

APPLICATION FOR SPECIAL USE PERMIT
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 []

Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)	
Name: Gainesville Florida Housing	
Address: PO Box 5565, Gainesville, FL 32627	
Phone: See agent	Fax: _____
Owner's Signature: _____	
(If additional owners, please include on back)	

Applicant(s)/Agent(s), if different
Name: CHW
Address: 11801 Research Dr.
Alachua, FL 32615
Phone: (352) 331-1976 Fax: _____

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: Intersection of NW 5th Avenue and NW 12th Street
Tax parcel no(s): 13918-000-000, 14087-000-000, and a portion of 13913-000-000
Legal description (use separate sheet, if needed): See attached.

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant:  Date: 6/24/19

Certified Cashier's Receipt:

A Special Use Permit is requested pursuant to Section 30, Subsection 4.13, Paragraph Table V-2, of the Land Development Code, City of Gainesville, to allow the following use:
An additional 10 units per acre for a total of 60 units per acre.

A preliminary site plan is/is not required and is/is not attached.

Existing zoning classification: Urban 6 (U6) Existing land use designation: Urban Mixed Use (UMU)

Existing use of property: Vacant land, single-family residence, and neighborhood-scale retail

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	U2/U4/RSF-4	RL/MOR	Single-family residential and vacant land
South	U4/U6	MOR/UMU	Single-family residential
East	U4/U6	MOR/UMU	Single-family residential
West	U4/U6	MOR/UMU	Single-family residential and commercial uses

TO THE APPLICANT: (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

Signature: [Signature] Date: 6/24/19

Name of Owner (please print)	
Name: Gainesville Florida Housing	
Address: PO Box 5565, Gainesville, FL 32627	
Phone: See agent	Fax:
Owner's Signature: See affidavit	
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name: Bryant & Bryant & Bryant & Bryant	
Address: 2006 SW 44th Terrace, Gainesville, FL 32641	
Phone: See agent	Fax:
Owner's Signature: See affidavit	

Reference: Chapter 30, Land Development Code
 City Code of Ordinances, Article VII, Division 5

Name of Owner (please print)	
Name: Russell Ingram and Pamela S. Stilp	
Address: 3315 NW 46th Avenue, Gainesville, FL 32605	
Phone: See agent	Fax:
Owner's Signature: See affidavit	

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND DESCRIBED

AS FOLLOWS:

PARCEL NO. TWO (PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 2021-4182441)

LOTS ONE (1), TWO (2) AND TEN (10) OF DUKE'S COURT, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "C", PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO DESCRIBED AS:

COMMENCE AT A NAIL AND CAP AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 1 FOR THE POINT OF BEGINNING AND RUN SOUTH 00 DEG. 16 MIN. 50 SEC. EAST, ALONG THE EAST LINE OF SAID LOTS 1 AND 10, A DISTANCE OF 172.20 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE RUN NORTH 89 DEG. 48 MIN. 04 SEC. WEST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 62.78 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE RUN NORTH 00 DEG. 20 MIN. 39 SEC. WEST, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 89.94 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE RUN NORTH 89 DEG. 47 MIN. 57 SEC. WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 33.23 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE RUN NORTH 00 DEG. 22 MIN. 41 SEC. WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 82.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE RUN SOUTH 89 DEG. 48 MIN. 00 SEC. EAST, ALONG THE NORTH LINE OF BOTH LOTS 1 AND 2, A DISTANCE OF 96.25 FEET TO THE POINT OF BEGINNING.

PARCEL NO. THREE (PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 2021-4182441)

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 15 OF BROWN'S ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 64, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, FOR THE POINT OF REFERENCE AND RUN NORTH 00 DEG. 21 MIN. 42 SEC. WEST, ALONG THE EAST LINE OF SAID BLOCK 15, A DISTANCE OF 2.54 FEET TO A CONCRETE MONUMENT AND THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 89 DEG. 48 MIN. 00 SEC. WEST, PARALLEL WITH AND 2.54 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 66.00 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 00 DEG. 21 MIN. 42 SEC. WEST, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 79.96 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 89 DEG. 48 MIN. 00 SEC. WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 66.00 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00 DEG. 21 MIN. 42 SEC. EAST, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 82.50 FEET TO A POINT LYING ON SAID SOUTH LINE OF BLOCK 15, SAID POINT BEING 2.54 FEET SOUTH OF A CONCRETE MONUMENT; THENCE RUN NORTH 89 DEG. 48 MIN. 00 SEC. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 264.00 FEET TO THE S.W. CORNER OF THE EAST 396.00 FEET OF SAID BLOCK 15; THENCE RUN NORTH 00 DEG. 21 MIN. 42 SEC. WEST, ALONG THE WEST LINE OF SAID EAST 396 FEET OF BLOCK 15, A DISTANCE OF 330.00 FEET TO THE N.W. CORNER OF THE EAST 396 FEET OF THE SOUTH 330 FEET OF SAID BLOCK 15, SAID N.W. CORNER LYING 14.91 FEET NORTH OF AN IRON PIPE; THENCE RUN SOUTH 89 DEG. 48 MIN. 00 SEC. EAST, ALONG THE NORTH LINE OF SAID SOUTH 330 FEET, A DISTANCE OF 132.00 FEET; THENCE RUN SOUTH 00 DEG. 21 MIN. 42 SEC. EAST, PARALLEL WITH SAID

EAST LINE OF BLOCK 15, A DISTANCE OF 14.83 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT LYING ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID BLOCK 15; THENCE RUN SOUTH 89 DEG. 50 MIN. 00 SEC. EAST, ALONG SAID NORTH LINE, A DISTANCE OF 132.00 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 00 DEG. 21 MIN. 42 SEC. WEST, PARALLEL WITH SAID EAST LINE OF BLOCK 15, A DISTANCE OF 14.76 FEET TO THE NORTH LINE OF THE SOUTH 330 FEET OF SAID BLOCK 15; THENCE RUN SOUTH 89 DEG. 48 MIN. 00 SEC. EAST, ALONG SAID NORTH LINE, A DISTANCE OF 132.00 FEET TO THE EAST LINE OF SAID BLOCK 15; THENCE RUN SOUTH 00 DEG. 21 MIN. 42 SEC. EAST, ALONG SAID EAST LINE, A DISTANCE OF 327.46 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. FOUR (PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 2021-4182441)

THAT PART OF A "MAP OR PLAT OF O. A. PORTER'S RESURVEY AND SUBDIVISION OF SOUTH HALF BLOCK 10, BROWNS ADDITION TO GAINESVILLE, FLORIDA", AS PER A PLAT RECORDED IN PLAT BOOK "A", AT PAGE 74 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 21, 22, 23 AND 24 OF SAID O. A. PORTER'S RESURVEY, AND THAT PART OF THE RIGHT OF WAY OF N.W. 11TH TERRACE (26.0 FOOT RIGHT OF WAY) THAT LIES PARALLEL TO AND CONTIGUOUS WITH SAID LOTS 22 AND 23.

PARCEL NO. FIVE (PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 2021-4182441)

ALL OF LOTS 4 AND 5, AND THE NORTH 10.50 FEET OF LOT 6 (MEASURED ALONG THE EAST AND WEST LOT LINES) OF A "PLAT SHOWING SUBDIVISION OF LAND OF HEIRS OF PETER ARID PRIMUS JOHNSON IN GAINESVILLE, ALACHUA COUNTY, FLORIDA", BEING IN THE NORTH 1/2 OF BLOCK 11 OF BROWN'S ADDITION, AS PER PLAT RECORDED IN PLAT BOOK "A" AT PAGE 125, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL NO. SIX (PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 2021-4182441)

THAT PART OF THE "PLAT SHOWING SUBDIVISION OF LAND OF HEIRS OF PETER AND PRIMUS JOHNSON IN GAINESVILLE, ALACHUA COUNTY, FLORIDA", BEING IN THE NORTH 1/2 OF BLOCK 11 OF BROWN'S ADDITION, AS PER PLAT RECORDED IN PLAT BOOK "A" AT PAGE 125 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, AND THAT PART OF THE SAID NORTH 1/2 OF BLOCK 11 OF THE "MAP OF BROWN'S ADDITION TO TOWN OF GAINESVILLE, FLORIDA", AS PER PLAT RECORDED IN PLAT BOOK "A" AT PAGE 64 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EXISTING (1/2" PIPE) BEING LOCALLY ACCEPTED AS THE NORTHWEST CORNER OF LOT 2 OF THE SAID "PLAT SHOWING SUBDIVISION OF LAND OF HEIRS OF PETER AND PRIMUS JOHNSON" FOR A POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING PROCEED SOUTH 00 DEG. 41 MIN. 39 SEC. WEST ALONG THE LOCALLY ACCEPTED WEST LINE OF SAID LOT 2 BY EXISTING MONUMENTATION AND THE SOUTHERLY PROLONGATION OF SAID LOT 2, A DISTANCE OF 157.75 FEET TO A PLACED SURVEY DISK (STAMPED P.R.M. 2115) IN THE ROOTS ON THE SOUTH SIDE OF A 48" OAK; THENCE

CONTINUE SOUTH 00 DEG. 41 MIN. 39 SEC. WEST ALONG THE LOCALLY ACCEPTED BOUNDARY LINE BY EXISTING MONUMENTATION, A DISTANCE OF 62.40 FEET TO A FOUND 1/2" PIPE BEING LOCALLY ACCEPTED AS A PROPERTY CORNER TO THE EAST, WHICH IS AT AN INTERSECTION WITH AN OLD FENCE GOING SOUTHERLY AND EASTERLY; THENCE CONTINUE SOUTH 00 DEG. 41 MIN. 39 SEC. WEST ALONG THE SAID OLD FENCE LINE WHICH IS THE LOCALLY ACCEPTED BOUNDARY LANE, A DISTANCE OF 95.82 FEET TO A PLACED 5/8" RE-BAR WITH, A PLASTIC CAP STAMPED P.L.S. 2115 ON THE LOCALLY ACCEPTED NORTH RIGHT OF WAY LINE BY EXISTING MONUMENTATION OF A 15.0 FOOT ALLEY DEDICATED BY THE SUBDIVISION "SOUTH 1/2 OF LOT 11, BROWN'S ADDITION TO GAINESVILLE, FLORIDA", AS PER PLAT RECORDED IN PLAT BOOK "B" AT PAGE 50 OF THE SAID PUBLIC RECORDS; THENCE NORTH 88 DEG. 52 MIN. 24 SEC. WEST ALONG THE SAID LOCALLY ACCEPTED NORTH RIGHT OF WAY LINE BY EXISTING MONUMENTATION, A DISTANCE OF 223.17 FEET TO A FOUND 1" PIPE BEING LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF LOT 10 OF THE SAID "PLAT SHOWING SUBDIVISION OF LAND OF HEIRS OF PETER AND PRIMUS JOHNSON"; THENCE NORTH 88 DEG. 52 MIN. 24 SEC. WEST ALONG THE SAID LOCALLY ACCEPTED NORTH RIGHT OF WAY LINE BY EXISTING MONUMENTATION, A DISTANCE OF 167.65 FEET TO A FOUND 1/2" PIPE BEING LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF LOT 9 OF THE SAID "PLAT SHOWING SUBDIVISION OF LAND OF HEIRS OF PETER AND PRIMUS JOHNSON"; THENCE NORTH 00 DEG. 41 MIN. 00 SEC. WEST ALONG THE EAST LINE OF SAID LOT 9 AND LOT 8 ACCORDING TO EXISTING MONUMENTATION, A DISTANCE OF 105.0 FEET TO A FOUND 1/2" PIPE BEING LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF LOT 7; THENCE NORTH 01 DEG. 05 MIN. 08 SEC. WEST ALONG THE EAST LINE OF SAID LOT 7 ACCORDING TO EXISTING MONUMENTATION, A DISTANCE OF 52.61 FEET TO A PLACED SURVEY DISK (STAMPED P.R.M. 2115) IN THE CONCRETE BASE OF A METAL FENCE POST FOR A CYCLONE FENCE THAT SURROUNDS THE CITY OF GAINESVILLE WATER STORAGE TANK (SAID SURVEY DISK LIES SOUTH 01 DEG. 05 MIN. 08 SEC. EAST ALONG THE SAID EAST LINE OF LOT 7 BY EXISTING MONUMENTATION, A DISTANCE OF 3.71 FEET FROM A FOUND 1/2" PIPE BEING LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF SAID LOT 7, SAID SURVEY DISK IS ALSO THE SOUTHWEST CORNER OF LOT 3); THENCE SOUTH 88 DEG. 58 MIN. 28 SEC. EAST ALONG THE SOUTH LINE OF SAID LOT 3 BY EXISTING MONUMENTATION AND THE EASTERLY PROLONGATION OF SAID LOT 3, A DISTANCE OF 171.61 FEET TO A FOUND 1/2" PIPE BEING LOCALLY ACCEPTED AS THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 88 DEG. 58 MIN. 28 SEC. EAST ALONG THE NORTH LINE OF SAID LOT 10 BY EXISTING MONUMENTATION, A DISTANCE OF 83.95 FEET TO A FOUND 1/2" PIPE BEING LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTH 00 DEG. 58 MIN. 53 SEC. WEST, A DISTANCE OF 157.66 FEET TO A FOUND 1/2" PIPE ON THE LOCALLY ACCEPTED SOUTH RIGHT OF WAY LINE BY EXISTING MONUMENTATION OF N.W. 5TH AVENUE; THENCE SOUTH 89 DEG. 03 MIN. 00 SEC. EAST ALONG THE SAID LOCALLY ACCEPTED SOUTH RIGHT OF WAY LINE BY EXISTING MONUMENTATION, A DISTANCE OF 70.0 FEET TO A FOUND 1/2" PIPE BEING LOCALLY ACCEPTED AS A PROPERTY CORNER; THENCE CONTINUE SOUTH 89 DEG. 03 MIN. 00 SEC. EAST ALONG THE SAID LOCALLY ACCEPTED SOUTH RIGHT OF WAY LINE BY EXISTING MONUMENTATION, A DISTANCE OF 74.0 FEET TO THE SAID NORTHWEST CORNER OF LOT 2 OF THE SAID "PLAT SHOWING SUBDIVISION OF LAND OF HEIRS OF PETER AND PRIMUS JOHNSON" AND THE SAID POINT OF BEGINNING.

PARCEL NO. SEVEN (PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 2021-4182441)

THE EASEMENT GRANTED BY THE CITY OF GAINESVILLE TO GAINESVILLE HOUSING AUTHORITY, AND BY THAT GRANTEE TO GAINESVILLE, FLORIDA, HOUSING CORPORATION, INC., BY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS

BOOK 1148, PAGE 806, AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1219, PAGE 149, RESPECTIVELY, BOTH OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALL LESS AND EXCEPT THOSE PARCELS CONVEYED TO THE CITY OF GAINESVILLE BY QUIT CLAIM DEED RECORDED FEBRUARY 27, 1980 IN OFFICIAL RECORDS BOOK 1263, PAGE 981 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL NO. EIGHT (OFFICIAL RECORDS BOOK 2209, PAGE 2551)

THE SOUTH EIGHTY-FIVE (85) FEET OF THE WEST SIXTY-SIX (66) FEET OF THE EAST ONE HUNDRED THIRTY-TWO (132) FEET OF BLOCK FIFTEEN (15), BROWN'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A" PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS THE LEGAL DESCRIPTION FOR RIGHT-OF-WAY AS SET FORTH IN O.R. BOOK 752, PAGE 186 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL NO. NINE (OFFICIAL RECORDS BOOK 3678, PAGE 1223)

COMMENCE 273.5 FEET EAST OF THE NORTHWEST CORNER OF BLOCK "11", BROWN'S ADDITION TO GAINESVILLE, RUN EAST 84 FEET, THENCE RUN SOUTH 157.5 FEET, THENCE RUN WEST 84 FEET, THENCE RUN NORTH 157.5 FEET TO THE POINT OF BEGINNING ON THE SOUTH SIDE OF WEST SEMINARY STREET AND BEING IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA.

9. ALL PARCELS ARE SUBJECT TO THE RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BROWN'S ADDITION, AS RECORDED IN PLAT BOOK A, PAGE(S) 64, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT.)

10. PARCEL No. FOUR IS SUBJECT TO THE RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF O. A. PORTER'S, AS RECORDED MARCH 1, 1907 IN PLAT BOOK A, PAGE(S) 74, INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR THE FOLLOWING: (A) ORDINANCE NO. 2313 (O-78-30) VACATING PUBLIC RIGHT-OF-WAY RECORDED SEPTEMBER 21, 2015 IN BOOK 4380, PAGE 212, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT.)

11. PARCEL No. FIVE, SIX AND SEVEN ARE SUBJECT TO THE RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SUBDIVISION OF LAND OF HEIRS OF PETER & PRIMUS JOHNSON IN GAINESVILLE, AS RECORDED OCTOBER 7, 1919 IN PLAT BOOK A, PAGE(S) 125, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT.)

