



City of Gainesville

Department of Sustainable
Development

City Plan Board Staff Report

Petition Information

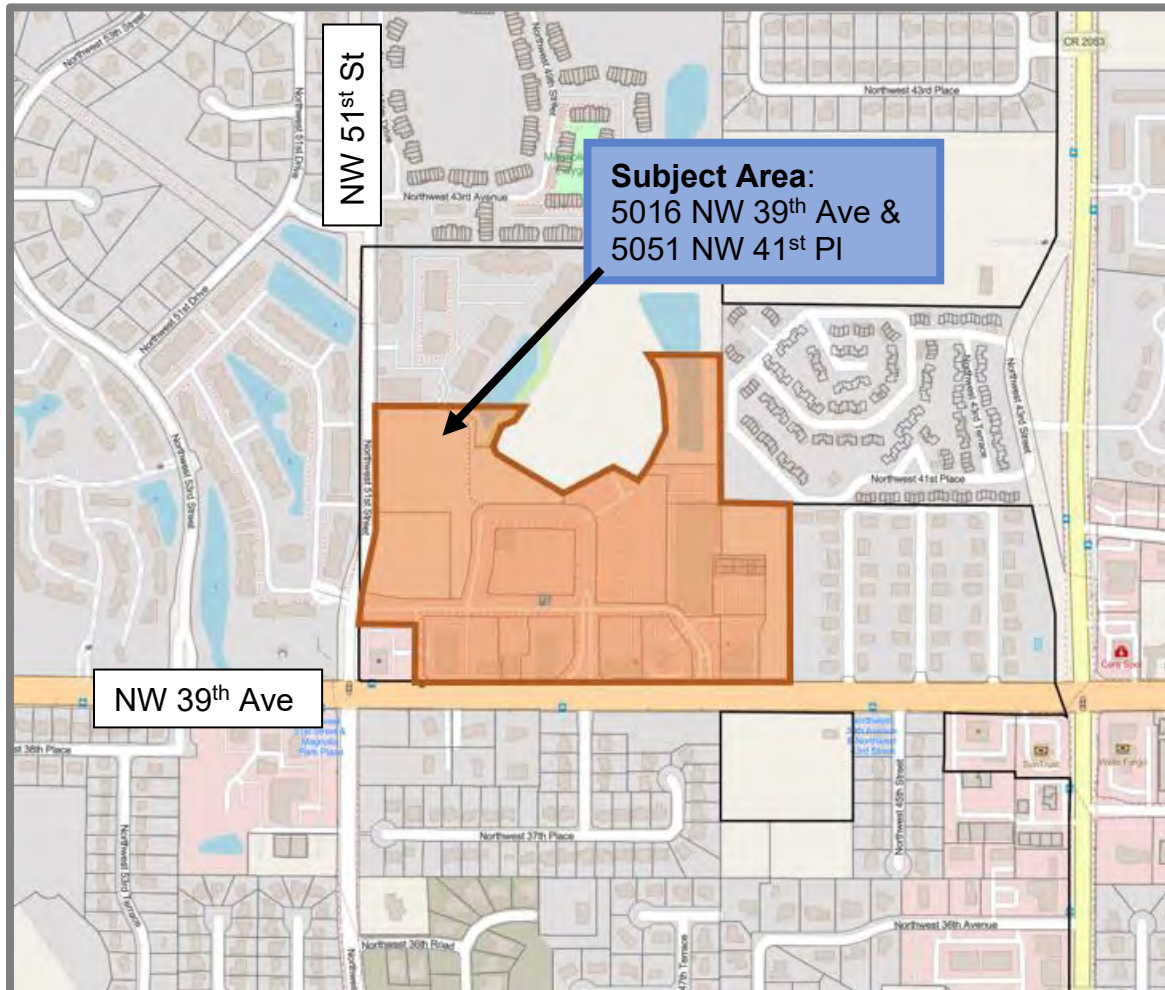
Public Hearing Date: June 22, 2023

Project Name and Number: LD23-000035 Magnolia Parke PD Amendment

Application Type: Planned Development (PD) Amendment

Recommendation: Approve

City Project Contact: Nathaniel Chan, Planner III



Application Information

Applicant: David Sowell, Kimley-Horn and Associates, Inc.

Property Owner(s): Mag Parke LLC

Related Petition(s): N/A

Legislative History: See Brief History below

Neighborhood Workshop: Yes, held on December 12th, 2022

Site Information

Address: 5016 NW 39th Ave and 5051 NW 41st Pl

Parcel Number(s): See application for full list of parcel numbers

Acreage: 26 +/- acres

Existing Use(s): Mixed-Use Commercial/Residential

Future Land Use Designation(s): Planned Use District (PUD); Mixed-Use Low (MUL)

Zoning Designation(s): Planned Development (PD)

Overlay District(s): N/A

Transportation Mobility Program Area (TMPA): Zone B

Adjacent Property Characteristics

	Existing Use	Land Use Designation(s)	Zoning Designation(s)
North	Multi-Family Dwellings	City of Gainesville Mixed-Use Low (MUL)	City of Gainesville Mixed-Use (MU-1)
South	NW 39 th Ave; Single-Family Dwellings	Alachua County Low Density	Alachua County Single-Family, Low Density (R-1A); Alachua County Planned Development (PD)
East	Multi-Family Dwellings	City of Gainesville Residential Low (RL); Alachua County Medium High Density	City of Gainesville Residential Multi-Family (RMF-5); Alachua County Multiple-Family, Medium Density (R-2)
West	NW 51 st St; Multi-Family Dwellings	Alachua County Medium High Density; Alachua County Commercial	Alachua County Planned Development (PD)

Purpose and Description

The subject application requests to amend the existing Magnolia Parke PD to allow and facilitate the development of 250 multi-family units in Pods D and E. The Planned Development divides the property into “Pods” A through I. Pods D and E are located on the west side of Magnolia Parke, situated between One Love Café and NW 51st St: 5016 NW 39th Ave (Parcel ID 06061-001-000) and 5051 NW 41st PI (Parcel ID 06061-003-000). Pods D and E total approximately +/- 8.15 acres, while the entire Magnolia Parke PD totals approximately +/- 26 acres.

The current density allowed for Pods D and E in the Magnolia Parke PD is 20 units per acre, and a maximum of 400 units throughout the development. Pod D (+/- 2.7 acres) and Pod E (+/- 5.45 acres) would allow 163 units total. This PD Amendment proposes to remove the units per acre provision in addition to other modifications to the PD standards to facilitate 250 dwelling units in Pods D and E. Other changes include revisions to setbacks, landscaping, buffers, parking, building design, signage, and tree mitigation. The total number of approved units (400 dwelling units maximum throughout Magnolia Parke) will remain the same. To-date, approximately 10 units have been developed in Magnolia Parke.

Brief History

The original Magnolia Parke Planned Development (PD) was approved on October 13th, 1997 by Ordinance 960941, which rezoned a majority of the property to Planned Development (PD) and included specific land development regulations. On June 14th, 1999, Ordinance 980987 amended the original ordinance and revised some of the land development regulations. On September 11th, 2000, the City Commission adopted Ordinance 991285, which repealed Ordinance 980987 in its entirety and adopted amended PD maps and land development regulations for the Magnolia Parke PD. The Magnolia Parke PD was further amended on March 10th, 2008 through Ordinance 070763 and on August 7th, 2014 through Ordinance 130118.

The original Magnolia Parke PD, approved through Petition 128-PDV-07 PB (Ordinance 960941) established the PD Layout Plan and associated land development regulations. Changes over the years made to the PD include the addition of Pod I, allowances for drive-through facilities, and revisions to building and design standards. The last iteration of the Magnolia Parke PD was adopted in 2014 through Petition PB-13-55 PDA and added an additional drive-through lane for a financial institution.

