



**City of Gainesville
Department of Doing
Planning Division**

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

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: October 25, 2018
ITEM NO: 1 under New Business
PROJECT NAME AND NUMBER: NW 5th Avenue Multi-Family (PB-18-108 LUC)
APPLICATION TYPE: Legislative
RECOMMENDATION: Staff recommends approval of Petition PB-18-108 LUC based on a finding of compliance with all applicable review criteria.
DRAFT MOTION FOR CONSIDERATION: Move to recommend approval of Petition PB-18-108 LUC.
CITY PROJECT CONTACT: Jason Simmons



Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant:	JBrown Professional Group Inc.
Property Owner(s):	Kevin G. Phegley & Jennifer Phegley
Related Petition(s):	PB-18-109 ZON
Legislative History:	None
Neighborhood Workshop:	Yes, June 12, 2018

SITE INFORMATION:

Address:	1328 NW 5 th Avenue, 1336 NW 5 th Avenue, 1406 NW 5 th Avenue, 1325 NW 6 th Avenue, 1331 NW 6 th Avenue, 1403 NW 6 th Avenue, 1409 NW 6 th Avenue, 508 NW 13 th Terrace and 510 NW 13 th Terrace
Parcel Number(s):	15241-000-000, 15242-000-000, 15243-000- 000, and 15244-000-000.
Acreage:	±0.99
Existing Use(s):	Multiple-family residential
Land Use Designation(s):	Residential Low-Density
Zoning Designation(s):	Urban 2
Overlay District(s):	N/A
Transportation Mobility Program Area (TMPA):	Zone A
Census Tract:	10.00
Water Management District:	St. Johns River Water Management District
Special Feature(s):	N/A
Annexed:	1905
Code Violations:	N/A

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Single Family Residential, Multiple-Family Residential	Residential Low Density (RL)	Urban 2
South	Multiple-Family Residential, Automobile repair service parking area	Mixed-Use Residential (MUR), Urban Mixed-Use (UMU)	Urban 5, Urban 8
East	Redeveloping convenience store with fuel pumps	Urban Mixed-Use (UMU)	Urban6
West	Single Family Residential, Multiple-Family Residential	Residential Low Density (RL)	Urban 2

