforementioned Section 23, Township 9 South, Range 20 East for a point of reference and run N. 01°06'30" W., along the West line of said Section 23, a distance of 2127.08 feet to the true Point of Beginning; thence run N. 88°59'30" E., along the North line of the South 800 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 23, a distance of 328.00 feet; thence run N. 01°06'30" W., a distance of 35.00 feet; thence run N. 88°59'30" E., a distance of 994.42 feet to the East line of said Northwest 1/4 of the Southwest 1/4; thence run N. 01°08'30" W., along said East line, a distance of 491.14 feet to the Northeast corner of said Northwest 1/4 of the Southwest 1/4; thence run N. 01°08'30" W., along said East line, a distance of 491.14 feet to the Northeast corner of said Northwest 1/4 of the Southwest 1/4; thence run N. 01°12'06" W., along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 23, a distance of 1326.14 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4; thence run S. 89°00'53" W., along the North line of said Southwest 1/4 of the Northwest 1/4, a distance of 1319.96 feet to said West line of Section 23; thence run S. 01°06'30" E., along said West line, a distance of 1852.79 feet to the True Point of Beginning, containing 55.397 acres more or less.

TOGETHER WITH:

An easement for ingress, egress, and public utilities over, under, and across an 80-foot wide strip of land, said strip of land being more particularly described as follows:

Commence at the Southwest corner of Section 23, Township 9 South, Range 20 East, Alachua County, Florida, for the point of reference and run North 01 Deg. 06 Min. 30 Sec. West, along the West line of said Section, a distance of 2127.08 feet; thence run North 88 Deg. 59 Min. 30 Sec. East, a distance of 1322.42 feet; thence run North 01 Deg. 08 Min. 30 Sec. West, a distance of 14.76 feet to the Northernmost corner of that certain parcel of land deeded to the City of Gainesville and recorded in Official Records Book 906, at page 570 of the Public Records of Alachua County, Florida, and the True Point of Beginning; thence run South 60 Deg. 23 Min. 30 Sec. East, along the Northern boundary line of said parcel of land, a distance of 431.41 feet to the Westerly right of way line of State Road No. 24; thence run South 29 Deg. 36 Min. 30 Sec. West, along said Westerly right of way line, a distance of 80.00 feet; thence run North 60 Deg. 23 Min. 30 Sec. West, parallel with and 80.00 feet South of said Northern boundary line, a distance of 606.34 feet more or less to the North boundary line of that certain parcel of land designated as Parcel No. 3F and recorded in Official Records Book 1075, at page 227 of the Public Records of Alachua County, Florida; thence run North 88 Deg. 59 Min. 30 Sec. East, along said North boundary line of Parcel No. 3F, a distance of 191.24 feet to the East line of the aforementioned Northwest 1/4 of the Southwest 1/4 of said Section 23; thence run South 01 Deg. 08 Min. 30 Sec. East, along said East line, a distance of 20.24 feet to the True Point of Beginning.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2308039 5 PGS

2007 JAN 23 02:32 PM BK 3534 PG 1036

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#315616

Doc Stamp-Deed: 0.70

This instrument prepared by:

Ronald A. Carpenter
Carpenter & Roscow, P.A.
5608 NW 43rd St.
Gainesville, FL 32653

Tax Parcel: 08160-001-000

08160-001-001

08160-002-000

08160-004-000

08160-004-001

08197-006-000



2308039

QUIT CLAIM DEED

THIS INDENTURE, made and entered into on this 19 day of January, A.D. 2007, by and between **GAINESVILLE PLANTATION LLC, a foreign limited liability company**, whose address is 51 Katonah's Wood Road, Katonah, NY 10536, as Grantor* and **EAST GAINESVILLE DEVELOPMENT PARTNERS LLC, a Florida limited liability company**, whose address is 51 Katonah's Wood Road, Katonah, NY, 10536, as Grantee*;

WITNESSETH, That said grantor, for and in consideration of the Sum of Ten Dollars (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described land, situate, lying and being in the County of Alachua, State of Florida; to wit:

See attached Exhibit "A".

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

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

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in
our presence as witnesses:

Witness

ADAM KERN

Printed Name

Witness

JORDAN KERN

Printed Name

**GAINESVILLE PLANTATION LLC, a foreign limited
liability company,**

By: CONVERGENT CAPITAL LLC, a foreign
limited liability company, its Manager

By:

ROBERT SIMENSKY, Managing Member

INSTRUMENT # 2308039
5 PGSSTATE OF NEW YORK
COUNTY OF WESTCHESTER

The foregoing instrument was acknowledged before me this day by **ROBERT SIMENSKY**, as Managing Member of **CONVERGENT CAPITAL LLC**, a foreign limited liability company, Manager of **GAINESVILLE PLANTATION LLC**, a foreign limited liability company, who is personally known to me or who has produced by [signature] as identification and who acted on behalf of said companies.

19 WITNESS my hand and official seal in the County and State last aforesaid this day of January, 2007.

CAROL SOEHNLEIN
Notary Public, State of New York
Qualified in Putnam County
Reg. No. 01SO6038344
My Commission Expires 3-6-2010

[Signature]
Notary Public, State of New York
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY RONALD A. CARPENTER OF THE LAW FIRM OF CARPENTER & ROSCOW, P.A. TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY SAID ATTORNEY, AND ABSOLUTELY NO REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE STATUS OF TITLE TO SAID LANDS.

Exhibit "A"

INSTRUMENT # 2308039
5 PGS

PAGE 1 OF 3

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 22 AND 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST FOR THE POINT OF BEGINNING AND THENCE S.89 DEG.17'52"W., ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 285.86 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS "PART A" AND RECORDED IN OFFICIAL RECORD BOOK 1672, PAGES 1740 THROUGH 1755 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, HEREINAFTER REFERRED TO AS "PART A"; THENCE N.00 DEG.36'44"W., A DISTANCE OF 332.07 FEET TO THE NORTHEAST CORNER OF SAID "PART A"; THENCE S.89 DEG.23'16"W., A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID "PART A"; THENCE S.00 DEG.36'44"E., A DISTANCE OF 332.54 FEET TO THE SOUTHWEST CORNER OF SAID "PART A"; SAID SOUTHWEST CORNER LOCATED ON THE AFOREMENTIONED SOUTH LINE OF SECTION 22; THENCE RUN S.89 DEG.17'52"W., ALONG SAID SOUTH LINE OF SECTION 22, A DISTANCE OF 1383.83 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2333, PAGE 2838 OF SAID PUBLIC RECORDS; THENCE S.02 DEG.12'58"E., A DISTANCE OF 204.48 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2333, PAGE 2838; SAID SOUTHWEST CORNER LOCATED ON THE NORTH RIGHT OF WAY LINE OF N.E. 39TH AVENUE (STATE ROAD NO. 222) (100 FOOT RIGHT OF WAY); THENCE RUN NORTHWESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 5779.58, THROUGH AN ARC ANGLE OF 15 DEG.42'44", AN ARC DISTANCE OF 1584.94 FEET (CHORD BEARING AND DISTANCE OF N.81 DEG.57'35"W., 1579.98 FEET, RESPECTIVELY) TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS "PART B" AND RECORDED IN THE AFOREMENTIONED OFFICIAL RECORD BOOK 1672, PAGES 1740 THROUGH 1755 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "PART B"; THENCE N.00 DEG.21'34"E., A DISTANCE OF 242.84 FEET TO A BOUNDARY CORNER OF SAID "PART B"; THENCE N.38 DEG.24'26"W., A DISTANCE OF 7.24 FEET TO A BOUNDARY CORNER OF SAID "PART B"; THENCE N.89 DEG.38'26"W., A DISTANCE OF 120.46 FEET TO THE NORTHWEST CORNER OF SAID "PART B"; THENCE S.00 DEG.21'34"W., A DISTANCE OF 258.10 FEET TO THE SOUTHWEST CORNER OF SAID "PART B"; SAID SOUTHWEST CORNER LOCATED ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF N.E. 39TH AVENUE; THENCE S.89 DEG.19'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 331.13 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 983, PAGE 584 OF SAID PUBLIC RECORDS; THENCE N.01 DEG.04'47"W., A DISTANCE OF 623.41 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 983, PAGE 584, AND THE SOUTHEAST CORNER OF "IRONWOOD GOLF COURSE VILLAGE", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "T", PAGE 43 OF SAID PUBLIC RECORDS; SAID CORNER BEING THE SOUTHEAST CORNER OF THE PUBLIC UTILITIES EASEMENT AS SHOWN ON SAID PLAT; THENCE N.01 DEG.04'16"W., ALONG THE EAST BOUNDARY LINE OF SAID PUBLIC UTILITIES EASEMENT, A DISTANCE OF 6.05 FEET TO THE NORTHEAST CORNER OF SAID PUBLIC UTILITIES EASEMENT, SAID NORTHEAST CORNER BEING LOCATED ON A BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORD BOOK 1851, PAGES 873 THROUGH 878 OF SAID PUBLIC

INSTRUMENT # 2308039
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PAGE 2 OF 3

RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE S.60 DEG.57'29"E., ALONG A BOUNDARY LINE OF SAID "IRONWOOD GOLF COURSE", A DISTANCE OF 88.29 FEET; THENCE CONTINUE, ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" WITH THE FOLLOWING 50 COURSES: S.83 DEG.47'29"E., 330.00 FEET; S.67 DEG.49'29"E., 260.00 FEET; S.11 DEG.07'31"W., 120.00 FEET; S.78 DEG.52'29"E., 269.00 FEET; N.60 DEG.47'31"E., 100.00 FEET; S.79 DEG.44'03"E., 350.01 FEET; N.01 DEG.08'25"W., 339.71 FEET; N.79 DEG.41'16"W., 300.08 FEET; N.31 DEG.32'29"W., 320.00 FEET; N.63 DEG.42'29"W., 275.00 FEET; N.40 DEG.42'29"W., 186.87 FEET; N.79 DEG.57'29"W., 159.04 FEET; S.10 DEG.02'31"W., 134.53 FEET; S.66 DEG.37'31"W., 191.00 FEET; N.81 DEG.07'29"W., 224.00 FEET; N.24 DEG.42'29"W., 175.00 FEET; N.56 DEG.22'29"W., 156.00 FEET; N.09 DEG.17'29"W., 905.00 FEET; N.11 DEG.22'29"W., 584.00 FEET; N.83 DEG.27'31"E., 508.00 FEET; S.08 DEG.32'29"E., 244.00 FEET; S.66 DEG.32'29"E., 93.50 FEET; S.00 DEG.17'29"E., 495.00 FEET; S.23 DEG.07'29"E., 465.00 FEET; S.34 DEG.14'29"E., 270.00 FEET; S.10 DEG.02'31"W., 129.50 FEET; S.79 DEG.57'29"E., 114.08 FEET; N.88 DEG.13'31"E., 85.00 FEET; N.23 DEG.11'31"E., 202.00 FEET; N.22 DEG.20'29"W., 468.80 FEET; N.33 DEG.47'29"W., 184.00 FEET; N.11 DEG.41'29"W., 424.00 FEET; N.05 DEG.57'31"E., 419.00 FEET; S.87 DEG.32'31"W., 142.36 FEET; N.14 DEG.52'31"E., 462.00 FEET; N.75 DEG.22'31"E., 200.00 FEET; N.32 DEG.17'31"E., 465.00 FEET; N.13 DEG.42'31"E., 220.00 FEET; N.20 DEG.52'29"W., 162.00 FEET; N.08 DEG.32'31"E., 485.00 FEET; N.81 DEG.27'29"W., 69.00 FEET; S.33 DEG.27'31"W., 128.00 FEET; N.74 DEG.57'29"W., 150.00 FEET; S.36 DEG.14'31"W., 336.00 FEET; S.01 DEG.47'29"E., 185.10 FEET; S.40 DEG.07'31"W., 150.00 FEET; S.64 DEG.09'31"W., 668.00 FEET; S.07 DEG.07'31"W., 430.00 FEET; S.18 DEG.12'31"W., 385.00 FEET; S.88 DEG.12'31"W., 229.77 FEET TO A POINT ON THE EASTERN BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2817, PAGE 1300 OF SAID PUBLIC RECORDS; THENCE N.01 DEG.04'18"W., ALONG SAID EASTERN BOUNDARY LINE, A DISTANCE OF 374.33 FEET; THENCE N.88 DEG.55'44"E., ALONG SAID EASTERN BOUNDARY LINE, A DISTANCE OF 101.65 FEET; THENCE N.16 DEG.13'29"E., ALONG SAID EASTERN BOUNDARY LINE, A DISTANCE OF 58.54 FEET; THENCE N.32 DEG.02'17"E., ALONG SAID EASTERN BOUNDARY LINE, A DISTANCE OF 38.77 FEET; THENCE N.22 DEG.58'34"E., ALONG SAID EASTERN BOUNDARY LINE, A DISTANCE OF 124.51 FEET; THENCE N.01 DEG.03'17"W., ALONG SAID EASTERN BOUNDARY LINE, A DISTANCE OF 49.09 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2817, PAGE 1300; THENCE N.88 DEG.54'59"W., ALONG THE NORTH BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2817, PAGE 1300, A DISTANCE OF 667.66 FEET TO THE SOUTHEAST CORNER OF THE LIFT STATION PARCEL AS DESCRIBED IN WARRANTY DEED TO THE CITY OF GAINESVILLE, SIGNED IN JULY OF 2005; THENCE RUN N.01 DEG.04'31"W., A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LIFT STATION PARCEL; THENCE RUN S.88 DEG.54'59"W., A DISTANCE OF 89.02 FEET TO THE NORTHWEST CORNER OF SAID LIFT STATION PARCEL, SAID NORTHWEST CORNER LOCATED ON THE EAST RIGHT OF WAY LINE OF N.E. 15TH STREET (100 FOOT RIGHT OF WAY); THENCE N.01 DEG.04'31"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1566.53 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2134, PAGE 1563 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.88 DEG.37'19"E., ALONG SAID WESTERLY PROJECTION AND ALONG SAID SOUTH LINE, A DISTANCE OF 5241.97 FEET TO THE EAST LINE OF THE AFOREMENTIONED SECTION 22; THENCE S.01 DEG.10'44"E., ALONG SAID EAST LINE OF SECTION 22, A DISTANCE OF 5256.57 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST FOR THE POINT OF REFERENCE AND THENCE S.89 DEG.17'52"W., ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 2599.97 FEET; THENCE N.01 DEG.08'37"W., A DISTANCE OF 151.12 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A BOUNDARY CORNER OF THAT CERTAIN PARCEL OF

INSTRUMENT # 2300039

5 PGS

PAGE 3 OF 3

LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1851, PAGES 873 THROUGH 878 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS "IRONWOOD GOLF COURSE"; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHWESTERLY, AND WESTERLY ALONG THE BOUNDARY LINES OF SAID "IRONWOOD GOLF COURSE" WITH THE FOLLOWING 22 COURSES: N.01 DEG.08'37"W., 595.00 FEET; N.88 DEG.51'23"E., 125.00 FEET; N.01 DEG.08'37"W., 725.00 FEET; S.81 DEG.38'42"E., 506.35 FEET; N.20 DEG.57'05"E., 707.71 FEET; N.00 DEG.11'44"E., 470.17 FEET; N.05 DEG.17'39"E., 815.79 FEET; N.63 DEG.01'29"W., 100.77 FEET; N.21 DEG.57'40"E., 407.18 FEET; N.00 DEG.34'21"W., 781.96 FEET; N.49 DEG.52'55"E., 258.74 FEET; S.74 DEG.49'19"E., 703.91 FEET; S.02 DEG.33'55"W., 745.29 FEET; S.23 DEG.36'50"W., 740.48 FEET; S.02 DEG.13'41"W., 148.24 FEET; S.36 DEG.59'51"W., 283.20 FEET; S.02 DEG.59'20"W., 777.35 FEET; S.04 DEG.23'18"E., 230.35 FEET; S.21 DEG.26'37"W., 730.15 FEET; S.29 DEG.13'27"W., 907.08 FEET; S.02 DEG.14'16"E., 104.21 FEET; S.89 DEG.16'42"W., 547.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS A TOTAL OF 425.02 ACRES MORE OR LESS.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2308040 3 PGS

2007 JAN 23 02:32 PM BK 3534 PG 1041

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#315616

Doc Stamp-Deed: 0.70

This instrument prepared by:
Ronald A. Carpenter
Carpenter & Roscow, P.A.
5608 NW 43rd St.
Gainesville, FL 32653

A portion of Tax Parcel: 08171-000-000



2308040

QUIT CLAIM DEED

THIS INDENTURE, made and entered into on this 19 day of January, A.D. 2007, by and between **GAINESVILLE PLANTATION LLC, a foreign limited liability company**, whose address is 51 Katonah's Wood Road, Katonah, NY 10536, as Grantor* and **EAST GAINESVILLE DEVELOPMENT PARTNERS LLC, a Florida limited liability company**, whose address is 51 Katonah's Wood Road, Katonah, NY, 10536, as Grantee*;

WITNESSETH, That said grantor, for and in consideration of the Sum of Ten Dollars (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described land, situate, lying and being in the County of Alachua, State of Florida; to wit:

See attached Exhibit "A".