12. PARCEL No. TWO IS SUBJECT TO THE RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF DUKE'S COURT, AS RECORDED FEBRUARY 11, 1942 IN PLAT BOOK C, PAGE(S) 91, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT.)

13. PARCEL No. SIX IS SUBJECT TO THE RESERVATIONS UNTO THE STATE OF FLORIDA EASEMENT FOR 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED NO. 189 RECORDED JANUARY 13, 1941 IN DEED BOOK 194, PAGE 158. (GRAPHICALLY SHOWN HEREON.)

14. PARCEL No. FOUR IS SUBJECT TO THE RESERVATIONS UNTO THE STATE OF FLORIDA EASEMENT FOR 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED NO. 929 RECORDED JULY 10, 1943 IN DEED BOOK 198, PAGE 494. (GRAPHICALLY SHOWN HEREON.)

15. PARCEL No. FOUR IS SUBJECT TO THE RESERVATIONS UNTO THE STATE OF FLORIDA EASEMENT FOR 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED NO. 983 RECORDED OCTOBER 13, 1943 IN DEED BOOK 205, PAGE 77. (GRAPHICALLY SHOWN HEREON.)

16. PARCEL No. 6 IS SUBJECT TO THE RESERVATIONS UNTO THE STATE OF FLORIDA FOR OIL, GAS, MINERALS, FISSIONABLE MATERIALS AND EASEMENT FOR 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED NO. 1294 RECORDED JANUARY 5, 1945 IN DEED BOOK 207, PAGE 97. NOTE: THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED PURSUANT TO S270.11, F.S.. (GRAPHICALLY SHOWN HEREON.)

17. PARCEL No. 6 IS SUBJECT TO THE RESERVATIONS UNTO THE STATE OF FLORIDA FOR OIL, GAS, MINERALS, FISSIONABLE MATERIALS AND EASEMENT FOR 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED NO. 1578 RECORDED NOVEMBER 10, 1945 IN DEED BOOK 216, PAGE 370. NOTE: THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED PURSUANT TO S270.11, F.S.. (GRAPHICALLY SHOWN HEREON.)

18. PARCEL No. THREE IS SUBJECT TO AN EASEMENT FOR SIDEWALK MAINTENANCE GRANTED TO CITY OF GAINESVILLE RECORDED MAY 21, 1976 IN BOOK 1003, PAGE 185. (GRAPHICALLY SHOWN HEREON.)

19. PARCEL No. THREE IS SUBJECT TO AN EASEMENT FOR SIDEWALK MAINTENANCE GRANTED TO CITY OF GAINESVILLE RECORDED MAY 21, 1976 IN BOOK 1003, PAGE 187. (GRAPHICALLY SHOW HEREON.)

20. PARCEL No. TWO IS SUBJECT TO AN EASEMENT FOR SIDEWALK MAINTENANCE GRANTED TO CITY OF GAINESVILLE RECORDED AUGUST 17, 1976 IN BOOK 1018, PAGE 1. (GRAPHICALLY SHOWN HEREON.)

21. PARCEL No. FIVE IS SUBJECT TO AN EASEMENT FOR SIDEWALK MAINTENANCE GRANTED TO CITY OF GAINESVILLE RECORDED SEPTEMBER 21, 1976 IN BOOK 1024, PAGE 266. (GRAPHICALLY SHOWN HEREON.)

22. PARCEL No. SIX IS SUBJECT TO AN EASEMENT FOR SIDEWALK MAINTENANCE GRANTED TO CITY OF GAINESVILLE RECORDED NOVEMBER 15, 1976 IN BOOK 1033, PAGE 499. (GRAPHICALLY SHOWN HEREON.)

23. PARCEL No. SIX IS SUBJECT TO AN EASEMENT FOR SIDEWALK MAINTENANCE GRANTED TO CITY OF GAINESVILLE RECORDED JANUARY 18, 1977 IN BOOK 1045, PAGE 194. (GRAPHICALLY SHOWN HEREON.)

24. PARCEL No. FIVE & SIX ARE SUBJECT TO AN EASEMENT FOR INGRESS-EGRESS AND PARKING GRANTED TO THE GAINESVILLE HOUSING AUTHORITY RECORDED JULY 14, 1978 IN BOOK 1148, PAGE 806. (GRAPHICALLY SHOWN HEREON.)

25. ALL PARCELS ARE SUBJECT TO THE EASEMENT FOR PUBLIC UTILITIES GRANTED TO THE CITY OF GAINESVILLE RECORDED OCTOBER 26, 1978 IN BOOK 1170, PAGE 175. (BLANKET IN NATURE, UNABLE TO GRAPHICALLY DEPICT)

26. PARCEL No. TWO IS SUBJECT TO THE EASEMENT FOR SIDEWALK MAINTENANCE GRANTED TO CITY OF GAINESVILLE RECORDED JULY 9, 1979 IN BOOK 1218, PAGE 979. (GRAPHICALLY SHOWN HEREON.)

27. PARCEL No. FIVE & SIX ARE SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND PARKING GRANTED TO GAINESVILLE, FLORIDA, HOUSING CORPORATION, INC. RECORDED JULY 9, 1979 IN BOOK 1219, PAGE 149. (GRAPHICALLY SHOWN HEREON.)

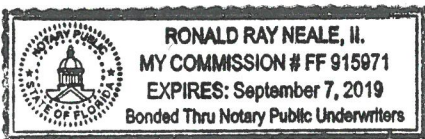
28. PARCEL No. THREE IS SUBJECT TO AN EASEMENT GRANTED TO THE CITY OF GAINESVILLE FOR PERMANENT EASEMENT UNDERGROUND NATURAL GAS FACILITIES AND RELATED APPURTENANCES RECORDED APRIL 1, 1992 IN BOOK 1851, PAGE 1249. (GRAPHICALLY SHOWN HEREON.)

29. PARCEL No. TWO IS SUBJECT TO A SIDEWALK AND UTILITY EASEMENT GRANTED TO CITY OF GAINESVILLE RECORDED NOVEMBER 22, 1999 IN BOOK 2264, PAGE 852. (GRAPHICALLY SHOWN HEREON.)

30. PARCEL No. FIVE IS SUBJECT TO A SIDEWALK AND UTILITY EASEMENT GRANTED TO CITY OF GAINESVILLE RECORDED DECEMBER 22, 1999 IN BOOK 2268, PAGE 2127. (GRAPHICALLY SHOWN HEREON.)

PROPERTY OWNER AFFIDAVIT



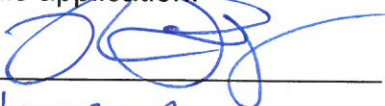

Owner Name: Bryant & Bryant & Bryant & Bryant			
Address: 2006 SW 44 th Ter Gainesville, FL 32641		Phone:	
Agent Name: Tramell Webb Partners, Inc			
Address: 801 N. Orange Ave., Ste 518 Orlando, FL 32801		Phone: 407-420-4792	
Other: CHW			
Address: 11801 Research Drive Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 14087-000-000			
Acreage: ± 5.910	S: 05	T: 10	R: 20
Requested Action:			
To obtain approvals from City of Gainesville, GRU, St. Johns River water Management District, Florida Dept. of Transportation, and Florida Dept. of Environmental Protection			
I hereby certify that: I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>[Signature]</u>			
Printed name: <u>Robert Bryant</u>			
Date: <u>6-19-19</u>			
The foregoing affidavit is acknowledged before me this <u>19th</u> day of <u>June</u> , 20 <u>19</u> , by <u>Robert Bryant</u> , who is/are personally known to me, or who has/have produced <u>DL - B653-772-SD-405-0</u> as identification.			
NOTARY SEAL		<u>[Signature]</u> Signature of Notary Public, State of <u>FL</u>	
			

PROPERTY OWNER AFFIDAVIT



Owner Name: Gainesville Florida Housing			
Address: P.O. Box 5565 Gainesville, FL 32627		Phone:	
Agent Name: Tramell Webb Partners, Inc			
Address: 801 N. Orange Ave., Ste 518 Orlando, FL 32801		Phone: 407-420-4792	
Other: CHW			
Address: 11801 Research Drive Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 13913-000-000			
Acreage: ± 5.910	S: 05	T: 10	R: 20
Requested Action:			
To obtain approvals from City of Gainesville, GRU, St. Johns River water Management District, Florida Dept. of Transportation, and Florida Dept. of Environmental Protection			
I hereby certify that: I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>Rosa B. Williams</u> / <u>Rosa B. Williams</u>			
Printed name: <u>Rosa B. Williams</u>			
Date: <u>06-21-2019</u>			
The foregoing affidavit is acknowledged before me this <u>21</u> day of <u>June</u> , 20 <u>19</u> by <u>Rosa B. Williams</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL		<u>Constance N. Williams</u> Signature of Notary Public, State of _____	

PROPERTY OWNER AFFIDAVIT

Owner Name: Russell Ingram and Pamela S. Stilp			
Address: 3315 NW 46th Ave Gainesville, FL 32605		Phone: 352-372-7876	
Agent Name: CHW			
Address: 11801 Research Dr. Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 13918-000-000			
Acreage: 0.29	S: 05	T: 10	R: 20
Requested Action: Development Plan and Special Use Permit Application			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: 			
Printed name: <u>Russ Ingram</u>			
Date: <u>6/18/19</u>			
The foregoing affidavit is acknowledged before me this <u>18th</u> day of <u>June</u> , 20 <u>19</u> , by <u>Russell Ingram</u> , who is/are personally known to me, or who has/have produced <u>FL Drivers License</u> as identification.			
NOTARY SEAL			
Signature of Notary Public, State of <u>Florida</u> 			

Mailed Memorandum

NEIGHBORHOOD WORKSHOP NOTIFICATION



To: NW 5th Avenue/Seminary Lane Neighbors
From: Gerry Dedenbach, AICP, LEED AP, Vice President
Date: Tuesday, April 2, 2019
RE: Neighborhood Workshop Public Notice

PN# 18-0551

A Neighborhood Workshop will be held to discuss proposed Development Plan and Special Use Permit applications on ±6 acres (Alachua County Tax Parcels 13913-000-000, 13918-000-000, and 14087-000-000). The subject property is located at the intersection of NW 5th Avenue and NW 12th Street.

The proposed plan will occur on lands formerly owned by the Gainesville Housing Authority (GHA). The subject property will not require a land use or zoning change. The buildings vary from 2-story to 5-story, with amenity areas. Approximately 325 dwellings, including affordable housing units, are proposed. Structured parking garages, underground utilities, and a new community center are also planned. Both applications will see to create a holistic design for the parcels and adjacent public street.

Date: Wednesday, April 17, 2019
Time: 6:00 p.m.
Place: Ballroom Room
The Holiday Inn University Center
1250 W. University Avenue,
Gainesville, FL 32601
Contact: Gerry Dedenbach, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

Mailing Labels

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

b

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
BARBARA KELLEHER
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Northwood
SUSAN W WILLIAMS
P.O. BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
KELLY AISSSEN
4306 SW 5 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 STREET
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Newspaper Advertisement

TODAY IN HISTORY

In 1792, Congress passed the Coinage Act, which authorized establishment of the U.S. Mint.

In 1865, Confederate President Jefferson Davis and most of his Cabinet fled the Confederate capital of Richmond, Virginia, because of advancing Union forces.

In 1912, the just-completed RMS Titanic left Belfast to begin its sea trials eight days before the start of its ill-fated maiden voyage.

In 1917, President Woodrow Wilson asked Congress to declare war against Germany, saying, "The world must be made safe for democracy." (Congress declared war four days later.)

In 2003, during the Iraq War, American forces fought their way to within sight of the Baghdad skyline.

In 2005, Pope John Paul II died in his Vatican apartment at age 84.

TODAY'S BIRTHDAYS

Actress Sharon Acker is 84.

Actress Dame Penelope Keith is 79.

Actress Linda Hunt is 74.

Singer Emmylou Harris is 72.

Social critic and author Camille Paglia is 72.

Actress Pamela Reed is 70.

Rock musician Dave Robinson (The Cars) is 70.

Country singer Buddy Jewell is 58.

Actor Christopher Meloni is 58.

Singer Keren Woodward (Bananarama) is 58.

Country singer Billy Dean is 57.

Actor Clark Gregg is 57.

Actor Pedro Pascal is 44.

Actor Adam Rodriguez is 44.

Actor Jeremy Garrett is 43.

Actor Michael Fassbender is 42.

LOTTERY

Monday, April 1

Pick 2

Early drawing: 3-2

Night drawing: 5-6

Pick 3

Early drawing: 6-7-5

Night drawing: 6-9-4

Pick 4

Early drawing: 8-8-7-5

Night drawing: 3-4-4-8

Pick 5

Early drawing: 6-4-0-9-8

Night drawing: 9-5-0-9-0

Fantasy 5

1-9-11-15-33

CashLife

2-37-43-48-61 CB: 3

SUNDAY'S RESULTS

Fantasy 5

6-19-31-34-36

Match...Payoff...Winners

5-of-5...\$50,000

4-of-5...\$555,223

3-of-5...\$22,771

Dems to prep subpoenas for full Mueller report

By Mary Clare Jalonick
The Associated Press

WASHINGTON — The House Judiciary Committee will prepare subpoenas this week seeking special counsel Robert Mueller's full Russia report as the Justice Department appears likely to miss an April 2 deadline set by Democrats for the report's release.

The Judiciary panel plans to vote on subpoenas Wednesday, a day after the deadline. The chairman of several House committees asked for the full, undated report last week after Attorney General William Barr released a four-page summary laying out the report's "principal conclusions." Barr said in a letter to the House and Senate Judiciary committees on Friday that a redacted version of the full 300-page report would be released by mid-April, "if not sooner."

The planned committee vote, announced Monday morning, would not automatically issue subpoenas but authorize House Judiciary



House Judiciary Committee Chairman Jerrold Nadler, D-N.Y., presides at a meeting directing the attorney general to transmit documents to the House of Representatives relating to the actions of former Acting FBI Director Andrew McCabe, Tuesday on Capitol Hill in Washington. (U. SCOTT APPLEWHITE/THE ASSOCIATED PRESS)

Committee Chairman Jerrold Nadler, D-N.Y., to send them if he decides to do so.

"As I have made clear, Congress requires the full and complete special counsel report, without redactions, as well as access to the underlying evidence," Nadler said in a statement. "Attorney General Barr has thus far indicated he will not meet the April 2 deadline set by myself and five other committee chairs, and refused to work with us to provide the full report, without redactions, to

Congress."

The vote comes as Democrats are escalating their battle with the Justice Department over how much of the report they will be able to see. The report could eventually end up in court. Democrats have said they will not accept redactions and will almost certainly be unhappy with the amount of information provided by Barr when the department releases the report in the coming weeks.

The panel will also vote Wednesday to authorize

subpoenas related to a number of President Donald Trump's former top advisers, including strategist Steve Bannon, Communications Director Hope Hicks, Chief of Staff Reince Priebus, White House Counsel Donald McGahn and counsel Ann Donaldson. Donaldson served as McGahn's chief of staff before both left the administration.

The five were key witnesses in Mueller's probe of possible obstruction of justice and were sent document requests by the Judiciary panel last month. Nadler said he is concerned about reports that documents relevant to Mueller's investigation "were sent outside the White House," waiving executive privilege rights that would block document production.

"To this end, I have asked the committee to authorize me to issue subpoenas, if necessary, to compel the production of documents and testimony," Nadler said.

Nadler sent requests to 81 people connected to Trump's political and personal dealings as he launched a wide-ranging

investigation into possible obstruction of justice, public corruption and abuses of power.

Barr said in the letter Friday that he is scrubbing the report to avoid disclosing any grand jury information or classified material, in addition to portions of the report that pertain to ongoing investigations or that "would unduly infringe on the personal privacy and reputational interests of peripheral third parties."

Democrats say they want all of that information, even if some of it can't be disclosed to the public. They are citing precedents from previous investigations involving presidents and also information disclosed about the Russia investigation to Republicans last year when they held the House majority.

If the committee does issue subpoenas, the path forward is uncertain. If the administration decides to fight, lawmakers could ask federal courts to step in and enforce a subpoena — a fight that could, in theory, reach the Supreme Court. Generally such disputes are instead resolved through negotiations.

Mourning for Nipsey Hussle goes beyond his music

By Jonathan Landrum
and Andrew Dalton
The Associated Press

LOS ANGELES — Nipsey Hussle thought Marathon Clothing could be a seed to revive the impoverished Los Angeles community where he grew up.

The 33-year-old rapper and his business partner purchased a plaza in the

Crenshaw neighborhood, intending to knock it down and erect a six-story residential building atop a commercial plaza, with Marathon as its anchor.

But as Hussle stood in that same plaza Sunday night, he was shot and killed by an unknown assailant. On Monday, the neighborhood he sought to improve was mourning him for

much more than his music.