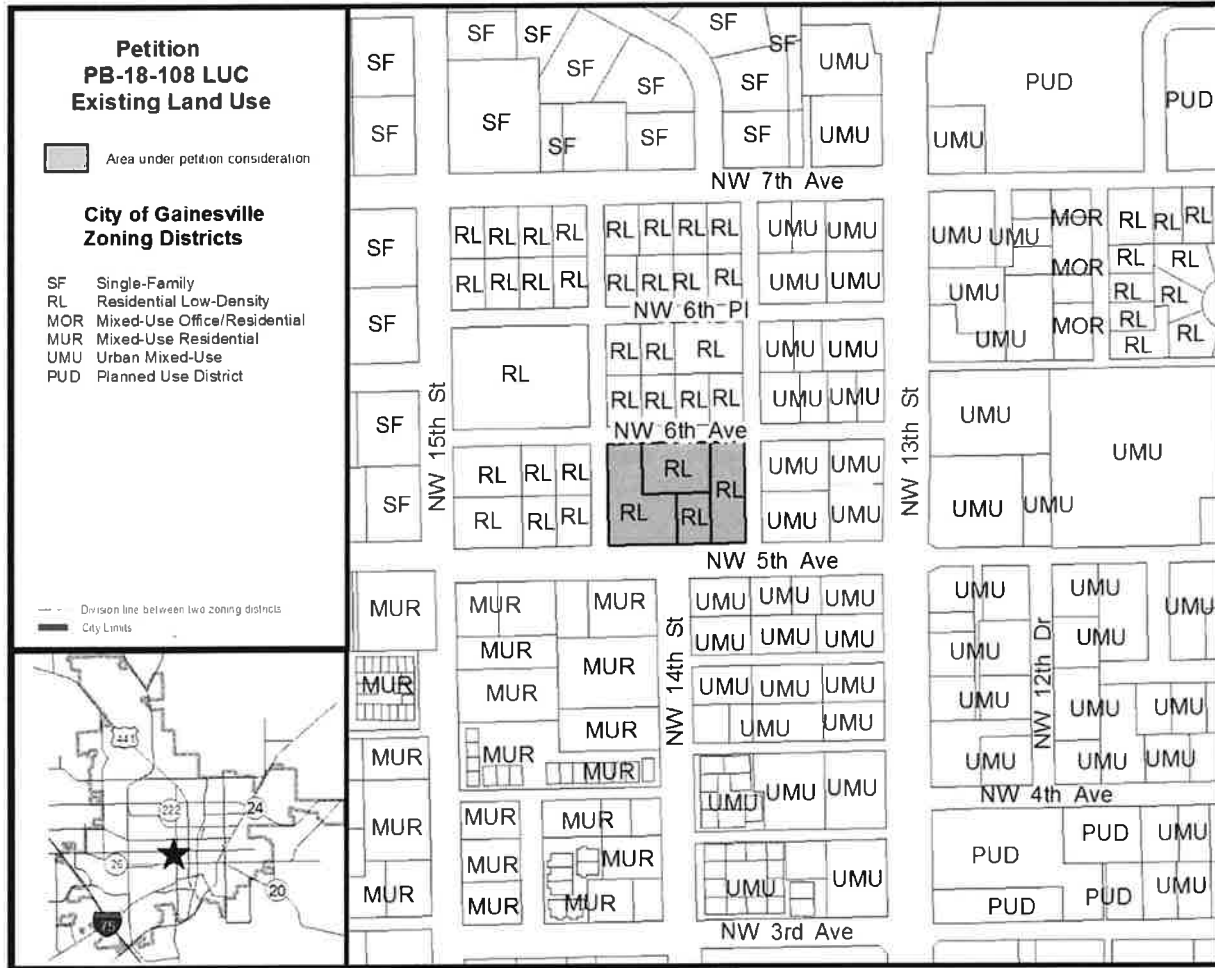


Figure 2: Existing Future Land Use

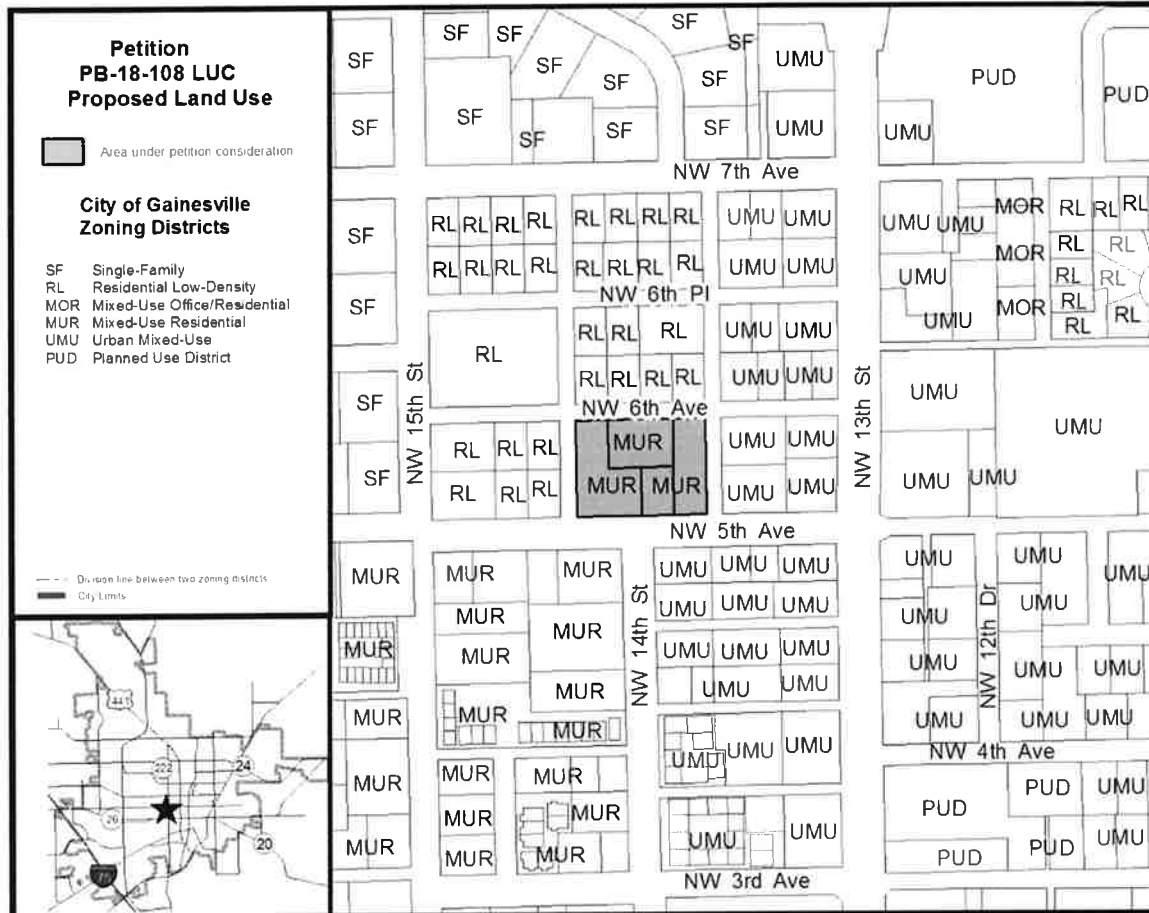


Figure 3: Proposed Future Land Use

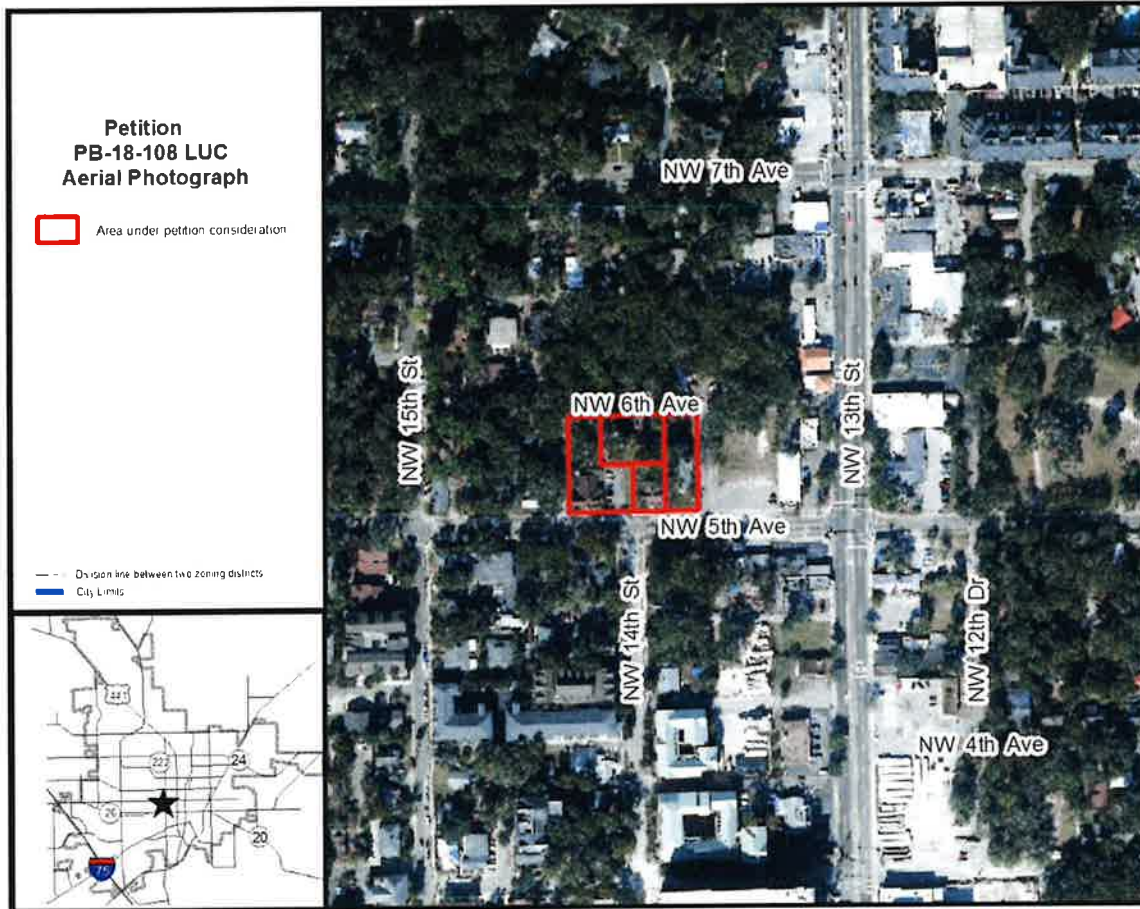


Figure 4: Aerial Photograph of Subject Properties

PURPOSE AND DESCRIPTION:

This petition proposes to change the land use designations of the subject properties from RL (Residential Low) to MUR (Mixed-Use Residential). The subject properties have been purchased by the applicant and form an entire city block (See Figure 1). The proposed small-scale land use amendment consisting of 0.99 acres of land would allow the redevelopment of the block with a density that allows up to 75 dwelling units per acre. The six buildings on the site were built between 1937 and 1957 and are generally in fair condition. The applicants believe that having a full city block will allow for the optimal building design with internal parking on the ground floor.

To the east of this block is land with UMU (Urban Mixed-Use) land use and the related zoning designation of Urban 6. This property is the home of a convenience store with gasoline pumps that is currently under development plan review for a revision of the layout and additional gasoline

pumps. To the south of the subject properties and east of NW 14th Street is land with the UMU land use designation and Urban 8 zoning. An automobile repair business with its vehicle storage area is located here. To the south of the subject properties and on the west side of NW 14th Street is a small (6-unit) multiple-family development with MUR land use and Urban 5 zoning.

To the north and west of the subject properties are lands with RL land use and Urban 2 zoning, with the same type of older rental unit development that is found on the subject properties.

The applicants believe that higher density in this area is necessary in order to support mixed use developments. The block is located within walking distance from the University of Florida campus and numerous retail establishments and restaurants. Transit is available with bus stops within two blocks, which would allow residents to use transit for many of their day-to-day activities. The increased density can help reduce driving, reduce traffic congestion, and the subsequent air pollution. The redevelopment of this block with a higher density will not require new streets, or water and sewer extensions. The new units will increase the value of the lands, resulting in higher ad valorem tax revenue. These units must also comply with the current building codes, resulting in more energy efficient units.

These properties are subject to a related rezoning request from Urban 2 to Urban 5 (PB-18-109 ZON).

Table 1. Proposed Land Use Change (in acres)

Land Use Category	Existing Acres	Proposed Acres
Residential Low:	±0.99	0
Mixed Use Residential	0	±0.99
Total Acres	±0.99	±0.99

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

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

1. Consistency with the Comprehensive Plan

This application is consistent with the Comprehensive Plan, as stated in the finding for each goal, objective and policy listed below. Other applicable comprehensive plan goals, objectives and policies are located in Appendix A:

Future Land Use Element

GOAL 1 **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

Policy 1.1.3 **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.**

Finding: This application will allow multiple-family housing types at a higher density, which supports the nearby commercial developments that rely on high density residential development within walking distance.

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

Finding This small-scale land use amendment will discourage the proliferation of urban sprawl by allowing higher density residential development in close proximity to nearby commercial and mixed use developments in the central core area of the city. The proposal encourages the redevelopment of an existing residential block, utilizing existing infrastructure instead of development of vacant property and the extension of utility infrastructure.

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

Mixed-Use Residential (MUR): up to 75 units per acre

This land use category provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district are allowed as home occupations. Additional office uses may be allowed through a Special Use Permit process established in the Land Development Code. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to surrounding neighborhoods and institutions. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre); the allowable uses; appropriate height (up to a maximum of 4 stories);

design criteria; and landscaping requirements. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Finding: This application will establish the Mixed-Use Residential land use category in an area of the City that is undergoing redevelopment with several mixed use developments such as The Standard on the northwest corner of NW 13th Street and West University Avenue and the Hub 2 project in the 300 block of NW 13th Street. The higher densities allowed by the MUR allow for the number of people needed to make mixed use developments successful in the central core of a city. The MUR land use category and associated Urban 5 zoning will implement the specific development plan proposed for the subject property.

2. Compatibility and surrounding land uses

The proposed small-scale land use amendment will allow residential uses at the scale and density consistent with the residential uses permitted on adjacent properties to the southwest. The mixed-use properties to the east and southeast are required to meet compatibility and screening requirements contained within the City's land development code in the event of future development. The redeveloping Gate fueling station/convenience store to the east will have the building fronting onto NW 13th Street, in keeping with the requirement to create a building presence along the streets to create a vital and successful public realm that is appealing to pedestrians and bicyclists. The gas station canopy and pumps are located to the rear of the building in the development plans. Although landscaping is proposed to screen the gasoline fueling positions from the subject properties, a higher density residential area to the west is more appropriate next to the high intensity fueling station/convenience store than lower density development with single-family and duplex type dwelling units.

3. Environmental impacts and constraints

Based on a review of the Environmentally Significant Land and Resources Map Series and the City of Gainesville Environmental Layers interactive map, no environmental features that require protection have been identified on the subject properties.