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

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

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in
our presence as witnesses:

Witness

ADAM KERN

Printed Name

Witness

JORDAN KERN

Printed Name

GAINESVILLE PLANTATION LLC, a foreign limited liability company,

By: CONVERGENT CAPITAL LLC, a foreign limited liability company, its Manager

By:

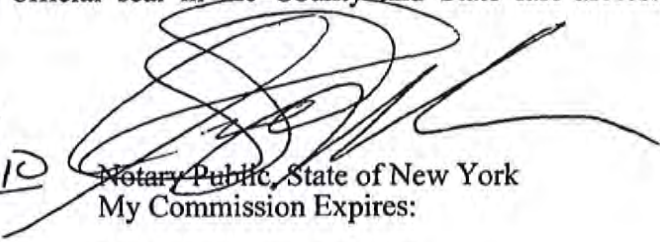
ROBERT SIMENSKY, Managing Member

STATE OF NEW YORK
COUNTY OF WESTCHESTERINSTRUMENT # 2308040
3 PGS

The foregoing instrument was acknowledged before me this day by **ROBERT SIMENSKY**, as Managing Member of **CONVERGENT CAPITAL LLC**, a foreign limited liability company, Manager of **GAINESVILLE PLANTATION LLC**, a foreign limited liability company, who is personally known to me or who has produced by Dr. Lisen as identification and who acted on behalf of said companies.

WITNESS my hand and official seal in the County and State last aforesaid this day of January, 2007.

CAROL SOEHNLEIN
Notary Public, State of New York
Qualified in Putnam County
Reg. No. 01SO6038344
My Commission Expires 3-6-2010


Notary Public, State of New York
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY RONALD A. CARPENTER OF THE LAW FIRM OF CARPENTER & ROSCOW, P.A. TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY SAID ATTORNEY, AND ABSOLUTELY NO REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE STATUS OF TITLE TO SAID LANDS.

EXHIBIT "A"

INSTRUMENT # 2308040
3 PGS

DESCRIPTION: PREPARED BY SURVEYOR.

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 20 EAST FOR A POINT OF REFERENCE; THENCE SOUTH $01^{\circ}10'44''$ EAST, ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 731.97 FEET TO A POINT 10.00 FEET NORTH OF AN EXISTING CREEK CENTERLINE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $01^{\circ}10'44''$ EAST, ALONG SAID WEST LINE OF SECTION 23, A DISTANCE OF 594.67 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST $1/4$ OF THE NORTHWEST $1/4$ OF SAID SECTION 23; THENCE NORTH $88^{\circ}57'29''$ EAST, A DISTANCE OF 1320.49 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST $1/4$ OF THE NORTHWEST $1/4$ OF SECTION 23; THENCE NORTH $01^{\circ}14'32''$ WEST, ALONG THE EAST LINE OF SAID NORTHWEST $1/4$ OF THE NORTHWEST $1/4$ OF SECTION 23, A DISTANCE OF 381.78 FEET TO A POINT 10.00 FEET NORTH OF SAID EXISTING CREEK CENTERLINE; THENCE NORTH $81^{\circ}53'02''$ WEST, A DISTANCE OF 1337.63 FEET TO THE POINT OF BEGINNING, CONTAINING 14.80 ACRES MORE OR LESS.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2308041 3 PGS

2007 JAN 23 02:32 PM BK 3534 PG 1044

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#315616

Doc Stamp-Deed: 0.70



2308041

QUIT CLAIM DEED

THIS INDENTURE, made and entered into on this 19 day of January, A.D. 2007, by and between **GAINESVILLE PLANTATION LLC, a foreign limited liability company**, whose address is 51 Katonah's Wood Road, Katonah, NY 10536, as Grantor* and **EAST GAINESVILLE DEVELOPMENT PARTNERS LLC, a Florida limited liability company**, whose address is 51 Katonah's Wood Road, Katonah, NY, 10536, as Grantee*;

WITNESSETH, That said grantor, for and in consideration of the Sum of Ten Dollars (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described land, situate, lying and being in the County of Alachua, State of Florida; to wit:

See attached Exhibit "A".

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

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

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in
our presence as witnesses:

**GAINESVILLE PLANTATION LLC, a foreign limited
liability company,**

Witness

Adam Kern

ADAM KERN

Printed Name

Witness

Jordan Kern

JORDAN KERN

Printed Name

By: CONVERGENT CAPITAL LLC, a foreign
limited liability company, its Manager

By: Robert Simensky
ROBERT SIMENSKY, Managing Member

INSTRUMENT # 2308041

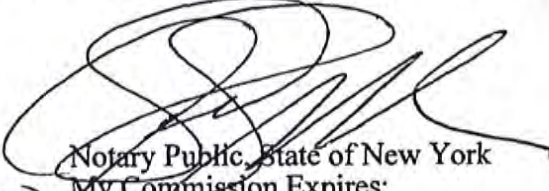
3 PGS

STATE OF NEW YORK
COUNTY OF WESTCHESTER _____

The foregoing instrument was acknowledged before me this day by **ROBERT SIMENSKY**, as Managing Member of **CONVERGENT CAPITAL LLC**, a foreign limited liability company, Manager of **GAINESVILLE PLANTATION LLC**, a foreign limited liability company, who is personally known to me or who has produced NY Dr. license as identification and who acted on behalf of said companies.

17 day of January, 2007. WITNESS my hand and official seal in the County and State last aforesaid this

CAROL SOEHNLEIN
Notary Public, State of New York
Qualified in Putnam County
Reg. No. 01SO6038344
My Commission Expires 3-6-2010


Notary Public, State of New York
My Commission Expires:

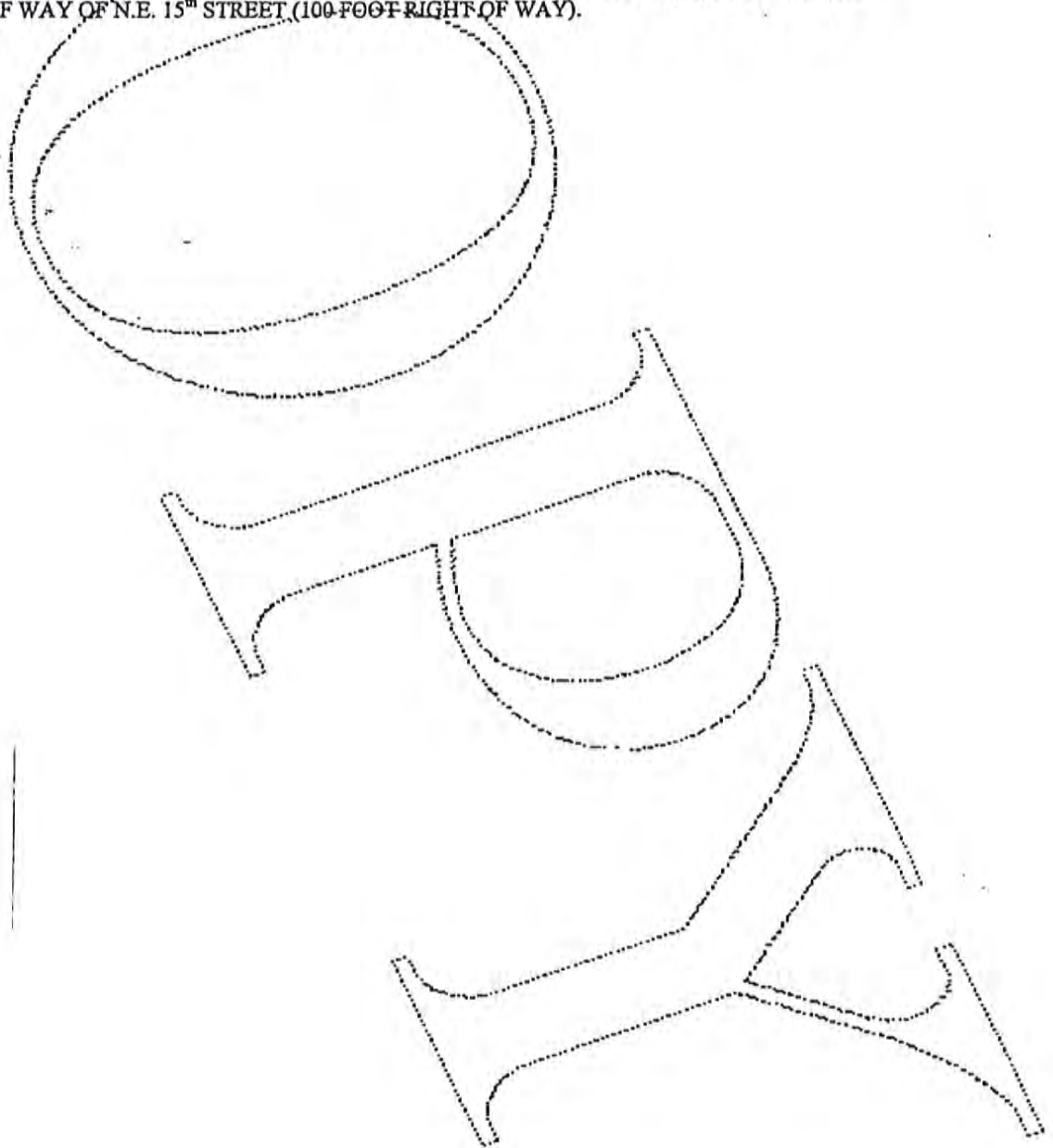
THIS INSTRUMENT WAS PREPARED BY RONALD A. CARPENTER OF THE LAW FIRM OF CARPENTER & ROSCOW, P.A. TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY SAID ATTORNEY, AND ABSOLUTELY NO REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE STATUS OF TITLE TO SAID LANDS.

INSTRUMENT # 2308041
3 PGS

EXHIBIT "A"

LEGAL DESCRIPTION

THE NORTH FIFTY (50) FEET OF THE WEST ONE-HALF OF SECTION 22, TOWNSHIP 9 SOUTH,
RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, LESS THE WEST FIFTY (50) FEET FOR THE
RIGHT OF WAY OF N.E. 15th STREET (100 FOOT RIGHT OF WAY).





Attachment 3

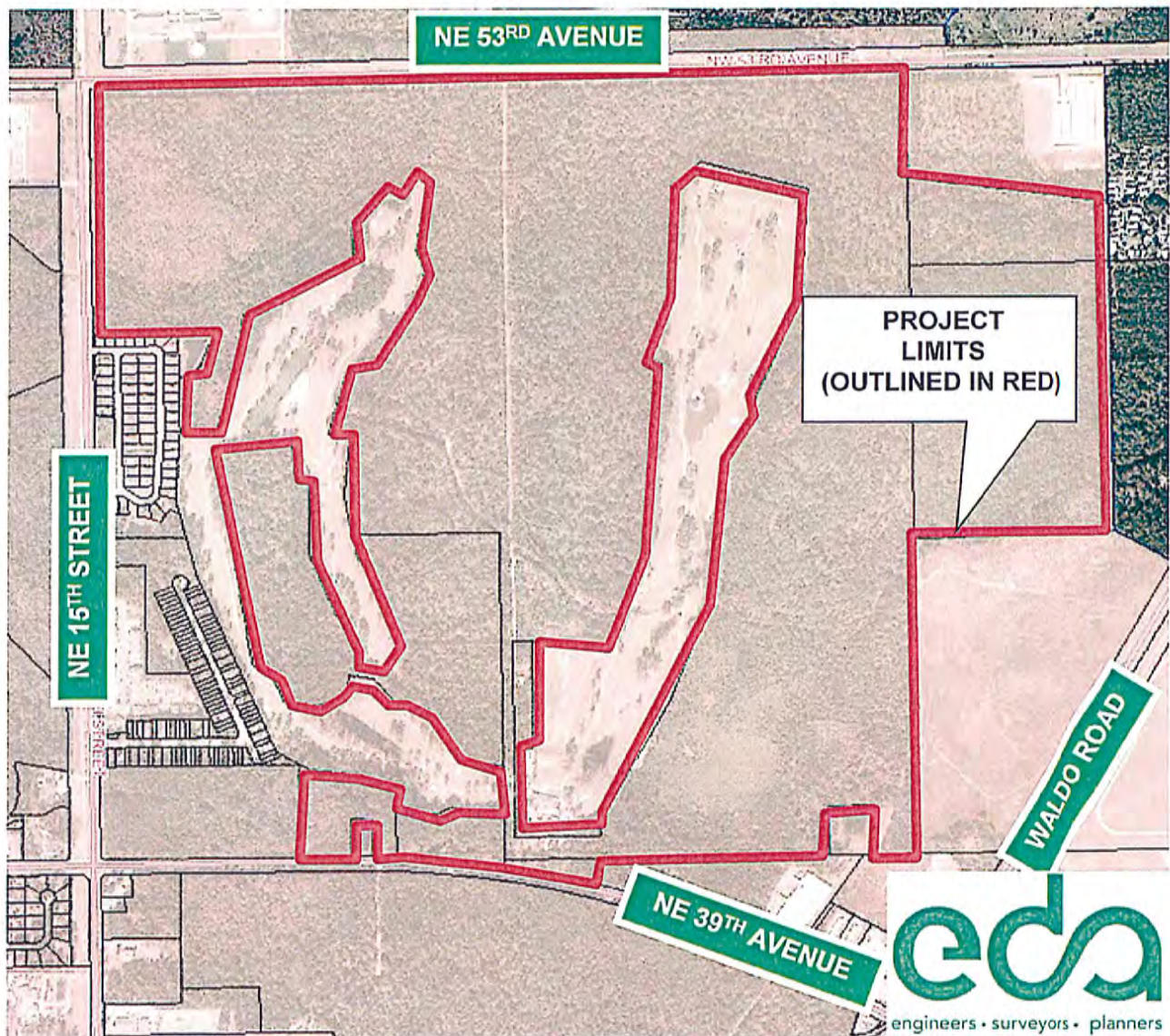
Neighborhood Workshop Materials

Neighborhood Workshop Notice

For a proposed amendment to the Hatchet Creek Planned Use District Future Land Use Designation and a proposed Planned Development Zoning District.

Date: March 23, 2015
Time: 6:00 p.m.
Place: Ironwood Golf Course Clubhouse – 2100 NE 39th Avenue
Contact: eda engineers - surveyors – planners at (352) 373-3541

A neighborhood workshop to discuss a proposed amendment to the Hatchet Creek Planned Use District Future Land Use Designation and a proposed Planned Development Zoning District on parcel numbers 08160-001-000, 08160-002-000, 08171-001-000, 08169-000-000, 08197-006-000, 08160-001-001, 08160-004-000 and 08160-004-001 located at 1998 NE 39th Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.





engineers • surveyors • planners, inc.

To: Gainesville Sun DATE: 3/3/15
FROM: Brenna French
SUBJECT: Neighborhood Meeting – Hatchet Creek

PUBLIC NOTICE

A neighborhood workshop to discuss a proposed amendment to the Hatchet Creek Planned Use District Future Land Use Designation and a proposed Planned Development Zoning District on parcel numbers 08160-001-000, 08160-002-000, 08171-001-000, 08169-000-000, 08197-006-000, 08160-001-001, 08160-004-000 and 08160-004-001 located at 1998 NE 39th Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

The meeting will be held on Monday, March 23, 2015 at 6:00 p.m. in the Ironwood Golf Course Clubhouse, 2100 NE 39th Avenue. This meeting has been rescheduled from March 3, 2015.