Today, Magnolia Parke is a mixed-use development that is predominantly commercial in nature, including several restaurants, open space, health services, and more. The PD allows up to 400 residential dwelling units and a maximum of 290,000 SF of non-residential/commercial development. Since the PD's implementation, 10 residential units and approximately 134,000 SF of non-residential/commercial space were developed. Developments throughout the PD were made to comply with the requirements of the Magnolia Parke PD, including building standards, design standards, landscaping, signage, buffers, parking, and more. Where the standards of the PD are not specific, developments must comply with the regulations in the City of Gainesville Land Development Code.

This petition meets Goal 3: A Great Place to Live & Experience of the City of Gainesville Strategic Plan.

Staff Analysis and Recommendation

This petition has been reviewed based on the review criteria stated in Sec 30-3.17 Review Criteria (for Planned Developments) of the Land Development Code. The following review criteria and analysis are stated below:

Sec. 30-3.17 Review Criteria (for Planned Developments)

A. Consistent with Comprehensive Plan. A PD application may only be approved if it is consistent with the Comprehensive Plan.

Staff Response: The request is consistent with the goals, objectives, and

policies of the Comprehensive Plan as outlined below. The requested PD Amendment maintains the permitted uses allowed in Magnolia Parke and does not change the scope as a mixed-use development. Allowing additional residential units to be developed on the vacant Pods of the PD would complement the existing commercial development in Magnolia Parke, providing a mix of uses within close walking distance of each other.

Future Land Use Element

GOAL 1

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

Policy 1.1.1

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

Policy 1.1.2

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

Objective 1.2

Protect and promote viable transportation choices (including transit, walking, bicycling, and calmed car traffic)

Policy 1.2.3

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

Policy 1.2.4

The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5

The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6

The City should encourage or require buildings to put “eyes on the street” with front façade windows and doors.

Policy 1.2.7

The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Objective 1.5

Discourage the proliferation of urban sprawl.

Policy 4.1.1

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

Mixed-Use Low-Intensity (MUL): 8-30 units per acre

This land use category allows a mixture of residential and non-residential uses

such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest front setbacks.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the

compatibility of permitted uses.

Planned Use District (PUD)

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

- B. Conformance to PD purpose.** A PD application may only be approved if it is in conformance with the purpose of PDs as articulated in section 30-3.15.

Purpose. The purpose of the planned development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the city commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. The PD district is designed to:

1. Encourage flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes

the preservation of natural resources.

2. Allow the integration of different land uses and densities in one development that would not otherwise be provided for in other zoning districts in this chapter, and which encourage compatibility in overall site design and scale both internal and external to the project site.
 3. Permit outstanding and innovative residential and nonresidential developments with quality-of-life design features, such as an integration of housing types and accommodation of changing lifestyles within neighborhoods; design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as pedestrian scale, a building orientation generally toward streets and sidewalks, parking located to the side or rear of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, terminated vistas, recessed garages, alleys, enhances landscaping, and mixed-uses.
 4. Provide flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.
- C. Achieve overall coordinated building and facility relationships and infill development and eliminate the negative impacts of unplanned and piecemeal development.

Staff Response: The proposed PD Amendment conforms to the PD purpose as outlined in Section 30-3.15 of the Land Development Code. Magnolia Parke is a mixed-use development that integrates commercial space, open space, and residential uses throughout the site. The Magnolia Parke PD is most similar to modern urban transect zoning, even though the PD was established well before urban transect zones existed in the Land Development Code. The PD standards

highlight the importance of building form and design by regulating building height, setbacks, sidewalks, landscaping, and more. The proposed PD amendment encourages convenient and accessible travel between the proposed residential uses and the existing commercial uses. Magnolia Parke's PD is necessary to preserve the existing use and design of the development while providing development standards complementary to the existing development and vision.

Internal compatibility. All uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the separation and buffering of parking areas and sections of parking areas; the existence or absence of, and the location of, focal points and vistas, open spaces, plazas, recreational areas and common areas, and use of existing and proposed landscaping; use of the topography, physical environment and other natural features; use and variety of building setback or build-to lines, separations and buffering; use and variety of building groupings, building sizes, architectural styles, and materials; variety and design of dwelling types; particular land uses proposed, and conditions and limitations thereon; and any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any proposed use within the PD.

Staff Response: Internal compatibility of uses will be maintained on the subject property as there are no changes to the existing list of permitted uses.

Standards for buffers between external and internal uses, including landscaping between parking areas and sidewalks, is included under Table 2-2 of the PD standards. For Pods A, B, and I, the minimum street buffer area along NW 39th Ave is proposed to be reduced from 10ft to 9ft; similarly, the minimum landscaped area between interior parking and sidewalks is reduced from 10ft to 9ft. The location of existing parking areas, buildings and other facilities are in conformance with the PD standards and should be maintained. Future

development in Pods D and E will need to adhere to the same standards. The proposed residential development in Pods D and E are compatible with existing uses.

- D. External compatibility.** All uses proposed within a PD shall be compatible with existing and planned uses of properties surrounding the PD; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding use, nor shall any internal use be subject to undue adverse impact from existing or planned surrounding uses. An evaluation of the external compatibility of a PD should be based on the following factors: adjacent existing and proposed uses, design of the development, traffic circulation, and density and intensity.

Staff Response: The list of permitted uses in the Magnolia Parke PD is not changing from what is currently approved. The main focus of the proposed PD amendment is occurring in Pods D and E as established in the PD Layout Plan, located on the west side of Magnolia Parke with direct frontage on NW 5^{1st} St. Multi-family apartments exist to the north and west of Pods D and E: to the north, Retreat at Magnolia Parke features 1-2 bedroom apartments, and across from NW 5^{1st} St to the west is Lake Crossing Apartments which also features 1-2 bedroom apartments.

Based on the submitted conceptual plan, the main vehicular entrance to the proposed residential development will be from NW 4^{1st} Place to the north, which enters from NW 5^{1st} St. An additional vehicular entrance is provided from the west from NW 3^{9th} Place, northwest of One Love Café. Pedestrian access is provided from all directions of the proposed development. The exact location and access points to Pods D and E will be further specified at Development Plan Review.

Intensity of development. The residential density and intensity of use of a PD

shall be compatible with and shall have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands and shall comply with the policies and density limitations set forth in the Comprehensive Plan. Within the maximum limitation of the Comprehensive Plan, the permitted residential density and intensity of use in a PD may be adjusted upward or downward in consideration of the following factors: the availability and location of public and utility services and facilities; the trip capture rate of development; and the degree of internal and external connectedness of streets.

Staff Response: The subject PD Amendment proposes removing the maximum 20 units per acre limit to facilitate approximately 250 units on Pods D and E, which total +/- 8.15 acres. This equates to approximately 30 units per acre, which matches the underlying future land use for the subject area of Magnolia Parke (Mixed-Use Low-Intensity MUL, 8-30 units/acre). The maximum number of units allowed over the MUL area is not changing and remains at 400 maximum residential units. The increased density and intensity of Pods D and E are compatible with the surrounding development and complies with the maximum density allowed for MUL future land use in the Comprehensive Plan.

Regarding intensity, Section 30-2.1 of the Land Development Code defines ***intensity of development or intensity of use*** means the extent of development of any land, expressed as building coverage and/or building height. The PD Amendment proposes reducing the minimum number of floors of Pods C, D, and E from 2 to 1, and increasing the maximum number of Floors in Pod E from 3 to 4 (See Table 1 of the PD Standards). The MUL future land use category allows a maximum of 5 stories, and up to 8 with a Special Use Permit. The proposed PD Amendments for increased height comply with the Comprehensive Plan.