4. Support for urban infill and/or redevelopment

The proposed small-scale land use amendment will facilitate the redevelopment of a moderate-density collection of multiple family dwellings within the urbanized area of the City of Gainesville. The proposed amendment will utilize existing infrastructure which is a benefit of infill development. This amendment will discourage the proliferation of urban sprawl by allowing higher density residential development in close proximity to nearby commercial and mixed use developments in the central core area of the city.

5. Impacts on affordable housing

The provision of various housing types at a higher density on the subject properties can potentially provide a higher number of affordable housing units within the City.

6. Impacts on the transportation system

The proposed development is located on the block bounded by NW 13th Terrace to the east, NW 5th Avenue to the south, NW 14th Terrace to the west, and NW 6th Avenue to the north. These are all local roads. A traffic study may be required in conjunction with the anticipated development proposal for the site which will determine any operational deficiencies during peak hours of travel, and if so, will include the scope of mitigation strategies that will be required to alleviate any anticipated impacts (See

Table 2). Additionally, the properties are located within Zone A of the City's Transportation Mobility Program Area (TMPA). Zone A was established to promote redevelopment and infill in the eastern portion of the City and in the area near the University of Florida. The subject property is located within a few blocks of the main campus of the university.

Table 2. Potential Trip Generation

Land Use	Units: Bedrooms	Daily Trips	AM Peak Hour of Adjacent Street	PM Peak Hour of Adjacent Street
Existing Residential Development	20	115	7	8
Proposed Development:	180	600	23	46
Total Net New Trips		485	16	38

Off Campus Student Apartment (ITE 225)

Daily	$T = 3.03*(x) + 54.26$ (x is number of Bedrooms)
AM Peak Hour of Adjacent Street	$T = 0.10*(x) + 5.31$ (x is number of Bedrooms)
PM Peak Hour of Adjacent Street	$T = 0.24*(x) + 2.90$ (x is number of Bedrooms)

Source: ITE Trip Generation, 10th Edition.

7. An analysis of the availability of facilities and services

The subject property has access to public facilities and services that include, but are not limited to, utilities, schools, parks, transportation, fire, police, waste collection, and stormwater management. Gainesville Regional Utilities (GRU) will be able to serve the subject property with potable water, sewer, and electric, as water and wastewater utilities are readily available or can be made available to serve the subject property. Gas service and internet service via GRUCom are also readily available to a redevelopment project if they choose to utilize those utility options.

This small-scale land use amendment will not adversely impact the adopted level of service (LOS) for schools at the elementary, middle and high school levels. Impacts on adopted levels of service (LOS) for recreation, stormwater and transportation facilities are assessed during the development review process. No final development order is issued until it is determined that adequate facilities and services will be in place at the time the impact of the development occurs.

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

This application will increase the MUR future land use category total acreage, from 96.33 to 97.32. The proposed small scale land use will add approximately 0.99 acres of Mixed Use Residential land use category to the City. (See Table 3.)

Table 3. Future Land Use Categories Total Acreage 2018

Land Use Category	Description	Current Acres	Proposed Increase in Acres	Total Acres with Proposed
MUR	Mixed Use Residential	96.33	0.99	97.32

Note: The current acreage data in Table 3 was obtained from the City of Gainesville, Department of Doing, Graphic Information Systems (GIS) Division.

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

Urban sprawl is defined in Subsection 163.3164 (51), F.S. as a “*development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses*”. The following analysis is required to determine whether the proposed small-scale land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6)(a)9.a., F.S. and listed below.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The proposed small scale land use amendment will promote high-intensity, high-density mixed use development which can include a mix of housing types developed at an urban density.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The proposed small-scale land use amendment involves the redevelopment of properties within the City of Gainesville urban core, as identified by the transect zoning designations.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The proposed small-scale land use amendment involves multiple properties within an existing city block that is promoting a compact form within an existing urban area of the city.**
- 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. **The proposed small-scale land use amendment involves several developed parcels in the urban core of the city that have not been identified as having wetlands, floodplains, surface waters, or any other environmentally sensitive areas or significant natural systems. The parcels are located within FEMA Flood Zone X, which are areas of minimal flood hazard and are outside of the Special Flood Hazard Area, according to the City Public Works Flood Zone Map.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed small-scale land use amendment does not involve property that is adjacent to active or passive agricultural areas and activities.**

- VI. Fails to maximize use of existing public facilities and services. **The proposed small-scale land use amendment involves property that has access to existing public facilities and services. The extent to which existing public facilities and services are used will be determined during the development review process.**
- VII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. **The proposed small-scale land use amendment involves property that has access to existing public facilities and services (e.g., roadways, utilities, schools, etc.), which helps to minimize related costs.**
- VIII. Fails to provide a clear separation between rural and urban uses. **The proposed small-scale land use amendment is located within the urban service area of Gainesville where urban uses are expected and encouraged.**
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The proposed small-scale land use amendment will facilitate the redevelopment of a moderate-density collection of multiple family dwellings within the urbanized area of the City of Gainesville. The proposed amendment will utilize existing infrastructure which is a benefit of infill development.**
- X. Fails to encourage a functional mix of uses. **The proposed small-scale land use amendment will allow a mixture of residential uses that complement each other on the subject property.**
- XI. Results in poor accessibility among linked or related land uses. **The proposed small-scale land use amendment will allow access between land uses, in accordance with the City's Comprehensive Plan and Land Development Code.**
- XII. Results in the loss of significant amounts of functional open space. **The proposed small-scale land use amendment at less than one acre in size will have no significant impact on the amount of functional open space.**

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

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems. **The proposed small-scale land use amendment is located in a developed block of the city where no regulated wetlands or surface waters, natural resources, or archaeological resources are identified.**
- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The proposed small-scale land use amendment involves property that is located within the City's urban area, where public services and facilities are available and within close proximity to help reduce costs.**
- III. Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available. **Currently, there are sidewalks along NW 5th Avenue and NW 14th Terrace; there are no sidewalks along NW 6th Avenue and NW 13th Terrace. There are no dedicated bicycle lanes on the adjacent streets. Regional Transit System (RTS) provides transit**

service on NW 5th Avenue with routes 33 and 122, with the nearest bus stop to the subject properties located at NW 5th Avenue and NW 15th Street. There is also a bus stop located on NW 13th Street, in front of the Gate fueling station, which is served by RTS routes 8, 10, 29, and 122. Development of the property will be required to provide sidewalks along the adjacent public streets in conformance with the development standards of the Land Development Code.

- VII. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **The proposed small-scale land use amendment will allow high-density residential uses scaled to support the nonresidential uses within the immediate vicinity, including The Standard and the Publix grocery store, both of which are located just south of NW 3rd Avenue along NW 13th Street, within walking distance of the proposed development. Even closer between NW 3rd Avenue and NW 4th Avenue is the proposed Hub 2 mixed use development, which is under development plan review. These are in addition to the other existing commercial developments located along NW 13th Street.**

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

The proposed small-scale land use amendment will support investment within the housing sector and create dwelling units that meet the market demands of high density residential in close proximity to vibrant mixed use activity centers.

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

The proposed small-scale land use amendment does not involve property that is located within an antiquated subdivision.

LIST OF APPENDICES:

Appendix A Comprehensive Plan Goals, Objectives and Policies

Appendix B Supplemental Documents:

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

Appendix A: Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element:

- GOAL 1** **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**
- Policy 1.2.3 The City should encourage mixed-use development, where appropriate.
- Objective 1.5** **Discourage the proliferation of urban sprawl.**
- Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.
- Objective 2.1** **Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.**
- Policy 3.4.1 The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards. Transportation LOS is excluded from the Concurrency Management System.
- GOAL 5** **ENHANCE THE CITY'S URBAN FORM THROUGH THE IMPLEMENTATION OF DESIGN STANDARDS IN THE LAND DEVELOPMENT CODE AND THROUGH COORDINATION WITH THE UNIVERSITY OF FLORIDA.**
- Objective 5.1** **Urban design standards established in the Land Development Code shall enhance the sense of place, improve the urban form, and provide for the safety and comfort of pedestrians, bicycles, transit, and other vehicles in the City. These standards shall reflect a commitment to improve and maintain the vitality of the City and its neighborhoods.**

Transportation Mobility Element:

Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

APPLICATION—CITY PLAN BOARD
Planning & Development Services

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

Owner(s) of Record (please print)
Name: Kevin G, Phegley & Jennifer Phegley
Address: 1007 S, Clark Ave. Tampa FL 33629
Phone:(813) 513-2482 Fax: _____
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: JBrown Professional Group Inc.
Address: 3530 NW 43 rd St. Gainesville FL 32606
Phone: (352) 375-8999 Fax:(352) 375-0833

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

REQUEST

Check applicable request(s) below:

Future Land Use Map []	Zoning Map []	Master Flood Control Map []
Present designation: Low (RL)	Present designation: Urban 2 (U2)	Other [] Specify: _____
Requested designation: MUR	Requested designation: U5	FEMA X

INFORMATION ON PROPERTY

1. Street address: 1328,1331,1336,1406 NW 5 th Ave., 1325,1403,1409 NW 6 th Ave. 508, 510 NW 13 th Terr. (Block bound by NW 5 th Ave., NW 13 th Terr., NW 6 th Ave., and NW 14 th Terr.)
2. Map no(s): _____
3. Tax parcel no(s): 15241-000-000, 15242-000-000, 15243-000-000, 15244-000-000
4. Size of property: <u>0.99</u> acre(s) <i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

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

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

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

A. What are the existing surrounding land

uses? North - Several rental units

South – Auto Repair shop (SE) & Multi-Family Residential (SW)

East – Gate Gas Station

West – Several rental units

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

NO X

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

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

Residential streets – The proposed land use change and rezoning are intended to allow for a residential multifamily use.