Contact: **eda** engineers – surveyors – planners
Phone: (352) 373-3541

Neighborhood Workshop Notice
08160-010-056 Hatchet Creek
ELLIOTT W ADAMS
4634 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-040 Hatchet Creek
ROSALEE ALSTON
4707 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-055 Hatchet Creek
ELA MAY AYUBAN
4622 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-049 Hatchet Creek
JONATHAN BAUTISTA
4567 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-005-081 Hatchet Creek
JEAN D BELL
4136 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-005-022 Hatchet Creek
JUSTIN WARD BENTON
4107 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-043 Hatchet Creek
EARLENE BRIGHT
4665 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08163-001-000 Hatchet Creek
BRITTANY ESTATES GROUP LLC
31200 NORTHWESTERNB HIGHWAY
FARMINGTON HILLS, MI 48334

Neighborhood Workshop Notice
08164-000-000 Hatchet Creek
K P BROWN
12021 NW 39TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
08160-010-051 Hatchet Creek
BRUCE JR & PARKE
1608 NE 45TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-061 Hatchet Creek
RAYMOND BRYANT LIFE ESTATE
4686 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-042 Hatchet Creek
KYLA CACCIABEVE
4671 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-005-023 Hatchet Creek
CAMPBELL & LOOMIS
4105 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-022 Hatchet Creek
ROMANO CARAECLE
4551 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-005-091 Hatchet Creek
CAROL D CATO
4230 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-005-072 Hatchet Creek
KEITH V CHAPMAN
4102 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-039 Hatchet Creek
ESPEDITO S CIEGO
4719 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
07875-000-000 Hatchet Creek
CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
08160-005-002 Hatchet Creek
CLANEY & WINDAU
4305 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-024 Hatchet Creek
MICHAEL L COLBY
4523 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-005-076 Hatchet Creek
AKELA COLLINS
4118 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-001 Hatchet Creek
SHEILA M CREW
1506 NE 47TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-038 Hatchet Creek
YEN M DAO
83-989 KAOHIA PL
CAPTAIN COOK, HI 96704

Neighborhood Workshop Notice
08160-005-017 Hatchet Creek
ANTIONETTE D'ASSOMPTION
4129 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08171-000-000 Hatchet Creek
DAVID PAUL LLC
2912 SW 91ST TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
08160-010-035 Hatchet Creek
SHARON P DELEON
4674 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-005-029 Hatchet Creek
RUDOLF DITTMAR
4029 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-010-050 Hatchet Creek
RODERICK O DONATO
4553 NE 15TH TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
08160-010-046 Hatchet Creek
JASON K DRESSEL
4635 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08169-000-000 *** Hatchet Creek
EAST GAINESVILLE DEV PARTNERS
51 KATONAH'S WOOD RD
KATONAH, NY 10536

Neighborhood Workshop Notice

08160-010-047 Hatchet Creek
DEREK J EICHLER
4623 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-033 Hatchet Creek
JOANNE FERBER
1709 NE 40TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-019 Hatchet Creek
FLANAGAN COMPANIES INC
4118 NW 69TH ST
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

08160-004-002 Hatchet Creek
FLORIDA DEPT OF TRANSPORTATION
DOT/STATE OF FLORIDA
PO BOX 1089
LAKE CITY, FL 32056

Neighborhood Workshop Notice

08160-010-021 Hatchet Creek
CHARLES FREEMAN
4565 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-034 Hatchet Creek
ROBERT A GAILEY
PO BOX 13435
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

08160-010-012 Hatchet Creek
PATRICK GALLAGHER
4673 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-008 Hatchet Creek
MARIA V GIOVITI
% ROD MCGALLIARD
104 FALCON DR
CHARLOTTESVILLE, VA 22901

Neighborhood Workshop Notice

08160-005-095 Hatchet Creek
BRIAN L GOLDSTEIN
1521 SW 56TH AVE
PLANTATION, FL 33317

Neighborhood Workshop Notice

08167-000-000 Hatchet Creek
GOODLAND OF FLORIDA LLC
9921 SW 22ND LN
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

08160-005-032 Hatchet Creek
SPENCER K GOODWIN
4023 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-009 Hatchet Creek
TRAVONTE A GRAHAM
4717 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-045 Hatchet Creek
PAULINE GREENLAND
4647 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-020 Hatchet Creek
JASON C GREER
4123 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-011 Hatchet Creek
GIANNANDREA GREGORINI
9626 OAK PASS RD
BEVERLY HILLS, CA 90210

Neighborhood Workshop Notice

08160-005-012 Hatchet Creek
FRANCESCA GREGORINI
4429 DUNDEE DR
LOS ANGELES, CA 90027

Neighborhood Workshop Notice

08160-005-078 Hatchet Creek
DIANE L HARDRIDGE
4122 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-018 Hatchet Creek
MICHAEL C HARRIS
4611 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08159-010-004 Hatchet Creek
HAWES LAND TRUST CONS EASEMENT
ASSN
3501 SOUTH MAIN ST STE 1
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

08160-005-098 Hatchet Creek
JOSEPH R HAYNSWORTH JR
4306 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08198-001-001 Hatchet Creek
HB GAINESVILLE LLC
505 S FLAGLER DR STE 1400
WEST PALM BEACH, FL 33401

Neighborhood Workshop Notice

08160-005-080 Hatchet Creek
RICKY L HECKERSON
2580 GREENHILL WAY #316
OVIEDO, FL 32765

Neighborhood Workshop Notice

08159-010-002 Hatchet Creek
HENDERSON & HENDERSON II CO-
TRUSTEES
3501 S MAIN ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

08160-005-079 Hatchet Creek
KATHERINE P HERATY
200 SUMMER BREEZE WAY #227
ST AUGUSTINE, FL 32086

Neighborhood Workshop Notice

08198-007-001 Hatchet Creek
HILL'S MINI STORAGE
2626 NE 39TH AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-031 Hatchet Creek
LORRAINE CAROLYN HOLMES
4025 NE 17TH ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-013 Hatchet Creek
WILGEA IBARRIENTOS
4661 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-099 Hatchet Creek
IRONWOOD HOMEOWNERS ASSOC
PO BOX 358892
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

08160-010-034 Hatchet Creek
LOIDA ELENA D JAVILLONAR
4662 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-093 Hatchet Creek
JULIE M JOHNSON SUCCESSOR TRUSTEE
4234 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-016 Hatchet Creek
KIRBY W JORDAN JR
4637 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-015 Hatchet Creek
ZOHREH KAYHANI
4203 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-003 Hatchet Creek
CARRSELLSA J KNOX
1564 NE 47TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-088 Hatchet Creek
LANGFORD & LANGFORD
PMB 238
1438 LANTANA RD
LANTANA, FL 33462

Neighborhood Workshop Notice

08160-002-001 Hatchet Creek
LEWIS PLACE ASSOCIATES LTD.
% THE PARTNERSHIP, INC
2001 WEST BLUE HERON BLVD
RIVIERA BEACH, FL 33404

Neighborhood Workshop Notice

08160-010-010 Hatchet Creek
ALAN MALLONGA
4705 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

07874-001-002 Hatchet Creek
MLH PHASE 2 LLC
1350 BAYSHORE HWAY STE 825
BURLINGAME, CA 94010

Neighborhood Workshop Notice

07874-001-000 Hatchet Creek
MURPHREE LAND HOLDINGS LLC
6735 CONROY WINDERMERE RD STE 401
ORLANDO, FL 32835

Neighborhood Workshop Notice

08160-010-044 Hatchet Creek
HELEN RENEE NICHOLS
14605 NW 154TH TER
ALACHUA, FL 32615

Neighborhood Workshop Notice

08160-010-054 Hatchet Creek
YOUNG-HYUN PARK
15911 MORNINGSIDE
NORTHVILLE, MI 48168

Neighborhood Workshop Notice

08160-005-001 Hatchet Creek
SANDRA JOSEPH
4307 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-073 Hatchet Creek
ALEXANDER THOMAS KING
4106 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-094 Hatchet Creek
EILON KRUGMAN-KADI HEIRS
PO BOX 142112
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

08160-010-037 Hatchet Creek
LOIS M LANTERI
4702 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-052 Hatchet Creek
PELMAR S LIMPO
4552 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-005 Hatchet Creek
MICHAEL S MALO
4229 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-075 Hatchet Creek
ROBERT D MONAGHAN
12306 SW 11TH AVE
NEWBERRY, FL 32669

Neighborhood Workshop Notice

08160-010-005 Hatchet Creek
N.H.D.C.
633 NW 8TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

08160-005-097 Hatchet Creek
AUBURN O TRUSTEE NORRIS
% ALICIA PHILLIPS PROP MGR
2615 NW 6TH ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-009 Hatchet Creek
GARY R PAULTER
15910 NW 28TH AVE
NEWBERRY, FL 32669

Neighborhood Workshop Notice

08160-005-024 Hatchet Creek
ELLIOTT JUEANVILLE
4103 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-019 Hatchet Creek
KING & KUMAR
2158 NW 29TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

08160-005-087 Hatchet Creek
LANGFORD & LANGFORD
4212 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-003 Hatchet Creek
SUZANNAH T LASKI
4303 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-023 Hatchet Creek
XU QUAN LIN
215 WEST MIMOSA DR
STARKE, FL 32091

Neighborhood Workshop Notice

08160-005-007 Hatchet Creek
McCLURE-STOWELL & McCLURE
6901 RICHARDS PL
ST AUGUSTINE, FL 32080

Neighborhood Workshop Notice

08160-010-060 Hatchet Creek
GINA MONLYN
4672 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-071 Hatchet Creek
NEW RRSIDENTIAL MORT LOAN TRUST
2014-NPL-1
% PHELAN HALLINAN PLC
2727 WEST CYPRESS CREEK RD
FT LAUDERDALE, FL 33309

Neighborhood Workshop Notice

08160-001-003 Hatchet Creek
NORTHPOINT AT IRONWOOD
HOMEOWNERS ASSN
633 NW 8TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

08160-010-053 Hatchet Creek
REY PEREZ
4566 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-077 Hatchet Creek
WELSEY A PINKSTON
12714 NE WALDO RD
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-011 Hatchet Creek
EMERSON O QUE
4687 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-006 Hatchet Creek
CRYSTALL CIANA ROBINSON
1624 NE 47TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-025 Hatchet Creek
DAVID SCHMIDT
4039 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-002 Hatchet Creek
AILEEN S SERRANO
1532 NE 47TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-007 Hatchet Creek
TANDRA LAMIKIA SIMMONS
1648 NE 47TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-057 Hatchet Creek
JAMIE N STUBBS
4646 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-033 Hatchet Creek
ANTHONY C THOMAS
4650 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-083 Hatchet Creek
US BANK TRUST
300 EAST DELWARE AVE 8TH FLOOR
WILMINGTON, DE 19809

Neighborhood Workshop Notice

08160-010-008 Hatchet Creek
CINDY RAE WELSH
4729 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

07876-000-000 Hatchet Creek
PLUM CREEK TIMBERLANDS L P
ATTN: TAX DEPARTMENT
100 PROFESSIONAL CENTER DR
BRUNSWICK, GA 31525

Neighborhood Workshop Notice

08160-003-000 Hatchet Creek
RD1539 ALACHUA LLC
2235 OKEECHOBEE BLVD
WEST PALM BEACH, FL 33409

Neighborhood Workshop Notice

08160-010-036 Hatchet Creek
ANNIE JONES ROLLE
4686 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-092 Hatchet Creek
WENDY SCOTT
PO BOX 782
WALDO, FL 32694

Neighborhood Workshop Notice

08160-010-004 Hatchet Creek
ROBERT JR SHEPPARD
1588 NE 47TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-001-002 Hatchet Creek
D O T STATE OF FLA IIF
PO BOX 1089
LAKE CITY, FL 32056

Neighborhood Workshop Notice

07872-008-000 Hatchet Creek
TERRAPOINTE LLC
1901 ISLAND WALKWAY
PO BOX 1188
FERNANDINA BEACH, FL 32034

Neighborhood Workshop Notice

08160-010-014 Hatchet Creek
HOWARD THORPE
4655 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-059 Hatchet Creek
JAIR P VALENCIA
4664 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-089 Hatchet Creek
JEREMY MICHAEL WILLIAMS
4218 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-058 Hatchet Creek
POLANCO & VERDOTE
4658 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-062 Hatchet Creek
EDNA A REYES
4708 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-015 Hatchet Creek
JOSE MARIA DELOS SANTOS
4649 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-085 Hatchet Creek
SECURED FUTURES INC
4747 E ELLIOT RD STE 29-217
PHOENIX, AZ 85044

Neighborhood Workshop Notice

08160-005-021 Hatchet Creek
RICHARD W SHOCK
8808 SW 44TH LN
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

08160-010-063 Hatchet Creek
CYNTHIA STRICKLAND
4720 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-013 Hatchet Creek
NANCY J TESTA
4207 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-041 Hatchet Creek
BOBBY R TIBBS
4683 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-017 Hatchet Creek
TIMOTHY J WELCH
4625 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-048 Hatchet Creek
KENYA N WILLIAMS
4581 NE 15TH TR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-005-028 Hatchet Creek
TANAKA WOODEN
4035 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08160-005-035 Hatchet Creek
KAREN A YOCUM
1705 NE 40TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Elizabeth PL/Northwest 23rd ST
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605

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, The
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

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

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

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Libby Heights
MARTIN McKELLAR
3442 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

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
DIANN DIMITRI
5015 NW 19 PLACE
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: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
75 SW 23 Way
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

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

Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

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
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
PO BOX 5549
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

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

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

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 Workshop Notice

Phoenix Subdivision
APRIL JONES
3214 SW 26 TERR, Unit B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Woodland Terrace
JERRY D ROSE
3415 NW 1 COURT
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100

PUBLIC NOTICE

A neighborhood workshop to discuss a proposed amendment to the Hatchet Creek Planned Use District Future Land Use Designation and a proposed Planned Development Zoning District on parcel numbers 08160-001-000, 08160-002-000, 08171-001-000, 08169-000-000, 08197-006-000, 08160-001-001, 08160-004-000 and 08160-004-001 located at 1998 NE 39th Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

The meeting will be held on Monday, March 23, 2015 at 6:00 p.m. in the Ironwood Golf Course Clubhouse, 2100 NE 39th Avenue. This meeting has been rescheduled from March 3, 2015.



Contact: eda engineers – surveyors – planners
Phone: (352) 373-3541

001 THE GAINESVILLE SUN ISYTTI 01WV MARCH 2015

www.gainesville.com

WEATHER

TODAY'S UV INDEX
10 a.m. noon 2 p.m. 4 p.m.
5 7 5 2
The highs for Gainesville are in the 70s. Undercast for the rest of the week. Wind gusts to 35 mph. A 6 p.m. rain shower. 6-7 mph. 6-10 mph. 11-15 mph.

FIVE-DAY FORECAST FOR GAINESVILLE

Today 69° 44°
Warmer
Chance of rain 5%
Winds: NE 4-12 mph

Sunday 76° 57°
Variable clouds
Chance of rain 15%
Winds: E 4-8 mph

Monday 77° 62°
A stray shower
Chance of rain 25%
Winds: ENE 6-11 mph

Tuesday 83° 61°
Warmer
Chance of rain 40%
Winds: SSW 6-12 mph

Wednesday 83° 62°
Partly sunny, warm
Chance of rain 25%
Winds: NNE 4-8 mph

SUN AND MOON
Sunrise today 6:47 a.m.
Sunset tonight 6:32 p.m.
Moonrise today 8:11 p.m.
Moonset today 7:41 a.m.

Last New First Full
Mar 11 Mar 20 Mar 21 Mar 24

REGIONAL FORECAST



AccuWeather.com



POLLEN INDEX

Low 100
High 100
Very High 100
Extreme 100

WEATHER TRIVIA™

Q: How many more inches of rain will it rain in Gainesville this month?

A: 10.5 inches

TODAY'S TIDES

High 100
Low 100
Boca Grande 121 a.m. 6:09 p.m.
Cedar Key 121 a.m. 6:09 p.m.
Crystal River 121 a.m. 6:09 p.m.
Gulf Breeze 121 a.m. 6:09 p.m.
Hudson Bay 121 a.m. 6:09 p.m.
Punta Gorda 121 a.m. 6:09 p.m.
St. Augustine 121 a.m. 6:09 p.m.
Tarpon Springs 121 a.m. 6:09 p.m.
Tampa Bay 121 a.m. 6:09 p.m.
Venice 121 a.m. 6:09 p.m.

TODAY'S FIRE RISK

Low 100
High 100
Very High 100
Extreme 100

IN THE SKIES

Low 100
High 100
Very High 100
Extreme 100

FLORIDA FORECAST

City **Today** **Tomorrow**
Orlando 70/80 71/81
Tampa 70/80 71/81
Jacksonville 70/80 71/81
Fort Lauderdale 70/80 71/81
Miami 70/80 71/81
Fort Myers 70/80 71/81
Sarasota 70/80 71/81
Tallahassee 70/80 71/81
Panama City 70/80 71/81
Gainesville 70/80 71/81
Hainesville 70/80 71/81
Hawthorne 70/80 71/81
Hollywood 70/80 71/81
Huntsville 70/80 71/81
Indianapolis 70/80 71/81
Jacksonville 70/80 71/81
Knoxville 70/80 71/81
Louisville 70/80 71/81
Memphis 70/80 71/81
Nashville 70/80 71/81
New York 70/80 71/81
Philadelphia 70/80 71/81
Pittsburgh 70/80 71/81
Portland 70/80 71/81
San Antonio 70/80 71/81
San Diego 70/80 71/81
Seattle 70/80 71/81
Tampa 70/80 71/81
Tucson 70/80 71/81
Wichita 70/80 71/81

COASTAL CONDITIONS

Location **Today** **Tomorrow**
Gulf Breeze 121 a.m. 6:09 p.m.
Hudson Bay 121 a.m. 6:09 p.m.
Punta Gorda 121 a.m. 6:09 p.m.
St. Augustine 121 a.m. 6:09 p.m.
Tarpon Springs 121 a.m. 6:09 p.m.
Tampa Bay 121 a.m. 6:09 p.m.
Venice 121 a.m. 6:09 p.m.