- E. **Usable open spaces, plazas and recreation areas.** Usable open spaces, plazas and recreation areas provided within a PD shall be evaluated based on conformance with the policies of the Comprehensive Plan and the sufficiency of such areas to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

Staff Response: There are two open space/recreation areas existing in Magnolia Parke, in Pods F and H. Pod F's open space and recreation area, associated with One Love Café, provides appropriate recreational opportunities through events, live music, and outdoor seating. Pod H, located on the northeast corner of the Magnolia Parke PD, will be maintained for drainage and stormwater management. Both open spaces conform with the policies of the Comprehensive Plan and there are no changes to these Pods proposed. An additional stormwater management area is proposed near Pod D, as illustrated on the PD conceptual plan.

- F. **Environmental constraints.** The site of the PD shall be suitable for use in the manner proposed without hazards to persons either on or offsite from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, groundwater level, drainage and topography shall all be appropriate to the type, pattern and intensity of development intended. The conditions and requirements of the protection of resources article shall be met.

Staff Response: The proposed Planned Development Amendment was reviewed by the City's Environmental Coordinator for assessment of existing environmental resources on the site and potential environmental impacts. Please refer to Appendix C for the full environmental report and staff findings.

G. External transportation access. A PD shall be located on, and provide access to, a major street (arterial or collector) unless, due to the size of the PD and the type of uses proposed, it will not adversely affect the type or amount of traffic on adjoining local streets. Access shall meet the standards set in chapter 23 and chapter 30, article VI. Connection to existing or planned adjacent streets is encouraged. The trip generation report shall be signed by a professional engineer registered in the state when there is a difference between the traffic report provided by the petitioner and the concurrency test.

Staff Response: NW 39th Ave, which runs along the south side of Magnolia Parke, is a principal arterial road as classified by the Florida Department of Transportation (FDOT). There are three vehicular entrances to Magnolia Parke from NW 39th Ave and one entrance from NW 51st St. With the proposed development of Pods D and E, an additional access will be provided on NW 51st St from the existing NW 41st Ln, which is currently used to access The Retreat at Magnolia Parke (north of Magnolia Parke, not part of the PD). There is existing bike/pedestrian access at all vehicular entrances with some additional sidewalk entrances on NW 39th Ave. The development of Pods D and E proposes an additional pedestrian entrance on NW 51st St.

H. Internal transportation access. Every dwelling unit or other use permitted in a PD shall have access to a public street directly or by way of a private road, pedestrian way, court or other area that is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road. Private roads and other accessways shall be required to be constructed so as to ensure that they are safe and maintainable.

Staff Response: The developed portions of Magnolia Parke have safe and maintainable access via either public or private roads. The proposed development of Pods D and E for residential use will have ingress/egress from NW 51st St (public street) and NW 39th Pl (private street), as indicated on the

conceptual PD Layout Plan. Table 2-4 of the PD Standards indicate that sidewalks will be provided to connect parking and crosswalk to building entrances. The exact location of the street and sidewalk connections will be determined at Development Plan Review. Proposed ingress/egress and internal transportation facilities shall be compliant with the requirements set forth in the Land Development Code.

- I. **Provision for the range of transportation choices.** Sufficient off-street and on-street parking for bicycles and other vehicles, as well as cars, shall be provided. Parking areas shall be constructed in accordance with such standards as are approved by the city commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. When there is discretion as to the location of parking in the project, it is strongly encouraged that all motor vehicle parking be located at the rear or interior side of buildings, or both. The design of a PD should, whenever feasible, incorporate appropriate pedestrian and bicycle accessways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development.

Staff Response: Magnolia Parke has existing vehicular parking facilities both off-street and on-street with parking lots and angled street parking. Parking is located interior to the site, on the side and rear of buildings to maintain a consistent street presence along NW 39th Ave. Bike lanes and sidewalks are well-integrated into the site, in addition to a couple of RTS stops on NW 39th Ave (RTS Route 43).

Recommendation

Staff recommends Approval of Petition LD23-000035

Draft Motion for Consideration

I move to approve Petition LD23-000035

Appendices

Appendix A. – Application Documents

Appendix B. – Comprehensive Plan Goals, Objectives, and Policies

Appendix C. – Environmental Report

Appendix D. – PD Layout Plan and PD Standards

APPENDIX A
Application Documents

2023-615A

APRIL 2023

**MAGNOLIA PARKE
PLANNED DEVELOPMENT
PD AMENDMENT APPLICATION**

Kimley»Horn

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**MAGNOLIA PARKE PLANNED DEVELOPMENT
REZONING APPLICATION**

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EXHIBIT 1

**PD AMENDMENT
APPLICATION**



Planning Division
2023-615A
 PO Box 490, Station 11
 Gainesville, FL 32627
 Ph: 352-334-5023
 Email: planning@gainesvillefl.gov

Land Use Amendment/Zoning Map Change Application

Project Name:	Tax Parcel Number: See attached.
Property Address:	
*Size of Property (acres):	
**First Step Meeting Date:	Neighborhood Workshop Date:

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

**Anyone intending to file a petition for amendments to the future land use or zoning map should attend a first step meeting with city staff prior to submittal to discuss the proposed amendment and petition process.

Legal Description (attach as separate document, using the following guidelines):

- a. Submit separate from any other information.
- b. May not be included as part of a purchase agreement, contract for sale, lease agreement, transfer of title, warranty deed, notice of ad valorem taxes, print-outs from property appraiser office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances, and angles.

Owner(s) of Record	
Name(s):	
Mailing Address:	
Phone:	Email:

Applicant/Project Coordinator	
Name:	Company:
Mailing Address:	
Phone:	E-mail:
Additional users to be granted access for e-plan review:	
Name:	E-mail:
Name:	E-mail:

Request		
Check applicable request(s) below:		
Future Land Use Map	Zoning Map	Master Flood Control Map
Present designation:	Present Designation:	Other – Specify:
Requested designation:	Requested Designation:	

Surrounding Property Information	
	Existing land use:
North	
South	
East	
West	

1. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?
No **Yes** (If yes, please explain why the other properties cannot accommodate the proposed use?)

2.

If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:
Residential streets:
Noise and lighting:

3. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?
No **Yes** (If yes, please explain below)

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

- a. Property in a historic district or property containing historic structures?
No **Yes**
- b. Property with archaeological resources deemed significant by the State?
No **Yes**

5.

Which of the following best describes the type of development pattern your development will promote?	
Redevelopment	Urban Infill
Activity Center	Urban Fringe
Commercial	Traditional Neighborhood

6. Please explain the impact of the proposed change on the community:

Please see attached justification.

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

Please see attached justification.

8.

What impact will the proposed change have on level of service standards?
Roadways: Please see attached justification.
Recreation: Please see attached justification.
Water & Wastewater: Please see attached justification.
Solid Waste: Please see attached justification.
Mass Transit: Please see attached justification.

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

No Yes (please explain

Please see attached justification.

To the Applicant:

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) are the true and proper identification of the area for which the petition is being submitted.