Noise and lighting – The proposed use is residential with minimal exterior lighting that will be governed by the City LDR's during development review.

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

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

No significant environmental issues are believed to be present on the subject property.

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

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

NO _____ YES X (Chert House)

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

NO X YES _____

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

Redevelopment X
Activity Center _____
Strip Commercial _____

Urban Infill _____
Urban Fringe _____
Traditional Neighborhood _____

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

The proposed land use change and rezoning will allow for redevelopment of the site with more units that allow for more residents near the University and many pedestrian accessible businesses and activities.

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

The proposed rezoning will allow for a multifamily project that will provide for construction jobs and the completed building is expected to significantly increase the taxable value of the property.

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

The rezoning will allow for an increased number of residential units from 14 to as many as 60 that will have a proportional impact on public services.

Roadways – Sidewalks will be added along the adjacent roadways

Recreation– Will increase based on the number of new units

Water and Wastewater– Will increase based on the number of new units

Solid Waste – Will increase based on the number of new units

Mass Transit – Currently available

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

NO ____ YES X (please explain)

The site is located between bus stops, one on 13th Street one block to the East and another bus stop on 5th Avenue one block to the West.

Bicycling is common on the local streets surrounding the site.

A sidewalk runs along 5th Avenue on the south side of the site and it is also identified as the Chabad Jewish Trail.

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: Kevin G, Phegley	
Address: 1007 S. Clark Ave.	
Tampa FL 33629	
Phone: 813-513-2482	Fax:
Signature:	

Owner of Record	
Name: Jennifer Phegley	
Address: 1007 S. Clark Ave.	
Tampa FL 33629	
Phone: 813-513-2482	Fax:
Signature:	

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

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

Anthony J. Brown
Owner/Agent Signature

8-3-18
Date

STATE OF FLORIDA

COUNTY OF Alachua

Sworn to and subscribed before me this 3rd day of August 2018, by (Name)

Anthony J. Brown Jr.



Laurie L. Thomas
Signature – Notary Public

Personally Known ☒ Notarized Identification ☐ (Type) _____

ATTACHMENT A**LEGAL DESCRIPTION PER O.R.B. 4427, PG. 1157**

LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK H, WESTFIELD, ALSO KNOWN AS COLSON AND BLANDING'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 67, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CONTAINING 0.987 ACRES, MORE OR LESS.



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

PO Box 490, Station 12

Gainesville, FL 32627-0490

P: (352) 334-5023

F: (352) 334-3259

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name PB-18-00108 & PB-18-00109

Applicant (Owner or Agent) JBrown Professional Group Inc.

Tax parcel(s) 15241-000-000, 15242-000-000, 15243-000-000, 15244-000-000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7.

A.J. BROWN JR.PRESIDENT, JBROWN PROFESSIONAL GROUP

8.

Applicant (signature)

Applicant (print name)

STATE OF FLORIDA,
COUNTY OF ALACHUA

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 12th day of October 2018, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Laurie L. Thomas Notary Public

My Commission expires: 4/1/2020

RECORDING SPACE



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY

Petition Number PB-18-00108 LUC Planner Jason Simmons

PB-18-00109 ZON

What's going on?
REQUEST TO CHANGE ZONE (AND DIS
FROM R1 (RESIDENTIAL) TO R1A
LAWD OR RESIDENTIAL) #
CHANGE THE EXISTING ZONING FROM
R1 TO R1A

Project ID

PB-18-00108 + PB-18-00109

Meeting Date/Time

10-25-2018 • 6:30 PM

City Hall Auditorium
100 East University Avenue

PUBLIC MEETING

Want to learn more?
813-222-4959 • gainesville.org/cityorgansville.org



Gainesville.
Citizen centered
People empowered

What's going on?
REQUEST TO CHANGE FUTURE LAND USE
FROM RL (RESIDENTIAL LOW) TO MUR
(MIXED USE RESIDENTIAL) AND
CHANGE THE EXISTING ZONING
FROM U2 TO U5

Project ID

PB-18-00108 + PB-18-00109

Meeting Date/Time

10-25-2018 @ 6:30 PM

City Hall Auditorium

200 East University Avenue

PUBLIC MEETING

Want to learn more?

352-334-5050 | cogplanning@cityofgainesville.org



Gainesville.

Citizen centered

People empowered



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

August 24, 2018

Mr. Forrest Eddleton, AICP
Planner
City of Gainesville
P.O. Box 490, Station 12
Gainesville, FL 32601



Re: NW 5th Ave. Multi-Family Property – Zoning & Land Use Change – Justification Narrative

Dear Forrest:

Per your request, the following justification statement has been prepared in support of the application for rezoning the NW 5th Avenue property.

The intent of this request is to allow for the redevelopment of this 0.99 acre site with as many as 60 multifamily units. The four existing buildings on the site with a total of 14 units were built between 1937 and 1957. The units are only in fair condition with very poor energy efficiency. The investment to replace these old units with modern buildings would be a great benefit to the community.

The property owner has assembled four contiguous properties that form an entire block. The block bounded by commercial property to the east and south, with other older rental units to the north and west. The full block allows for an optimal building design with internal parking on the ground floor. The location is a short walk to several of the most vibrant mixed use developments in the City.

There are social, economic, and environmental benefits of redeveloping in this location with multifamily units. Higher density is essential for creating lively places that support mixed use developments. The site is a few short walkable blocks from the UF campus and numerous retail stores and restaurants. It is also located on a transit route with two bus stops within a two block walk. This allows for low car use and makes life convenient by providing many necessities within close proximity. Instead of adding units further away from this site, increased density in this location can reduce driving, traffic congestion, and the air pollution that comes with it. As areas within walking distance of the campus redevelop, there is a growing market demand for these types of units.

Redeveloping this site is a preferred alternative to developing some other undeveloped green field site. Developing a higher density project in this location requires no new streets, water and sewer extensions or other infrastructure while greatly enhancing the fiscal benefits to the City. The new units are certain to have a much higher total assessed value generating far greater ad valorem tax revenue than the existing units. The new units must be built to the current building code energy efficiency standards so the new units will cost much less to heat and cool. Redevelopment with energy efficient units in this very accessible location improves the overall environmental footprint of the City.



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Specifically, the request to change the land use from RL (Residential Low) to MUR (Mixed Use Residential) and the existing zoning from U-2 to U-5 will provide a natural transition from the adjacent properties. From the east, the proposed new Gate Convenience service station is currently under review at the City. The proposed commercial development provides 12 self-service gas pump stations directly adjacent to the east boundary of our property. The proposed land use change and zoning increases the residential density and serves as a step down transition from the commercial uses to the east and the lower density residential uses to the north and west. In addition, the proposed zoning and land use matches up exactly with the zoning and land uses to the south across NW 5th Ave., thereby creating similar uses across the street from each other for compatibility within the corridor.

Feel free to contact me if you require any additional information or have any questions.

Sincerely,

A. J. "Jay" Brown Jr., PE
President, JBrown Professional Group Inc.

Cc:



JBrown Professional Group

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Neighborhood Workshop Summary For NW 5th Avenue Multi-Family



The neighborhood workshop for The NW 5th Avenue Multi-Family project was held on Tuesday, June 13th, 2018 at the United Church of Gainesville at 1624 NW 5th Avenue. The workshop was noticed in the Gainesville Sun and mailers were sent out to the required property owners in advance of the workshop in accordance with City of Gainesville regulations and requirements. Jay Brown of JBrown Professional Group Inc. conducted the workshop.

The meeting began at 6:00 PM and Mr. Brown presented the preliminary site plan and the zoning map for the project. There were three (3) members of the public in attendance, including Eric Wild from Alligator Reality, Britton Jones from C+C Properties, and Mr. Shanadi. Mr. Brown displayed a PowerPoint presentation of the proposed zoning changes, a concept site plan and images of the type of project the owner had in mind for the future development. Mr. Brown indicated the project would going through the City approval process for rezoning & development plan review. Mr. Brown also explained the nature of the project, including parking criteria and community impact. Comments provided from the neighbors are listed below:

1. Mr. Shanadi asked if the proposed property would affect the real estate taxes on his nearby property.
2. Mr. Wild felt that the parcel was a good place for a density increase because it was in a non-homestead section of town with many rental homes.