YESTERDAY'S ALMANAC

GAINESVILLE
Highest at Gainesville Regional Airport
Lowest at Gainesville Regional Airport
Precipitation
24 hours through 3 p.m. 0.00
Month-to-date 0.00
Monthly rainfall 0.00

OCALA

OCALA
Highest at Ocala through 3 p.m.
Lowest at Ocala through 3 p.m.
Precipitation
24 hours through 3 p.m. 0.00
Month-to-date 0.00
Monthly rainfall 0.00

SOLAR TABLES

Location **Today** **Tomorrow**
Gulf Breeze 121 a.m. 6:09 p.m.
Hudson Bay 121 a.m. 6:09 p.m.
Punta Gorda 121 a.m. 6:09 p.m.
St. Augustine 121 a.m. 6:09 p.m.
Tarpon Springs 121 a.m. 6:09 p.m.
Tampa Bay 121 a.m. 6:09 p.m.
Venice 121 a.m. 6:09 p.m.

AIRPORT REPORT

Location **Today** **Tomorrow**
Gulf Breeze 121 a.m. 6:09 p.m.
Hudson Bay 121 a.m. 6:09 p.m.
Punta Gorda 121 a.m. 6:09 p.m.
St. Augustine 121 a.m. 6:09 p.m.
Tarpon Springs 121 a.m. 6:09 p.m.
Tampa Bay 121 a.m. 6:09 p.m.
Venice 121 a.m. 6:09 p.m.

CANADA

Location **Today** **Tomorrow**
Gulf Breeze 121 a.m. 6:09 p.m.
Hudson Bay 121 a.m. 6:09 p.m.
Punta Gorda 121 a.m. 6:09 p.m.
St. Augustine 121 a.m. 6:09 p.m.
Tarpon Springs 121 a.m. 6:09 p.m.
Tampa Bay 121 a.m. 6:09 p.m.
Venice 121 a.m. 6:09 p.m.

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Contact: eda engineers - surveyors - planners
Phone: (352) 373-3541

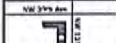
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SPORTS
Hands down if you want the best local sports coverage you find it in The Gainesville Sun's Sports section. Our award-winning writers like Pat Dooley, Robyn Aronson and Tom Brackley bring the games to life with their seasoned and enthusiastic commentary. You'll also find exclusive, behind-the-scenes photos from our award-winning photographers that, when it's national sports news or local coverage right here at the Sun, the Sun's Sports section is a must-read every day.

Bill Dean's Top 5
Bill Dean is known for his great takes, which his photos with readers like his post as Entertainment Editor of The Gainesville Sun. Check in with Bill every Friday in the paper's e section, where he gives his weekly "Fast List" — a list of the top 5 fun and exciting things to do around town for the upcoming week. Want to hit up the hottest concert? Don't know what to do with your kids this weekend? Read Bill Dean's Top 5 and get it in a flash!

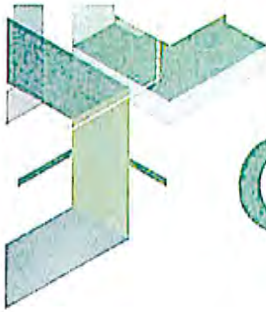
HOME REPAIRS
Every Saturday the Gainesville Sun produces a special Home & Real Estate section which is sure to help you in your home ownership and interior decorating endeavors. Besides the Real Estate Classifieds, you'll find helpful and practical advice on everything from home improvement to home furnishings to gardening tips. Be sure to read Home & Real Estate to give yourself new ideas and fresh inspiration for making your living space on your own terms.

CALL
On Thursdays in the Gainesville Sun you'll find the Gainesville Sun's Call & Answer section. Long categories include Home, Travel, Art, Music, and more. Even a listing for Gainesville's own Call & Answer. Keep your calendar of week-long by checking the Calendar for interesting events and recreational activities in the Gainesville area.



To subscribe call 352.378.1416 Toll-free 800.443.9493

[illegible]



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Proposed Land Use and Zoning Change Hatchet Creek

Neighborhood Meeting, March 23, 2015

Meeting Started: 6:00 PM

Community Participants: 7 (see sign-in sheet for names)

Location: Ironwood Golf Course Clubhouse

Project Representative:

Clay Sweger; eda

Meeting Minutes:

Clay Sweger gave a presentation to the community participants in attendance. Mr. Sweger indicated that the proposal is to request a change in land use and zoning for the approximately 500 acre property in the City of Gainesville that is adjacent to the Ironwood Golf Course and is in-between NE 39th Avenue, NE 53rd Avenue, NE 15th Street and Waldo Road. The request, as sent to the nearby property owners, was a land use amendment to the Planned Use District (PUD) future land use designation and a rezoning to Planned Development (PD). However, since that mailer was sent out, the property owner has revised the proposed request. The proposal will now request a mix of standard future land use and zoning designations, including a mix of residential districts and the Business Industrial (BI) land use and zoning districts to be located on all lands within the 60 dnl noise zone. The intent is to provide future land use and zoning maps that are consistent with each other, consistent with the regulations associated with the airport and allow for future development that will be beneficial to the area.

To make sure that all notified property owners understand the details of the request, we will conduct a second neighborhood meeting with a second mailer to reflect the revised proposal.

Comment: Mr. Claney said he doesn't like the non-residential land use and zoning on the 'island,' which is the area across the golf course fairway from our neighborhood.

Response: The existing City Land Development Code prohibits residential development within the 60 dnl noise zone, in which the 'island' is located. Therefore, we are not legally allowed to develop residential units in this area and therefore, we propose a non-residential (BI) land use and zoning designation.

Comment: Mr. Colby doesn't want any development on the 'island.'

Response: To clarify, this area is private land with certain development rights. This area is not owned by the City. It is not reasonable to assume that the owner cannot develop something in this area.

Comment: Mr. Claney bought his property expecting nothing to change in the surrounding area (including the privately-owned subject property). He always assumed it would be residential development.

Comment: Mr. Claney stated that the 60 dnl noise map is not right and it should be smaller than what is mapped. He has disputed this with the airport in the past. He suggested that the applicant approach the City about allowing residential in the 'island' area.

Response: The property owner of Hatchet Creek has already attempted to change the regulations that govern the allowable location of residential development without success. At this time, we wish to simply secure a land use/zoning map that is consistent with existing rules in order to commence developing the property.

Question: Mr. Claney: What kind of residential development is proposed?

Answer: We propose a mix of residential development types, including both single family and multifamily.

Question: Mr. Claney: Will there be rental property?

Answer: Yes, there could be rental property within the residentially-zoned areas of Hatchet Creek.

Comment: Mr. Claney indicated he doesn't like apartments, especially like Lewis Place.

Comment: Mr. Claney indicated that there was a previous mixed use development on the Hatchet Creek property. He indicated that the project was proposed and never materialized in 1979. He liked the concept of that proposal and would like to see something like that.

Question: What is allowed in the BI zoning district?

Answer: It allows a mixture of office, commercial and light industrial uses.

Comment: Mr. Claney asked that I bring a copy of the BI zoning code to the next meeting.

Answer: Ok.

Comment: Mr. Claney doesn't want a connection from Hatchet Creek into his neighborhood (Ironwood Golf Course Village).

Comment: Mr. Claney wants to meet with City Planning staff to discuss these issues.



02 1P \$ 000.48⁰
0001063145 MAR 08 2015
MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
Phoenix
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA FL 32615

326 06 66603
3261595136
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

EC 32606660304 1658-0648-06-48



02 1P \$ 000.48⁰
0001063145 MAR 08 2015
MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
Local
GILBERT'S MEATS, SR
PO BOX 7
GAINESVILLE FL 32601

326 06 66603
3261595136
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

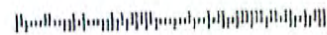
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02 1P \$ 000.48⁰
0001063145 MAR 08 2015
MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
Phoenix Subdivision
APRIL JONES
3211 SW 26 - EBB, Unit H
GAINESVILLE, FL 32608

32606283214



02 1P \$ 000.48⁰
0001063145 MAR 08 2015
MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 11 LANE
GAINESVILLE FL 32609

326 06 66603
3261595136
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

EC 32606660304 1658-0648-06-48

32606283214



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



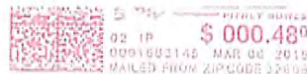
UNITED STATES POSTAGE
FIRST CLASS
02 1P \$ 000.48⁰
0001063145 MAR 08 2015
MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE FL 32605

326 06 66603
3261595136
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

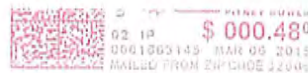
EC 32606660304 1658-0648-06-48

32606283214



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

12 421 000 0000 0000 0000
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
32605283101 12 421 000 0000 0000 0000



Neighborhood Workshop Notice
03160-005-653 Hatchet Creek
US BANK TRUST
360 EAST DELAWARE AVE 5TH FLOOR
WILMINGTON, DE 19801

12 421 000 0000 0000 0000
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
3215506953 12 421 000 0000 0000 0000



Neighborhood Workshop Notice
Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32606

12 421 000 0000 0000 0000
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
32609241942 12 421 000 0000 0000 0000

Neighborhood Workshop Notice
03160-001-002 Hatchet Creek
DOT STATE OF FLA HP
PO BOX 1089
LAKE CITY, FL 32956

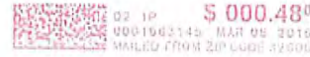
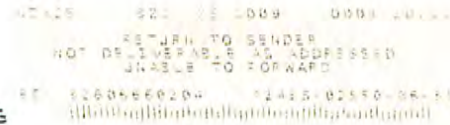
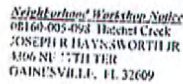
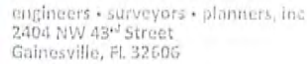
12 421 000 0000 0000 0000
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
326066168989 12 421 000 0000 0000 0000

Gainesville, FL 32606



Neighborhood Workshop Notice
03160-001-002 Hatchet Creek
FLORIDA DEPT OF TRANSPORTATION
DOT STATE OF FLORIDA
PO BOX 1639
LAKE CITY, FL 32956

12 421 000 0000 0000 0000
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
326066168989 12 421 000 0000 0000 0000

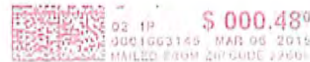
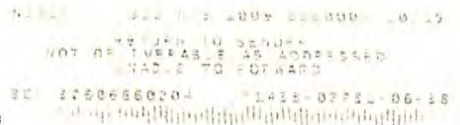


Neighborhood Workshop Notice
08169-005-020 Hatched Creek
JASON C. GREER
4123 NE 17TH TER
GAINESVILLE, FL 32609

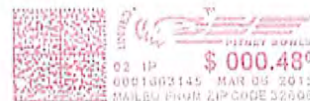
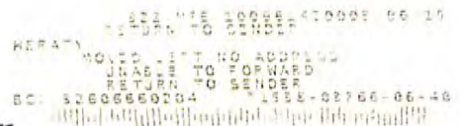


WFO, ED FROM ZINC ORE 2600

Neighborhood Workshop Notice
University Park
JIMMY HARNSEBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

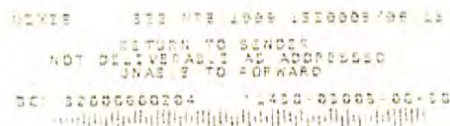


Neighborhood Workshop Notice
0816/G05-079 Halchel Creek
KATHERINE PIERATY
290 SUMNER BRIDGE WAY #227
ST AUGUSTINE, FL 32086



2404 NW 43rd Street
Gainesville, FL 32606

Neighborhood Workshop Notice
 Sugarloaf Community/Anglewood
 HEATHER REILLY
 426 SW 40 TERRACE
 GAINESVILLE, FL 32607

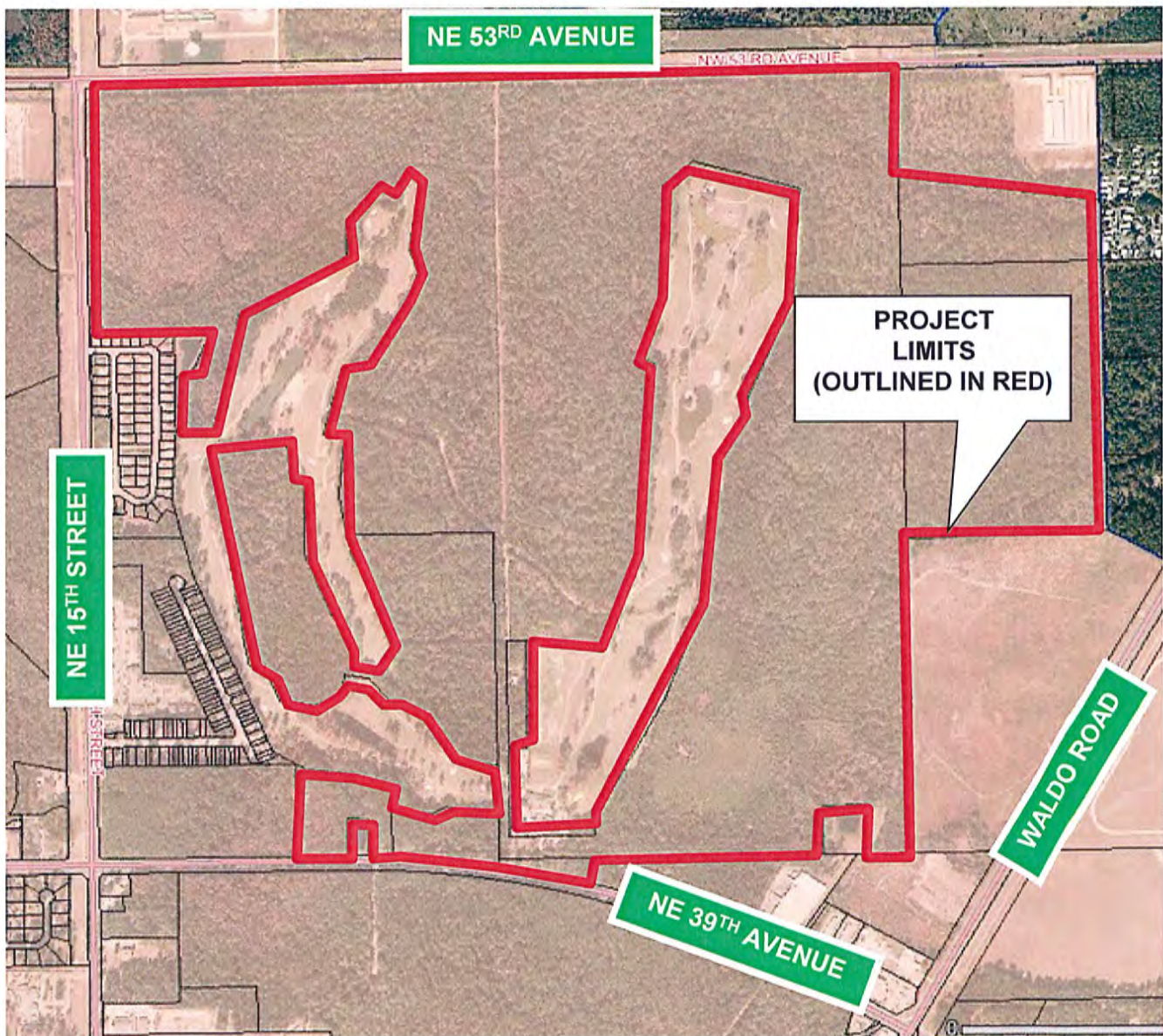


Neighborhood Workshop Notice

For a proposed land use change and rezoning for the properties indicated on the map seen below.

Date: April 30, 2015
Time: 6:00 p.m.
Place: Ironwood Golf Course Clubhouse – 2100 NE 39th Avenue
Contact: **eda** engineers - surveyors – planners at (352) 373-3541

A neighborhood workshop to discuss a proposed land use change from Planned Unit Development to Residential Low, Residential Medium, Office and Business Industrial and a rezoning from RSF-1, RSF-4 and I-1 to RMF-5, RMF-8, OF and BI on parcel numbers 08160-001-000, 08160-002-000, 08171-001-000, 08169-000-000, 08197-006-000, 08160-001-001, 08160-004-000 and 08160-004-001 located at 1998 NE 39th Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.





engineers • surveyors • planners, inc.

To: Gainesville Sun DATE: 4/10/15
FROM: Brenna French
SUBJECT: Neighborhood Meeting – Hatchet Creek

PUBLIC NOTICE

A neighborhood workshop to discuss a proposed land use change from Planned Unit Development to Residential Low, Residential Medium, Office and Business Industrial and a rezoning from RSF-1, RSF-4 and I-1 to RMF-5, RMF-8, OF and BI on parcel numbers 08160-001-000, 08160-002-000, 08171-001-000, 08169-000-000, 08197-006-000, 08160-001-001, 08160-004-000 and 08160-004-001 located at 1998 NE 39th Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

The meeting will be held on Thursday, April 30, 2015 at 6:00 p.m. at the Ironwood Golf Course Clubhouse, 2100 NE 39th Avenue.