Applicant Signature: _____

Date: _____

RE-NUMBERS

06061-001-000
06061-003-000
06061-002-003
06061-003-002
06061-002-000
06064-005-000
06061-002-001
06061-003-001
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06064-050-008
06064-050-009

EXHIBIT 2

AGENT AUTHORIZATION



2023-615A

Planning Division
PO BOX 490, Station 11
Gainesville, FL 32627
Ph: 352-334-5023

Email: planning@gainesvillefl.gov

Property Owner Affidavit

Owner(s) of Record	
Name(s): Mag Parke LLC	
Mailing Address: 3113 W Tamby Ave Tampa, FL 33611	
Phone: 904-482-7434	Email: scott@pmgliving.com

Applicant/Project Coordinator	
Name: David Sowell	Company: Kimley-Horn and Associates, Inc.
Mailing Address: 800 SW 2nd Ave Ste 100 Gainesville, FL 32601	
Phone: 352 415 1897	E-mail: david.sowell@kimley-horn.com

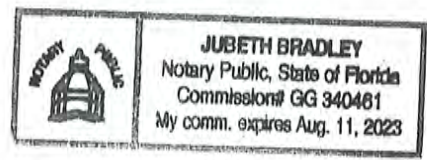
Tax Parcel Number(s): 06061-001-000, 06061-003-000, 06061-002-003, 06061-003-002, 06061-002-000, 06064-005-000, and 06061-002-001
Property Address: Magnolia Parke PD, 4720 NW 39th Avenue, Gainesville, FL 32606
Acreage: +/- 18.09 Acres
Requested Action: see below
Authorization for entitlement and rezoning applications.

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: Harrison S. Davis Date: 12/29/22

Printed Name: Harrison S. Davis

The foregoing affidavit is acknowledged before me this 29th day of December, 2022, by HARRISON SCOTT DAVIS who is/are personally known to me, or who has/have produced FDL as identification.



State of Florida
Signature of Notary Public Jubeth Bradley

2023-615A



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MAG PARKE, LLC

Filing Information

Document Number L22000325240
FEI/EIN Number NONE
Date Filed 07/22/2022
State FL
Status ACTIVE

Principal Address

3113 W. TAMBAY AVENUE
TAMPA, FL 33611

Mailing Address

3113 W. TAMBAY AVENUE
TAMPA, FL 33611

Registered Agent Name & Address

LAW OFFICES OF SCOTT A FRANK, PA
3201 W COMMERCIAL BLVD
SUITE 218
FORT LAUDERDALE, FL 33309

Authorized Person(s) Detail

Name & Address

Title MGR

ARCHER ROAD GROUP, LLC
3113 W. TAMBAY AVENUE
TAMPA, FL 33611

Annual Reports

No Annual Reports Filed

Document Images

[07/22/2022 -- Florida Limited Liability](#) [View image in PDF format](#)

2023-615A



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ARCHER ROAD GROUP, LLC

Filing Information

Document Number	L18000141161
FEI/EIN Number	83-1306276
Date Filed	06/07/2018
State	FL
Status	ACTIVE

Principal Address

3113 W. TAMBAY AVE.
TAMPA, FL 33611

Mailing Address

3113 W. TAMBAY AVE.
TAMPA, FL 33611

Registered Agent Name & Address

LAW OFFICES OF SCOTT A FRANK, PA
3201 W COMMERCIAL BLVD
SUITE 218
FORT LAUDERDALE, FL 33309

Authorized Person(s) Detail

Name & Address

Title MGR

KITTREDGE, MICHAEL
3113 W TAMBAY AVENUE
TAMPA, FL 33611

Title MGR

DAVIS, SCOTT
1156 EASTWOOD BRANCH DRIVE
ST JOHNS, FL 32259

Annual Reports

Report Year	Filed Date
2021	01/12/2021
2022	01/21/2022
2023	01/19/2023

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Document Images

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01/31/2020 -- ANNUAL REPORT	View image in PDF format
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06/07/2018 -- Florida Limited Liability	View image in PDF format

Prepared By and Return To:
Mitchell S. Goldman, Esquire
Goldman, Monaghan, Thakkar & Bettin, P.A.
96 Willard Street, Suite 302
Cocoa, Florida 32922
mitch@gmtblaw.com

ASSIGNMENT

The undersigned, The Denney Family Limited Partnership, a Florida limited partnership, a/k/a Denney Family Limited Partnership (“Declarant”), undertakes the following Assignment:

WHEREAS, on November 30, 1997, Declarant entered into that certain Master Declaration of Covenants, Conditions and Restrictions for Magnolia Parke (“Declaration”), which instrument was recorded in Official Records Book 2142, Page 1972, Public Records of Alachua County, Florida; and,

WHEREAS, the Declaration was subsequently amended by the following instruments, all of the Public Records of Alachua County, Florida: (a) Amendment to Master Declaration of Covenants, Conditions, and Restrictions for Magnolia Parke recorded in Official Records Book 4529, Page 46, and, (b) Notice of Preservation of Master Covenants, Conditions and Restrictions for Magnolia Parke, a Planned Development recorded in Official Records Book 4529, Page 50, and, (collectively, “Amendments”); and,

WHEREAS, the Declarant has of even date deeded all real estate (“Real Estate”) owned by it subject to the Declaration and Amendments to Mag Parke, LLC, a Florida limited liability company (“Buyer”); and,

NOW THEREFORE, for good and valuable consideration, the receipt and efficiency of which are hereby acknowledged, it is agreed as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. The undersigned does remise, release, quit-claim and convey, all of its rights and interests as Declarant or otherwise in and to the Declaration and Amendments to Buyer. Declarant hereby surrenders any rights as it may now or hereafter have as Declarant in favor of Buyer.

3. From and after the date hereof, the term "Declarant" under the Declaration and Amendment shall mean Mag Parke, LLC, its successors and assigns.

4. Nothing contained herein shall be deemed as releasing the undersigned from all obligations under the Declaration and Amendments that arose or accrued prior to the date hereof.

Dated this 29 day of August, 2022.

THE DENNEY FAMILY LIMITED PARTNERSHIP, a Florida limited partnership

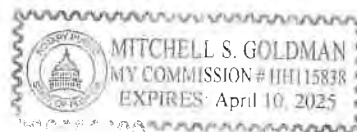
By: Denney Enterprises International, Inc., a Florida corporation, General Partner

By: [Signature]
Floyd C. Denney, Jr., President

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of August, 2022, by Floyd C. Denney, Jr., as President of Denney Enterprises International, Inc., a Florida corporation, General Partner of The Denney Family Limited Partnership, a Florida limited partnership, who () is personally known to me or () has produced the following identification _____

(Notary Seal)

[Signature]
Notary Public



THE DENNEY FAMILY LIMITED
PARTNERSHIP, a Florida limited
partnership

By: Denney Enterprises International, Inc.,
a Florida corporation, General Partner

By: _____
Floyd C. Denney, Jr., President

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this ____ day of August, 2022, by Floyd C. Denney, Jr., as President
of Denney Enterprises International, Inc., a Florida corporation, General Partner of The Denney
Family Limited Partnership, a Florida limited partnership, who () is personally known to me or
() has produced the following identification _____.

(Notary Seal)

Notary Public

Please add the foregoing:

3. From and after the date herof, the term "~~Declarant~~" under the Declaration and ^{Amendment} ~~Amendment~~ shall mean
Mag Parke, LLC, its successors and assigns.

4. Nothing contained herein shall be deemed as releasing the ^{By the undersigned} ~~Denney Family Limited Partnership~~ from all
obligations under the Declaration and Amendments that arose or accrued prior to the date hereof.

EXHIBIT 3
LEGAL DESCRIPTION

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EXHIBIT A
Legal Description

Parcel 1 (Parcel I.D. 06061-001-000 and a portion of Parcel I.D. 06061-002-003 and Parcel I.D. 06061-003-000):

No location address.