Hussle's philanthropic work went well beyond the usual celebrity "giving back" ethos, and political and community leaders were as quick and effusive in their praise as his fellow hip-hop artists.

"Nipsey's activism, leadership and dedication to community was an inspiration for Californians

and beyond," tweeted California senator and presidential candidate Kamala Harris. "His senseless death leaves us worse off."

LA Mayor Eric Garcetti tweeted about the "awful tragedy" Sunday night even before investigators had confirmed his death.

By Monday, hundreds of people formed a circle

in front of the closed store to pay their respects. A memorial of candles, flowers and paintings of Hussle took shape in front of the store and in the parking lot.

Blaring loudly through several speakers, some of Hussle's popular songs were being played including "The Weather," "Double Up" and "Hussle & Motivate."

CENSUS

From Page A1

"Just as with voting, completing the census is a powerful exercise in our democracy, and there are always people who want to prevent others from exercising their power," said Indivar Dutta-Gupta, co-executive director of the Georgetown Center on Poverty and Inequality

and an expert on the census. "I think there will be lots of attempts. We should be concerned."

So far, there has been no indication of anyone trying to target the survey, but experts say the risks will probably grow as the launch draws closer. Census Bureau officials say they are working with experts in the government and private sector, including at the Department of Homeland Security, Facebook, Microsoft and Google, to defend against people or foreign states who try to undermine the U.S. government or prevent certain groups from

being counted.

They plan to encrypt incoming information, scan responses for unusual activity and monitor social media to spot attempts to mislead the public. The bureau has bought up more than 100 census-related domain names so they can't be used to create fake census sites, and it plans to aggressively push the message that completing the survey is safe and that being counted is beneficial to communities.

Yet cybersecurity experts cite several reasons to be concerned with the plan. It comes at

a time when trust in the government generally is low. Many people's trust in the census in particular has been eroded by fears about the Trump administration's decision last year to add a citizenship question to the survey. The question has been struck down by two federal courts and the Supreme Court is expected to decide this spring whether it will appear on the forms.

At the same time, previous data breaches have left many Americans leery of sharing personal information online. The federal government's troubled track record in

building and maintaining technological systems includes the repeated meltdowns of healthcare.gov in 2013 and the Office of Personnel Management hack, revealed in 2015, that exposed names, Social Security numbers, salaries and other information on more than 21 million federal workers, allegedly to Chinese hackers. More recently, the Federal Emergency Management Agency exposed the personal addresses and banking information of 2.5 million disaster survivors.

Joshua Gelfert, a former National Security Council official who has warned of security risks to the census and called for greater transparency on it, said it is particularly important to clarify how it will be protected given how Russian interference in the last presidential election spawned years of questions — many still unanswered — about how seriously outside forces were able to affect a major American vote.

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PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss proposed Development Plan and Special Use Permit applications on 46 acres (Alachua County Tax File: 13913-000-000, 13918-000-000, and 14087-000-000). The subject property is located at the intersection of NW 5th Avenue and NW 12th Street.

The subject property will not require a land use or zoning change. The buildings vary from 2-story to 5-story, with amenity areas. Approximately 325 dwellings, including affordable housing units, are proposed. Structured parking garages, underground utilities, and a new community center are also planned.

This is not a public hearing. The workshop's purpose is to inform the public about the proposed plan, application process, and seek public comment.

Date & Time: Wednesday, April 17, 2019, 6:00 pm

Location: Holiday Inn University Center, Ballroom, 1250 W. University Avenue, Gainesville, FL 32601

Contact: Gerry Dedenbach, AICP
Phone Number: (352) 331-1976

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The Gainesville Sun

Main number 378-1411
Mailing News 378-1412
To Subscribe 378-1416
Toll free 800-443-5493

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The Gainesville Sun (ISSN 0163-4025) is published daily by the Gainesville Sun, 2700 SW 12th St., Gainesville, FL 32608. Periodicals postage paid at Gainesville, FL 32608.

POSTMASTER: Send address changes to The Gainesville Sun, 2700 SW 12th Street, Gainesville, Florida 32608.

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Workshop Presentation



Seminary Lane

Development Plan and Special Use Permit (SUP) Applications

Neighborhood Workshop
April 17, 2019

1

Workshop Overview



The purpose of the neighborhood workshop:

- The City of Gainesville requires **Special Use Permit applicants** to host a neighborhood workshop;
- The purpose is to **inform neighbors** of the proposed plan's nature, obtain feedback early in the development process, and incorporate comments into application(s); and
- This workshop provides the applicant with an opportunity to discuss the project with citizens and potentially **mitigate concerns** prior to the application's submission.

2

Public Notification



NEIGHBORHOOD WORKSHOP NOTIFICATION

CHW

To: NW 17th Avenue/Seminole Lane Neighbors PNR 15-0051
 From: Gerry Dedenbach, AICP, LEED AP, Vice President
 Date: Tuesday, April 2, 2019
 RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss proposed Development Plan and Special Use Permit applications on 46 acres (Alachua County Tax Parcels 13913-000-000, 13918-000-000, and 14087-000-000). The subject property is located at the intersection of NW 3rd Avenue and NW 12th Street.

The proposed plan will occur on lands formerly owned by the Gainesville Housing Authority (GHA). The subject property will not require a land use or zoning change. The buildings vary from 2-story to 5-story, with amenity areas. Approximately 325 dwellings, including affordable housing units, are proposed. Structured parking garages, underground utilities, and a new community center are also planned. Both applications will see to create a holistic design for the parcels and adjacent public street.

Date: Wednesday, April 17, 2019
 Time: 6:00 p.m.
 Place: Ballroom Room
 The Holiday Inn University Center
 1250 W. University Avenue,
 Gainesville, FL 32601
 Contact: Gerry Dedenbach, AICP
 (352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

Website: www.chw-inc.com

Dems to prep subpoenas for full Mueller report

Mourning for Nipsey Hussle goes beyond his music

Rest Easy

Sim

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss proposed Development Plan and Special Use Permit applications on 46 acres (Alachua County Tax Parcels 13913-000-000, 13918-000-000, and 14087-000-000). The subject property is located at the intersection of NW 3rd Avenue and NW 12th Street.

The subject property will not require a land use or zoning change. The buildings vary from 2-story to 5-story, with amenity areas. Approximately 325 dwellings, including affordable housing units, are proposed. Structured parking garages, underground utilities, and a new community center are also planned.

This is not a public hearing. The workshop's purpose is to inform the public about the proposed plan, application process, and seek public comment.

Date & Time: Wednesday, April 17, 2019, 6:00 pm
Location: Holiday Inn University Center, Ballroom, 1250 W. University Avenue, Gainesville, FL 32601
Contact: Gerry Dedenbach, AICP
Phone Number: (352) 331-1976

CHW

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Application Review Process



First-Step Meeting	March 12, 2019
➔ Neighborhood Workshop	April 17, 2019
Submit Development Plan & Special Use Permit (SUP) Application	June 26, 2019
City Plan Board Public Hearing (Adoption Hearing)	September 26, 2019 (Tentative)

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Intent of Application



Request:

- **Development Plan and Special Use Permit application** consistent with the site's existing Urban Mixed-Use Future Land Use and U6 Zoning.

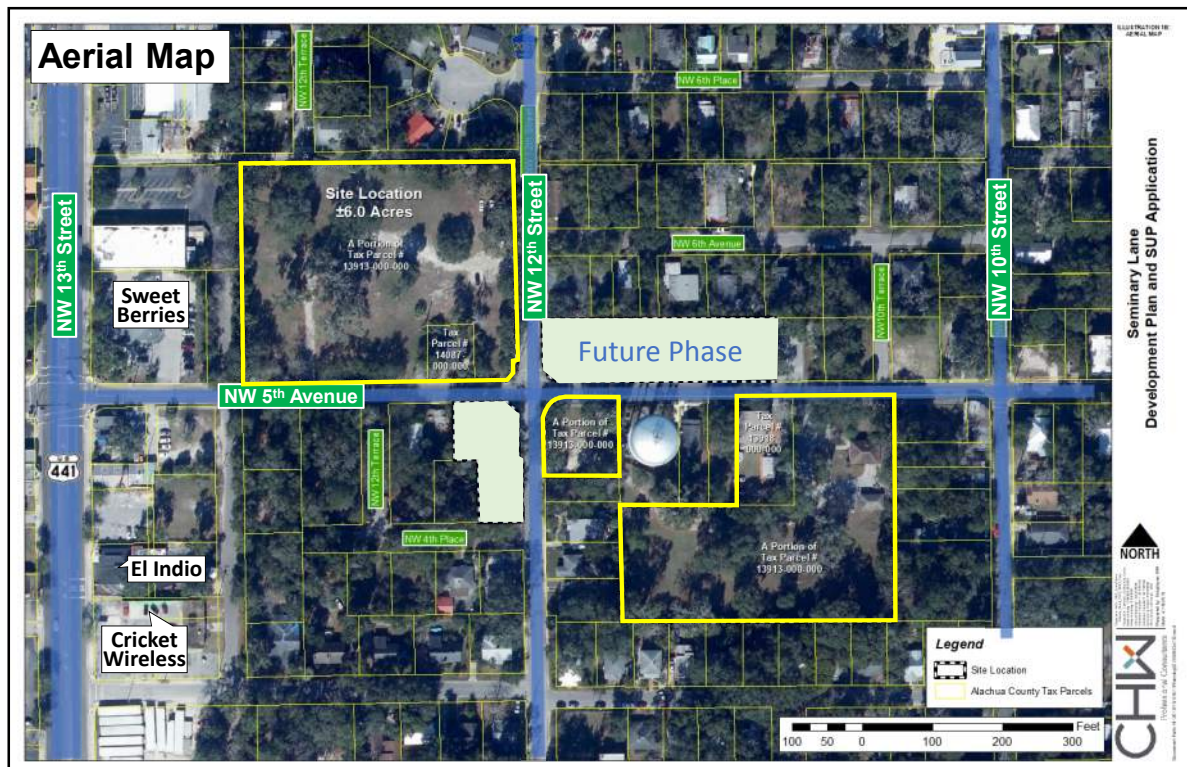
Intent:

- **To develop approximately 325 dwellings (up to 60 units per acre),** including affordable housing units, structured parking garages, underground utilities, and a new community cultural and empowerment center.

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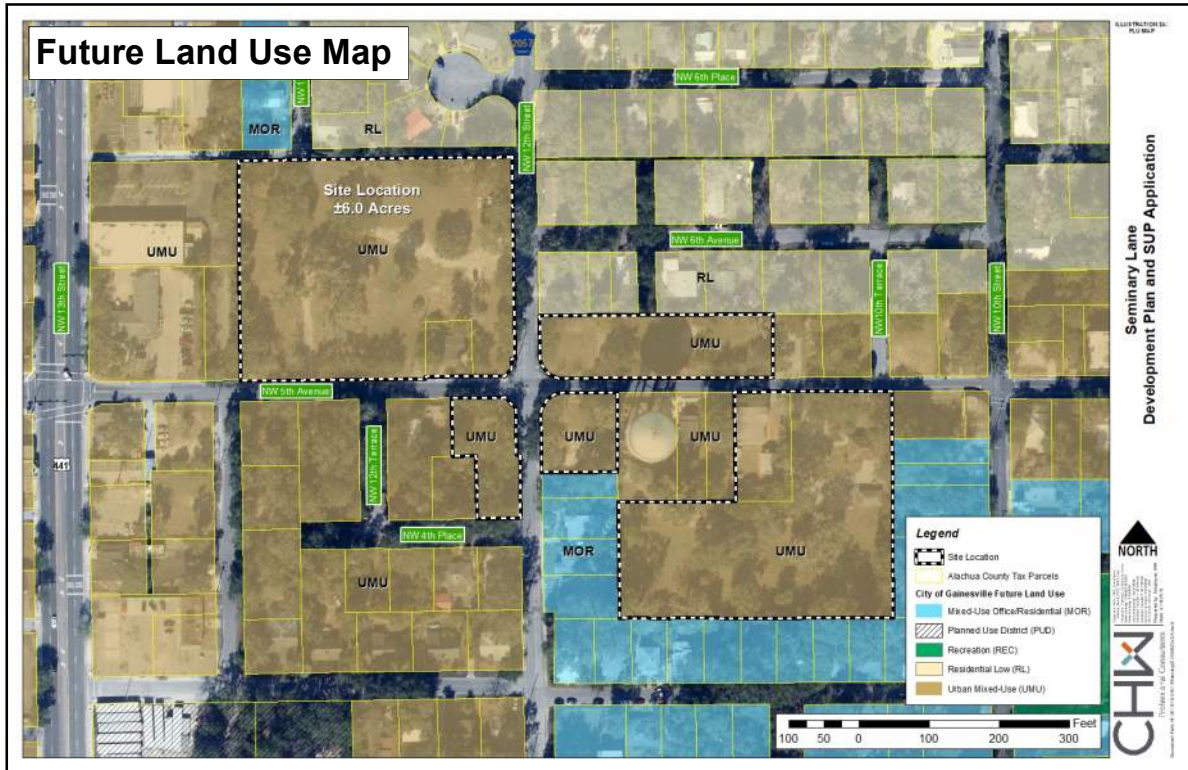
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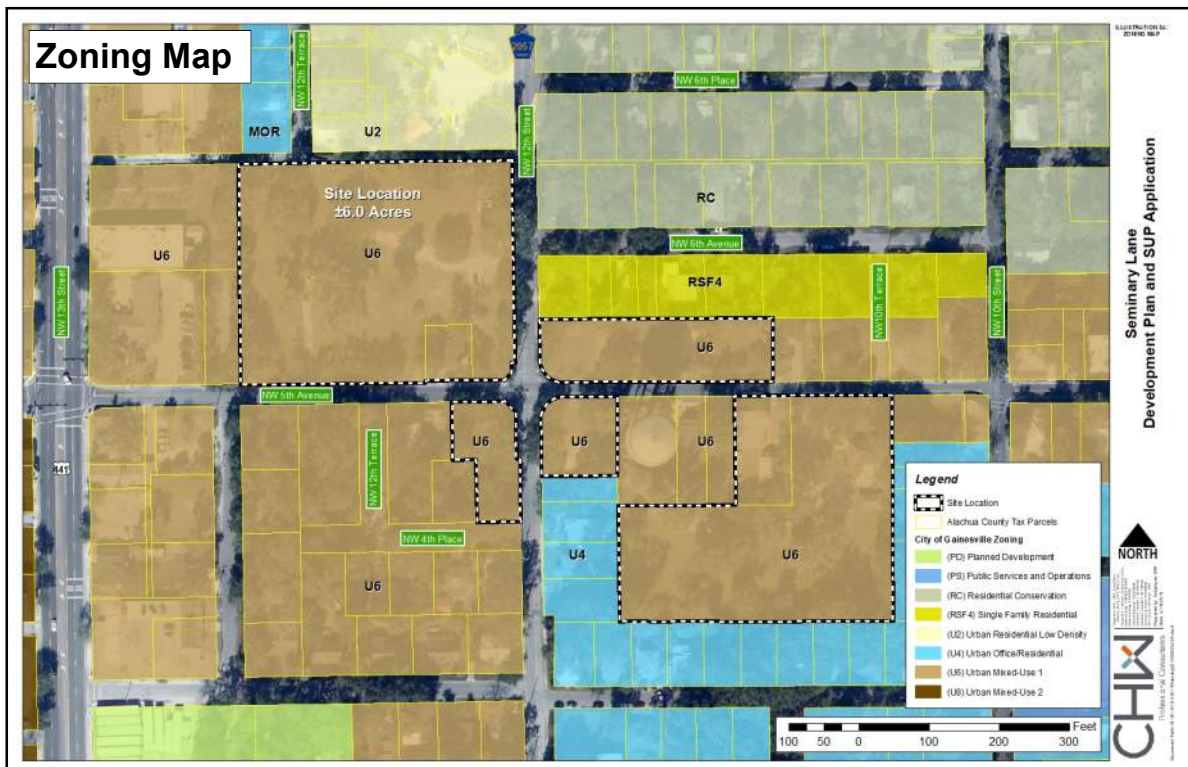
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10

Fifth Avenue / Pleasant Street Heritage Trail



Trail Route

The Heritage Trail seeks to celebrate the **powerful stories** of hope interwoven within the neighborhood's fabric.

- **Two-mile** walking tour that features multiple experiences.
- Utilize **existing** sidewalks, parks, and rail-trail networks.
- Identified by a series of **wayfinding** elements located along the route.



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Fifth Avenue / Pleasant Street Heritage Trail



Points of Interest

Points of Interest were informed by various methods of stakeholder engagement and conversations.

Sites and events will be **celebrated** along the trail route.