Contact: **eda** engineers – surveyors – planners
Phone: (352) 373-3541

PB-15-43 ZON**150112E
Exhibit C-1**Neighborhood Workshop Notice

08160-010-056 Hatchet Creek
ELLIOTT W ADAMS
4634 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-049 Hatchet Creek
JONATHAN BAUTISTA
4567 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-043 Hatchet Creek
EARLENE BRIGHT
4665 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-051 Hatchet Creek
BRUCE JR & PARKE
1608 NE 45TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-023 Hatchet Creek
CAMPBELL & LOOMIS
4105 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-072 Hatchet Creek
KEITH V CHAPMAN
4102 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-002 Hatchet Creek
CLANEY & WINDAU
4305 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-001 Hatchet Creek
SHEILA M CREW
1506 NE 47TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08171-000-000 Hatchet Creek
DAVID PAUL LLC
2912 SW 91ST TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

08160-010-050 Hatchet Creek
RODERICK O DONATO
4553 NE 15TH TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

08160-010-040 Hatchet Creek
ROSALEE ALSTON
4707 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-081 Hatchet Creek
JEAN D BELL
4136 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08163-001-000 Hatchet Creek
BRITTANY ESTATES GROUP LLC
31200 NORTHWESTERNB HIGHWAY
FARMINGTON HILLS, MI 48334

Neighborhood Workshop Notice

08160-010-061 Hatchet Creek
RAYMOND BRYANT LIFE ESTATE
4686 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-022 Hatchet Creek
ROMANO CARAECLÉ
4551 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-039 Hatchet Creek
ESPEDITO S CIEGO
4719 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-024 Hatchet Creek
MICHAEL L COLBY
4523 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-038 Hatchet Creek
YEN M DAO
83-989 KAOHIA PL
CAPTAIN COOK, HI 96704

Neighborhood Workshop Notice

08160-010-035 Hatchet Creek
SHARON P DELEON
4674 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-046 Hatchet Creek
JASON K DRESSSEL
4635 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-055 Hatchet Creek
ELA MAY AYUBAN
4622 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-022 Hatchet Creek
JUSTIN WARD BENTON
4107 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08164-000-000 Hatchet Creek
K P BROWN
12021 NW 39TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

08160-010-042 Hatchet Creek
KYLA CACCIABEVE
4671 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-091 Hatchet Creek
CAROL D CATO
4230 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

07875-000-000 Hatchet Creek
CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

08160-005-076 Hatchet Creek
AKELA COLLINS
4118 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-017 Hatchet Creek
ANTIONETTE D'ASSOMPTION
4129 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-029 Hatchet Creek
RUDOLF DITTMAR
4029 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08169-000-000 *** Hatchet Creek
EAST GAINESVILLE DEV PARTNERS
51 KATONAH'S WOOD RD
KATONAH, NY 10536

PB-15-43 ZON**150112E
Exhibit C-1**Neighborhood Workshop Notice

08160-010-047 Hatchet Creek
DEREK J EICHLER
4623 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-033 Hatchet Creek
JOANNE FERBER
1709 NE 40TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-019 Hatchet Creek
FLANAGAN COMPANIES INC
4118 NW 69TH ST
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

08160-004-002 Hatchet Creek
FLORIDA DEPT OF TRANSPORTATION
DOT/STATE OF FLORIDA
PO BOX 1089
LAKE CITY, FL 32056

Neighborhood Workshop Notice

08160-010-021 Hatchet Creek
CHARLES FREEMAN
4565 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-034 Hatchet Creek
ROBERT A GAILEY
PO BOX 13435
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

08160-010-012 Hatchet Creek
PATRICK GALLAGHER
4673 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-008 Hatchet Creek
MARIA V GIOVITI
% ROD MCGALLIARD
104 FALCON DR
CHARLOTTESVILLE, VA 22901

Neighborhood Workshop Notice

08160-005-095 Hatchet Creek
BRIAN L GOLDSTEIN
1521 SW 56TH AVE
PLANTATION, FL 33317

Neighborhood Workshop Notice

08167-000-000 Hatchet Creek
GOODLAND OF FLORIDA LLC
9921 SW 22ND LN
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

08160-005-032 Hatchet Creek
SPENCER K GOODWIN
4023 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-009 Hatchet Creek
TRAVONTE A GRAHAM
4717 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-045 Hatchet Creek
PAULINE GREENLAND
4647 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-020 Hatchet Creek
JASON C GREER
4123 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-011 Hatchet Creek
GIANNANDREA GREGORINI
9626 OAK PASS RD
BEVERLY HILLS, CA 90210

Neighborhood Workshop Notice

08160-005-012 Hatchet Creek
FRANCESCA GREGORINI
4429 DUNDEE DR
LOS ANGELES, CA 90027

Neighborhood Workshop Notice

08160-005-078 Hatchet Creek
DIANE L HARDRIDGE
4122 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-018 Hatchet Creek
MICHAEL C HARRIS
4611 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08159-010-004 Hatchet Creek
HAWES LAND TRUST CONS EASEMENT
ASSN
3501 SOUTH MAIN ST STE 1
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

08160-005-098 Hatchet Creek
JOSEPH R HAYNSWORTH JR
4306 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08198-001-001 Hatchet Creek
HB GAINESVILLE LLC
505 S FLAGLER DR STE 1400
WEST PALM BEACH, FL 33401

Neighborhood Workshop Notice

08160-005-080 Hatchet Creek
RICKY L HECKERSON
2580 GREENHILL WAY #316
OVIEDO, FL 32765

Neighborhood Workshop Notice

08159-010-002 Hatchet Creek
HENDERSON & HENDERSON II CO-
TRUSTEES
3501 S MAIN ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

08160-005-079 Hatchet Creek
KATHERINE P HERATY
200 SUMMER BREEZE WAY #227
ST AUGUSTINE, FL 32086

Neighborhood Workshop Notice

08198-007-001 Hatchet Creek
HILL'S MINI STORAGE
2626 NE 39TH AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-031 Hatchet Creek
LORRAINE CAROLYN HOLMES
4025 NE 17TH ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-013 Hatchet Creek
WILGEA IBARRIENTOS
4661 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-099 Hatchet Creek
IRONWOOD HOMEOWNERS ASSOC
PO BOX 358892
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

08160-010-034 Hatchet Creek
LOIDA ELENA D JAVILLONAR
4662 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-093 Hatchet Creek
JULIE M JOHNSON SUCCESSOR TRUSTEE
4234 NE 17TH TER
GAINESVILLE, FL 32609

PB-15-43 ZON**150112E
Exhibit C-1**Neighborhood Workshop Notice

08160-010-016 Hatchet Creek
KIRBY W JORDAN JR
4637 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-015 Hatchet Creek
ZOHREH KAYHANI
4203 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-003 Hatchet Creek
CARRSELLSA J KNOX
1564 NE 47TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-088 Hatchet Creek
LANGFORD & LANGFORD
PMB 238
1438 LANTANA RD
LANTANA, FL 33462

Neighborhood Workshop Notice

08160-002-001 Hatchet Creek
LEWIS PLACE ASSOCIATES LTD.
% THE PARTNERSHIP, INC
2001 WEST BLUE HERON BLVD
RIVIERA BEACH, FL 33404

Neighborhood Workshop Notice

08160-010-010 Hatchet Creek
ALAN MALLONGA
4705 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

07874-001-002 Hatchet Creek
MLH PHASE 2 LLC
1350 BAYSHORE HWAY STE 825
BURLINGAME, CA 94010

Neighborhood Workshop Notice

07874-001-000 Hatchet Creek
MURPHREE LAND HOLDINGS LLC
6735 CONROY WINDERMERE RD STE 401
ORLANDO, FL 32835

Neighborhood Workshop Notice

08160-010-044 Hatchet Creek
HELEN RENEE NICHOLS
14605 NW 154TH TER
ALACHUA, FL 32615

Neighborhood Workshop Notice

08160-010-054 Hatchet Creek
YOUNG-HYUN PARK
15911 MORNINGSIDE
NORTHVILLE, MI 48168

Neighborhood Workshop Notice

08160-005-001 Hatchet Creek
SANDRA JOSEPH
4307 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-073 Hatchet Creek
ALEXANDER THOMAS KING
4106 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-094 Hatchet Creek
EILON KRUGMAN-KADI HEIRS
PO BOX 142112
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

08160-010-037 Hatchet Creek
LOIS M LANTERI
4702 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-052 Hatchet Creek
PELMAR S LIMPO
4552 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-005 Hatchet Creek
MICHAEL S MALO
4229 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-075 Hatchet Creek
ROBERT D MONAGHAN
12306 SW 11TH AVE
NEWBERRY, FL 32669

Neighborhood Workshop Notice

08160-010-005 Hatchet Creek
N.H.D.C.
633 NW 8TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

08160-005-097 Hatchet Creek
AUBURN O TRUSTEE NORRIS
% ALICIA PHILLIPS PROP MGR
2615 NW 6TH ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-009 Hatchet Creek
GARY R PAULTER
15910 NW 28TH AVE
NEWBERRY, FL 32669

Neighborhood Workshop Notice

08160-005-024 Hatchet Creek
ELLIOTT JUEANVILLE
4103 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-019 Hatchet Creek
KING & KUMAR
2158 NW 29TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

08160-005-087 Hatchet Creek
LANGFORD & LANGFORD
4212 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-003 Hatchet Creek
SUZANNAH T LASKI
4303 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-023 Hatchet Creek
XU QUAN LIN
215 WEST MIMOSA DR
STARKE, FL 32091

Neighborhood Workshop Notice

08160-005-007 Hatchet Creek
McCLURE-STOWELL & McCLURE
6901 RICHARDS PL
ST AUGUSTINE, FL 32080

Neighborhood Workshop Notice

08160-010-060 Hatchet Creek
GINA MONLYN
4672 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-071 Hatchet Creek
NEW RRSIDENTIAL MORT LOAN TRUST
2014-NPL-1
% PHELAN HALLINAN PLC
2727 WEST CYPRESS CREEK RD
FT LAUDERDALE, FL 33309

Neighborhood Workshop Notice

08160-001-003 Hatchet Creek
NORTHPOINT AT IRONWOOD
HOMEOWNERS ASSN
633 NW 8TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

08160-010-053 Hatchet Creek
REY PEREZ
4566 NE 16TH TER
GAINESVILLE, FL 32609

PB-15-43 ZON**150112E
Exhibit C-1**Neighborhood Workshop Notice

08160-005-077 Hatchet Creek
WELSEY A PINKSTON
12714 NE WALDO RD
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-011 Hatchet Creek
EMERSON O QUE
4687 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-006 Hatchet Creek
CRYSTALL CIANA ROBINSON
1624 NE 47TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-025 Hatchet Creek
DAVID SCHMIDT
4039 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-002 Hatchet Creek
AILEEN S SERRANO
1532 NE 47TH PL
Gainesville, FL 32609

Neighborhood Workshop Notice

08160-010-007 Hatchet Creek
TANDRA LAMIKIA SIMMONS
1648 NE 47TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-057 Hatchet Creek
JAMIE N STUBBS
4646 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-033 Hatchet Creek
ANTHONY C THOMAS
4650 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-083 Hatchet Creek
US BANK TRUST
300 EAST DELWARE AVE 8TH FLOOR
WILMINGTON, DE 19809

Neighborhood Workshop Notice

08160-010-008 Hatchet Creek
CINDY RAE WELSH
4729 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

07876-000-000 Hatchet Creek
PLUM CREEK TIMBERLANDS L P
ATTN: TAX DEPARTMENT
100 PROFESSIONAL CENTER DR
BRUNSWICK, GA 31525

Neighborhood Workshop Notice

08160-003-000 Hatchet Creek
RD1539 ALACHUA LLC
2235 OKEECHOBEE BLVD
WEST PALM BEACH, FL 33409

Neighborhood Workshop Notice

08160-010-036 Hatchet Creek
ANNIE JONES ROLLE
4686 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-092 Hatchet Creek
WENDY SCOTT
PO BOX 782
WALDO, FL 32694

Neighborhood Workshop Notice

08160-010-004 Hatchet Creek
ROBERT JR SHEPPARD
1588 NE 47TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-001-002 Hatchet Creek
D O T STATE OF FLA HF
PO BOX 1089
LAKE CITY, FL 32056

Neighborhood Workshop Notice

07872-008-000 Hatchet Creek
TERRAPOINTE LLC
1901 ISLAND WALKWAY
PO BOX 1188
FERNANDINA BEACH, FL 32034

Neighborhood Workshop Notice

08160-010-014 Hatchet Creek
HOWARD THORPE
4655 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-059 Hatchet Creek
JAIRO P VALENCIA
4664 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-089 Hatchet Creek
JEREMY MICHAEL WILLIAMS
4218 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-058 Hatchet Creek
POLANCO & VERDOTE
4658 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-062 Hatchet Creek
EDNA A REYES
4708 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-015 Hatchet Creek
JOSE MARIA DELOS SANTOS
4649 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-085 Hatchet Creek
SECURED FUTURES INC
4747 E ELLIOT RD STE 29-217
PHOENIX, AZ 85044

Neighborhood Workshop Notice

08160-005-021 Hatchet Creek
RICHARD W SHOCK
8808 SW 44TH LN
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

08160-010-063 Hatchet Creek
CYNTHIA STRICKLAND
4720 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-013 Hatchet Creek
NANCY J TESTA
4207 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-041 Hatchet Creek
BOBBY R TIBBS
4683 NE 15TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-017 Hatchet Creek
TIMOTHY J WELCH
4625 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-010-048 Hatchet Creek
KENYA N WILLIAMS
4581 NE 15TH TR
GAINESVILLE, FL 32609

PB-15-43 ZON

Neighborhood Workshop Notice

08160-005-028 Hatchet Creek
TANAKA WOODEN
4035 NE 17TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08160-005-035 Hatchet Creek
KAREN A YOCUM
1705 NE 40TH PL
GAINESVILLE, FL 32609

PB-15-43 ZON**150112E
Exhibit C-1**Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Elizabeth PL/Northwest 23rd ST
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605

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, The
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

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

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

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

PB-15-43 ZON**150112E
Exhibit C-1**Neighborhood Workshop Notice

Libby Heights
MARTIN McKELLAR
3442 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Suburban Heights
DIANN DIMITRI
5015 NW 19 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

PB-15-43 ZON**150112E
Exhibit C-1****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: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
75 SW 23 Way
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

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

Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

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
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
PO BOX 5549
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

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

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

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

PB-15-43 ZON

**150112E
Exhibit C-1**

Neighborhood Workshop Notice

Phoenix Subdivision
APRIL JONES
3214 SW 26 TERR, Unit B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Woodland Terrace
JERRY D ROSE
3415 NW 1 COURT
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100

PUBLIC NOTICE

A neighborhood workshop to discuss a proposed land use change from Planned Unit Development to Residential Low, Residential Medium, Office and Business Industrial and a rezoning from RSF-1, RSF-4 and I-1 to RMF-5, RMF-8, OF and BI on parcel numbers 08160-001-000, 08160-002-000, 08171-001-000, 08169-000-000, 08197-006-000, 08160-001-001, 08160-004-000 and 08160-004-001 located at 1998 NE 39th Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

The meeting will be held on Thursday, April 30, 2015 at 6:00 p.m. at the Ironwood Golf Course Clubhouse, 2100 NE 39th Avenue.



Contact: eda engineers – surveyors – planners
Phone: (352) 373-3541

Rare scrub jay's Marion County habitat may be in jeopardy

A state agency wants to sell some of the land where they live.

By Kristine Crane
Staff writer

She finally found him. The bird she'd been looking for. Sandro Marraffino, an avid bird watcher and representative from the Marion County Audubon Society, spent Friday morning walking along a trail of the Halpota Tostanaki Preserve "pishing" — making a noise that falls somewhere in the range of a whistle, a kiss and a "chit, chit, chit" — that attracts birds. "You're hearing a Carolina wren," Marraffino said. Within a few steps, she added, "That's the eastern towhee

calling." She spotted the white-eyed vireo by its distinctive "yellow sunglasses" around the eyes, and the American kestrel, or sparrow hawk, with its stunning orange and blue crest.

But it wasn't until the end of the walk that Marraffino spotted the bird that she came for. Perched in a tree was a bird that, to the untrained eye, could easily be mistaken for the common blue jay.

"That is a Florida scrub jay," she said. "Not a lot of people have seen one." The scrub jay, unlike the blue jay, has necklaces of royal blue and is endemic to Florida. Most of these roughly 6,000 nonmigratory birds live in Central Florida. The largest population of the birds in Marion County — roughly

110 — lives in the Halpota Tostanaki Preserve. It's an ideal habitat for them, and a self-sustaining one: They live well in scrub oaks, clusters of stubby trees that stand just 6-10 feet tall.

They aren't surrounded by tall trees where predators hide out, and the scrub jays have to eat the acorns that fall from the scrub oaks. They bury the acorns in the sand for winter food, and the left-over ones regenerate into new trees.

The Southwest Florida Water Management District (SWFWMD) has helped that process along by conducting periodic burnings to clear the area of underbrush and palmeto plants so that the scrub oaks can grow up freely, Marraffino said. SWFWMD has also planted

native plants and put in good soil, she added. "This is one of the few areas where the number of scrub jays is increasing because of good management," Marraffino said.