The neighborhood meeting was completed at approximately 6:45 pm.

The following items are attached to further document the Neighborhood Workshop.

1. Meeting sign-in sheet
2. Copy of PowerPoint presentation.
3. Copy of Newspaper Advertisement Tear Sheet
4. Copy of Gainesville Sun Public Notice Affidavit
5. Copy of Mailed Public Notice

Neighborhood Meeting for NW 5th Ave. Multi-Family Rezoning



Civil Engineering • Land Surveying • Planning

June 12, 2018

JBrown Professional Group



Jay Brown, PE
Project Manager

- Founded in 1995
- Engineering, Planning & Surveying
- Staff of 13
- 90% of Work in Gainesville / Alachua County
- 50% Public / 50% Private Sectors
- Designed Many Multi-Family Developments



Duration Builders



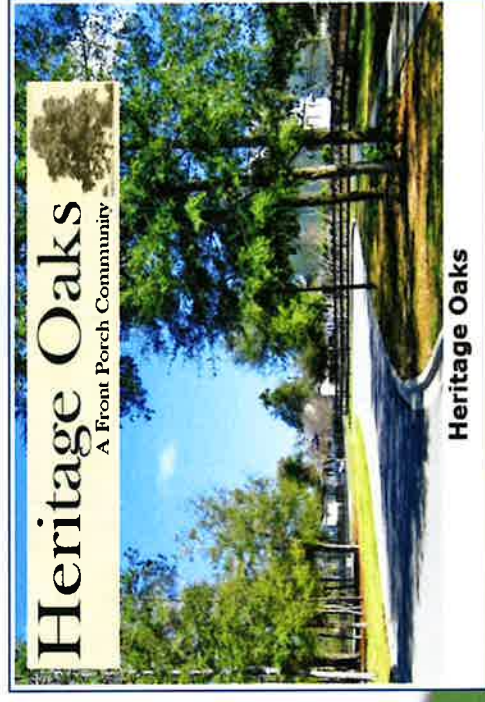
Britton Jones

Project Owner / Developer

- General Contractor – 25 Yrs. Experience
- Builder & Developer
- SFC Bldg. Construction Grad & UF Grad
- Works primarily in Gainesville / Alachua County
- Single-Family & Multi-Family
- Holds Properties for Long Term

Previous Projects:

- Heritage Oaks
- Cottage Grove
- Creekside Villas
- Lake View Villas
- St. Albans Woods
- Wyndswept Hills



The Reef



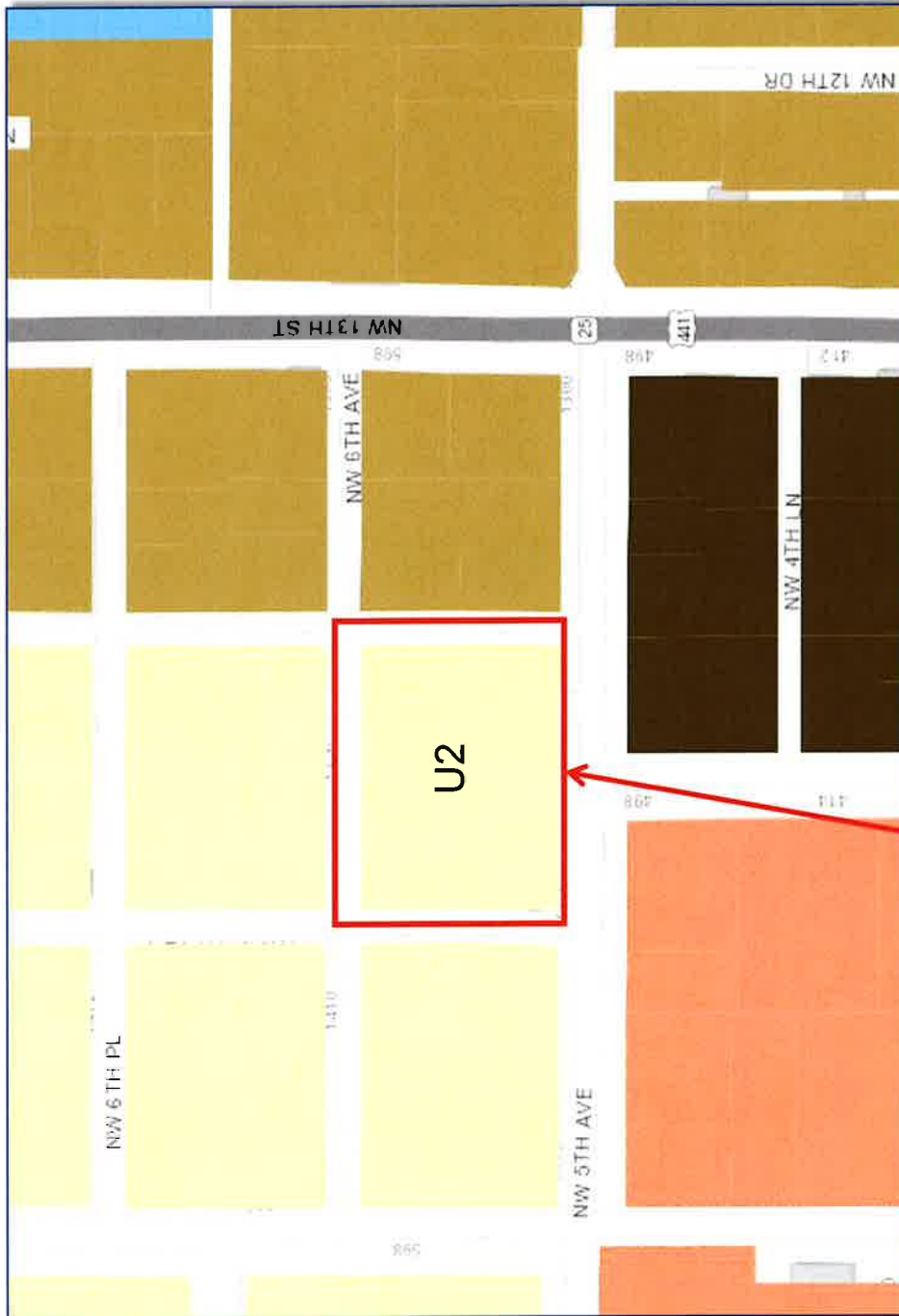
New Project @ 622 NW 3rd Ave.

- 7 Buildings & 11 Units
- 3 - Story
- 0.66 Acre Site
- 16.7 Units / Acre

180481A



Zoning



Existing Zoning = U2

Land Use



Land Use = Residential Low (RL) – up to 15 un./ac.

Property Rezoning & Land Use Change

Existing Allowable

- 15 Units / Acre
- Up to 4 Units / Building
- Up to 3 Story Height
- Max. 36 ft. High

Allowable with Rezoning

- 75 Units / Acre
- No Limit on No. Units / Building
- Up to 4 – Story Height
- Max. 60 ft. High