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Fifth Avenue / Pleasant Street Heritage Trail



Boundary Signage

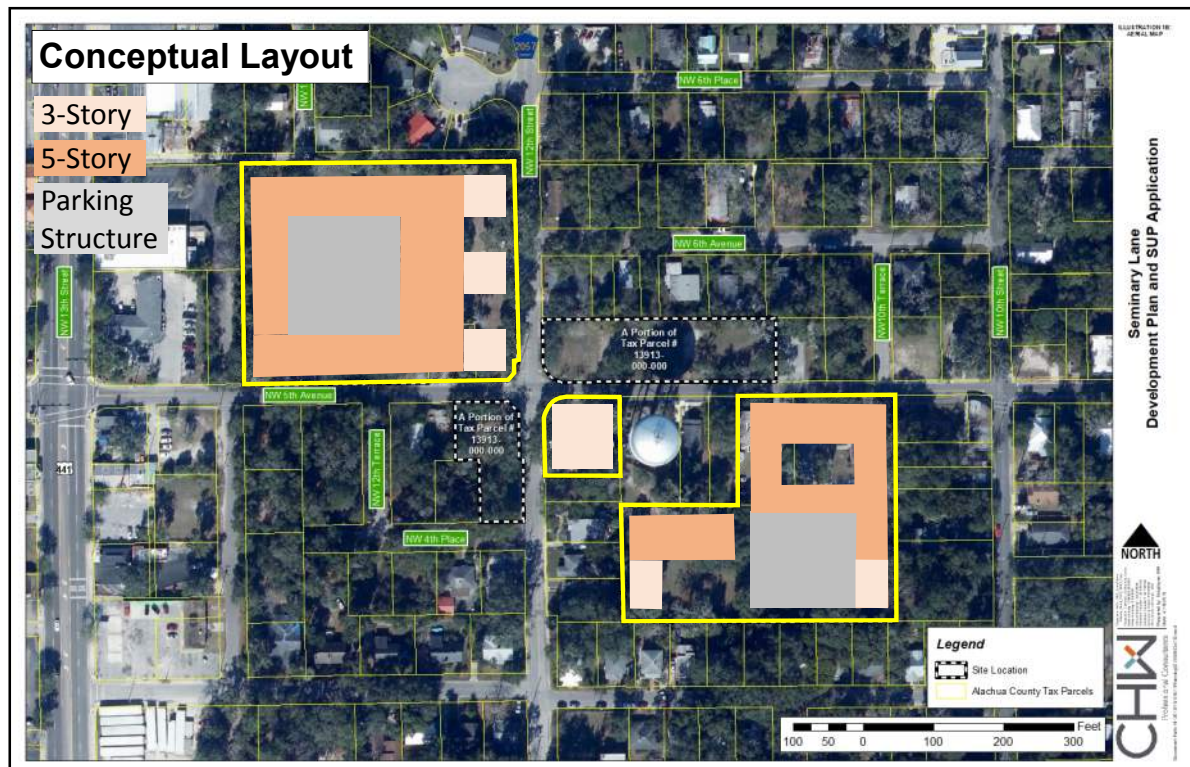
Boundary signs serve as gateways to provide branding, identification, and wayfinding



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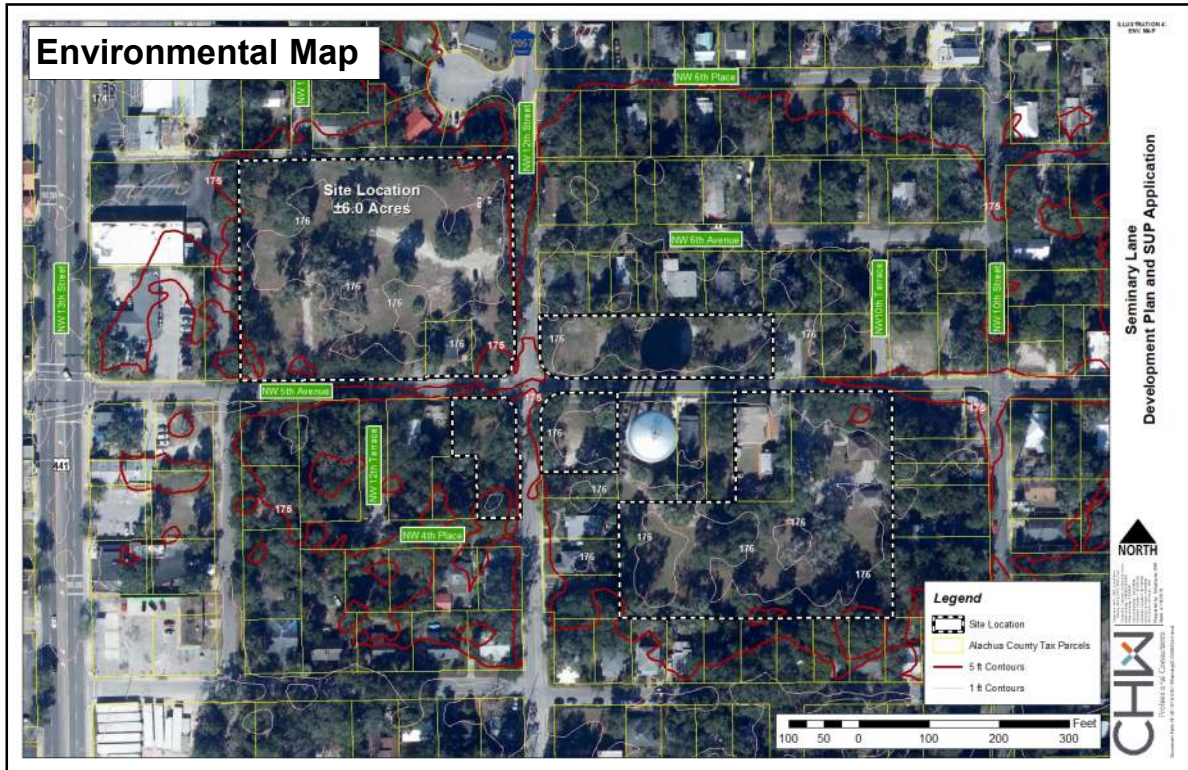
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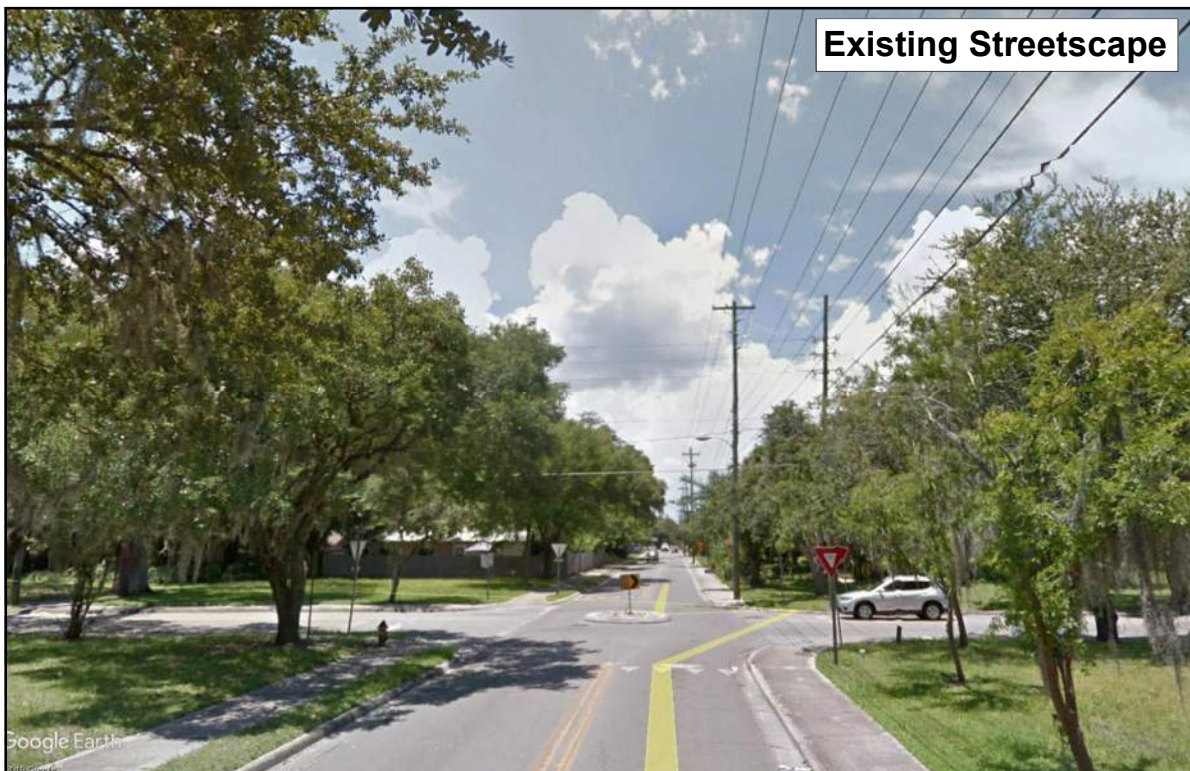


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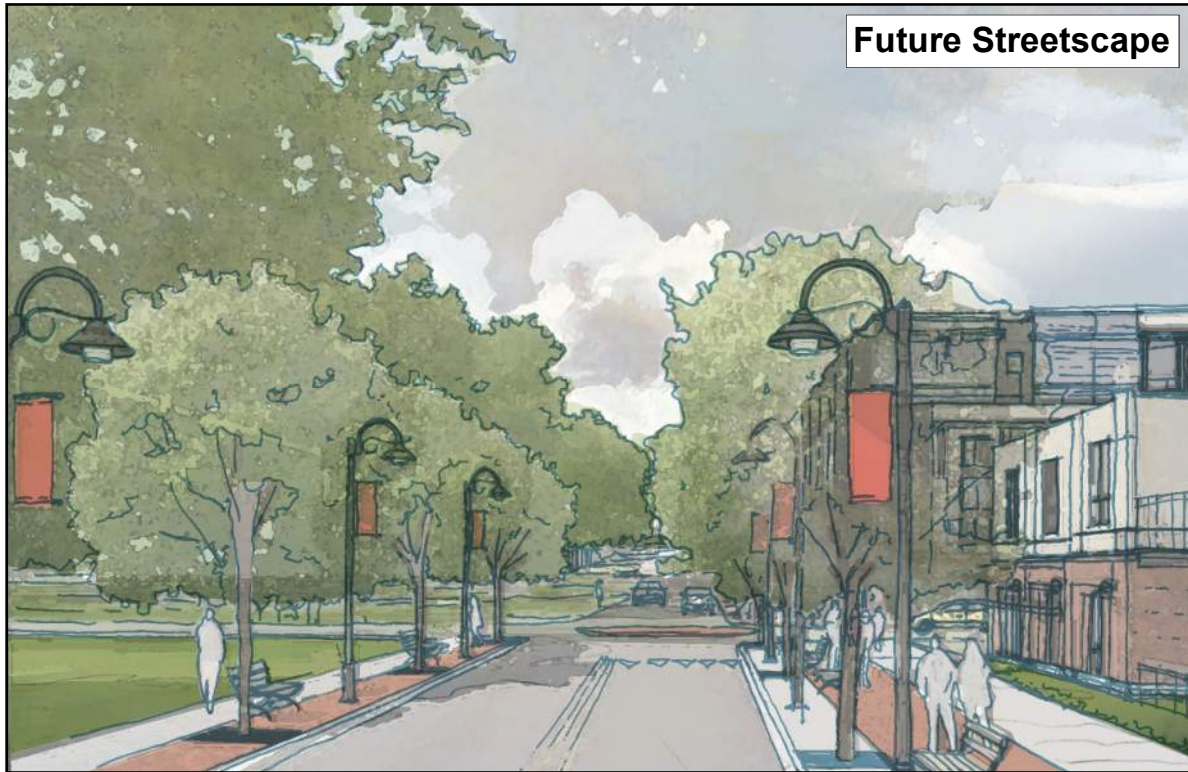




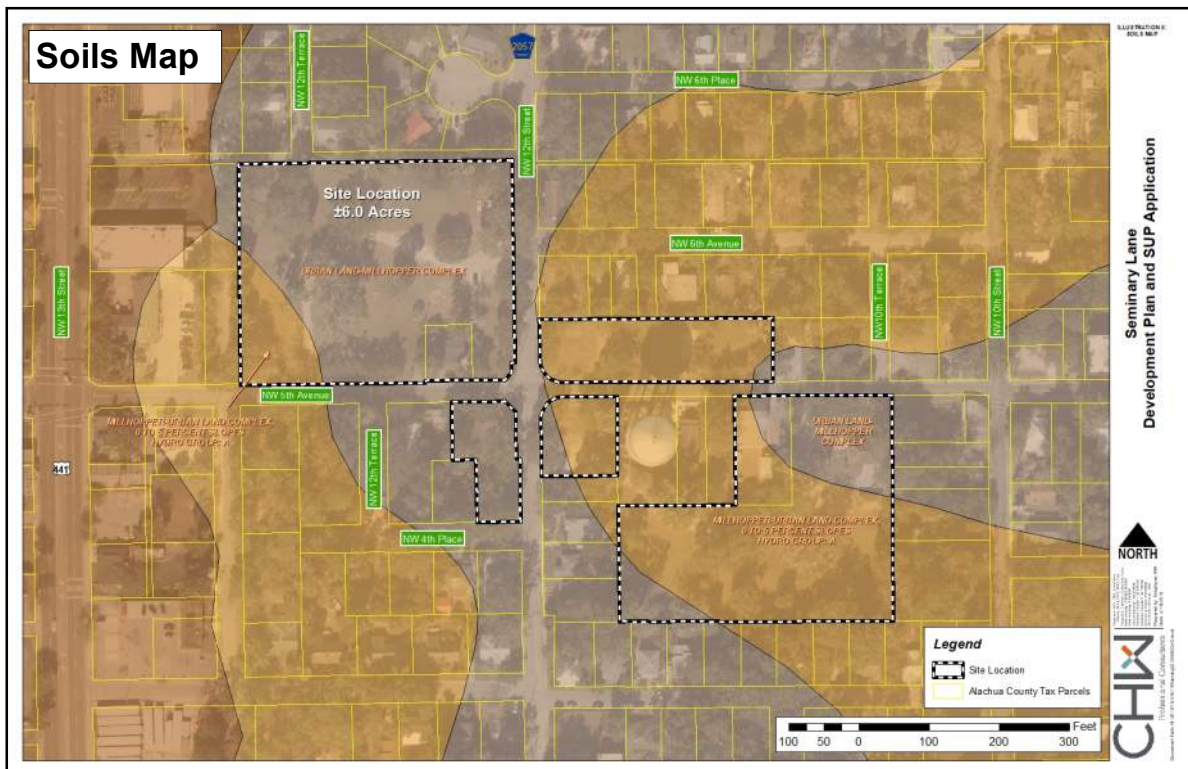
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Sign-In Sheet

SIGN-IN SHEET

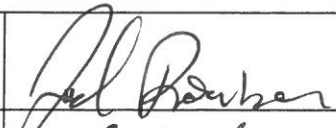


Seminary Lane

18-0551



Event: Neighborhood Workshop
Date/Time: April 17, 2019 at 6 PM
Place: The Holiday Inn University Center, Ballroom Room, 1250 W University Avenue, Gainesville, FL 32601
Re: Seminary Lane – Development Plan and Special Use Permit (SUP) Application

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Robert Parks	616 N.W. 8 th St.	Robert Parks
2	Daniel Gil	CRA	Daniel Gil
3	Robert Mounts	CRA + UPNA	Robert Mounts
4	Larry Scarle	615-634 NW 12 th St	Larry Scarle
5	Giulia Basso	WUFT	Giulia Basso
6	Davonda Brown	1015 NE 24 St Gville, FL 32641	Davonda Brown
7	Jane L Osmond	505 NW 13 th St Gainesville 32601	Jane L Osmond
8	LARRY TAYLOR	5542 NW 43 rd St Gainesville, FL	Larry Taylor
9	Bobi J. Frank	2631 NW 41 st St Site A-2 Gainesville, FL 32606	Bobi J. Frank
10	Tom Lightsey	8105 Park Ave N Winter Park FL 32789	Tom Lightsey
11	Doug Thompson	2416 N.W. 23 rd Terrace	Doug Thompson
12	Bonnie Kraft	2620 NW 27 th Tr	Bonnie Kraft
13	Martine Lowe	martine@copehillproperties.com 1900 SW 36 th Street	Martine Lowe

14	JOEL PARKER	1202 NW 4TH AVE 32401 jlparker242@gmail.com	
15	DAVIN WOOD	Flip 3 Wayz@gmail.com	
16	TONY JONES	PO BOX 5544 CRAVERVILLE TX	
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Workshop Minutes

NEIGHBORHOOD WORKSHOP MEETING MINUTES

Seminary Lane (18-0551)

Development Plan and Special Use Permit (SUP) Application



Date: April 17, 2019
Location: The Holiday Inn University Center, Champions Room, 1250 W University Avenue, Gainesville, FL 32601
Notes by: Celeste Lau, CHW

Recorded and transcribed by CHW staff.