But now, the birds are potentially under threat by the same organization charged to protect their habitat. SWFWMD proposes selling 47 acres of the preserve as surplus land. As part of its surplus land biennial assessment program, SWFWMD sells land that no longer meets the original acquisition purposes.

The district owns nearly 350,000 acres of land in 16 counties that is considered "environmentally sensitive," meaning most in need of protection, said Ken Frink, SWFWMD's director of operations, lands and resource



A scrub jay sits on a branch in the Halpota Tostanaki Preserve on Friday.

monitoring. But sometimes SWFWMD purchases land that is not environmentally sensitive — meaning that the land does not have a significant benefit to the area's water supply, water quality, flood protection or natural systems, Frink said.

That is the designation that SWFWMD gave to those 47 acres in February. They determined that the land was "not in a native condition," Frink said. But since that time, "it's naturally evolving into a habitat," he added. That's likely because the area was burned again between three and four months ago, Marraffino explained.

Based on information the Audubon Society and others have provided, SWFWMD is now reconsidering its proposal to sell those 47 acres, Frink said.

An environmental advisory meeting will be held next week to discuss this particular parcel and other pieces of land, with a possible decision in May, Frink said. "We're trying to be very open to the public," he said.

If the land is sold, all proceeds will go for purchasing more land, he added. "The mindset is to sell lands that are marginally environmentally sensitive and purchase lands that are very environmentally sensitive," Frink said.

The Audubon Society is worried that if the 47 acres

are sold, the residential development across the street would encroach on the preserve, killing the scrub jay habitat. The Audubon Society has designated the preserve an Important Bird Area, and the scrub jay is a federally endangered species. Local high school students participate in scrub jay Christmas countings and do other projects on the native species, Marraffino said.

Other endangered creatures, including the eastern meadowlark, the American kestrel, the northern bobwhite quail, the indigo snake and the gopher tortoise also use this habitat, she added.

These creatures may also bring some economic benefit to the area since the wildlife attracts tourists, she added.

"People come specifically to Florida because of birds like the scrub jay," Marraffino said.

Birders keep lifelong bucket lists of birds to spot, and she herself has traveled to Arizona and Texas to find certain species.

"Birders will pay for lodging and the food there," she added.

A native of New York, Marraffino's first birding experience was in the Everglades in 1987. "We came for the egret, herons and birds you see in the Everglades that we normally didn't get up north," she said.

Ten years ago, she and her husband moved to Marion County, inspired by an exhibit that featured Florida's Nature Coast that they'd seen in White Plains, New York. She's been a vigilant birder ever since.

"Birding is like any other hobby. It gets you out, and all you need is binoculars," Marraffino said. "It's like a treasure hunt, and you never know what you are going to find."

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Obituary Information

All obituaries are paid notices and are placed by the funeral home or crematorium handling the arrangements as a service to the family.

For more information:
352-333-3131 or 352-333-3131
obits@gvillesun.com
fax: (352) 333-3131

PUBLIC NOTICE

A neighborhood workshop to discuss a proposed land use change from Planned Unit Development to Residential Low Density Medium Density Office and Business Industrial and a rezoning from RSP-1, RSP-4 and R-1 to MFA, MFA-2, C-1 and C-2 on parcel numbers 08160-001-000, 08160-002-001, 08160-003-000, 08160-004-000, 08160-005-000, 08160-006-001, 08160-007-000 and 08160-008-001 located at 2372 SW Archer Road, Gainesville, FL. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

The meeting will be held on Thursday, April 14, 2011 at 6:00 p.m. at the Gainesville Golf Course Clubhouse, 2390 NE 39th Avenue.
Contact: eda engineers - surveyors - planners
Phone: (352) 333-3541

PUBLIC NOTICE

CHW will hold a neighborhood workshop to discuss a Small-scale Comprehensive Plan Amendment, Rezoning, and Special Use Permit for Alachua County Tax Parcel 06764-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL.

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held on Wednesday, April 20, 2011 at 6:00 p.m. at the Country Inn and Suites, 4015 SW 43rd Street, Gainesville, FL 32608.

Directions to Workshop: From I-75: Take the Archer Road Exit 5384, head west to SW 43rd Street. Turn right onto SW 43rd Street, location is on the right.

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976



[illegible]



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Proposed Land Use and Zoning Change Hatchet Creek

Neighborhood Meeting, April 30, 2015

Meeting Started: 6:00 PM

Community Participants: 2 (see sign-in sheet for names)

Location: Ironwood Golf Course Clubhouse

Project Representative:

Clay Sweger; eda

Meeting Minutes:

Clay Sweger gave a presentation to the community participants in attendance. Mr. Sweger indicated that the proposal is to request a change in land use and zoning for the approximately 500 acre property in the City of Gainesville that is adjacent to the Ironwood Golf Course and is in-between NE 39th Avenue, NE 53rd Avenue, NE 15th Street and Waldo Road. The proposal is to request a mix of standard future land use and zoning designations, including a mix of residential districts and the Business Industrial (BI) land use and zoning districts to be located on all lands within the 60 dnl noise zone. The intent is to provide future land use and zoning maps that are consistent with each other, consistent with the regulations associated with the airport and allow for future development that will be beneficial to the area.

At the end of the presentation, there were no questions from those in attendance that weren't addressed in the presentation itself.



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2404 NW 43rd Street
Gainesville, FL 32606

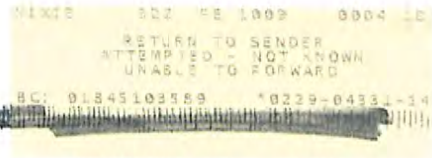
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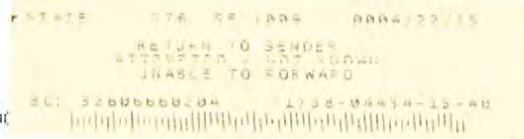
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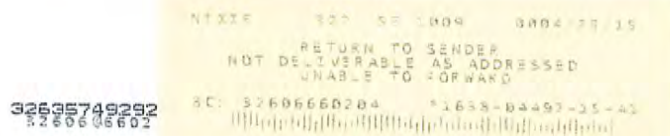
Neighborhood Workshop Notice
LARRY SCHRELL
2018 NW 7 LN
GAINESVILLE, FL 32603



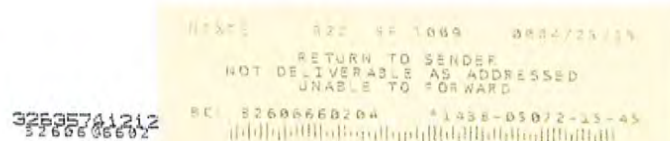
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DR160-005-083 Hatcher Creek
US BANK TRUST
300 EAST DELAWARE AVE 8TH FLOOR
WILMINGTON, DE 19801



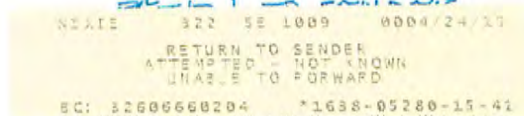
Neighborhood Workshop Notice
Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32633



Neighborhood Workshop Notice
Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32633



Neighborhood Workshop Notice
Las Palmas
PETER JAWORSZ
3118 NW 37 AVE
GAINESVILLE, FL 32605



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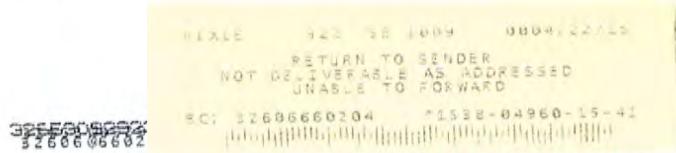
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Gainesville, FL 32606

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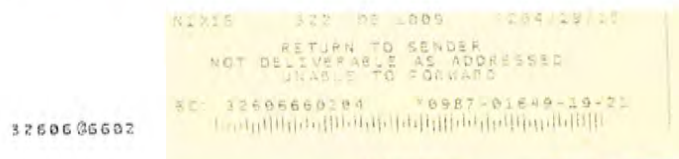
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Exhibit C-1



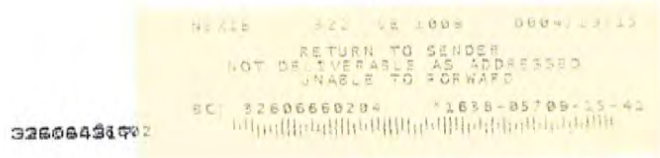
Neighborhood Workshop Notice
GARDEN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653



Neighborhood Workshop Notice
Pineage
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

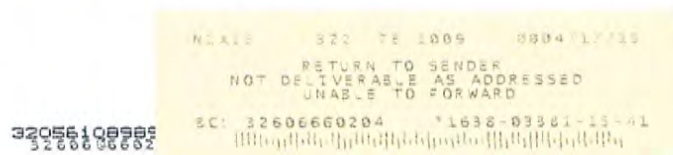


Neighborhood Workshop Notice
Kensington Park
MAXINE HENGE
5040 NW 50 TER
GAINESVILLE, FL 32605

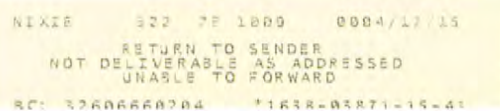


GAINESVILLE, FL 32606

Neighborhood Workshop Notice
02160-001-002 Hatchet Creek
DOT STATE OF FLA HIF
PO BOX 1089
LAKE CITY, FL 32056



Neighborhood Workshop Notice
08160-001-002 Hatchet Creek
FLORIDA DEPT OF TRANSPORTATION
DOT STATE OF FLORIDA
PO BOX 1089
LAKE CITY, FL 32056





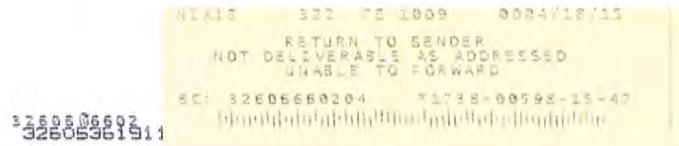
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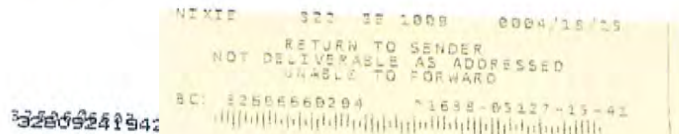
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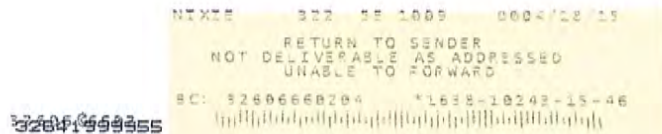
Neighborhood Workshop Notice
Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
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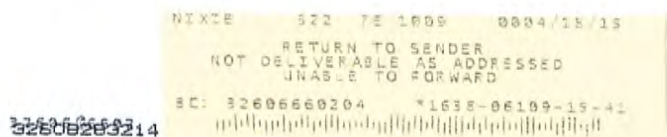
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Highland Court Manor
DAVID SOUTHWORTH
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GAINESVILLE, FL 32609



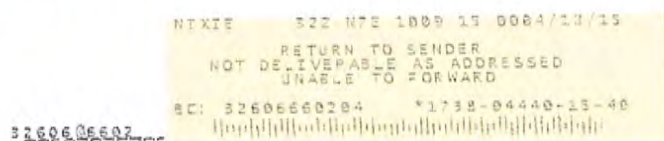
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Daval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641



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



Neighborhood Workshop Notice
Sugarfoot Community/Anglewood
KEATHER KELLY
426 SW 46 TERRACE
GAINESVILLE, FL 32607





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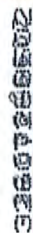


Neighborhood Workshop Notice
University Park
JIMMY HARNBERGER
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NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

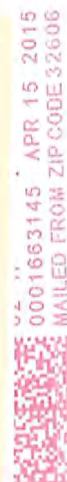
BC: 32606660204 *1638-05676-15-41



Neighborhood Workshop Notice
08160-005-020 Hatchet Creek
JASON C GREEK
4123 NE 17TH TER
GAINESVILLE, FL 32609

322 N7E 1009A1310004/16/15
RETURN TO SENDER
GREEK JASON
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

BC: 32606660204 *1738-04592-15-40



Neighborhood Workshop Notice
08160-005-070 Hatchet Creek

PB-15-43 ZON

150112E
Exhibit C-1



Attachment 4

Environmental Resource Assessment
Ecosystem Research Corporation
(Report Submitted as Electronic Copy)



Attachment 5

Letter of Support Gainesville Regional Airport



April 27, 2015

Mr. Steve Dush, Director of Planning and Dev. Services
City of Gainesville – Planning Department
PO Box 490
Station 12
Gainesville, FL 32627-0490

Re: East Gainesville Development Partners - Hatchet Creek PUD
Request for Zoning Change to Business Industrial within 60 DNL Overlay Zone

Dear Mr. Dush:

The Gainesville-Alachua County Regional Airport Authority's supports East Gainesville Development Partners request to rezone all of its property within the 60 DNL noise zone (per Appendix F of the City LDC) to Business Industrial. The Airport Authority heard a presentation on the proposed zoning change from Mr. Clay Sweger of EDA, agent for EGD, at its regular public meeting on March 25, 2015. The Authority Board voted unanimously to support the proposed change to Business Industrial, in order to permanently exclude residential uses within the 60 DNL zone. We believe Business Industrial uses to be generally compatible with airport operations and are enthusiastic about the long-term employment possibilities this zoning may provide.

We look forward to assisting you with EGD's zoning request in any way we can. I would appreciate your staff keeping us informed as specific development plans are proposed. The Airport Authority wishes to comment on specific aspects of the project that may affect aircraft safety or that of persons or property on the ground (*i.e. obstructions*) and help to avoid any potential conflicts.

Yours truly,

A handwritten signature in blue ink, appearing to read "Allan J. Penksa".

Allan J. Penksa, A.A.E.
Chief Executive Officer

cc: Clay Sweger, EDA Engineers-Planners, Inc.



Attachment 6

Proposed Amendment to FLUE Policy 4.3.5

Attachment 6 Proposed Amendment to FLUE Policy 4.3.5

The proposed change in future land use from Planned Use District (PUD) to Residential Low (RL), Residential Medium (RM), Office (O) and Business Industrial (BI) will result in the removal of Future Land Use Element Policy 4.3.5, which was approved as part of the original PUD future land use designation. The specific Comprehensive Plan text to be removed is listed below:

~~Policy 4.3.5 — Due to the unique infrastructure and environmental constraints of the Hatchet Creek Planned Use District (the "PUD"), as depicted on the map labeled Hatchet Creek PUD Area in the Future Land Use Map Series A, the PUD shall be governed by the following conditions:~~

~~a. — The residential density and allowable residential uses within the Planned Use District is a maximum of 1,200 residential units and 300 Assisted Living Facility (ALF) beds.~~

~~b. — The non-residential and non-ALF intensity and allowable non-residential and non-ALF uses within the PUD is a maximum of 200,000 square feet of non-residential uses. This 200,000 square feet may be used for any combination of the following: up to 100,000 square feet of retail space, up to 100,000 square feet of office space and any remaining square footage for the Business Industrial uses that are specified in the Planned Development ("PD") zoning ordinance. In addition, the PUD may include accessory uses customarily and clearly incidental to a residential community, such as recreational facilities, and may include parks, open space, conservation, open space buffers and mitigation areas. Any accessory uses shall be for the exclusive use of the residents of the PUD and their guests and shall be specified in the PD zoning ordinance.~~

~~c. — The actual amount and types of residential units, ALF beds, and non-residential development area will be specified in the PD zoning ordinance as limited by the city, county and state development restrictions and constraints, including but not limited to, wetlands and surface water regulations, wellfield protection, floodplain requirements, concurrency and airport hazard zoning regulations.~~

~~d. — The allowable uses within the PUD shall be restricted as described below and as more specifically provided in the PD zoning ordinance. For purposes of this PUD, the 60-75 DNL Noise Contour is the area depicted as the 60 DNL Noise Contour, the 65 DNL Noise Contour, the 70 DNL Noise Contour and the 75 DNL Noise Contour on Attachment 3 to the Appendix F — Airport Hazard Zoning Regulations, Chapter 30, Gainesville Code of Ordinances adopted on December 3, 2009 by Ordinance 090384. A copy of Attachment 3 is attached hereto as Exhibit "B," which consists of the map entitled "Airport Noise Zone Map — City of Gainesville" prepared by the City of Gainesville Planning Department GIS Section 08/09. The source of the map is the Pt. 150 Study 2012 Noise Exposure Map, as stated on the map.~~

~~1. — Within the 60-75 DNL Noise Contour, subject to the Airport Hazard Zoning Regulations:~~

1 (a) ~~No residential development, including ALF beds, is allowed.~~

2 (b) ~~Non-residential (retail, office and accessory uses to residential)~~
3 ~~development is allowed, as well as recreational facilities as~~
4 ~~accessory uses that are customarily and clearly incidental to a~~
5 ~~residential community or parks, open space, conservation, open~~
6 ~~space buffers and mitigation areas; except that on lands with the~~
7 ~~underlying land use designation of Industrial, the non-residential~~
8 ~~development shall be limited to certain Business Industrial (BI)~~
9 ~~zoning uses that are specified in the PD zoning ordinance.~~