Magnolia Parke PD

A parcel of land situated in Section 22, Township 9 South, Range 19 East, Gainesville, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at the South One-Quarter corner of Section 22, Township 9 South, Range 19 East, and run N00°25'25"W, along the West line of the SE 1/4 of said Section 22, a distance of 50.00 feet to a point on the North right of way line of N.W. 39th Avenue (100' R/W); thence run N89°34'07"E, along said North right of way line, a distance of 207.00 feet to the point of beginning; thence run N00°25'25"W parallel with said west line, a distance of 207.00 feet; thence run S89°34'07"W, a distance of 207.00 feet to a point on the East right of way line of N.W. 51st Avenue (80' R/W); thence run N00°25'25"W, along said East right of way line, a distance of 18.08 feet to the point of curvature of a curve concave Easterly, said curve having a radius of 501.81 feet and a central angle of 18°44'21"; thence run Northerly, along the arc of said curve and along said East right of way line, a distance of 164.12 feet, being subtended by a chord bearing and distance of N08°56'46"E, 163.39 feet to the point of reverse curvature of a curve concave Westerly, said curve having a radius of 630.00 feet and a central angle of 18°44'20"; thence run Northerly, along the arc of said curve and along said East right of way line, a distance of 206.04 feet, being subtended by a chord bearing and distance of N08°56'46"E, 205.13 feet, to the point of tangency of said curve; thence run N00°25'25"W, along said East right of way line, a distance of 406.75 feet; thence run N89°34'18"E, a distance of 538.05 feet; thence run S24°02'09"W, a distance of 23.23 feet; thence run S35°09'16"W, a distance of 40.20 feet; thence run S66°51'24"W, a distance of 49.21 feet; thence run S22°29'48"W, a distance of 75.51 feet; thence run S14°05'47"E, a distance of 26.34 feet; thence run S59°51'36"E, a distance of 290.25 feet; thence run N60°29'08"E, a distance of 178.27 feet; thence run N61°16'07"E, a distance of 28.54 feet; thence run S63°10'07"E, a distance of 104.09 feet; thence run N34°01'18"E, a distance of 150.90 feet; thence run N17°39'05"E, a distance of 53.59 feet; thence run N05°17'20"W, a distance of 123.63 feet; thence run N32°27'23"W, a distance of 45.21 feet; thence run N39°32'05"W, a distance of 36.54 feet. thence run N89°34'07"E, a distance of 273.20 feet to a point on the East line of the West 1/2 of said Section 22; thence run S00°25'59"E, along said east line, a distance of 1183.38 feet to a point on the North right of way line of said N.W. 39th Avenue; thence run S89°34'07"W, along said North right of way line, a distance of 1114.86 feet to the point of beginning.

LESS AND EXCEPT:

Right of Way for NW 39th Avenue (State Road 222).

ALSO LESS AND EXCEPT:

Pod G, Magnolia Parke

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a Nail and Disk Marked "PCP PRM 3447" at the intersection of the North Right-of-Way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East Right-of-Way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail and Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07" East, along said North Right-of-Way line, a distance of 1321.86 feet to the East line of the said West 1/2 of the Southeast 1/4 of said Section 22; thence North 00°25'59" West, along said East line, a distance of 459.96

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feet to the Point-of-Beginning of the herein described parcel; thence continue North 00°25'59" West, along said East line, a distance of 330.47 feet; thence South 89°42'50" West, a distance of 223.46 feet; thence South 00°26'09" East, a distance of 501.76 feet; thence North 89°33'50" East, a distance of 10.75 feet to the beginning of a tangent curve, concave Southwest, having a radius of 122.00 feet, a central angle of 50°37'09", and a chord bearing and distance of South 65°07'35" East, 104.31 feet; thence Southeasterly, along said curve, an arc distance of 107.78 feet; thence North 89°34'07" East, a distance of 87.87 feet; thence North 00°25'59" West, a distance of 215.34 feet; thence North 89°37'55" East, a distance of 30.50 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

Magnolia Parke Pod I-2

A part of lands described in O.R.B. 2212, page 1500, of the public records of Alachua County, Florida; lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Southeast 1/4 and run thence South 89°34'07"West, along the South line of said Southeast 1/4, a distance of 1322.34 feet to the Southwest corner of the East 1/2 of said Southeast 1/4; thence North 00°25'59"West, along the West line of said East 1/2, a distance of 50.00 feet to the Southwest corner of said O.R.B. 2212, page 1500 and the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222); thence continue North 00°25'59"West, along said West line and along the West line of said O.R.B. 2212, page 1500, a distance of 244.51 feet to the Point-of-Beginning of the herein described parcel; thence South 89°34'23"West a distance of 30.50 feet; thence North 00°25'59"West a distance of 215.34 feet; thence North 89°37'55"East, a distance of 193.02 feet; thence South 00°42'48"East, a distance of 215.14 feet; thence South 89°34'23"West a distance of 163.57 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

Pod A-2 Magnolia Parke

A parcel of land lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence as a nail and disk found marked PCP PRM 3447 at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of the N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation nail and plaque, said point also lying on the West line of the Southeast 1/4 of Section 22, and run North 89 degrees 34 minutes 07 seconds East, along the said North right-of-way line, 892.52 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89 degrees 34 minutes 07 seconds East, along said North right-of-way line, 140.94 feet; thence North 00 degrees 25 minutes 53 seconds West, 236.96 feet; thence South 89 degrees 33 minutes 50 seconds West, 154.04 feet; thence South 00 degrees 26 minutes 10 seconds East, 210.99 feet; thence South 45 degrees 23 minutes 55 seconds East, 18.54 feet; thence South 00 degrees 21 minutes 41 seconds East, 12.86 feet to the Point-of-Beginning.

ALSO LESS AND EXCEPT:

New Pod C1, Magnolia Parke

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a Nail and Disk Marked "PCP PRM 3447" at the intersection of the North Right-at-Way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East Right-of-Way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also

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lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07" East, along said North Right-of-Way line, a distance of 1321.86 feet to the East line of the said West 1/2 of the Southeast 1/4 of said Section 22; thence North 00°25'59" West along said East line, a distance of 244.55 feet; thence South 89°34'07" West, a distance of 118.37 feet to a point on a non-tangent curve, concave Southwest, having a radius of 122.00 feet, a central angle of 50°37'09", and a chord bearing and distance of North 65°07'35" West 104.31 feet; thence Northwesterly, along said curve, an arc distance of 107.78 feet to the end of said curve; thence South 89°33'50" West, a distance of 10.75 feet to the Point-of-Beginning of the herein described parcel; thence continue South 89°33'50" West a distance of 235.34 feet; thence North 00°26'10" West, a distance of 277.80 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 80.00 feet, a central angle of 29°53'24", and a chord bearing and distance of North 15°22'52" West - 41.26 feet; thence Northwesterly, along said curve, an arc distance of 41.73 feet; thence North 52°43'26" East, a distance of 209.31 feet to the South line of a Conservation Easement recorded in O.R.B. 2168, page 615 (Wetland Area No.1), of the public records of Alachua County, Florida; thence North 34°01'18" East, along said South line, a distance of 71.18 feet; thence North 89°42'50" East, a distance of 38.19 feet; thence South 00°26'09" East, a distance of 501.76 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