Project Focus

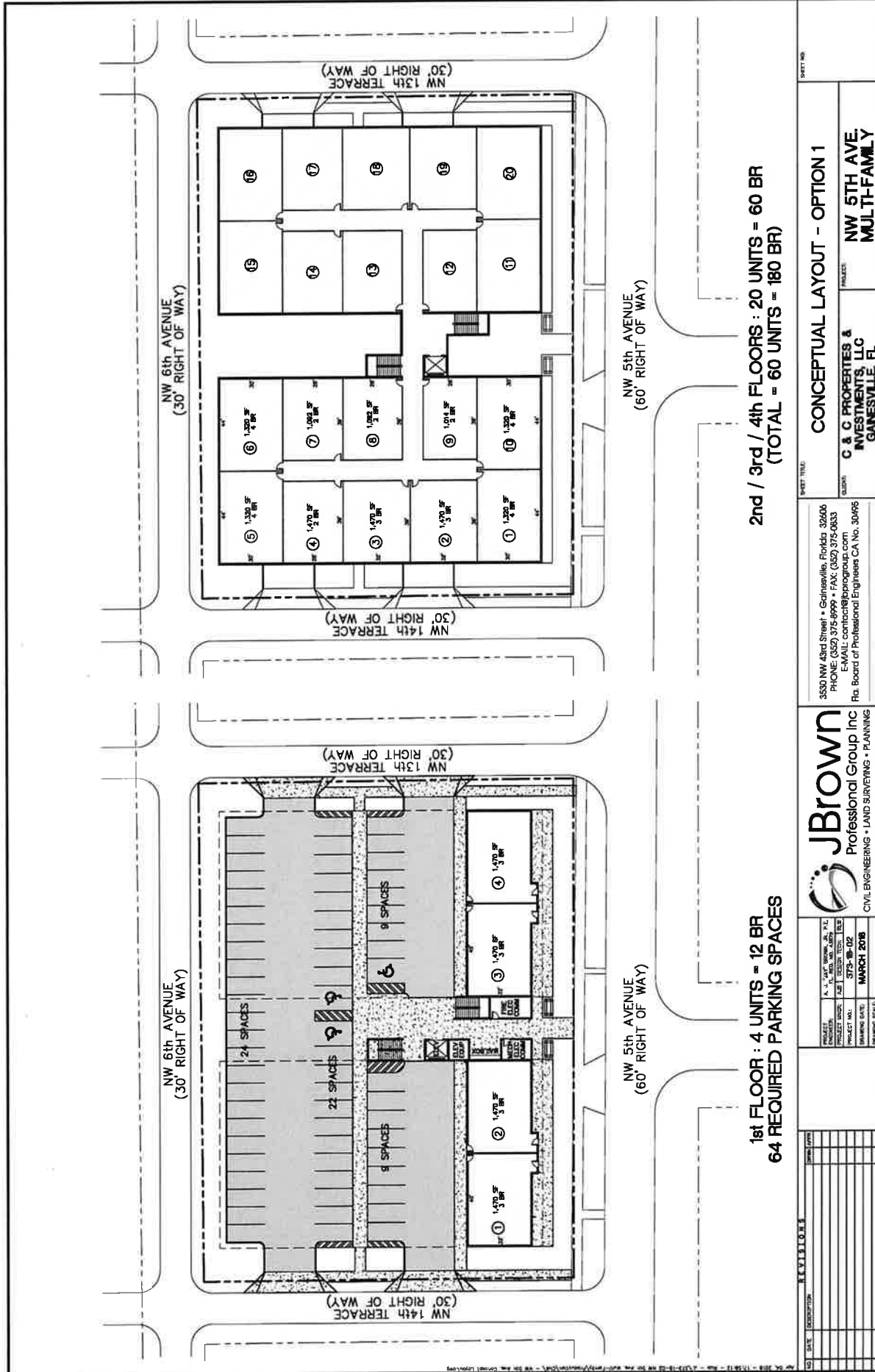
- ✓ Create a Great Development
- ✓ Positive Contribution to the Neighborhood
- ✓ Increase Property Values
- ✓ Quality Design
- ✓ Urban Form



“There is no Substitute for Hard Work & Commitment”

Next Steps

- ✓ Rezone the property from U2 to U5
- ✓ Change Future Land Use from RL to MUR
- ✓ Submit Applications to City Dept. of Doing
- ✓ City Plan Board Review
- ✓ City Commission Hearings
- ✓ *Design the Site Plan*
- ✓ *Review by City Staff*
- ✓ *Gain all Permits & Approvals*
- ✓ *Begin Construction – Summer of 2019*





JBrown Professional Group

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3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

NW 5th Avenue Multi-Family Neighborhood Workshop June 12th, 2018 @ 6:00 p.m.

Sign-In Sheet

Name	Company / Agency	Email / Phone
Jay Brown	JBrown Professional Group	Jay.Brown@jbprogroup.com (352) 375-8999
Alon Sharati		
Eric Wild	Alligator Realty	ericwild@alligatorrealty.com 352-870-9453
BRITTON JONES	C&C PROP	BTJONES@DURATONBUILDERS.COM
Tim Boehlein	JBrown Pro Group	Tim.Boehlein@JBProGroup.com

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed application to rezone four contiguous properties totaling 0.99 acres. The application is proposed to change the properties' zoning from U2 (Urban 2 - Maximum 15 units / acre) to U5 (Urban 5 - Maximum 75 units / acre). The properties are located at 1408 NW 5th Ave., 1336 NW 5th Ave., 508 NW 13th Terrace, 510 NW 13th Terrace, 1325 NW 6th Ave., and 1403 NW 6th Ave. The properties comprise Alachua County Tax Parcel No's. 15241-000-000, 15242-000-000, 15243-000-000, and 15244-000-000 with a combined acreage of 0.99 acres. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the rezoning application and to seek comments.

The workshop will be held on Tuesday June 12, 2018 at 6:00 PM at the United Church of Gainesville - Seminar Room A (1624 NW 5th Ave., Gainesville, FL 32603).

Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc. (352) 375-8999

GJ-GH241993

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed application to rezone four contiguous properties totaling 0.99 acres. The application is proposed to change the properties' zoning from U2 (Urban 2 - Maximum 15 units / acre) to U5 (Urban 5 – Maximum 75 units / acre). The properties are located at 1406 NW 5th Ave., 1336 NW 5th Ave., 508 NW 13th Terrace, 510 NW 13th Terrace, 1325 NW 6th Ave., and 1403 NW 6th Ave. The properties comprise Alachua County Tax Parcel No's. 15241-000-000, 15242-000-000, 15243-000-000, and 15244-000-000 with a combined acreage of 0.99 acres. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the rezoning application and to seek comments.

The workshop will be held on Tuesday June 12, 2018 at 6:00 PM at the United Church of Gainesville - Seminar Room A (1624 NW 5th Ave., Gainesville, FL 32603).

Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc. (352) 375-8999

Neighborhood Workshop Notice

14848-306-000 Rezoning
1440 306 LLC
1199 S FEDERAL HWY STE 363
BOCA RATON FL 33432

Neighborhood Workshop Notice

14838-010-307 Rezoning
307 JACKSON SQUARE LLC
116 NORTH BELLEVUE AVE STE 300
LONGHORNE PA 19047

Neighborhood Workshop Notice

14091-000-000 Rezoning
521 NW 13TH STREET LLC
1409 NW 6TH ST STE 120
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14848-214-000 Rezoning
A TO Z ENTERPRISES LLC
6614 NW 50TH LN
GAINESVILLE FL 32653