10 ~~2. Outside of the 60-75 DNL Noise Contour, subject to the Airport Hazard~~
11 ~~Zoning Regulations, to the extent same are applicable:~~

12 (a) ~~Residential development, including ALF beds, is allowed.~~

13 (b) ~~Non-residential (retail, office and accessory uses to residential)~~
14 ~~development is allowed, as well as recreational facilities as~~
15 ~~accessory uses that are customarily and clearly incidental to a~~
16 ~~residential community or parks, open space, conservation, open~~
17 ~~space buffers and mitigation areas.~~

18 e. ~~All non-residential areas in the PUD shall be connected to the residential areas in~~
19 ~~the PUD by an interior roadway system and/or a pedestrian/bicycle/golf cart~~
20 ~~system. All pedestrian sidewalk systems in the PUD shall comply with the Florida~~
21 ~~Accessibility Code for Building Construction requirements.~~

22 f. ~~A current and complete wetlands survey for the entire property shall be submitted~~
23 ~~to the City of Gainesville and to the St. Johns River Water Management District at~~
24 ~~the time of application for PD zoning. Formal approval of wetland delineations for~~
25 ~~the entire property by the water management district is required prior to the public~~
26 ~~hearing on the PD zoning petition by the City Plan Board.~~

27 g. ~~All direct impacts to jurisdictional wetlands, wetland buffers, and regulated creeks~~
28 ~~shall be avoided to the extent practicable. All unavoidable, direct wetland and~~
29 ~~creek impacts shall be mitigated in accord with applicable City of Gainesville and~~
30 ~~water management district requirements. Any required on-site mitigation will be~~
31 ~~part of and will not supersede other wetland mitigation requirements of the~~
32 ~~comprehensive plan, land development code, and the water management district.~~
33 ~~There shall be no net loss of wetland acreage and function within the PUD. In~~
34 ~~addition, if wetland impacts are proposed at the time of application for PD zoning~~
35 ~~or a subsequent application for development approval, the owner/developer shall~~
36 ~~submit a plan for improvement of surface water and wetland function within the~~
37 ~~Planned Use District and, subject to City review and approval, the plan of~~
38 ~~improvement shall be incorporated into the PD zoning ordinance or subsequent~~
39 ~~development approval.~~

- h. ~~All pedestrian and/or bicycle pathways, trails, and sidewalks shall be located outside of wetland buffer areas and outside of creek buffer areas, except as may be established and shown for good cause by the owner/developer and then provided for in the PD zoning ordinance.~~
- i. ~~Protection of the State listed animal species Gopher tortoise (Gopherus polyphemus) listed as a Species of Special Concern in Rule 68A-27.005, Florida Administrative Code, located in the remnant sandhills east of the Ironwood Golf Course, and documented in the applicant's Hatchet Creek Planned Use District Report dated March 2007, is required and shall be established in the PD zoning ordinance. Protection of the documented population may be accomplished by establishing a designated protection area in the PD zoning ordinance that meets all applicable requirements of the City's land development code and all applicable requirements of the Florida Administrative Code.~~
- j. ~~The owner/developer shall submit a report (in accordance with the requirements of the environmental regulations in the City's land development code) with the application for PD zoning. As part of this report, the highest quality uplands shall be delineated and development within these high quality areas shall be restricted.~~
- k. ~~The application for PD district zoning shall include requirements for the use of native vegetation landscaping and for the removal of invasive trees and shrubs.~~
- l. ~~A master stormwater management plan for the entire PUD shall be prepared by the owner/developer. The plan shall include provisions for protecting the water quality of Little Hatchet Creek, particularly with respect to stormwater runoff from any future development within the planned use district. A conceptual master stormwater management plan application shall be submitted at the time of application for PD zoning. The subsequent master stormwater management plan must be approved by the City Manager or designee prior to final development plan approval. The master stormwater management plan for the project shall be modified for undeveloped phases in order to comply with the statewide water quality rule once it is adopted. The water quality leaving the site shall be addressed in the PD zoning ordinance.~~
- m. ~~Buffer and setback requirements for the wetlands and creeks in the PUD shall be specified in the PD zoning ordinance and shall be in accordance with the environmental regulations in the City's land development code, based upon review of the required report that shall be submitted with the application for PD zoning.~~
- n. ~~Buffer requirements pertaining to adjacent uses (including the municipal golf course) will be provided by the owner/developer in the application for PD zoning and, subject to City review and approval, shall be included in the PD zoning ordinance. These buffers shall be designed to minimize the impact on and adequately buffer the adjacent uses.~~
- o. ~~The PUD shall not vest the development for concurrency. The owner/developer is required to apply for and meet concurrency management certification~~

requirements, including all relevant policies in the Concurrency Management Element, at the time of application for PD zoning. Transportation modifications which are required due to traffic safety and/or operating conditions, and which are unrelated to transportation concurrency shall be provided by the owner/developer.

p. Internal roadways shall be designed to provide for bicycle and pedestrian access and connectivity, and shall include traffic calming (low design speed) methods (e.g., speed tables, speed humps, "neck-downs", roundabouts) acceptable to the City of Gainesville in accordance with the traffic calming practices outlined by the Institute of Transportation Engineers.

q. Sidewalks shall be provided on all internal streets. Sidewalk connections shall be made from the internal sidewalk system to the existing and planned public sidewalks along the development frontage. All sidewalks and sidewalk connections shall be a minimum of 5 feet in width, except as may be established and shown for good cause by the owner/developer and then provided for in the PD zoning ordinance.

r. The PUD shall provide for transit access (either on site or on abutting roadways) and shall include construction of an appropriate number of transit shelters, as determined at the PD zoning stage and specified in the PD zoning ordinance.

s. A limited number of drive-through facilities shall be allowed on the street frontages of NE 53rd Avenue and NE 39th Avenue as determined at the PD zoning stage and specified in the PD zoning ordinance. No direct access from NE 39th Avenue or NE 53rd Avenue shall be allowed for these drive-through facilities. All access to the drive-through facilities shall be from the internal roadway system (the internal roadway system shall include public and private roads and internal driveway systems) in the PUD. Additional drive-through facilities that are entirely internal to the PUD shall be determined in the PD zoning ordinance. The PD zoning ordinance shall specify the design criteria for all drive-through facilities and shall include a phasing schedule to ensure a mix of drive-through facilities, residential uses, and other commercial/office uses in the planned use district. The trip generation associated with drive-through facilities shall limit the total number of drive-through facilities such that the total maximum trip generation shown for the 100,000 square feet of shopping center use as calculated by the traffic study dated 4/3/08 (prepared by GMB Engineers & Planners, Inc.) as updated 11/19/09 by MPH Transportation Planning, Inc. is not exceeded for the PUD.

t. A maximum of two access points, unless additional access points are approved by the FDOT and the City of Gainesville, shall be allowed along NE 39th Avenue, subject to the final approval of FDOT. Any proposed reconfiguration of the existing road connection to the Ironwood Golf Course is subject to FDOT and City approval at the PD zoning stage. Boulevard-type driveways with the ingress/egress split by a landscaped median and other entry-type features shall count as a single access point. These access points shall be specified in the PD zoning ordinance.

- 1 u. ~~A maximum of two access points shall be allowed along NE 53rd Avenue unless~~
2 ~~additional access points are approved by Alachua County and the City of~~
3 ~~Gainesville, in accordance with the Alachua County Access Management~~
4 ~~regulations, and the locations shall be included in the PD zoning application. All~~
5 ~~access points are subject to Alachua County and City of Gainesville approval at the~~
6 ~~planned development zoning stage and shall be specified in the PD zoning~~
7 ~~ordinance. To minimize traffic impacts from the Hatchet Creek PUD on NE 53rd~~
8 ~~Avenue, the access points on NE 53rd Avenue shall be interconnected with the~~
9 ~~internal public or private road system in the Hatchet Creek development. The~~
10 ~~private road system interconnections shall be interpreted to include internal~~
11 ~~driveway systems.~~
- 12 v. ~~A maximum of one access point shall be allowed along NE 15th Street. Any~~
13 ~~proposed access point along NE 15th Street shall be included in the planned~~
14 ~~development district zoning application. Any proposed access point is subject to~~
15 ~~City of Gainesville approval at the planned development zoning stage, and shall be~~
16 ~~specified in the PD zoning ordinance.~~
- 17 w. ~~Additional, limited emergency access will be allowed if the need for such is~~
18 ~~identified and the access is approved by local government agencies that provide~~
19 ~~the emergency service(s), and shall be specified in the PD zoning ordinance.~~
- 20 x. ~~Prior to the application for PD zoning related to the planned use district, a major~~
21 ~~traffic study shall be submitted that meets the specifications provided by FDOT,~~
22 ~~Alachua County, and the City of Gainesville, and the traffic methodology used in the~~
23 ~~study shall be agreed to in a letter between the City, and the owner/developer.~~
24 ~~Any traffic studies undertaken by the owner/developer prior to the signed~~
25 ~~methodology letter with the City of Gainesville may be unilaterally rejected by the~~
26 ~~City.~~
- 27 y. ~~Prior to the application for PD zoning related to the Hatchet Creek planned use~~
28 ~~district, a signal warrant analysis for the intersection of NE 53rd Avenue/NE 15th~~
29 ~~Street and for the project driveway at NE 39th Avenue shall be submitted as part of~~
30 ~~the major traffic study requirements. The specifications for the signal warrant~~
31 ~~analyses shall be part of the traffic methodology letter that will be signed with the~~
32 ~~City of Gainesville. The owner/developer shall be responsible for the costs of any~~
33 ~~new traffic signals that are warranted as a result of the development's site related~~
34 ~~impacts, and the costs shall not be counted toward any required contribution for~~
35 ~~transportation concurrency.~~
- 36 z. ~~The owner/developer shall be responsible for the costs associated with tying a new~~
37 ~~traffic signal at the proposed entrance to the community on NE 39th Avenue into~~
38 ~~the Traffic Management System to ensure that the new signal communicates with~~
39 ~~the system, if and when such new traffic signal is installed.~~
- 40 aa. ~~The following shall be executed and delivered to the City prior to approval of a~~
41 ~~development plan, prior to recording of a final plat, or prior to issuance of a~~
42 ~~building permit, whichever first occurs: (1) Avigation and clearance easements~~

1 granting the City and owner/operator of the Gainesville-Alachua County Regional
2 Airport Authority, and their respective successors and assigns, the right to continue
3 to operate the airport despite potential nuisance effects upon residential and any
4 other uses that are established by this PUD and/or by the required PD zoning
5 ordinance; (2) Notice to Prospective Purchasers and Lessees of potential aircraft
6 overflights and noise impacts; and (3) Declaration of Restrictive Covenants to
7 address the property's proximity to the Airport and the imposition of local, state
8 and federal regulations. The easements, notice and declaration shall be in a form
9 acceptable to the city attorney and airport authority and shall be executed and
10 recorded by the property owner. In addition, a copy of the Notice shall be given to
11 prospective purchasers or lessees at the time of contract or lease negotiations.

12 bb. — All residential and non-residential development shall be constructed to achieve an
13 outdoor to indoor noise level reduction (NLR) as specified in Appendix F—Airport
14 Hazard Zoning Regulations, Chapter 30 of the Gainesville Code of Ordinances in
15 effect at the time of application for a building permit.

16 cc. — The owner/developer shall fund any potable water and/or wastewater capacity
17 improvements that are based on the PUD demands so that the adopted levels of
18 service in the Potable Water/Wastewater Element of the City's Comprehensive
19 Plan are maintained. The owner/developer shall sign a binding letter of agreement
20 with the City to ensure that the funding will be available to make the required
21 improvements.

22 dd. — At the time of application for PD zoning, the owner/developer shall provide design
23 standards generally consistent with traditional design concepts (such as pedestrian
24 scale, parking located to the side or rear of buildings, narrow streets, connected
25 streets, terminated vistas, front porches, recessed garages, alleys, aligned building
26 facades that face the street, and formal landscaping along streets and sidewalks)
27 for all residential and non-residential uses in the PUD and, subject to City review
28 and approval, those standards shall be specified in the PD zoning ordinance.

29 ee. — This PUD does not permit or allow any development that would constitute a
30 development of regional impact or any development that would require a
31 development of regional impact review. Any PD zoning application or any
32 application for proposed development that exceeds the development of regional
33 impact thresholds shall be required to follow the procedures as defined in Chapter
34 380, F.S. and applicable regulations of the Florida Administrative Code.

35 a. — The PUD shall not be a gated community. Security features, if any, shall be
36 addressed in the PD zoning application and specified in the PD zoning ordinance.



Attachment 7

Comp Plan and Code Citations Related to Proposed FLU & Zoning Districts

Attachment 7 Comp Plan and Code Citations Related to Proposed FLU & Zoning Districts

Proposed Future Land Use Designations***Residential Low-Density (up to 12 units per acre)***

This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Residential Medium-Density (8-30 units per acre)

This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Office

The Office land use category identifies areas appropriate for office and residential uses. This category is intended to identify appropriate areas for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the district. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

Business Industrial

This land use category is primarily intended to identify those areas near the Gainesville Regional Airport appropriate for office, business, commercial and industrial uses. This district is

distinguished from other industrial and commercial districts in that it is designed specifically to allow only uses that are compatible with the airport. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, this category may be used to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulation(s) shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

Proposed Zoning Districts

Sec. 30-52. - Residential low density districts (RMF-5, RC and MH).

(a) Purpose. The residential low density districts are established to provide suitable areas for low density residential development with various dwelling unit types compatible with single-family dwellings. These districts are designed and located so as to provide a desirable residential environment and transition between differing intensities of land use. Specifically, the RC district is established to provide suitable zoning protection to those areas where single-family development has occurred on properties with minimum lot sizes and where such development patterns are desirable to maintain due to unique neighborhood, social and physical characteristics which are present. The MH district is established to provide for mobile home neighborhoods of sufficient size to sustain a stable and sound micro-environment with individual lots of dimensions necessary to provide safe and healthful residential living.

(b) Objectives. The provisions of these districts are designed to:

- (1) Encourage such development to locate near neighborhood convenience centers and neighborhood shopping centers;*
- (2) Create transition areas between low intensity land uses and other more intense land uses;*
- (3) Provide for a variety of dwelling unit types compatible with traditional single-family residential development;*
- (4) Provide for low density residential development in areas where such development could be logically integrated with or located near traditional single-family residential development or in transitional areas on land where the clustering of units would permit the most effective use of such land, while preserving open space and other natural features;*
- (5) Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for residential purposes through the careful design and consideration of the proper functional relationships among uses permitted; and*
- (6) Provide for such residential development to occur where public facilities and services are present.*

(c) Permitted uses.

(1) Uses by right.

a. Uses by right for RMF-5 and RC districts.

Use	Conditions
Single-family dwellings	
Two-family dwellings ¹	
Three-family dwellings ¹	Excluding RC district

Use	Conditions
Four-family dwellings ¹	Excluding RC district
Townhouses or rowhouses of up to six attached dwellings	Except in RC district. No more than four-family dwellings are allowed in RMF-5 unless the dwellings are townhouses or rowhouses. Each dwelling has a maximum width of 40 feet. More than six attached units are allowed if the property is not adjacent to property zoned RSF-1, RSF-2, RSF-3, and RSF-4. Each townhouse unit shall have a separate front entrance to the street side sidewalk from the outside at ground level. Stoops are permitted and may occur up to five feet forward of the required setback line as provided in the Land Development Code. Stoops may be covered or uncovered and shall be constructed according to the dimensions described in the "Building Elements" section of the University Heights Special Area Plan.
Housing for the elderly	In accordance with article VI.
Community residential homes	In accordance with article VI.
Family child care homes	In accordance with state law.
Large family child care homes	In accordance with article VI.
Adult day care homes	In accordance with article VI.
Home occupations	In accordance with article IV.
Places of religious assembly	In accordance with article VI.
Public schools other than institutions of higher learning	In accordance with the provisions of article IV, section 30-77, educational services district (ED).
Private schools	In accordance with article VI.
Day care centers	In accordance with article VI.
Accessory buildings	Incidental to permitted uses, not including management offices.
Accessory uses incidental to permitted uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by residents of the permitted use and their guests.	Applies only to permitted uses within the RMF-5 zoning district that contain at least 50 residential units. The accessory uses shall be and remain under common ownership and management.

(d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the requirements in Table 2.

(e) *General requirements.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.