Magnolia Parke Pod B West

A parcel land situated in Section 22, Township 9 South, Range 19 East, Gainesville, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at a Florida Department of Transportation metal plate marking the South 1/4 corner of Section 22, Township 9 South, Range 19 East, and run North 00 degrees 25 minutes 25 seconds West, along the West line of the Southeast 1/4 of said Section 22, a distance of 50.00 feet to a point on the North right of way line of N.W. 39th Avenue (100 foot right of way); thence run along said right of way line the following courses: North 00 degrees 25 minutes 25 seconds West, 4.00 feet; North 89 degrees 34 minutes 07 seconds East, 5.00 feet; South 00 degrees 25 minutes 25 seconds East, 4.00 feet; North 89 degrees 34 minutes 07 seconds East, 253.94 feet to the Point of Beginning; thence leave said R/W line and run North 45 degrees 25 minutes 20 seconds West, a distance of 32.44 feet; thence run North 00 degrees 25 minutes 25 seconds West, a distance of 214.47 feet; thence run North 89 degrees 34 minutes 07 seconds East, parallel with said North right of way line, a distance of 272.26 feet; thence run South 00 degrees 25 minutes 25 seconds East, a distance of 167.35 feet; thence run North 89 degrees 34 minutes 07 seconds East, parallel with said North right of way line, a distance of 10.00 feet; thence run South 00 degrees 25 minutes 25 seconds East, a distance of 70.06 feet to a point on the said North right of way line; thence run South 89 degrees 34 minutes 07 seconds West, along said North right of way line, a distance of 259.30 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

POD "B" EAST; MAGNOLIA PARKE PD

A parcel of land situated in Section 22, Township 9 South, Range 19 East, Gainesville, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at a Florida Department of Transportation metal plate marking the south one-quarter corner of Section 22, Township 9 South, Range 19 East, and Run N00°25'25"W, along the west line of the southeast 1/4 of said Section 22, a distance of 50.00 feet to a point on the north right of way line of NW 39th Avenue (100 foot right of way); thence run along said right of way line the following courses: N00°25'25"W, 4.00 feet; N89°34'07"E, 5.00 feet; S00°25'25"E, 4.00 feet; N89°34'07"E, 513.24 feet to the point of beginning; thence leave said R/W line and run N00°25'25"W, a distance of 70.06 feet; thence run S89°34'07"W, parallel with said north right of way line, a distance of 10.00 feet; thence run N00°25'25"W, a distance of 167.35 feet; thence run N89°34'07"E, parallel with said north right of way line, a distance of 276.70 feet; thence run S00°25'25"E, a distance of 144.40 feet; thence run S29°05'31"W, a distance of

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37.37 feet; thence run S40°18'20" W, a distance of 79.84 feet to a point on the said north right of way line; thence run S89°34'07"W, a distance of 196.20 feet to the point of beginning.

ALSO LESS AND EXCEPT:

Magnolia Parke - Parcel A1

A parcel of land lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run North 00°25'25"West, along said West line, a distance of 1576.94 feet to the South line of the North 1029.87 feet of the West 1/2 of said Southeast 1/4; thence North 89°37'11 "East, along said South line, a distance of 60.00 feet to the East right-of-way line of said N.W. 51st Street; thence South 00°25'25"East, along said East right-of-way line, a distance of 581.47 feet; thence North 89°34'07"East, a distance of 259.08 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89°34'07"East, a distance of 284.42 feet to the West line of a Conservation Easement (Wetland Area No. 1) per O.R.B. 2168, page 615, of the public records of Alachua County, Florida; thence South 24°02'09"West, along said West line, a distance of 23.23 feet; thence South 35°09'16"West, along said West line, a distance of 40.20 feet; thence South 66°51'24"West, along said West line, a distance of 49.21 feet; thence South 22°29'48"West, along said West line, a distance of 73.01 feet; thence South 87°30'48"West, a distance of 70.88 feet; thence North 02°38'10"East, a distance of 91.51 feet; thence North 52°08'18"West, a distance of 34.05 feet; thence North 89°30'07"West, a distance of 66.87 feet; thence North 32°58'21 "West, a distance of 31.79 feet; thence North, a distance of 4.57 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

Magnolia Parke - Parcel A2

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07"East, along said North right-of-way line, a distance of 1321.96 feet to the East line of the said West 1/2 of the Southeast 1/4 of said Section 22; thence North 00°25'59"West, along said East line, a distance of 790.34 feet to the Point-of-Beginning of the herein described parcel; thence continue North 00°25'59"West, along said East line, a distance of 393.08 feet; thence South 89°34'07"West, a distance of 273.20 feet to the East line of a Conservation Easement (Wetland Area No. 1) per O.R.B. 2168, page 615, of the public records of Alachua County, Florida; thence South 39°32'05"East, along said East line, a distance of 36.54 feet; thence South 32°27'23"East, along said East line, a distance of 45.21 feet; thence South 10°52'33"East, a distance of 87.29 feet; thence South 05°17'20"East, a distance of 123.63 feet; thence South 17°39'05"West, along said East line, a distance of 53.59 feet; thence South 34°01'18"West, along said East line, a distance of 79.74 feet; thence North 89°42'50"East, a distance of 261.64 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

MPOA Parcel "C", Magnolia Parke

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A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07"East, along said North right-of-way line, a distance of 207.00 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89°34'07"East, along said North right-of-way line, a distance of 51.94 feet; thence North 45°25'20"West, a distance of 32.44 feet; thence North 00°25'25"West, a distance of 214.47 feet; thence North 89°34'07"East, a distance of 548.95 feet; thence South 00°25'25"East, a distance of 144.40 feet; thence South 29°05'31"West, a distance of 37.37 feet; thence South 40°18'20"West, a distance of 79.84 feet to the said North right-of-way line; thence North 89°34'07"East, along said North right-of-way line, a distance of 178.07 feet; thence North 00°21'41"West, a distance of 12.86 feet; thence North 45°23'55"West, a distance of 18.54 feet; thence North 00°26'10"West, a distance of 210.99 feet; thence North 89°33'50"East, a distance of 250.53 feet; thence South 36°41'37"East, a distance of 147.76 feet; thence South 00°25'59"East, a distance of 96.67 feet; thence South 44°34'01"West, a distance of 13.71 feet; thence South 00°28'02"East, a distance of 11.48 feet to the said North right-of-way line; thence North 89°34'07"East, along said North right-of-way line, a distance of 114.20 feet to the East line of said West 1/2 of the Southeast 1/4 of Section 22; thence North 00°25'59"West, along said East line, a distance of 244.55 feet; thence South 89°34'07"West, a distance of 130.48 feet; thence North 36°41'37"West, a distance of 13.56 feet to the beginning of a curve, concave Southwesterly, having a radius of 82.38 feet, a central angle of 53°44'33", and a chord bearing and distance of North 63°33'53"West - 74.47 feet; thence Northwesterly, along said curve, an arc distance of 77.27 feet to the end of said curve; thence South 89°33'50"West, a distance of 253.84 feet; thence North 00°26'10"West, a distance of 277.80 feet to the beginning of a curve, concave Southwesterly, having a radius of 80.00 feet, a central angle of 89°59'43", and a chord bearing and distance of North 45°26'02"West - 113.13 feet; thence Northwesterly, along said curve, an arc distance of 125.66 feet to the end of said curve; thence South 89°34'07"West, a distance of 311.83 feet to the beginning of said curve, concave Southeasterly, having a radius of 65.00 feet, a central angle of 92°40'36", and a chord bearing and distance of South 43°13'49"West - 94.05 feet; thence Southwesterly, along said curve, an arc distance of 105.14 feet to a point of reverse curvature, of a curve concave Northwesterly, having a radius of 775.44 feet, a central angle of 21°10'08", and a chord bearing and distance of South 07°28'35"West - 284.87 feet; thence Southwesterly, along said curve, an arc distance of 286.50 feet; thence South 89°35'29"West, a distance of 137.15 feet to the beginning of a curve, concave Northeasterly, having a radius of 968.50 feet, a central angle of 13°09'10", and a chord bearing and distance of North 83°49'56"West - 221.84 feet; thence Northwesterly, along said curve, an arc distance of 222.33 feet to the said East right-of-way line of N.W. 51st Street; said point being on a non-tangent curve, concave Southeasterly, having a radius of 501.81 feet, a central angle of 11°11'29", and a chord bearing and distance of South 05°10'20"West - 97.86 feet; thence Southwesterly, along said East right-of-way line and along said curve, an arc distance of 98.02 feet to the end of said curve; thence South 00°25'25"East, along said East right-of-way line, a distance of 17.86 feet; thence North 89°34'07"East, a distance of 207.00 feet; thence South 00°25'25"East, a distance of 207.00 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