Neighborhood Workshop Notice

14956-308-000 Rezoning
ACME DIVERSIFIED INVESTMENTS
4 DERBY CT
TIJERAS NM 87059

Neighborhood Workshop Notice

14838-010-201 Rezoning
ADAMEC & ADAMEC TRUSTEES
136 OCEANFOREST DR NORTH
ATLANTIC BEACH FL 32233

Neighborhood Workshop Notice

14956-311-000 Rezoning
ALD HOLDINGS LLC
STE 5 2780 SOUTH HORSESHOE RD
NAPLES FL 34104

Neighborhood Workshop Notice

15245-001-000 Rezoning
AMMERMAN DOUGLAS
PO BOX 1685
CHARLOTTESVILLE VA 22902

Neighborhood Workshop Notice

14956-216-000 Rezoning
ANTOLJAK STRAHIMIR
4000 NW 51ST ST UNIT D74
GAINESVILLE FL 32606

Neighborhood Workshop Notice

15205-000-000 Rezoning
ARNAU FRANCIS M III TRUSTEE
221 NEAL RD
COMMERCE GA 30530

Neighborhood Workshop Notice

15222-000-000 Rezoning
BARDEN & BARDEN
1430 NW 6TH PL
GAINESVILLE FL 32603

Neighborhood Workshop Notice

15354-000-000 Rezoning
BAYFIELD LLC
14260 W NEWBERRY RD #346
NEWBERRY FL 32669

Neighborhood Workshop Notice

14838-010-202 Rezoning
BROWN & BINION LLC
PO BOX 818
GULF BREEZE FL 32562-0818

Neighborhood Workshop Notice

14848-207-000 Rezoning
BROWN & BROWN
2967 HAMPTON COVE WAY
HAMPTON COVE AL 35763

Neighborhood Workshop Notice

14826-000-000 Rezoning
BUSH GERALD L LIFE ESTATE
1311 NW 5TH AVE
GAINESVILLE FL 32603-1301

Neighborhood Workshop Notice

14940-004-000 Rezoning
CAANGAY A ELIZABETH REYES TRU
3970 HIDDEN ACRES CIRCLE
NORTH FT MYERS FL 33903

Neighborhood Workshop Notice

14940-003-000 Rezoning
CALAMUSA A J & MILLICENT
3931 NW 101ST DR
CORAL SPRINGS FL 33065-1589

Neighborhood Workshop Notice

14940-001-000 Rezoning
CALDERON & CALDERON
2424 NW 71ST ST
GAINESVILLE FL 32606

Neighborhood Workshop Notice

14031-000-000 Rezoning
CAMPBELL & 421 CAMPBELL 4 LLC
120 ROSEWOOD DR
GUYTON GA 31312

Neighborhood Workshop Notice

14848-314-000 Rezoning
CASEY & CASEY
6826 WATERBURY LANE
MASON OH 45040

Neighborhood Workshop Notice

14838-010-305 Rezoning
CHRISDAN LLC % LIPPELMAN
3010 W SAN CARLOS ST
TAMPA FL 33629-6035

Neighborhood Workshop Notice

14956-313-000 Rezoning
CLARK JAMES A & SUSAN P
1645 PEEL RD
CHIPLEY FL 32428

Neighborhood Workshop Notice

14838-010-103 Rezoning
CLERC-FAKHAR & FAKHAR W/H &
FAKHAR
325 NW 14TH ST #103
GAINESVILLE FL 32603

Neighborhood Workshop Notice

15198-000-000 Rezoning
COLLEGE PARK APARTMENTS OF GA
303 NW 17TH ST
GAINESVILLE FL 32603

Neighborhood Workshop Notice

15218-000-000 Rezoning
COOK LEILANI C
PO BOX 5592
GAINESVILLE FL 32627-5592

Neighborhood Workshop Notice

14940-007-000 Rezoning
COUCH RUPERT H & TINA M
4719 BRIERWOOD
JACKSONVILLE FL 32257-8028

Neighborhood Workshop Notice

14940-002-000 Rezoning
COUCH & COUCH
4719 BRIERWOOD RD
JACKSONVILLE FL 32257-8028

Neighborhood Workshop Notice

14838-010-302 Rezoning
COX TINA JAMESON
5067 RIVER RD
CAMILLA GA 31730

Neighborhood Workshop Notice

15247-001-000 Rezoning
CURRY & CURRY
5618 ROCKFIELD LOOP
VALRICO FL 33596

Neighborhood Workshop Notice

15197-000-000 Rezoning
DALY KEVIN & CAROL A
2300 NW 23RD ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

14848-202-000 Rezoning
DAVILA & DAVILA & DAVILA
1440 NW 3RD PL UNIT 202
GAINESVILLE FL 32603

Neighborhood Workshop Notice

15245-000-000 Rezoning
DECO HOUSE LLC
PO BOX 492
NEW YORK NY 10163

Neighborhood Workshop Notice

14838-010-208 Rezoning
DOCTOR RENTAL LLC
325 NW 14TH ST UNIT 208
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14838-010-308 Rezoning
DOCTOR RENTAL LLC
1320 NW 3RD AVE STE 206
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14940-005-000 Rezoning
EAGLE EYE HOLDINGS LLC
2325 ULMERTON RD STE 20
CLEARWATER FL 33762

Neighborhood Workshop Notice

14956-301-000 Rezoning
EAST DAVIE COMPANY
PO BOX 291655
FORT LAUDERDALE FL 33329

Neighborhood Workshop Notice

14956-206-000 Rezoning
EASTMAN KEVIN & LAUREN
1500 NW 4TH AVE UNIT 206
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14848-302-000 Rezoning
FANTO KELLY
439 ST GEORGE'S COURT
SATELLITE BEACH FL 32937

Neighborhood Workshop Notice

14956-302-000 Rezoning
FILIP HANA
BASTIONSTRASSE 2
40213 DUESSELDORF -- GERMANY

Neighborhood Workshop Notice

14848-211-000 Rezoning
FILIUS LLC
5015 SE 7TH AVE
OCALA FL 34480

Neighborhood Workshop Notice

14848-310-000 Rezoning
FINA & FINA
3220 SW 84TH AVE
MIAMI FL 33155

Neighborhood Workshop Notice

15214-000-000 Rezoning
FLEMING HEIRS & FLEMING & FLEMING
ET AL WENDY F SUMRALL
308 JASON CT
MACON GA 31216

Neighborhood Workshop Notice

15213-000-000 Rezoning
FORRESTEL DAVID
701 NW 15TH ST
GAINESVILLE FL 32603-1327

Neighborhood Workshop Notice

15207-000-000 Rezoning
FORRESTEL & FORRESTEL & FORRE
701 NW 15TH ST
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14838-010-301 Rezoning
GAEKWAD MANISHA
11980 SE 22ND AVENUE RD
OCALA FL 34480

Neighborhood Workshop Notice

14838-010-102 Rezoning
GAINESVILLE CONDOMINIUM LLC
290 POINCIANA DR
INDIAN HARBOR BEACH FL 32937-4439

Neighborhood Workshop Notice

15366-000-000 Rezoning
GAINESVILLE PROPERTY LLC
3 ISLE OF SICILY
WINTER PARK FL 32789-1505

Neighborhood Workshop Notice

14848-102-000 Rezoning
GALAPAGOS LLC
8417 EAST BAY BLVD
NAVARRE FL 32566

Neighborhood Workshop Notice

14848-114-000 Rezoning
GARCIA & KRAUSE
500 182ND AVE EAST
REDINGTON SHORES FL 33708

Neighborhood Workshop Notice

14848-101-000 Rezoning
GARCIA LORENZO LLC
6527 CORAL WAY
MIAMI FL 33155

Neighborhood Workshop Notice

15219-000-000 Rezoning
GARNETT STACEY L
PO BOX 12322
GAINESVILLE FL 32604

Neighborhood Workshop Notice

15238-000-000 Rezoning
GATE CENTRAL INC
PO BOX 23627 SS #1445
JACKSONVILLE FL 32241-3627

Neighborhood Workshop Notice

15240-000-000 Rezoning
GATE PETROLEUM COMPANY
9540 SAN JOSE BLVD
JACKSONVILLE FL 32257

Neighborhood Workshop Notice

15227-001-000 Rezoning
GATOR FAMILY LLC
2660 SCOTT MILL LN
JACKSONVILLE FL 32223

Neighborhood Workshop Notice

14833-000-000 Rezoning
GATOR GRANDE LLC
220 N MAIN ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14093-000-000 Rezoning
G-BERRIES PROPERTIES LLC
911 NW 36TH RD
GAINESVILLE FL 32609

Neighborhood Workshop Notice

14848-115-000 Rezoning
GIBSON & GIBSON TRUSTEES
1460 NW 3RD PL UNIT 115
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14956-305-000 Rezoning
GILLESPIE & GILLESPIE & GILLE
1337 CHESAPEAKE DR
ODESSA FL 33556

Neighborhood Workshop Notice

14848-311-000 Rezoning
GISPANSKI THOMAS JOSEPHPIPER
3379 STERLING RIDGE CT
LONGWOOD FL 32779

Neighborhood Workshop Notice

14825-000-000 Rezoning
GLIKES & GLIKES
66 FAIRFIELD LANE
CHESTER SPRINGS PA 19425

Neighborhood Workshop Notice

14956-207-000 Rezoning
GLINOS DEMETRIOS G & KATHLEEN
3556 AMACA CIR
ORLANDO FL 32837

Neighborhood Workshop Notice

14838-010-205 Rezoning
GOLDHAUS LLC
2101 DYAN WAY
MAITLAND FL 32751

Neighborhood Workshop Notice

14848-201-000 Rezoning
GRAFF EVAN H & JENNIFER M
1440 NW 3RD PL UNIT 201
GAINESVILLE FL 32603

Neighborhood Workshop Notice

15212-002-001 Rezoning
HALLMAN JO ANNA G LIFE ESTATE
3606 NW 61ST PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice

14838-010-203 Rezoning
HANDA & HANDA
3850 BEECHGROVE RD
MELBOURNE FL 32934

Neighborhood Workshop Notice

14848-113-000 Rezoning
HARTT RYNE E
1619 ROCKINGG CROSS GRADE
SEBRING FL 33870

Neighborhood Workshop Notice

14838-010-206 Rezoning
HENNESSEY TIMOTHY M & ELISE C
1617 LOOKOUT CIRCLE
WAXHAW NC 28173

Neighborhood Workshop Notice

14838-010-304 Rezoning
IMMERGLUCK JOSHUA B
325 NW 14TH ST #304
Gainesville FL 32603

Neighborhood Workshop Notice

14838-010-306 Rezoning
JASINSKY BRUCE A & PATRICIA L
311 CENTRE ST
FERNANDINA BEACH FL 32034

Neighborhood Workshop Notice

14956-312-000 Rezoning
KATHIRIPILLAI & KETHEESWARAN
3585 SW 24TH AVE RD
OCALA FL 34471

Neighborhood Workshop Notice

14848-315-000 Rezoning
KERESZY & KERESZY
2226 CYPRESS BEND DR APT 209
POMPANO BEACH FL 33069-5652

Neighborhood Workshop Notice

14848-309-000 Rezoning
KHOSRAVANI & KHOSRAVANI TRUST
3 ISLE OF SICILY
WINTER PARK FL 32789-1505

Neighborhood Workshop Notice

14848-212-000 Rezoning
KIM PETER JOHN
8612 SW 42ND PL
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15227-000-000 Rezoning
KIRKPATRICK LLC
4710 SW 103RD WAY
GAINESVILLE FL 32608-7180