CHW Attendees –Gerry Dedenbach, AICP; Ryan Thompson, AICP; Travis Hastay, PE; Celeste Lau; Ines Acosta

Client Attendees – 4

Public Attendees – ±16

Question: Can you tell us how many affordable housing units you are planning and what type of housing they will be?

Response: The proposed development requires up to 10-12 affordable units that may be single-family detached or attached homes. The specific design has not yet been determined.

Question: How many total dwelling units?

Response: The proposed development has approximately 325 units with 10-12 units being affordable housing units. The project also includes structured parking garages, underground utilities, and a new community cultural and empowerment center.

Question: When you say affordable housing, who will this be for? [What income bracket?]

Response: The affordable housing unit rates are based on the Alachua County's Average Median Income (AMI) for low income families. The affordable housing rates are determined countywide.

Question: How would you provide parking for the proposed single-family area? Would you include on-street parking?

Response: The single-family housing units have parking placed behind the units to remain consistent with the existing homes throughout the neighborhood and being constructed today.

Question: Don't the homes in the neighborhood have front yards? This doesn't sound like anything in the neighborhood.

Response: The City Land Development Code (LDC) requires three components for street frontages: landscape area, sidewalks, and building frontage. The proposed single-family units will have a landscape area and building frontage in addition to the sidewalks, therefore there will be front yard area for the single-family units.

Question: Who will own the proposed single-family houses/townhouses?

Response: The single-family housing will be for sale. The goal is to provide ownership and ownership assistance to low income families. Ownership of property is a key component to neighborhood stabilization.

Question: Will the apartments be rental or owned individually?

Response: The apartments will be rental units at market rate and will be marketed towards the public.

Question: Is there any consideration to using the property for less density?

Response: The proposed development is consistent with the property's existing UMU FLU and U6 Zoning Districts. We would like to develop consistent with the districts designated by the City.

Comment: My concern is that there will be too many high rises that in the future, people will not want to move to the neighborhood.

Response: The project proposed buildings are mid to low-rise buildings.

Comment: I don't think market rates are affordable. This will change the area.

Response: The variety of housing stock will not change rates in context area.

Question: Is there any commercial interest on the ground floor of the property?

Response: When meeting with Ms. Desmond Walker, we learned that when Publix opened on Main Street, the businesses within the neighborhood began to close one by one and move that direction. We are aware of the existing commercial vacancies within the context area and our intent is not to provide competition to existing area. If commercial development is to develop on the corner of NW 5th Avenue, it would be a small retail or possibly a café/restaurant to serve the community.

Comment: I appreciate the interest in the community. It has been neglected for many years.

Question/Comment: Is there any interest in opening NW 12th Terrace? The students use this road (scooters and mopeds) to bypass the busier intersections and traffic has increased on this road.

Response: Currently, there is a traffic study being conducted within the area that includes NW 12th Terrace. The City may require connections to NW 12th Terrace during the development review, however, our desire is to focus traffic and parking garage access off NW 5th Avenue.

Question: Will 5th Avenue be widened?

Response: No, the road will not be widened, although it will be resurfaced and marked within the existing curbs. Because of the streetscape design standards mentioned previously, the pedestrian walkway, along the site's frontage, will be widened to provide for a better experience. Currently, utility poles are in the middle of the existing ±5' sidewalks along this section of NW 5th Avenue. This provides for a difficult, unsafe walking experience for residents that have physical disabilities or are elderly. The proposed development includes widening the pedestrian walkways from NW 13th Street to NW 10th Street and undergrounding the utilities so that the pedestrian experience is much more pleasant. If future development occurs west of the site, adjacent to NW 13th Street, that development would be required to be consistent with the LDC streetscape design standards as well.

Question: Will NW 12th Street be widened?

Response: The site's frontage along NW 12th Street will be improved just like 5th Avenue. We can only improve lands within our site and will not encroach on private property outside the site.

Question: How many stories are going to be around the water tower?

Response: The City allows for a maximum of three (3) stories when adjacent to a historic district, which is located to the south. The interior of the building up to 5th Avenue will be five stories.

Question: The property had affordable housing in the past, is there a contractual obligation to provide affordable housing?

Response: Yes, there is a contractual obligation to provide affordable housing. The property is under contract between the Gainesville Housing Authority (GHA) and the clients.

Question: Will the trees on the property be removed?

Response: A tree survey has been conducted for the site and there are trees that will be removed. However, there will be trees planted along the walkways and perimeter, which cannot occur under the current conditions [road, overhead utilities, and sidewalks]. Also, there will be mitigation fees paid to the Gainesville tree bank.

Question: You keep saying the property is owned by GHA, but it's owned by the Gainesville Florida Housing (GFH).

Response: There are layers of the entity and naming, you are correct.

Question: Is that a private/public partnership or just private?

Response: The property is privately owned. GHA is a non-profit company that supports affordable housing.

Question: Refresh my memory about the roundabout. What will you do to it?

Response: The roundabout will be reconstructed to a full standard design to manage and calm traffic within the neighborhood. All pedestrian crossings will also be improved.

Question: Will the road be widened to accommodate the new roundabout?

Response: Our client is in a unique position in that the subject property is at each corner of the 12th Street/5th Avenue intersection. This allows them to contribute land from each corner to provide enough right-of-way to construct the round-about.

Question: Is there just one roundabout on that street?

Response: Yes, there is just that one roundabout on that street.

Question: What is the height of the proposed single-family homes? Will you have graduating heights?

Response: The single-family homes have not been designed. They will likely be between one (1) to two and a half (2 ½) stories to three (3) stories. The remainder of the site will have graduating building heights ranging from three (3) to five (5) stories.

Question: If you have a two-story house, will that be for one (1) family of two (2) families?

Response: That has not been determined yet, but it could be one family per unit [structure].

Question: Will the water tower remain?

Response: Yes, the water tower will remain. There has been conversation about painting the water tower, but nothing has been decided. The Community Redevelopment Agency (CRA) is putting a new fence around the water tower. The fence will be closer to the tower, much more attractive, and vandal resistant.

Question: Can you build the project without the additional height? How high will the buildings be?

Response: No. The intent of the graduating heights is to provide more variety to the neighborhood, not just singular building blocks. The variety will make the buildings appear as several different buildings that have been built over time. The multi-family buildings will range from three (3) to five (5) stories.

Question: With the SUP submittal, will renderings and full designs be submitted as well?

Response: The SUP will be submitted at the end of May. Included with this submittal will be engineered designs for the streets, sidewalk areas [streetscape] and buildings, including both plans and elevations.

Question: For the southwest corner of the property, what do you have planned there? I live two houses down and would like to know what would be going there.

Response: That lot is planned for the second phase. At this time, it is undetermined exactly what will go on the ground floor. Most likely, it will be a small, low-rise residential building (3-4 stories) and surface parking.

Question: How do we follow the plan once it's been submitted?

Response: If you received a letter for this workshop, you are a property owner within 400' of the site. The City will continue to notify you by mail for the public hearing. Once the application is submitted, the City will have a copy on file that will be public record. Also, I have business cards and will gladly provide materials, information of the application and process, and continue to speak with anyone who has questions as the plan moves forward.

Meeting Adjourned – 6:53 PM



SEMINARY LANE

Special Use Permit – Justification Report June 24, 2019

Prepared for:

City of Gainesville Department of Doing

Prepared on behalf of:

Tramell Webb Partners, Inc.

Prepared by: CHW

PN# 18-0551

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1. Executive Summary

To: Mr. Andrew Persons, AICP, Department of Doing, Director (Interim) #18-0551
From: Ryan Thompson, AICP, Planning Project Manager
Date: June 24, 2019
Re: Seminary Lane – Special Use Permit (SUP) Application

Jurisdiction: City of Gainesville	Intent of Development: Multi-family residential, affordable housing, limited retail, and community center.
Description of Location: Intersection of NW 5 th Avenue and NW 12 th Street	
Parcel Numbers: 13918-000-000, 14087-000-000, and a portion of 13913-000-000	Acres: ±5.1 acres (Source: CHW Survey)
Existing Future Land Use Classification: <i>Urban Mixed-Use (UMU) (up to 60 units per acre; up to 20 additional units per acre by SUP)</i> <ul style="list-style-type: none">- This land use category allows residential, office, and retail either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use Permit as specified in the Land Development Code. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to 1 to 2 additional stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses, design criteria, landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly, and community facilities are allowable within this category.	
Existing Zoning District: <i>U6: Urban 6 (50 du/ac by right)</i> <ul style="list-style-type: none">- The purpose of this district is to allow a mixture of residential and non-residential uses such as single-family dwellings, attached dwellings (up to 6 attached units), multi-family dwellings, accessory dwelling units, assisted living facilities, bed and breakfast establishments, business services, civic, social, & fraternal organizations, places of religious assembly, professional schools, and skilled nursing facilities. This zoning district implements the UMU FLU category. Within this district, residential development shall be capped at 50 units per acre by right.	
Proposed Special Use Permit and Height Bonus <p>This SUP application requests an additional 10 dwelling units per acre on approximately 5.1 acres within the UMU FLU and Urban 6 (U6) zoning district. Per Comprehensive Plan Future Land Use Element Policy 4.1.1, the UMU allows up to 60 units per acre and 20 additional units per acre by SUP. Land Development Code (LDC) §30-4.13 allows the U6 District residential density to be increased from 50 to 60 units per acre. The criteria are outlined and justified throughout this Report Document.</p> <ul style="list-style-type: none">- Existing permitted density: 5.1 acres x 50 dwelling units per acre = 255 dwelling units- Proposed permitted density: 5.1 acres x 60 dwelling units per acre = <u>306 dwelling units</u> 51 dwelling units <p>Per LDC §30-4.9., the proposed plan must satisfy <i>one</i> of six criteria to achieve a height bonus of one additional story. This plan exceeds these criteria by providing <i>three</i> criteria: 1) structured parking; 2) underground utilities through all the NW 5th Avenue/12th Street corridor adjacent to the properties; and 3) affordable housing units. These <i>three</i> criteria are proposed to achieve a maximum building height of five (5) stories for limited portions of the site that are 100' away from any single-family zoning or historic district.</p>	

2. STATEMENT OF PROPOSED CHANGE

This Special Use Permit (SUP) application requests up to 60 units per acre on Alachua County Tax Parcels 13918-000-000, 14087-000-000, and a portion of 13913-000-000. The intent of this application is to increase onsite density by up to 10 dwelling units per acre, which will yield an additional 51 units ($10\text{DU}/\text{ac} \times 5.1\text{ac}=51\text{DU}$) over the site.

The public-private effort is in partnership with Gainesville Florida Housing Corporation, Inc., Gainesville Housing Authority (GHA), and the Gainesville Community Redevelopment Agency (CRA), and Tramell Webb Partners, Inc. The overall plan includes reintroducing multi-family residential and affordable housing units that are based on Area Median Income (AMI), relocating an existing neighborhood retail store elsewhere onsite, and providing a community center within the neighborhood.

The land area is ± 5.1 acres in size and covers all four corners of the intersection of NW 5th Avenue and NW 12th Street, a gateway to the Fifth Avenue/Seminary Lane neighborhood and an entry point to the Heritage Trail. The subject property is within the University of Florida Context Area, Fifth Avenue/Pleasant Street CRA, and is across from, but not within, the University Heights – North Historic District. An aerial map of the context area is provided as Figure 1, which shows the site's location and existing uses.

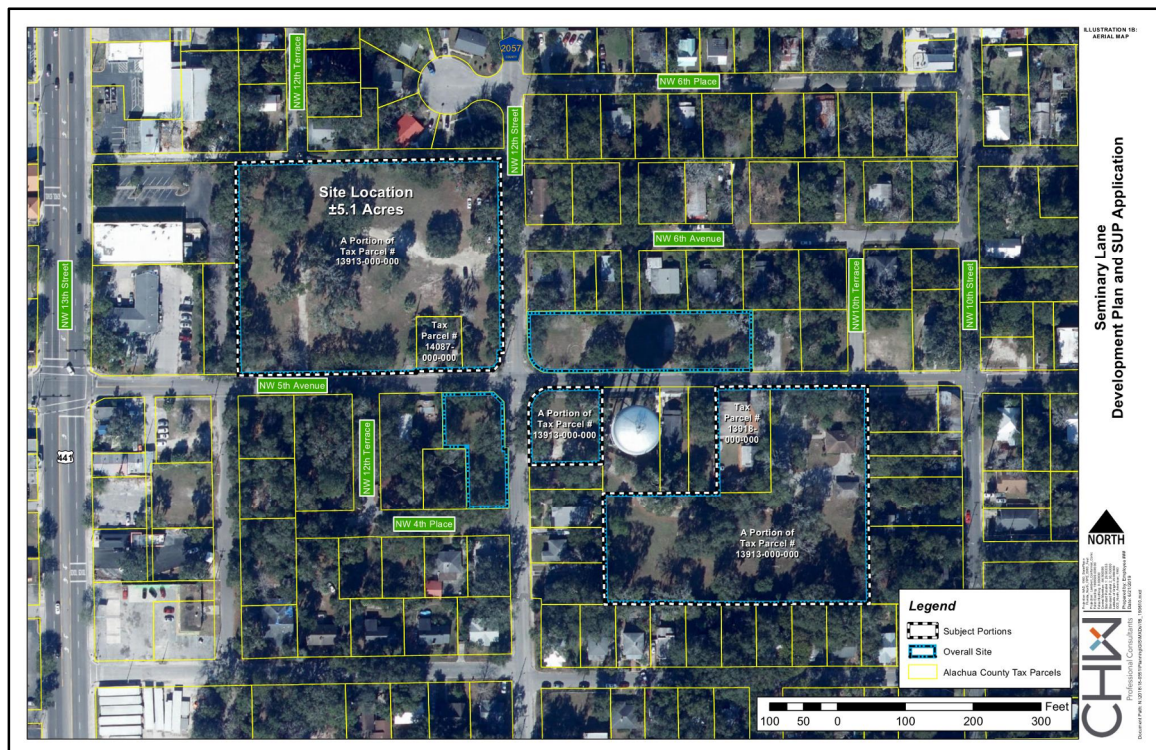


Figure 1: Aerial Map

The subject property has Urban Mixed-Use (UMU) Future Land Use (FLU) and Urban 6 (U6) Zoning District designations. The land is primarily vacant, with one house which will be removed and one business to be relocated. Both residential and non-residential uses are permitted within U6.

Figures 2 and 3 identify the existing Future Land Use (FLU) and Zoning currently on the subject and adjacent properties. Adjacent FLU designations consist of Urban Mixed Use to the west, south, and east, with Mixed-Use Office/Residential to the south, and some

Residential Low along the northern portion of NW 5th Avenue between SW 12th St. & 10th Terr.