TABLE 2. DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL LOW DENSITY AND RC DISTRICTS
Principal Structures

	MH	RMF-5	RC
--	----	-------	----

Maximum density	12 du/a	12 du/a	12 du/a
Minimum lot area ¹ :			
Single-family dwelling unit	3,000 sq. ft.	3,500 sq. ft.	3,000 sq. ft.
Two-family dwelling unit ¹	N/A	7,000 sq. ft. ²	6,000 sq. ft. ³
Three-family dwelling unit	N/A	10,500 sq. ft. ⁷	N/A
Four-family dwelling unit	N/A	14,000 sq. ft. ⁷	N/A
Minimum lot width at minimum front yard setback:			
Single-family dwelling unit	N/A	40 ft.	35 ft.
Two-family dwelling unit	N/A	75 ft. ⁴	70 ft. ⁴
Three-family dwelling unit	N/A	85 ft. ⁷	N/A
Four-family dwelling unit	N/A	100 ft. ⁷	N/A
Five and six-family dwelling unit		120 ft. ⁷	N/A
Minimum yard setbacks:			
Front	15 ft.	20 ft.	The average of the actual distance (up to 20 feet) between the street right-of-way and principal structures on the 2 adjoining lots, using 20 feet for any adjoining vacant lot.
Side (interior)	5 ft.	7.5 ft. ⁵	5 ft. ⁶
Side (street)	N/A	10 ft.	N/A
Rear	15 ft.	20 ft.	20 ft.
Maximum building height	25 ft.	3 stories	3 stories
Maximum lot coverage	N/A	35%	50%

Sec. 30-53. - Multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8).

(a) Purpose. The multiple-family residential districts are established to provide for the efficient use of land for multifamily residential developments. These districts are designed to encourage the establishment and maintenance of a suitable residential environment for medium density housing. Due to the existing residential environment and the goals and objectives as outlined by the comprehensive plan, particular development criteria must be instituted in order to harmonize the existing patterns of growth with the needs of the community.

(b) Objectives. The provisions of these districts are intended to:

- (1) Provide for the development of such projects with population densities and development patterns generally compatible with medium density residential areas or in transitional areas on land where the clustering of units would permit the most effective utilization of such land, while preserving open space and other natural features;*
- (2) Encourage such development projects to locate near activity centers;*
- (3) Discourage undue traffic congestion on minor streets by directing such new development to abut upon or have relatively close access to major transportation arteries;*
- (4) Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for dwellings and related facilities through the careful design and consideration of the proper functional relationships among uses permitted; and*
- (5) Encourage such residential development to occur where sufficient public facilities and services exist or are within plans for improvement.*

(c) Permitted uses.

(1) Uses by right.

- a. Single-family dwellings.*
- b. Multiple-family dwellings.*
- c. Accessory uses incidental to permitted uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the development and their guests.*
- d. Roominghouses, in accordance with article VI.*
- e. Family child care homes, in accordance with state law.*
- f. Housing for the elderly, in accordance with article VI.*
- g. Emergency shelters.*
- h. Day care centers, in accordance with article VI.*
- i. Adult day care homes, in accordance with article VI.*
- j. Community residential homes, in accordance with article VI.*
- k. Home occupations, in accordance with section 30-58*
- l. Places of religious assembly, in accordance with article VI.*
- m. Public schools other than institutions of higher learning, in accordance with the provisions of section 30-77, educational services district (ED).*
- n. Large family child care homes, in accordance with article VI.*
- o. Private schools, in accordance with article VI.*

(2) Uses by special use permit.

- a. Nursing and personal care facilities (GN-805), in accordance with article VI.*
- b. Social service homes and halfway houses, in accordance with article VI.*
- c. Dormitories (RMF-8 only), in accordance with article VI.*
- d. Bed and breakfast establishments, in accordance with article VI.*
- e. Community residential homes over 14 persons, in accordance with article VI.*

f. Off-site parking facilities for uses permitted by right in MU-1 or MU-2 zoning districts, in accordance with article VI.

(d) Intensity of development.

(1) Maximum intensity by right. See permitted intensity tables.

(2) Permitted intensity using density bonus points. Development criteria, as described in the density bonus points manual, which, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project which will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

(e) Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the requirements in Table 3.

(f) General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.

TABLE 3. DIMENSIONAL REQUIREMENTS FOR RMF DISTRICTS

Principal Structures

	RMF-6	RMF-7	RMF-8
Allowable density ²	8—15 du/a	8—21 du/a	8—30 du/a
Maximum density by right	10 du/a	14 du/a	20 du/a
Allowable density with bonus points	See density bonus point table		
Minimum lot area:			
Single-family (SF)	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Multiple-family	8,700 sq. ft.	7,500 sq. ft.	7,500 sq. ft.
Minimum lot width at minimum front yard setback:			
Single-family	50 ft.	50 ft.	50 ft.
Multiple-family	75 ft.	75 ft.	75 ft.
Minimum lot depth	90 ft.	90 ft.	90 ft.
Minimum yard setbacks:			
(For SF):			
Front	20 ft.	20 ft.	20 ft.
Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.
Side (street)	15 ft.	15 ft.	15 ft.
Rear	20 ft.	20 ft.	20 ft.
Multiple-family	See ¹	See ¹	See ¹
Maximum building height (for MF buildings)	Three stories by right; five by SUP ³	Three stories by right; five by SUP ³	Three stories by right; five by SUP ³
Maximum building height (for SF buildings)	35 ft.	35 ft.	35 ft.
Maximum lot coverage	35%	35%	35%

Sec. 30-59. - Office districts (OR and OF).

(a) *Purpose.* The office districts are established for the purpose of encouraging the development of professional offices, low to medium density residential and studio uses at locations where such uses of land would be compatible with surrounding residential uses and be in keeping with the land use policies of the comprehensive plan.

(b) *Objectives.* The provisions of the office districts are intended to:

- (1) Encourage, through the OR district, the mixture of compatible residential and office activities at suitable locations;
- (2) Permit development to locate in close proximity to residential areas, provided that such development will not be incompatible with its surroundings;
- (3) Promote, through development plan approval, the most efficient use of the land, as well as establish a harmonious relationship between such development and its environment;
- (4) Require appropriate buffering or screening around such development when it abuts any residential district boundary, to maintain its compatibility with such abutting district;
- (5) Create transitional areas between low intensity land uses and other intense land uses; and
- (6) Encourage major office development using the OF district to locate along the community's major transportation arteries identified in the comprehensive plan, which will provide adequate access to such development.

(e) Permitted uses, OF (general office district).

SIC	Use	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted use	
	Compound uses	
	Correspondence schools	
	Day care center	In accordance with article VI
	Newspaper establishments excluding on-site printing or warehouse facilities	
	Personal fitting and sale of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI
	Professional schools	Cannot be located adjacent to property designated for single family on the future land use map of the comprehensive plan
	Public services vehicles	In accordance with article VI
	Residential uses up to 20 units per acre	
	Sales offices without warehousing, showrooms or retail space	
	Exercise studio	Only in an enclosed building
GN-074	Veterinary services	In accordance with article VI
GN-078	Landscape and horticultural services	Offices only, outdoor storage prohibited
MG-15	Building construction - General	Offices only

	contractors and operative builders	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
MG-48	Communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-591	Drug stores and proprietary stores	Only when accessory to and in the same building as health services or offices of physicians, dentists and other health practitioners
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Funeral services and crematories (GN-726) provided the requirements of article VI are met
MG-73	Business services	Excluding heavy construction equipment and leasing (IN-7353) and disinfecting and pest control services (IN-7342)
GN-801 through 805	Health services	Nursing and intermediate care facilities in accordance with article VI
GN-807 through 809	Medical and dental laboratories, home health care services and miscellaneous health and allied services not elsewhere classified	Excluding blood banks (see uses by special use permit)
MG-81	Legal services	
GN-839	Social services not elsewhere classified	
MG-86	Membership organization	Excluding GN-864, civic, social and fraternal associations
MG-87	Engineering, accounting, research, management and related services	Excluding IN-8734, testing laboratories, and IN-8744, facility support management services
MG-94, 95 and 96	Public administration	
	USES BY SPECIAL USE PERMIT	
	Bed and breakfast establishment	In accordance with article VI
	Blood banks	Must have a two acre minimum lot size
	Food distribution center for the needy	In accordance with article VI
	Private schools	In accordance with article VI
	Public schools, other than institutions of higher learning	In accordance with the provisions of section 30-77, educational services district (ED)
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Retransmission and microwave towers	Accessory transmission at heights higher than

		100 feet in accordance with article VI
GN-832	Individual and family social services during daylight hours only	Excluding adult day care centers, multi-service centers (neighborhood), temporary relief services, social service centers (e.g., Salvation Army, etc.) and youth centers

(f) *Dimensional requirements for OF districts.*

- (1) *Minimum lot area: 6,000 square feet.*
- (2) *Minimum lot width at minimum front yard setback: 60 feet.*
- (3) *Minimum lot depth: 90 feet.*
- (4) *Minimum yard setbacks:*
 - a. *Angle of light obstruction: 45 degrees.*
 - b. *Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 25 feet or the distance created by the angle of light obstruction, whichever is greater.*
- (5) *Accessory structures shall not exceed 25 feet in height.*
- (6) *Maximum lot coverage: 40 percent.*
- (7) *Maximum floor area ratio of principal structures: 1.00.*

(g) *General requirements. All structures and uses within this district shall comply with the applicable requirements and conditions of section 30-60 and article IX.*

Sec. 30-67.1. - Business industrial district (BI).

(a) *Purpose. The BI district is established for the purpose of providing sufficient space in appropriate locations physically suitable for the development of certain office, business and industrial uses in a combined setting. This district will facilitate the development of a business park that will cater to a variety of uses that support and complement each other and reduce external trips for goods and services. This district supports enterprises engaging in light manufacturing, processing or fabrication of products and machinery, research and development operations, business retail, medical uses and wholesale or storage distribution concerns. This district contains uses which generally are not objectionable because of noise, heavy truck traffic or fumes, or uses that can be adequately regulated for mitigation of nuisances by performance standards.*

(b) *Objectives. The provisions of this district are intended to:*

- (1) *Provide a business/employment center that allows a variety of uses where employees have access to goods and services without having to leave the business park environment;*
- (2) *Accommodate enterprises with functions requiring access to transportation services by providing them with locations that are in close proximity to necessary transportation facilities such as major thoroughfares, railroads or air terminals for the reception and distribution of goods or services;*
- (3) *Encourage business park development in appropriate locations throughout the community where public facilities and services exist or are planned.*
- (4) *Allow a mix of uses that are compatible with airport operations in appropriate areas near the Gainesville Regional Airport;*

- (5) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; and
- (6) Encourage the infill and/or redevelopment of existing areas that would benefit from the opportunity to combine business and industrial uses.

(c) Permitted uses.

(1) Uses by right.

SIC	Uses	Conditions
	Corporate offices	
	Day care centers	In accordance with article VI
	Eating places	
	Places of religious assembly	In accordance with article VI
	Professional schools	As defined in article II
	Sales offices	
	Rehabilitation centers	
	Exercise studio	
	Research and development in the physical, engineering and life sciences	Research and development in the physical, engineering and life sciences, defined as establishments primarily engaged in conducting research and experimental development in the physical, engineering, or life sciences, such as agriculture, electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, fisheries, forest, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary and other allied subjects (NAICS 2002-541710)
	Outdoor storage	In accordance with article VI
	Research, development and manufacturing of renewable energy including biofuels, solar and wind power products.	
	Facilities on premises for security personnel.	
	Ice manufacturing/vending machines	In accordance with article VI
GN 074	Veterinary services	Within fully enclosed structures and in accordance with article VI
IN 0752	Animal specialty services	
GN 076	Farm labor and management services	
GN 078	Landscape and horticultural services	
MG 15	Building construction	
MG 41	Local and suburban transit and interurban highway passenger transportation	
MG 42	Motor freight transportation and	

SIC	Uses	Conditions
	warehousing	
MG 43	United States Postal Service	
MG 45	Transportation by air	
MG 47	Transportation services	
MG 48	Communications	
IN 7011	Hotels and motels	
MG 72	Personal services	
MG 73	Business services	
MG 75	Automotive repair, services and parking	
MG 76	Miscellaneous repair services	
MG 78	Motion pictures	
MG 79	Amusement and recreation services	Excluding simulated gambling establishments
MG 80	Health services	
MG 81	Legal services	
MG 86	Membership organizations	
MG 87	Engineering, accounting, research, management and related services	
Division G	Retail trade	
Division H	Finance, insurance and real estate	
SIC-8999	Services, not elsewhere classified	Within enclosed buildings
Division F	Wholesale excluding the following: scrap and waste materials (IN-5093); construction and mining machinery and equipment (IN-5082); transportation equipment and supplies, except motor vehicles (IN-5088); and petroleum and petroleum products (GN-517).	
Division C	Construction, excluding heavy construction other than building construction contractors (MG-16).	
MG 20	Food and kindred products (excluding the following: wet corn milling (IN-2046), raw cane sugar (IN-2061), and beet sugar (IN-2063).	
MG 22	Textile mill products, excluding cotton finishing plants (IN-2261).	
MG 23	Apparel and other finished products made from fabrics and similar materials	
GN-243	Millwork, veneer, plywood and structural	

SIC	Uses	Conditions
	wood members	
GN 244	Wood containers	
MG 25	Furniture and fixtures	
GN 267	Converted paper and paperboard products, except containers and boxes, excluding coated and laminated paper packaging (IN-2671).	
GN 265	Paperboard containers and boxes	
MG 27	Printing, publishing and allied industries, excluding gravure (IN 2754)	
GN 283	Drugs excluding medicinals and botanicals (IN 2833).	
GN 284	Soap, detergents and cleaning preparations, perfumes, cosmetics and other toilet preparations	
MG 31	Leather and leather products	
GN 323	Glass products, made of purchased glass	
GN 328	Cut stone and stone products	
IN 3444	Sheet metal work	
MG 352	Farm and garden machinery and equipment	
MG 36	Electronic and other electrical equipment and components, except computer equipment	
MG 38	Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks	
MG 39	Miscellaneous manufacturing industries	
GN 833	Job training and vocational rehabilitation services	
Division J	Public administration	

(d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:

(1) *Required yard setbacks:*

- a. *Front setback from an arterial street or collector street: 25 feet minimum, 60 feet maximum.*
- b. *Front setback from roads internal to the BI district: zero feet minimum, 20 feet maximum.*
- c. *Side, interior: 10 feet.*

Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.

d. Side, street: 20 feet.

e. Rear: 20 feet.

Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.

f. Maximum building height:

When not located within an airport zone of influence: 5 stories

When located within an airport zone of influence: in accordance with the Airport Hazard Zoning Regulations

g. Maximum Floor Area Ratio: 4.0.

h. Maximum lot coverage: 80 percent

(2) Within 300 feet of any property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan, all activity and uses, except storage of equipment and parking, shall be conducted within completely enclosed buildings.

(e) Additional requirements.

(1) General conditions. Master planned (phased) developments and subdivisions of 3½ acre or larger shall meet the following standards:

a. Perimeter landscaping shall be provided averaging 25 feet in width, but not less than 15 feet in width at any given point. Such landscaped area shall be developed to attain opacity of 75 percent within three years. The design of such landscaped area may include berms, decorative masonry and shrubs; however, at a minimum shade trees from the Gainesville Tree List shall be planted approximately every 50 feet. At least 50 percent of the landscaped area must be devoted to living plant materials, and the stormwater management, drainage and parking uses shall not encroach upon the landscaped area. Heritage and Champion trees preserved on site may be used to meet this requirement with the approval of the appropriate reviewing board and if the intent of this provision is being met.

b. The development shall be designed to provide safe and convenient access from public transit routes, sidewalks and bikeways to uses within the development. Sidewalks are required for both sides of internal streets (public or private) and external public streets abutting the development.

c. Service areas and mechanical equipment shall be sited so as to minimize visibility from the perimeter of the development and shall be designed and situated so as to minimize impacts on adjacent properties.

d. Access shall be designed, insofar as possible, to promote shared use of driveways between adjacent lots and to local streets.

e. Stormwater management systems shall be designed to maximize an integrated design among the various lots or tracts within the development. The aesthetic treatment of retention/detention facilities through the use of contour, landscaping and the incorporation of water features shall be encouraged.

(2) Standards for manufacturing uses. All permitted manufacturing uses (classified as MG-20 through MG-39 of the Standard Industrial Classification Manual) shall conform to the following additional standards:

a. The manufacturing use shall be limited to the fabrication, manufacture, assembly or processing of materials which are, for the most part, already in processed form.

b. All activity and uses except storage, loading and unloading operations, and parking shall be conducted within completely enclosed buildings.

c. Night operations, including loading and unloading, are prohibited within 300 feet of the property line of any residential zoning district or area which is shown for residential use on the future land use map of the comprehensive plan, unless conducted within a completely enclosed building which has no openings other than stationary windows or required fire exits. Night operations are those conducted between the hours of 9:00 p.m. and 6:00 a.m. This prohibition shall not apply to security personnel or other security operations. The appropriate reviewing board may grant a waiver to this prohibition if the board finds that the noise attenuation and screening being provided is sufficient to mitigate the adverse impacts of the night operations on properties within 300 feet.

(4) Airport operations. Developments and uses located in the airport zones of influence must comply with and may be restricted or prohibited by the City of Gainesville Airport Hazard Zoning Regulations.