Neighborhood Workshop Notice

15233-000-000 Rezoning
KOKOMO KEY PROPERTIES INC
1325 NW 53RD AVE STE E
GAINESVILLE FL 32609

Neighborhood Workshop Notice

14828-000-000 Rezoning
KREIZEL & SWITZER JR & TEITELBAUM
PO BOX 192
HEWLETT NY 11557-0192

Neighborhood Workshop Notice

15206-000-000 Rezoning
KWAK BUM JOON & OKCHIN KIM
9218 SW 21ST AVE
GAINESVILLE FL 32608

Neighborhood Workshop Notice

14838-010-101 Rezoning
LAI WAI YIN & EVA C
1431 HEMPEL AVE
WINDERMERE FL 34786

Neighborhood Workshop Notice

15235-001-000 Rezoning
LARSEN J S
PO BOX 14287
GAINESVILLE FL 32604-2287

Neighborhood Workshop Notice

14829-000-000 Rezoning
LCD GATOR OWNER LLC CUSHMAN &
WAKEFIELD
PO BOX 130339
CALSBAD CA 92013

Neighborhood Workshop Notice

14848-304-000 Rezoning
LENGA & LENGA & LENGA
1440 NW 3RD PL #304
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14956-310-000 Rezoning
LIONGATE 210 LLC
2513 RODINA DR
VIERA FL 32940

Neighborhood Workshop Notice

14848-213-000 Rezoning
LIU & MENG H/W
996 SW 16TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14956-208-000 Rezoning
LOPEZ & PEREZ & RODRIGUEZ W/H
7995 SW 145TH ST
PALMETTO BAY FL 33158

Neighborhood Workshop Notice

14848-210-000 Rezoning
LOUNSBERRY FRED J & MICHELLE
9005 CRICHTON WOOD DR
ORLANDO FL 32819

Neighborhood Workshop Notice

14940-006-000 Rezoning
MAIN DEBRA J TRUSTEE
2915 NW 58TH BLVD
GAINESVILLE FL 32606

Neighborhood Workshop Notice

15228-000-000 Rezoning
MANKIN RICHARD W
503 NW 89TH ST
GAINESVILLE FL 32607

Neighborhood Workshop Notice

15212-002-000 Rezoning
MARTINEZ MARIA L
18205 SE 59TH ST
MICANOPY FL 32667

Neighborhood Workshop Notice

14956-209-000 Rezoning
MATTOS & MATTOS
18526 SW 41ST ST
MIRAMAR FL 33029

Neighborhood Workshop Notice

14838-010-204 Rezoning
MCLAULIN DOUGLAS P JR TRUSTEE
1070 REFLECTIONS LAKE LOOP
LAKELAND FL 33813-5610

Neighborhood Workshop Notice

14956-309-000 Rezoning
MESSINA & MESSINA & MESSINA
8576 SUMMERVILLE PL
ORLANDO FL 32819

Neighborhood Workshop Notice

14956-314-000 Rezoning
MOODY WILLIAM R
2806 CANAL DR
PANAMA FL 32405

Neighborhood Workshop Notice

14848-308-000 Rezoning
MUIRHEAD WILLIAM B & DIANE T
2826 SOUTH FLETCHER AVE
FERNANDINA BEACH FL 32034

Neighborhood Workshop Notice

14848-103-000 Rezoning
NANTUCKET LLC
13400 PROGRESS BLVD
ALACHUA FL 32615

Neighborhood Workshop Notice

14848-312-000 Rezoning
NGUYEN HUE THI & THE VAN
1460 NW 3RD PL UNIT 312
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14956-211-000 Rezoning
NOLTNER GROUP LLC
837 FAIRWAY DR
NEW SMYRNA BEACH FL 32168

Neighborhood Workshop Notice

15221-000-000 Rezoning
OTIS CHANDLER
2123 NW 4TH PL
GAINESVILLE FL 32603-1515

Neighborhood Workshop Notice

14831-000-000 Rezoning
PARADIGM 413 LLC
PO BOX 13116
GAINESVILLE FL 32604

Neighborhood Workshop Notice

14848-215-000 Rezoning
PEACOCK RAY & CLARE
1199 ALLIGATOR CREEK RD
CLEARWATER FL 33765

Neighborhood Workshop Notice

14838-010-104 Rezoning
PENSICO TRUST COMPANY
PO BOX 173859
DENVER CO 80217

Neighborhood Workshop Notice

14836-000-000 Rezoning
PHEIFFER CYLDE T
4422 NW 22ND ST
GAINESVILLE FL 32605-1758

Neighborhood Workshop Notice

15232-000-000 Rezoning
PHEGLEY 602 LLC
10 WINNEBAGO RD
FT LAUDERDALE FL 33308

Neighborhood Workshop Notice

15241-000-000 Rezoning
PHEGLEY KEVIN G & JENNIFER
1007 S CLARK AVE
TAMPA FL 33629

Neighborhood Workshop Notice

15212-000-000 Rezoning
PISTORINO PHILIP A & JOY K
7400 NW 47TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

14848-303-000 Rezoning
QUADRAT & TERRELL
421 OCEAN SHORE BLVD
ORMOND BEACH FL 32176-5449

Neighborhood Workshop Notice

14848-313-000 Rezoning
REDDY & REDDY & REDDY
1460 NW 3RD PL UNIT 313
Gainesville FL 32603

Neighborhood Workshop Notice

14848-301-000 Rezoning
REISS & REISS & REISS
2933 SW 141ST TER
DAVIE FL 33330

Neighborhood Workshop Notice

14956-212-000 Rezoning
REVZINA ANASTASIA N
2301 N ST NW APT 509
WASHINGTON DC 20037-1135

Neighborhood Workshop Notice

14826-001-000 Rezoning
ROBERTSON & ROBERTSON TRUSTEES
18203 NW 23RD PL
NEWBERRY FL 32669

Neighborhood Workshop Notice

14956-315-000 Rezoning
ROUTMAN HOWARD & RACHEL
728 CABLE BEACH LN
N PALM BEACH GARDENS FL 33410

Neighborhood Workshop Notice

14848-112-000 Rezoning
SERLUCO JAMES & YVETTE
4935 WILLOW RIDGE TER
VALRICO FL 33596-8239

Neighborhood Workshop Notice

14956-101-000 Rezoning
SKGJO UF LLC
750 SW 63RD ST RD
OCALA FL 34474

Neighborhood Workshop Notice

14956-215-000 Rezoning
SUSS & SUSS
1500 NW 4TH AVE # UNIT 215
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14834-001-000 Rezoning
SWAIN ROSEMARY S
1730 NW 11TH RD
GAINESVILLE FL 32605-5322

Neighborhood Workshop Notice

14838-010-207 Rezoning
T & G GAINESVILLE PROPERTIES LLC
2432 FLAGER AVE
KEY WEST FL 33040

Neighborhood Workshop Notice

14848-307-000 Rezoning
THORBURN FAMILY LTD PARTNERSH
3327 LAKE PADGETT DR
LAND O'LAKES FL 34639

Neighborhood Workshop Notice

15216-000-000 Rezoning
TUCKER ROBERT
3606 NW 63RD PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice

14956-307-000 Rezoning
UNIT 307 LIONSGATE LLC
PO BOX 15243
FERNANDINA BEACH FL 32035-3105

Neighborhood Workshop Notice

15364-000-000 Rezoning
UNITED CHURCH OF GVILLE INC
1624 NW 5TH AVE
GAINESVILLE FL 32603-1609

Neighborhood Workshop Notice

15204-000-000 Rezoning
UPPER WESTSIDE LLLP
13400 PROGRESS BLVD
ALACHUA FL 32615

Neighborhood Workshop Notice

14956-102-000 Rezoning
UTHMEIER JOHN W
1311 HERITAGE MANOR DR UNIT 403
JACKSONVILLE FL 32207-7628

Neighborhood Workshop Notice

14956-303-000 Rezoning
VERDEJA NEIL & YVETTE
10325 SW 96TH ST
MIAMI FL 33176

Neighborhood Workshop Notice

15245-002-000 Rezoning
WAJSMAN ZEV & ALINA
10 10TH ST APT 34F
ATLANTIC BCH FL 32233-5764

Neighborhood Workshop Notice

14956-304-000 Rezoning
WANG & WANG
149 BALTIC CIR
TAMPA FL 33606

Neighborhood Workshop Notice

14838-010-303 Rezoning
WATFORD & WATFORD
897 COLDWATER CREEK CIRCLE
NICEVILLE FL 32578

Neighborhood Workshop Notice

15215-000-000 Rezoning
WHITE DANIEL T
PO BOX 357247
GAINESVILLE FL 32635

Neighborhood Workshop Notice

14956-306-000 Rezoning
WILLCOXON & WILLCOXON
728 NICKLAUS DR
MELBOURNE FL 32940