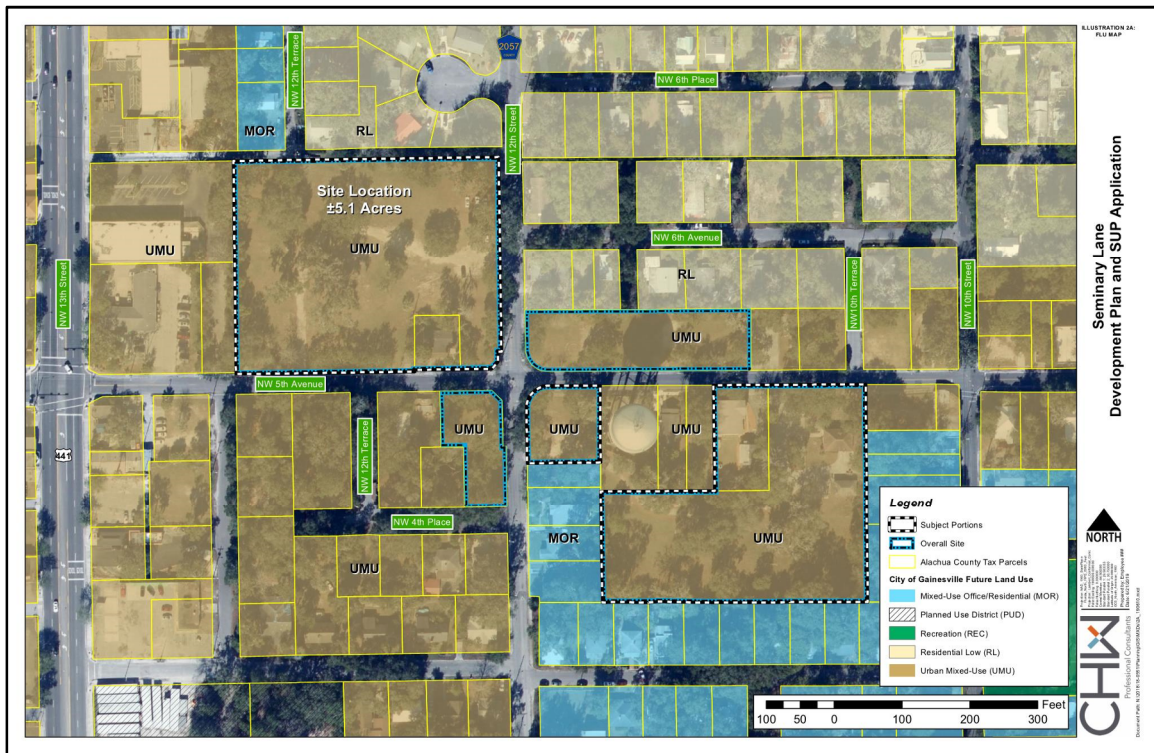


Figure 2: Existing Future Land Use Map

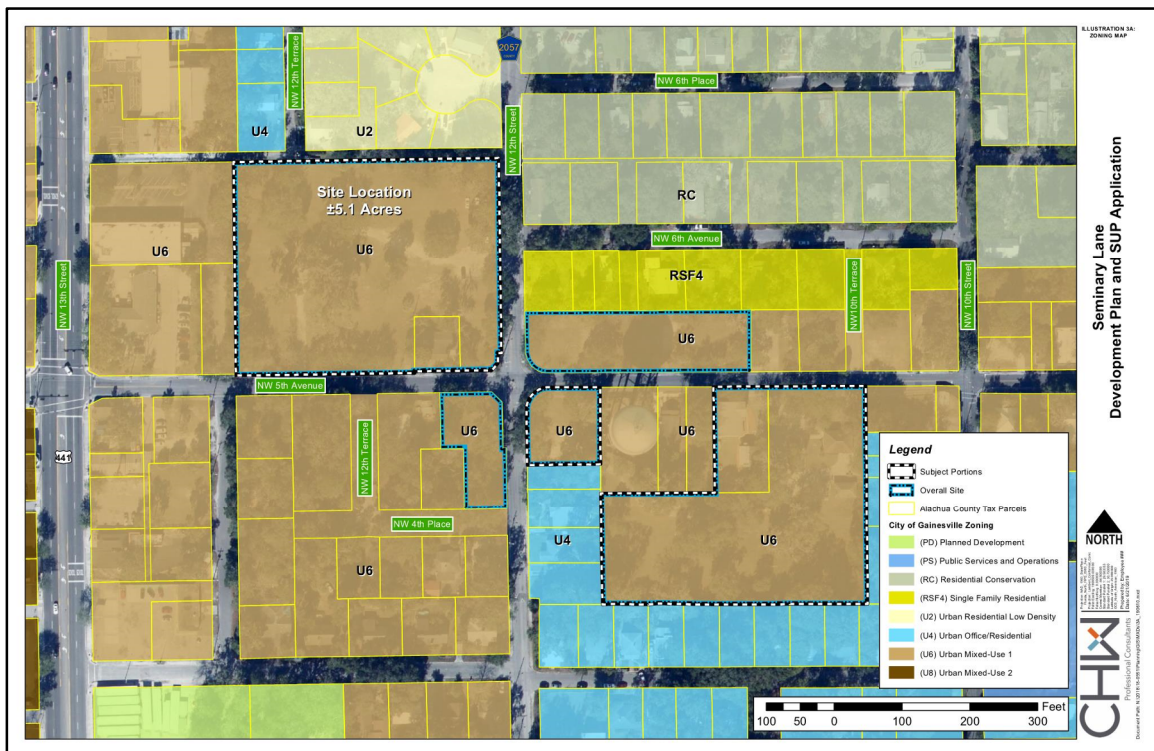


Figure 3: Existing Zoning Map

The Fifth Avenue/Seminary Lane neighborhood is one of significance in Gainesville's African-American history. There were housing units on the site until they were demolished in 2009. Since that time, the site has remained largely vacant. This proposal redevelops the vacant land, reinvests in the neighborhood, and will create jobs both during construction and during the long-term operation and skilled maintenance of the residences into the future.

The subject property is located at the NW 5th Avenue/ 12th Street intersection, which is the Fifth Avenue neighborhood's western boundary and western gateway to the Heritage Trail. With continued support from the City of Gainesville and CRA, the community is working to revive itself with the Legacy Project, which includes the A. Quinn Jones Museum and Cultural Center and the planned Heritage Trail enhancements.

Approval of this application will catalyze reinvestment into the neighborhood, consistent with the City's Comprehensive Plan, Land Development Code, and Community Redevelopment Agency goals, which are outlined throughout this report. This proposed plan enhances the neighborhood in the form of new housing, enhanced streetscapes, and a community center with funding towards community programs.

The agreement between the applicant and GHA includes building a community center and providing seed capital for neighborhood and community programs. Community stakeholders, the CRA's Fifth Avenue Advisory Board, the Fifth Avenue Community, and other participants shared the need for investing in existing community centers and programs with the consultant team and applicant. Meetings with the GPD have provided similar input.

Therefore, ongoing coordination with community stakeholders will determine the community center's best location, whether that is the southwest corner of the NW 5th Avenue/12th Street intersection, or if the GHA and applicant will provide funding to improve an existing center within the Fifth Avenue neighborhood.

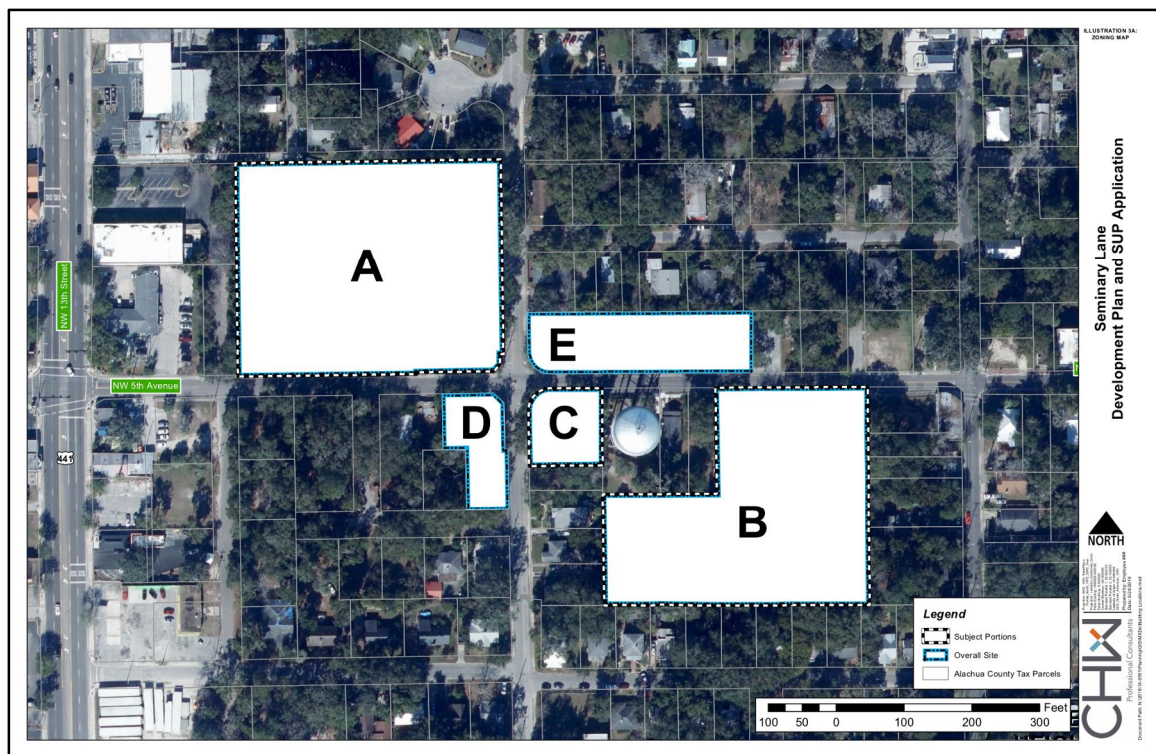


Figure 4: Proposed Building Locations Map

While the overall Development Plan application consists of three (3) separate Blocks, or building sites, as identified in Figure 4 and referenced throughout this report, there are five (5) total land areas. The initial construction will occur on Blocks A, B, and C. Blocks D and E will be temporarily used for construction coordination and staging. Block areas and building nomenclature are matching, for coordination of the SUP and Development Plan application.

The proposed Building A is a mid-rise multi-family building located on the northwest corner of the NW 5th Avenue/12th Street intersection and consists of residential units, an internal parking garage, and resident amenities. Proposed Building B is a mid-rise building located south of NW 5th Avenue and west of NW 10th Street and consists of multi-family residential units and an internal parking garage. Proposed Building C is small-scale low-rise building located at the southeast corner of the NW 5th Avenue/12th Street intersection and consists of multi-family residential units.

The remaining two (2) building areas are located on Blocks D and E, which are located on the two remaining intersection corners. Proposed Building D is small-scale low-rise building located at the southwest corner of the NW 5th Avenue/12th Street intersection and consists of multi-family residential units, a potential community center, and one (1) non-residential use. Block E, which fronts NW 5th Avenue from NW 12th Street east to almost NW 10th Avenue will contain two (2) to three (3) story affordable housing units.

Through their contract with the Gainesville Florida Housing Corporation, Inc., the applicant is planning to build up to ten (10) affordable housing units within property. In addition, the applicant is pledging to build more affordable housing units, up to five percent (5%) of the total project, based on the ability to obtain qualified individuals or families and the incorporating the dwellings in a complimentary manner, whether that be single-family detached, townhomes, or traditional urban attached multi-family units. This

will occur on Blocks D and E, at the intersection of NW 5th Avenue and NW 12th Street, which is the western gateway to the Heritage Trail, and located on the proposed roundabout.

Other improvements associated with this application include major streetscape enhancements. The primary construction effort will create underground utilities throughout the project road frontage areas. The scope of construction will also include landscape, hardscape, and pedestrian amenities and traffic calming devices. Transportation enhancements include roadway resurfacing along the site's entire frontage along NW 5th Avenue and NW 12th Street, re-establishment of the Shareo (shared bike/vehicle lane), and a new roundabout at the intersection, which will be an attractive gateway feature.

In addition to the required Neighborhood Workshop, the applicant has held several other staff-level and community engagement meetings. Meetings began in April with an applicant-requested Stakeholders Meeting at the A. Quinn Jones Museum & Cultural Center. Other meetings were held with the Community Redevelopment Agency's (CRA's) Fifth Avenue Advisory Board and the Fifth Avenue Community at the Project Youth Build building (Dr. Banks' building). Additionally, a meeting was held with the Gainesville Police Department to discuss the overall project, including Crime Prevention Through Environmental Design (CPTED) principals in the site's design and features to serve GPD and the Neighborhood as a whole.

This application is being submitted concurrently with a Development Plan application. Both are consistent with the City's Comprehensive Plan, Land Development Code (LDC), and existing adopted CRA plans. Consistency is demonstrated throughout the following sections of the report.

3. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how the SUP application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold** font.

Transportation Mobility Element

Policy 10.1.2

All land uses and development located in the Transportation Management Program Area (TMPA) shall meet the TMPA policies specified in this Element.

The subject property is located within the City of Gainesville TMPA Zone A and adheres to the design requirements of this zone, as described in detail below.

Policy 10.1.3

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

The subject property, which is a redevelopment and infill proposal, is located at the intersection of NW 5th Avenue and NW 12th Street, less than ½ mile from the University of Florida, and within the Fifth Avenue/Pleasant Street CRA district. The property is the former site of Seminary Lane Apartments, a subsidized housing complex that was demolished in 2009, and two existing residential structures, one which is over a former business. The owner of this property is part of the application and the approval will allow relocation of their business into a new building and enhance its ability to serve the community.

In partnership with Gainesville Florida Housing and the Gainesville CRA, this application provides multi-family residential and affordable housing units that are based on Area Median Income (AMI), and seed capital to create a community center.

The proposed plan encourages multi-modal transportation by providing both bicycle and scooter parking. The plan also includes significant improvements to the existing streetscape. Currently, the streetscape consists of a narrow right-of-way that has restricted utility pole locations to the centerline of narrow sidewalks (see Figure 5). This plan will relocate utilities underground, as well as widen the public realm by incorporating a landscape zone along the street and widening sidewalks to encourage walking within the community.

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;

The subject property has 5'-wide existing public sidewalks along the north and south sides of NW 5th Avenue and on the eastern boundary of NW 12th Street. Shown in Figure 5, the existing sidewalks along the north side of NW 5th Avenue have utility poles located in the center of the sidewalk.

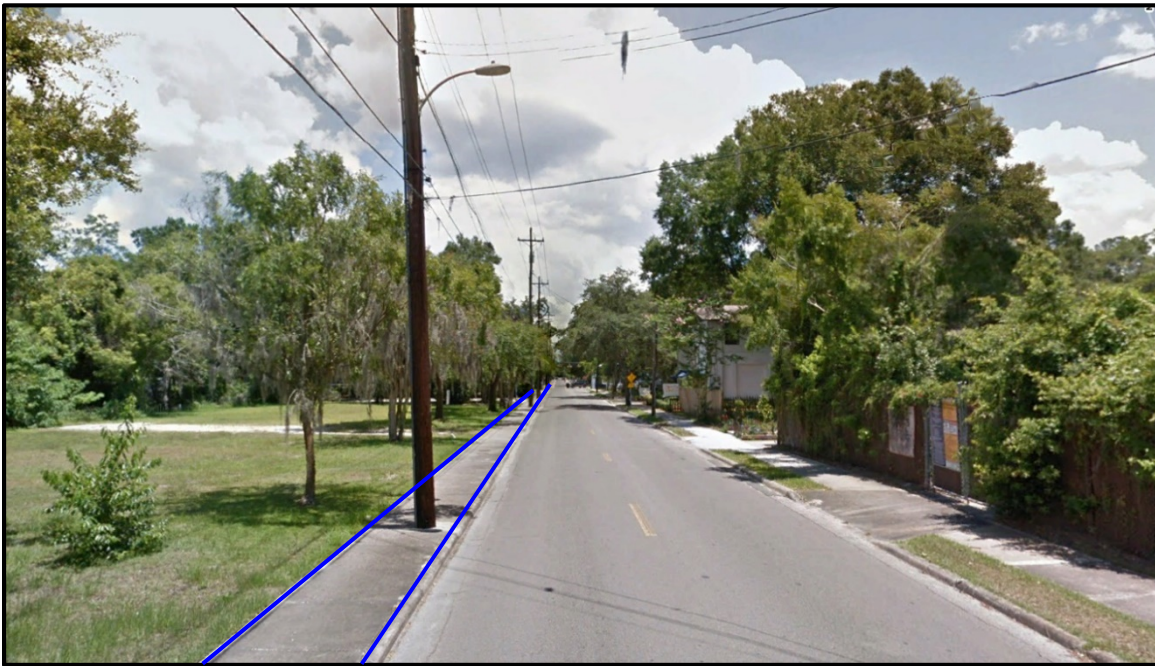


Figure 5: NW 5th Avenue Existing Conditions

The development program relocates all GRU utilities underground, rebuilds sidewalks, resurfaces neighborhood streets within the project area, and constructs a full-scale roundabout. These enhancements will increase safety, provide an unimpeded pedestrian realm, introduce landscaping to provide comfort for pedestrians from the elements, and connect residents to the outdoors. The sidewalk and streetscape improvements support the CRA's Heritage Trail project by incorporating hardscape elements, providing safe and comfortable pedestrian routes, and fostering increased non-vehicle travel in the community.

- b. Cross-access connections/easements or joint driveways, where available and economically feasible;

Each building site will have the minimum number of driveways required to provide safe vehicular traffic circulation and access. Parking will be located in two parking structures on opposite ends of the subject property, which significantly reduces

the need for multiple driveways per building site. Excessive curb cuts will be removed and damaged curbs will be repaired along the entire site's frontage.

Adjacent properties are developed and will not be modified. The overall number of driveway connections within the area is consistent with a residential area.

- 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;

Sidewalks along the site's frontage previously met the City's minimum required width of five (5) feet. The existing sidewalk along the property's frontage will be completely replaced and expanded both onsite and within the public right-of-way.

Future redevelopment will further support the Heritage Trail project by extending the pedestrian-friendly streetscape within the community. This streetscape reflects what the CRA has already constructed on NW 5th Avenue between NW 10th and NW 3rd Streets.

There are currently no RTS bus routes along the section of NW 5th Avenue or NW 12th Street. Bus stops are along NW 13th Street/US 441 and NW 6th Street. Deeding of land is not anticipated, but may occur.

- 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

Currently, the subject property has two (2) existing curb cuts located on NW 12th Street and six (6) along NW 5th Avenue. The development plan associated with this application proposes a total of three (3) curb cuts, less than half of the existing total number. The proposed curb cuts are designed to meet City access standards and are located as far from the intersection as practicable.

- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

The plan includes internal structured parking, which provides onsite residents and guests safe and convenient access to and from the parking areas. Additionally, the plan includes significant streetscape improvements consistent with LDC standards and CRA improvements existing along NW 5th Avenue, east of the site. The improvements will encourage greater pedestrian activity by providing wide, shaded, and safe sidewalks along the site's approximately 2,000' of frontage.