MPOA Parcel "B", Magnolia Parke

A parcel of land lying in the East 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07"East, along said North right-of-way line, a distance of 1321.96 feet to the West line of the said East 1/2 of the

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Southeast 1/4 of said Section 22; thence continue North 89°34'07"East, along said North right-of-way line, a distance of 145.93 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89°34'07"East, along said North right-of-way line, a distance of 104.03 feet; thence North 00°25'47"West, a distance of 645.58 feet; thence South 89°37'55"West, a distance of 245.00 feet to the said West line of the East 1/2 of the Southeast 1/4 of Section 22; thence South 00°25'59"East, along said West line, a distance of 186.00 feet; thence North 89°37'55"East, a distance of 162.52 feet; thence South 00°42'48"East, a distance of 236.44 feet; thence South 21°53'45"West, a distance of 47.53 feet; thence South 00°32'01"East, a distance of 179.27 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

A parcel of land lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at a nail and disk found marked "PCP PRM 3447" at the intersection of the North right-of-way line of NW. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation nail and plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run North 89°34'07" East along said North right-of-way line of N.W. 39th Avenue, 1033.46 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89°34'07" East along said North right-of-way line, 174.20 feet; thence North 00°28'02" West, 11.48 feet; thence North 44°34'01" East, 13.71 feet; thence North 00°25'59" West, 96.67 feet; thence North 36°41'37" West, 147.76 feet; thence South 89°33'50" West, 96.49 feet; thence South 00°25'53" East, 236.98 feet to the Point-of-Beginning.

Parcel 2 (Parcel I.D. 06061-002-000 and a portion of Parcel I.D. 06061-003-000):

Location address: 4740 NW 39th Place, Gainesville, FL 32606.

Pod H, Magnolia Parke

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07"East, along said North right-of-way line, a distance of 476.37 feet; thence North 00°25'53"West, a distance of 322.41 feet to the Point-of-Beginning of the herein described parcel; thence North 89°34'07"East, a distance of 296.71 feet to the beginning of a curve, concave Northwesterly, having a radius of 10.00 feet, a central angle of 90°00'17", and a chord bearing and distance of North 44°33'58"East - 14.14 feet; thence Northeasterly, along said curve, an arc distance of 15.71 feet to the end of said curve; thence North 00°26'10"West, a distance of 219.49 feet to the beginning of a curve, concave Southwesterly, having a radius of 10.00 feet, a central angle of 89°59'43", and a chord bearing and distance of North 45°26'02"West - 14.14 feet; thence Northwesterly, along said curve, an arc distance of 15.71 feet to the end of said curve; thence South 89°34'07"West, a distance of 270.97 feet to the beginning of a curve, concave Southeasterly, having a radius of 10.00 feet, a central angle of 90°36'32", and a chord bearing and distance of South 44°15'51"West - 14.22 feet; thence Southwesterly, along said curve, an arc distance of 15.81 feet to a point of reverse curvature of a curve, concave Northwesterly, having a radius of 860.44 feet, a central angle of 14°35'10", and a chord bearing and distance of South 06°15'10"West - 218.46 feet; thence Southwesterly, along said curve, an arc distance of 219.05 feet to a point of reverse curvature of a curve, concave Northeasterly, having a radius of 10.00 feet, a central angle of 103°58'38", and a chord bearing and distance of South 38°26'34"East - 15.76 feet; thence Southeasterly, along said curve, an arc distance of 18.15 feet to the said Point-of-Beginning.

AND

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Pod G, Magnolia Parke

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a Nail and Disk Marked "PCP PRM 3447" at the intersection of the North Right-of-Way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East Right-of-Way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail and Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07" East, along said North Right-of-Way line, a distance of 1321.86 feet to the East line of the said West 1/2 of the Southeast 1/4 of said Section 22; thence North 00°25'59" West, along said East line, a distance of 459.96 feet to the Point-of-Beginning of the herein described parcel; thence continue North 00°25'59" West, along said East line, a distance of 330.47 feet; thence South 89°42'50" West, a distance of 223.46 feet; thence South 00°26'09" East, a distance of 501.76 feet; thence North 89°33'50" East, a distance of 10.75 feet to the beginning of a tangent curve, concave Southwest, having a radius of 122.00 feet, a central angle of 50°37'09", and a chord bearing and distance of South 65°07'35" East, 104.31 feet; thence Southeasterly, along said curve, an arc distance of 107.78 feet; thence North 89°34'07" East, a distance of 87.87 feet; thence North 00°25'59" West, a distance of 215.34 feet; thence North 89°37'55" East, a distance of 30.50 feet to the said Point-of-Beginning.

LESS AND EXCEPT:

Magnolia Parke Pod I-2

A part of lands described in O.R.B. 2212, page 1500, of the public records of Alachua County, Florida; lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Southeast 1/4 and run thence South 89°34'07" West, along the South line of said Southeast 1/4, a distance of 1322.34 feet to the Southwest corner of the East 1/2 of said Southeast 1/4; thence North 00°25'59" West, along the West line of said East 1/2, a distance of 50.00 feet to the Southwest corner of said O.R.B. 2212, page 1500 and the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222); thence continue North 00°25'59" West, along said West line and along the West line of said O.R.B. 2212, page 1500, a distance of 244.51 feet to the Point-of-Beginning of the herein described parcel; thence South 89°34'23" West a distance of 30.50 feet; thence North 00°25'59" West a distance of 215.34 feet; thence North 89°37'55" East, a distance of 193.02 feet; thence South 00°42'48" East, a distance of 215.14 feet; thence South 89°34'23" West a distance of 163.57 feet to the said Point-of-Beginning.

Parcel 3 (Parcel I.D. 06061-002-001):

Location address: 4780 NW 39th Avenue, Gainesville, FL 32606.

Pod A-2 Magnolia Parke

A parcel of land lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence as a nail and disk found marked PCP PRM 3447 at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of the N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation nail and plaque, said point also lying on the West line of the Southeast 1/4 of Section 22, and run North 89 degrees 34 minutes 07 seconds East, along the said North right-of-way line, 892.52 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89 degrees 34 minutes 07 seconds East, along said North right-of-way line, 140.94 feet; thence North 00 degrees 25 minutes 53 seconds West, 236.96 feet; thence

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South 89 degrees 33 minutes 50 seconds West, 154.04 feet; thence South 00 degrees 26 minutes 10 seconds East, 210.99 feet; thence South 45 degrees 23 minutes 55 seconds East, 18.54 feet; thence South 00 degrees 21 minutes 41 seconds East, 12.86 feet to the Point-of-Beginning.

Parcel 4 (Parcel I.D. 06061-002-003 and a portion of Parcel I.D. 06061-003-000):

Location address: 3951 NW 48th Terrace, Gainesville, FL 32606.