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.

The site is predominately vacant and formerly Seminary Lane Apartments, a subsidized housing project that was closed and demolished in 2009. The proposed plan is a reinvestment catalyst within the City and community. The development pattern creates a variety of options by offering both market-rate and affordable-rate units, which expands housing choices within the community.

The site is located adjacent to multiple RTS bus routes on NW 13th Street, which provides access to many major employment centers within the City and is within walking distance (one-half mile) to the University of Florida, Santa Fe College Downtown Campus, UF Health, and the Innovation District. Approval of this application will encourage RTS bus ridership and other non-auto modes of transportation within the urban core.

Policy 1.2.3

The City should encourage mixed-use development, where appropriate.

The City, through the extensive, multi-year process of updating the Comprehensive Plan and LDC, designated the subject property Urban Mixed-Use FLU and U6 zoning. The proposed uses and design characteristics are consistent with the Comprehensive Plan and LDC, as well as the underlying FLU and zoning district designations. This SUP application seeks to request additional density, consistent with LDC §30-4.13 and Comprehensive Plan FLUE Policy 4.1.1.

The proposed plan includes residential units and onsite amenities that allow residents to meet life and daily needs without relying on a vehicle. A community center will either be included onsite in a future phase or the applicant will provide funding to enhance an existing center within the community, based on community stakeholders' input.

The site currently contains an existing neighborhood-scale consignment shop, Something Different. The Development Plan includes a portion of retail that will relocate this local business onsite. To ensure the future success of existing businesses within the community, no other commercial uses are proposed.

- GOAL 2 Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

This site's redevelopment enhances the quality of life by reducing the potential for crime by incorporating Crime Prevention Through Environmental Design (CPTED) principals and enhancing the streetscape with wider, safer sidewalks, hardscaping and landscaping. Additionally, the community center will include programs that support mentoring and foster multigenerational relationships.

Providing housing within close proximity to major employment centers and along existing RTS routes encourages non-auto travel. The streetscape will encourage greater opportunities for walking and bicycling, and an enhanced unobstructed walking experience along Fifth Avenue to the RTS transit stops on NW 13th Street.

The additional housing units will increase the site's tax base, which will support the City's and CRA's current and future projects. The site's redevelopment will construct affordable housing units onsite while also generating funds that will be used to provide additional affordable housing opportunities in the City.

The overall effect the Gainesville Florida Housing Corporation, Inc. can make on affordable housing, based on the sale of the approximate six (6) acres is tremendous. The purchase agreement also requires the applicant to provide a community center with seed capital funding for programs that will directly serve the neighborhood.

The site's redevelopment discourages sprawl by providing housing options within the urban core. The choice to provide only limited retails is specifically aimed at not creating competition, but rather supporting existing businesses. Approval of this SUP application will increase density in an area planned for higher density infill development, which further relieve development pressure at the City's edge.

Policy 2.1.1

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

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;**

The proposed plan meets or exceeds the required UMU FLU and U6 Zoning District design and development standards stated in the Comprehensive Plan and Land Development Code. The proposed uses, multi-family residential, a community center, and neighborhood-scale retail are by-right permitted uses. Buildings are scaled appropriately to meet building height, setback, massing, and glazing requirements, as described on pages 16-20 of this report. Vehicles will have single driveways that access internal parking garages. The streetscape meets the landscape, sidewalk, and building frontage requirements.

The applicant has hired an architectural firm that has studied the community's assets and architectural features. Dwell Design Group has also reviewed all previous community studies, CRA documents, and Heritage Trail materials to create a design that is consistent and harmonious with the surrounding community. One example is Building A's chamfered façade, which reflects local commercial buildings on southwest corner of NW 5th Avenue and NW 10th Street.

Other architectural details reflect existing neighborhood buildings, including colonnades, clerestory / dormers, and façade insets providing breaks in the building façade to create more pedestrian-scale street frontage. Varied building heights along façades serve to break up the buildings' massing, proving the

appearance of multiple buildings from the pedestrian's vantage point rather than a single mass.

- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;

The proposed plan brings a mix of uses that include multi-family residential, single-family residential, and funding towards enhancing a community center. Meetings and discussions have been held with the City, Gainesville Police Department, the CRA, Fifth Avenue stakeholders, and the Fifth Avenue Advisory Board to discuss the plan and how it will benefit the community.

The site is located at a gateway to the Heritage Trail and includes all four corners of the NW 5th Avenue / 12th Street intersection. This creates a unique opportunity to incorporate a focal point as residents and guests enter the neighborhood. This also creates the opportunity to construct elements of the Heritage Trail plan that have not yet been realized.

The proposed plan is consistent with the site's existing FLU and zoning, increases housing options, and enhances the urban streetscape by relocating the utilities underground, widening sidewalks, and providing landscaping and hardscaping. These efforts further support the City's established redevelopment plans for the area and serve as a catalyst for future investment in the community.

- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;

The City has designated the subject property as a redevelopment and infill area within the Fifth Avenue/Pleasant Street CRA District. This proposed plan is consistent with the site's land development regulations and the CRA's vision for the site's redevelopment, has available and sufficient infrastructure, and is strategically positioned to support both the community and the future Heritage Trail.

- d. The City should encourage retail and office development to be placed close to the street side sidewalk.

A community center and limited neighborhood-scale retail are planned at the southwest corner of the intersection of NW 5th Avenue and NW 12th Street. Based on feedback from area residents and community leaders, there may be an opportunity to invest in an existing community center, rather than constructing a new one onsite. Coordination with community stakeholders will determine what is best for the community at-large.

Policy 2.3.3

The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Fifth Avenue/Pleasant Street Community Redevelopment Area.

As a partner with the CRA and the GHA, the applicant is committed to enhancing the quality of life for area residents through funding towards a community center and associated programs; providing onsite affordable housing units, and the sale's revenue funding units to be constructed by the GHA; and hiring an architectural firm that has studied the community's assets and architectural features, as well as reviewed the various community studies and Heritage Trail materials to form a design that is harmonious with the surrounding community.

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.

The site's redevelopment protects the neighborhood's character by celebrating the architectural styles found on adjacent properties and investing in a community center that fosters personal growth and multigenerational relationships. The applicant has met with community stakeholders to understand what is important to the community and ensure onsite development is harmonious with the community's character.

Additional housing units within the neighborhood will provide growth in an area supported by adequate public infrastructure and services. And, the increased tax base will fund future projects within the CRA district, in addition to numerous jobs created from the site's construction.

Courtyards along NW 12th Street will provide pedestrian open space and preserve existing tree canopy that is a signature of the existing streetscape. In addition, a public park or funding towards an existing park within the community is under consideration for future phases and the streetscape will include trees along the sidewalks to provide a pleasant and safe pedestrian experience.

Objective 4.1 The City shall establish land use categories 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 projected 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. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

The development supports this objective by providing a range of housing options, including affordable housing, creating employment both during construction and after, during operations. The development program also creates and delivers recreational choices and opportunities by provided a community center and

funding toward continued operation and program offerings for the entire neighborhood and all residents.

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

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

This land use category allows residential, office, retail and serve uses either as standalone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

This application and concurrent Development Plan application are consistent with the goals, objectives, and policies of the UMU FLU District and are implemented by the U6 Zoning District. This consistency is demonstrated throughout Sections 3 and 4 of this report.

As illustrated in Figure 6, the proposed plan includes multi-family dwellings contained in buildings ranging from three to five (3-5) stories at a density of 60 dwelling units per acre. Proposed Building A's frontage along NW 12th Street is adjacent to the Single-Family Residential (RSF-4) zoning district. As a result, units within 100' of these properties are limited to three (3) stories in accordance with LDC §30-4.8.C and §30-4.8.D.2. Additionally, the proposed Building B is located along the northern border of the University Heights – North Historic District. Therefore, the southern 100' of this proposed building would be a maximum of three (3) stories.

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Negative impacts that may impact various land uses, such as high-density residential adjacent to low-density residential, include noise, light, and traffic. Section 4 of this report extensively describes how this plan ensures compatibility with adjacent uses. Please refer to pages 16-20 for detail on how this plan is consistent with Objective 4.2.



Figure 6: NW 5th Avenue Future Streetscape

Potable Water and Wastewater Element

Objective 1.1 Water and wastewater services shall be provided at adequate levels of service (LOS) to meet the needs of existing and future populations.

The property is currently and will continue to be served by the Gainesville Regional Utilities (GRU) for water and wastewater services. GRU confirmed on April 8, 2019 that there is available and sufficient capacity for the property.

Solid Waste Element

GOAL 1 Provide for the management of solid and hazardous wastes in a manner which assures public health and safety, protects environmental resources, and conserves energy.

The property is currently and will continue to be served by the City of Gainesville contract for solid waste services.

Stormwater Management Element

GOAL 1 Design, construct and maintain a stormwater management system that reduces the incidence of flooding, and protects, preserves and enhances desirable water quality conditions, and to the maximum extent feasible, preserves and utilizes the existing natural systems.

Previous development did not have stormwater management onsite. This plan proposes onsite Stormwater Management Facilities (SMFs) that include surface swales and subsurface vaulted facilities. The SMFs will address water quality conditions, consistent with City and Water Management District requirements.

4. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville's Land Development Code (LDC). LDC language is provided in normal font, and consistency statements are provided in **bold** font.

Section 30-3.24. Review Criteria

No Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use. The burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.

Sections 3 and 4 of this justification report demonstrate how the proposed plan is consistent with the City of Gainesville Comprehensive Plan and LDC, respectively.

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.

This application and associated development plan propose a multi-story development that is consistent with the UMU FLU intent and U6 Zoning District's development and design standards. The proposal is consistent with the area's existing land use pattern that includes numerous multi-story, mixed-use redevelopment projects. Many of them are within or adjacent to existing single-family neighborhoods and have maintained compatibility through sensitive site and building design. Some of these examples include Hub 2, The Nine, The Edge, One College Park, The Quad, and The Heights.

The proposed plan utilizes multiple buildings with varying heights and uses to ensure compatibility with adjacent properties by adhering to these regulations and standards. Special focus was placed on building scale, height, mass and bulk, design, intensity, and character of activity, as described as follows:

- **Scale/Height:** The site plan consists of three (3) proposed buildings, as illustrated in Figure 6. Building A is located on the northwest corner of the NW 5th Avenue / 12th Street intersection. Building B is located south of NW 5th Avenue and west of NW 10th Street. And, Building C is located on the intersection's southeast corner. These buildings range in height from three to five (3-5) stories, consistent with the permitted U6 zoning district's permitted building height.

Building A's frontage along NW 12th Street is adjacent to the Single-Family Residential (RSF-4) zoning district. As a result, units within 100' of these properties are limited to three (3) stories in accordance with LDC §30-4.8.C and §30-4.8.D.2. Additionally, Building B is located along the northern border of the University Heights – North Historic District. Therefore, the southern 100' of this proposed building is to be a maximum of three (3) stories.

Examples of multi-story buildings within or in immediate proximity to the Fifth Avenue/Pleasant Street CRA District include University House, Core, Holiday Inn University Center, The Standard, A. Quinn Jones Exceptional Students School, the Gainesville Police Department, and Santa Fe College. The proposed plan is consistent with the building height requirements permitted by LDC §30-4.

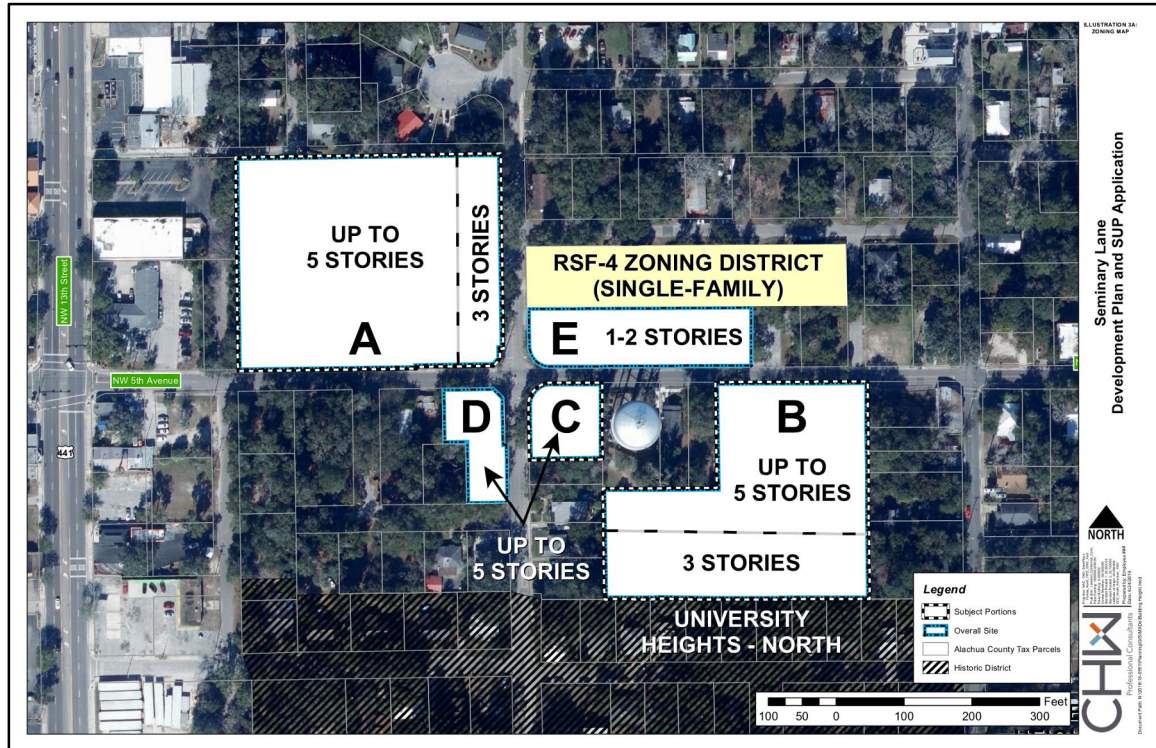


Figure 7: Proposed Building Heights Map

- **Mass and Bulk:** The subject property is located within the University of Florida Context Area and within ½ mile of the University of Florida. The overall context area includes multiple structures within close proximity and with similar massing to the proposed plan. These include: 13th Street, a three (3) story multi-family development; The Holiday Inn University Center, a six (6) story hotel with 100+ beds; The Standard, a ten (10) story mixed-use development; and Jackson Square Condominiums, a three (3) story multi-family development.

The proposed plan includes a variety of three, four, and five story portions of buildings, which transition building height towards main corridors and property along NW 13th Street, which consists of nonresidential uses. The varied building heights also serve to break up the buildings' massing and appear to be multiple buildings from the pedestrian vantage point rather than a single mass.

- **Design:** The applicant partnered with an architectural firm that has studied the community's assets and architectural features, as well as reviewed the various community studies and Heritage Trail materials to form a design that is harmonious with the surrounding community. Architectural details, including open porches, will reflect the character of adjacent properties. The proposed

buildings also include glazing and façade articulation in accordance to the standards listed in the LDC.

The site is located at a gateway to the Heritage Trail and includes all four corners of the NW 5th Avenue / 12th Street intersection, which is a unique opportunity to incorporate a focal point as residents and guests enter the neighborhood.

- **Intensity:** The proposed plan's remainder includes a community center and the relocation of an existing neighborhood-scale retail store onsite. Through the course of meetings with community stakeholders, the CRA's Fifth Avenue Advisory Board, and the Fifth Avenue Builders Committee, a recurrent theme of investing in an existing center(s), building(s), and programs has been echoed to the consultant team and applicant. Therefore, ongoing coordination with the community's stakeholders will determine whether a future phase of this site's remainder, the southwest corner of the 5th Avenue/12th Street intersection, will include a community center or if the applicant will provide funding to improve an existing center within the community.
- **Character of Activity:** This plan proposes to redevelop vacant land within the City's core within walking distance to numerous destinations and major employers, such as Santa Fe College, Gainesville Police Department, and the University of Florida. The proposed onsite activity consists of residential dwellings, a use consistent with the existing community and allowed by right within the existing U6 zoning district. The proposed multi-family units expand the existing housing stock.

Additionally, with the subject property located within a ½ mile of the University of Florida, the proposed development supports Policy 2.1.2 of the Future Land Use Element (FLUE) by locating multi-family development within close proximity to the University and to help accommodate increases in student enrollment and staff.

- C. The proposed use will not adversely affect the health, safety, and welfare of the public.

The property has been vacant since a subsidized housing complex for moderate-to-low income families was demolished in 2009. Approval of this application and of the proposed development plan helps to promote safety to the area by developing vacant, unlit areas in the neighborhood and reestablishing residents to provide more "eyes on the streets." The applicant is also consulting with the Gainesville Police Department and Santa Fe College to incorporate CPTED principals into the site's design, which will ensure the safety of area residents.

Additionally, streetscape enhancements will encourage pedestrian activity, improve aesthetics, and provide a cohesive development pattern. Therefore, the proposed plan enhances rather than adversely affects the health, safety, and welfare of the public.

- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

The associated development plan shows the proposed ingress/egress location(s) of each new building, as follows:

- **Building A: Primary access leads to an internal parking structure and is located on the west end of NW 5th Avenue, closest to NW 13th Street and furthest from the 5th Avenue/12th Street intersection. This is the main access for residents of Building A and is incorporated into the streetscape design along NW 5th Avenue. To ensure that pedestrian mobility is not impeded or unsafe, driveways are clearly marked and efficiently remove cars from the NW 5th Avenue corridor.**

A secondary access connects to NW 12th Court. This aids in onsite vehicular circulation and provides an alternate route to NW 13th Street.

- **Building B: Access is located on NW 5th Avenue, mid-block, leads south into an internal parking structure. Site design efficiently removes cars from NW 5th Avenue and promotes pedestrian safety by only allowing vehicles to enter and exit in one (1) location.**
- **Building C: No vehicular access or driveways are proposed for this building. This building will strictly utilize pedestrian facilities to Building B's parking structure. Routed south of the water tower, along an existing GRU utility/access easement, residents and guests can enter the garage and other buildings.**
- **A remaining area on the southwest corner of the NW 5th Avenue/NW 12th Street intersection may include nonresidential uses in the form of a community center. Although most patrons and visitors are anticipated to arrive by foot or bicycle, a small vehicle parking area may be incorporated into the site's design. Access to this parking area will be from a side street along NW 4th Place.**

The existing sidewalks along the property's frontage will be enhanced with landscaping, widened sidewalks, and hardscape design complying with CRA standards to create a more pleasant and safe pedestrian experience. Currently, overhead utility poles and lines are located in the center of the sidewalk, greatly impeding mobility. The proposed plan locates the utilities underground to make way for unimpeded, wider sidewalks and street trees. The design is consistent with the City transect zone streetscape requirements for landscape, sidewalk, and building frontage zones.

- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

The only properties zoned single-family residential are located immediately east of Building A. The proposed off-street parking consists of structured parking that is

internal to Buildings A and B. Onsite refuse, service areas, and resident loading areas are designed as part of the internal parking structures and are screened from public view. Nonresidential loading areas are not applicable.

- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.

The City LDC has specific criteria for insuring adjacent properties are not negatively impacted by onsite noise, odor, and light stemming from proposed development. The proposed plan adheres to these requirements to ensure that onsite uses will not affect surrounding and adjacent properties.

- **Noise:** Sec. 15-5 of Chapter 15 in the City's Charter Laws provide regulations on assessing noise levels and the disciplinary actions that follow if these regulations are not adhered to. City code enforcement is capable of measuring noise levels associated with public complaints. City of Gainesville Police Department may be called to respond to complaints and will enforce the City ordinance to the greatest extent of the law.

The proposed residential use shall not generate excessive noise. The site's design, which includes internal parking garages, further reduces the potential for negative impacts to adjacent properties.

- **Glare:** Parking garages are internal to the site. The structures are designed to minimize the potential for vehicles driving within the structures to aim headlamps external to the structure by aligning drive ramps away from adjacent uses. Additionally, the garages will be screened either by residential units or a landscape buffer to further reduce the potential for glare from parked vehicles.
- **Lighting:** According to LDC §30-6.12.D.1.b., lighting of horizontal surfaces shall be fully shielded, full-cutoff fixtures and shall be aimed downwards to prevent light trespass, light glare, and light pollution. Proposed building wall packs are designed to minimize the amount of light necessary to ensure public safety along pedestrian paths and at building entry-point locations. A photometric plan was submitted with the associated development plan to demonstrate that proposed lighting does not result in or exceed the LDC foot candle thresholds along property boundaries.

Odor: The proposed development utilizes structured parking that is internal to the building. Refuse areas will be located within or in coordination with internal parking structures and screened from the public, preventing odors from negatively affecting the surrounding and adjacent properties. Refuse is limited to residential uses, a neighborhood-scale consignment store, and a community center. None of these uses will include the sale or processing of food products.

- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if

included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

Building A and Building B have separate drives leading to the internal parking structures. Refuse and resident loading areas are incorporated into or are adjacent to the parking structures and do not impede pedestrian/bicycle mobility. Outdoor storage or display areas in association with the small retail store and community center will adhere to LDC §30-5.39 – Outdoor Accessory Display and Storage requirements.

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.

The property is currently served by GRU water, wastewater, fiber, gas, and electric. On April 8, 2019, GRU confirmed that public utilities are available with sufficient capacity for the property.

- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

The LDC requires compatibility buffers based on Future Land Use (FLU) designations. Although buffers are not required between the subject property and adjacent properties by this standard, screening and buffering have been incorporated around the project boundaries.

The southern portion of Building B that is adjacent to the Mixed-Use Office Residential (MOR) FLU District will have a 9'-wide buffer that includes shade trees, understory trees, and shrubs. Residential units screen the remaining sides of each parking structure, providing limited visibility consistent with the LDC.

- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

Since only one business may be relocated, along Fifth Avenue, it is not adjacent to any properties zoned for single-family residential use.

- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

LDC §30-4.8. lists standards specific to building heights and mass for specific districts and multi-family developments. These are addressed in this section of this report.

Section 30-4.8. Development Compatibility

D. Multi-family developments.

1. Generally. Multi-family development shall contain no more than six dwelling units per building and shall be in the form of single-family dwellings, attached dwellings, or small-scale multi-family when located within 100 feet of any

property that is in a single-family zoning district, the U1 district, or a designated historic district.

The eastern portion of Building A within 100' of Residential Single-Family (RSF-4) zoning district is three stories and designed as small-scale, six-unit buildings that are separated by garden courtyards to further break up the building's massing. The southern portion of Building B within 100' of the University Heights – North Historic District is limited to three stories. The proposed plan is consistent with the LDC, as the mid-rise buildings seamlessly transition to adjacent properties. Building design elements, including form and materials assist in this transition.

2. Abutting single-family property. All new multi-family projects, whether stand alone or part of a mixed-use project, abutting property in a residential district or a planned development district with predominantly residential uses shall comply with the following regulations:
 - a. There shall be no outdoor recreation areas or uses allowed within any required building setback area or landscape buffer between abutting multi-family development and single-family designated properties.
 - b. Active recreation areas (including swimming pools, tennis courts, basketball, and volleyball courts) shall be located away from abutting single-family designated properties and shall be oriented in the development to minimize noise impacts on single-family designated properties.
 - c. There shall be no car washing areas, dumpsters, recycling bins, or other trash/waste disposal facilities placed in the required setback area between multi-family development and properties zoned for single-family use.
 - d. Parking lots and driveways located in the area between multi-family and abutting single family designated properties shall be limited to a single-loaded row of parking and a two-way driveway.
 - e. A decorative masonry wall (or equivalent material in noise attenuation and visual screening) with a minimum height of six feet and a maximum height of eight feet plus a Type B landscape buffer shall separate multi-family residential development from properties designated single-family residential. However, driveways, emergency vehicle access, or pedestrian/bicycle access may interrupt a continuous wall. If, in the professional judgment of city staff or other professional experts, masonry wall construction would damage or endanger significant trees or other natural features, the appropriate reviewing authority may authorize the use of a fence and/or additional landscape buffer area to substitute for the required masonry wall. There shall be no requirement for a masonry wall or equivalent if buildings are 200 or more feet from abutting single-family properties. In addition, the appropriate reviewing authority may allow an increased vegetative buffer and tree requirement to substitute for the required masonry wall.
 - f. The primary driveway access shall be on a collector or arterial street, if available. Secondary ingress/egress and emergency access may be on or from local streets.

The project site does not abut property in a residential district, property designated single-family residential, or a planned development district with predominantly residential uses. Therefore, the listed regulations do not apply to

the project site. The applicant has included along the southern boundary a 9' wide landscaped buffer to enhance compatibility with the adjacent uses.

3. Bedroom limit. Maximum number of bedrooms in multi-family developments located within the University of Florida Context Area.
 - a. Multi-family developments shall be limited to a maximum number of bedrooms based on the development's maximum residential density allowed by the zoning district multiplied by a 2.75 multiplier.
 - b. If additional density is approved through a Special Use Permit, then the multiplier is applied to the total approved density inclusive of any additional units approved by Special Use Permit.
 - c. The bedroom mix in the development (i.e., the number of units with a specific number of bedrooms) is not regulated by these provisions.
 - d. Developments with Planned Development (PD) zoning are not subject to the bedroom multiplier.

The subject property is located in the University of Florida Context Area. The proposed development and requested density adheres to the 2.75 multiplier.

Section 30-4.9. Development Bonus System.

B. Additional building stories/height.

1. *Usable Open Space*. If a development provides onsite usable open space that is accessible to the public (minimum size of 20'x 20'), additional building square footage above the number of stories allowed by right (and up to the maximum allowed by bonus) may be provided according to the following formula: Square feet of public open space X number of stories allowed by right = additional square feet. If the total additional square footage meets or exceeds 20% of the total development site, one additional story is available. If the total additional square footage meets or exceeds 30% of the total development site, two stories are available.
2. *Tree preservation*. If a development dedicates an area onsite to preserve one or more heritage trees, the additional building square footage above the number of stories allowed by right (and up to the maximum allowed by bonus) may be provided according to the following formula: Square feet of tree preservation area X number of stories allowed by right = additional square feet. If the total additional square feet meets or exceeds 20% of the total development site, one additional story is available. If the total additional square footage meets or exceeds 30% of the total development site, two stories are available.
3. *Structured parking*. If a development provides structured parking, the maximum number of bonus stories is available. Additionally, within U9 and DT, up to two levels of parking that are constructed within a habitable building are not counted as stories for the purposes of calculating the total number of stories, provided the footprint of the parking structure falls within 75% to 100% of the footprint of the habitable floors directly above the parking levels.
4. *Transit support facilities*. If a development provides onsite facilities, beyond what otherwise is required, to serve existing or planned public transit, including but not limited to bus bays, super bus stops, bus stations, bus lanes, and park and ride lots, one bonus story is available.
5. *Undergrounding/relocating utility lines*. If a development undergrounds overhead utility lines beyond what otherwise is required, or relocates existing underground lines in order to facilitate the appropriate placement of street trees or buildings along streets, up to two stories are available for every street segment completed

(from intersection to intersection); one story is available for the undergrounding/relocation of utilities along the street frontage of the development.

6. *Provision of affordable housing.* One story is available for providing at least 5% of the total development units (total calculated including the additional units achieved with height bonus) as affordable housing units reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed 80% of the Alachua County median household income, adjusted for household size, as determined by the United States Department of Housing and Urban Development (HUD), and no more than 30% of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues). Two stories are available for either providing: 1) 10% of the total development units as affordable housing units reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed 80% of the Alachua County median household income, adjusted for household size, as determined by HUD, and no more than 30% of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues); or 2) 5% of the total development units as affordable housing units reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed 50% of the Alachua County median household income, adjusted for household size, as determined by HUD, and no more than 30% of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues).

In addition to the increased density request of this application, the proposed plan seeks a building height bonus for up to five (5) stories, consistent with the permitted building heights in the U6 Zoning District. To achieve the height bonus, the associated development plan shall meet one of the six (6) criteria listed above. This proposed plan meets three criteria: structured parking, underground utilities, and affordable housing units.

Through their contract with the Gainesville Florida Housing Corporation, Inc., the applicant is building up to ten (10) affordable housing units within property. The applicant is pledging to build additional housing units, up to five percent (5%) of the total project, based on the ability to obtain qualified individuals or families and the incorporating the dwelling in a complimentary manner, whether that be single-family detached, townhomes, or traditional urban attached multi-family units.

Section 30-4.13. Building Form Standards

This section contains the building form standards that determine the location, scale and massing of all buildings within the Zoning district.

Table V - 2: Building Form Standards within Transects.

	U6 Standard	Consistency Statement
A. BLOCK STANDARDS		
Block Perimeter (max. feet) ¹	2600'	<ul style="list-style-type: none"> • This plan is for redevelopment of existing City blocks. • Building A: ±1,843 lf. • Buildings B and C: ±2,094 lf.
B. LOT CONFIGURATION		
Lot width (min. feet)	18'	<ul style="list-style-type: none"> • No new lots are being proposed with this plan. • Building A: ±382 ft. • Building B: ±216 ft. • Building C: ±92 ft.
C. DEVELOPMENT INTENSITY		
Nonresidential Building Coverage (max)	80%	<ul style="list-style-type: none"> • No nonresidential is proposed with this phase. • Nonresidential uses in future phase(s) will be less than 80% coverage.
D. BUILDING FRONTAGE		
Primary Frontage (min) (NW 5 th Avenue)	60%	<ul style="list-style-type: none"> • Building A: ±91% (±356 ft. of building/±392 ft. of frontage) • Building B: ±73% (±164 ft. of building/±226 ft. of frontage) • Building C: ±63% (±64 ft. of building/±102 ft. of frontage)
Secondary Frontage (min) (NW 12 th Street)	40%	<ul style="list-style-type: none"> • Building A: ±86% (±281 ft. of building/±327 ft. of frontage) • Building B: N/A • Building C: ±60% (±60 ft. of building/±101 ft. of frontage)
E. BUILDING PLACEMENT		
Min-max from curb		
Min landscape/min sidewalk/min building frontage		
Storefront Street (NW 5 th Avenue)	20'-25' 5'/10'/5'	<ul style="list-style-type: none"> • Building A: ±20 - 25 ft. (5'/10'/5') • Building B: ±20 - 25 ft. (5'/10'/5') • Building C: ±15 - 16 ft. (5'/5'/5')
Local Street (NW 12 th Street)	15'-20' 5'/5'/5'	<ul style="list-style-type: none"> • Building A: ±18 ft. (5'/6'/6') • Building B: N/A • Building C: ±15 - 16 ft. (5'/5'/5')
F. BUILDING SETBACKS		
Side interior setback (min)	5'	<ul style="list-style-type: none"> • Building A: ±20 ft. • Building B: ±16 - 47 ft. • Building C: ±13 - 25 ft.
Rear setback (min)	3' (alley) 10' (no alley)	<ul style="list-style-type: none"> • Building A: ±382 ft. • Building B: ±216 ft.

		<ul style="list-style-type: none"> • Building C: ±92 ft.
G. BUILDING HEIGHT		
Min feet	NA	-
Max stories (by right ² /with bonus ³)	4/5	<ul style="list-style-type: none"> • Building A: 3 – 5 stories • Building B: 3 – 5 stories • Building C: 4 stories
Max feet (by right ² /with bonus ³)	60'/74'	<ul style="list-style-type: none"> • Per LDC §30-4.9., the proposed development satisfies the criteria of the height bonus with structured parking and underground utilities. • Building A: <ul style="list-style-type: none"> ○ ±61 ft. on the northern, southern, and western portions not within 100' of the RSF-4 Zoning ○ ±32 ft. on the eastern portion • Building B: <ul style="list-style-type: none"> ○ ±59 ft. on the northern, eastern, and western portions not within 100' of the historic district ○ ±32 ft. on the southern portion • Building C: ±46 ft.
H. FLOOR HEIGHT		
Min first floor height (residential/nonresidential)	NA/12'	<ul style="list-style-type: none"> • There are no nonresidential uses are proposed with this phase. • Residential first floor heights: <ul style="list-style-type: none"> ○ Building A: ±11 ft. ○ Building B: ±11 ft. ○ Building C: ±11 ft.
I. GLAZING		
Min first floor - nonresidential	50%	<ul style="list-style-type: none"> • There are no nonresidential uses proposed with this phase.
Min first floor - multifamily	30%	<ul style="list-style-type: none"> • Building A: <ul style="list-style-type: none"> ○ NW 5th Avenue: 35% ○ NW 12th Street: 32% • Building B: <ul style="list-style-type: none"> ○ NW 5th Avenue: 34% • Building C: <ul style="list-style-type: none"> ○ NW 5th Avenue: 32% ○ NW 12th Street: 30%
Min upper floors - nonresidential and multifamily	15%	<ul style="list-style-type: none"> • Building A: <ul style="list-style-type: none"> ○ NW 5th Avenue: 33% ○ NW 12th Street: 21% • Building B: <ul style="list-style-type: none"> ○ NW 5th Avenue: 24% • Building C: <ul style="list-style-type: none"> ○ NW 5th Avenue: 27% ○ NW 12th Street: 27%

¹ Building A: This portion of the site is bound by the existing alley, NW 12th Street, NW 5th Avenue, and NW 13th Street. Buildings B and C: This portion of the site is bound by NW 5th Avenue, NW 10th Street, NW 4th Avenue, and NW 12th Street.

² See development compatibility standards in Section 30-4.8.

³ See bonus system requirements in Section 30-4.9.