New Pod C1, Magnolia Parke

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a Nail and Disk Marked "PCP PRM 3447" at the intersection of the North Right-at-Way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East Right-of-Way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07" East, along said North Right-of-Way line, a distance of 1321.86 feet to the East line of the said West 1/2 of the Southeast 1/4 of said Section 22; thence North 00°25'59" West along said East line, a distance of 244.55 feet; thence South 89°34'07" West, a distance of 118.37 feet to a point on a non-tangent curve, concave Southwest, having a radius of 122.00 feet, a central angle of 50°37'09", and a chord bearing and distance of North 65°07'35" West 104.31 feet; thence Northwesterly, along said curve, an arc distance of 107.78 feet to the end of said curve; thence South 89°33'50" West, a distance of 10.75 feet to the Point-of-Beginning of the herein described parcel; thence continue South 89°33'50" West a distance of 235.34 feet; thence North 00°26'10" West, a distance of 277.80 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 80.00 feet, a central angle of 29°53'24", and a chord bearing and distance of North 15°22'52" West - 41.26 feet; thence Northwesterly, along said curve, an arc distance of 41.73 feet; thence North 52°43'26" East, a distance of 209.31 feet to the South line of a Conservation Easement recorded in O.R.B. 2168, page 615 (Wetland Area No.1), of the public records of Alachua County, Florida; thence North 34°01'18" East, along said South line, a distance of 71.18 feet; thence North 89°42'50" East, a distance of 38.19 feet; thence South 00°26'09" East, a distance of 501.76 feet to the said Point-of-Beginning.

Parcel 5 (Parcel I.D. 06061-003-002):

Location address: 4936 NW 39th Avenue, Gainesville, FL 32606.

Magnolia Parke Pod B West

A parcel land situated in Section 22, Township 9 South, Range 19 East, Gainesville, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at a Florida Department of Transportation metal plate marking the South 1/4 corner of Section 22, Township 9 South, Range 19 East, and run North 00 degrees 25 minutes 25 seconds West, along the West line of the Southeast 1/4 of said Section 22, a distance of 50.00 feet to a point on the North right of way line of N.W. 39th Avenue (100 foot right of way); thence run along said right of way line the following courses: North 00 degrees 25 minutes 25 seconds West, 4.00 feet; North 89 degrees 34 minutes 07 seconds East, 5.00 feet; South 00 degrees 25 minutes 25 seconds East, 4.00 feet; North 89 degrees 34 minutes 07 seconds East, 253.94 feet to the Point of Beginning; thence leave said R/W line and run North 45 degrees 25 minutes 20 seconds West, a distance of 32.44 feet; thence run North 00 degrees 25 minutes 25 seconds West, a distance of 214.47 feet; thence run North 89 degrees 34 minutes 07 seconds East, parallel with said North right of way line, a distance of 272.26 feet; thence run South 00 degrees 25 minutes 25 seconds East, a distance of 167.35 feet; thence run North 89 degrees 34 minutes 07 seconds East, parallel with said North right of way line, a distance of 10.00 feet; thence run South 00 degrees 25 minutes 25 seconds East, a distance of 70.06 feet to a point on the said North right of way line; thence run

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South 89 degrees 34 minutes 07 seconds West, along said North right of way line, a distance of 259.30 feet to the Point of Beginning.

Parcel 6 (Parcel I.D. 06064-005-000):

Location address: 4620 NW 39th Avenue, Gainesville, FL 32606.

A part of the East half (E 1/2) of the Southeast quarter (SE 1/4) of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said East half (E 1/2) of the Southeast quarter (SE 1/4) and run thence North 89 degrees, 49 minutes, 38 seconds West, along the South boundary thereof, 1322.34 feet to the Southwest corner of said East half (E 1/2) of Southeast quarter (SE 1/4), thence North 0 degrees, 06 minutes, 22 seconds East, along the West boundary of said East half (E 1/2) of Southeast quarter (SE 1/4), 50.00 feet to the North right-of-way line of Northwest 39th Avenue and the point of beginning, thence continue North 0 degrees, 06 minutes, 22 seconds East, along said West boundary, 645.86 feet thence South 89 degrees, 49 minutes, 38 seconds East, 250.00 feet, thence South 0 degrees, 06 minutes, 22 seconds West, parallel to said West boundary, 645.86 feet to said North right-of-way line, thence North 89 degrees, 49 minutes, 38 seconds West, along said right-of-way line 250.00 feet to the point of beginning.

LESS AND EXCEPT:

MPOA Parcel "B", Magnolia Parke

A parcel of land lying in the East 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07"East, along said North right-of-way line, a distance of 1321.96 feet to the West line of the said East 1/2 of the Southeast 1/4 of said Section 22; thence continue North 89°34'07"East, along said North right-of-way line, a distance of 145.93 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89°34'07"East, along said North right-of-way line, a distance of 104.03 feet; thence North 00°25'47"West, a distance of 645.58 feet; thence South 89°37'55"West, a distance of 245.00 feet to the said West line of the East 1/2 of the Southeast 1/4 of Section 22; thence South 00°25'59"East, along said West line, a distance of 186.00 feet; thence North 89°37'55"East, a distance of 162.52 feet; thence South 00°42'48"East, a distance of 236.44 feet; thence South 21°53'45"West, a distance of 47.53 feet; thence South 00°32'01"East, a distance of 179.27 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

Magnolia Parke Pod I-2

A part of lands described in O.R.B. 2212, page 1500, of the public records of Alachua County, Florida; lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Southeast 1/4 and run thence South 89°34'07"West, along the South line of said Southeast 1/4, a distance of 1322.34 feet to the Southwest corner of the East 1/2 of said Southeast 1/4; thence North 00°25'59"West, along the West line of said East 1/2, a distance of 50.00 feet to the Southwest corner of said O.R.B. 2212, page 1500 and the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222); thence continue North 00°25'59"West, along said West line and along the West line of said O.R.B. 2212, page 1500, a distance of 244.51 feet to the Point-of-Beginning of the herein described parcel; thence South 89°34'23"West a distance of 30.50 feet; thence North

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00°25'59"West a distance of 215.34 feet; thence North 89°37'55"East, a distance of 193.02 feet; thence South 00°42'48"East, a distance of 215.14 feet; thence South 89°34'23"West a distance of 163.57 feet to the said Point-of-Beginning.

TOGETHER WITH those certain easement rights granted by that certain Master Declaration of Covenants, Conditions and Restrictions for Magnolia Parke recorded in Official Records Book 4529, Page 46; Amendment recorded in Official Records Book 4529, Page 46; and Notice of Preservation recorded in Official Records Book 4529, Page 50; as more particularly described in that certain Quit Claim Deed recorded in Official Records Book 3721, Page 915.

ALSO TOGETHER WITH those certain easement rights granted by that certain Easement and Cost Sharing Agreement recorded in Official Records Book 3689, Page 34.

EXHIBIT 4
TAX RECORD CARDS

[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID 06061-001-000
 Prop ID 36180
 Location Address
 Neighborhood/Area (114300.56)
 Subdivision
 Brief Legal Description* W1/2 OF SW1/4 OF SW1/4 OF SE1/4 LESS R/W OR 341/222 LESS R/W PER OR 1684/2589 LESS COM SW COR OF SE1/4 SEC N 54 FT POB N 203 FT E 207 FT S 207 FT W 202 FT N 4 FT W 5 FT POB PER OR 1961/2375) LESS R/W FOR NW 51ST ST EXT PER OR 2133/1269) (LESS PT OF PARCEL
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code VACANT (00000)
 Sec/Twp/Rng 22-09-19
 Tax District GAINESVILLE (District 3600)
 Millage Rate 21.4793
 Acreage 3.230
 Homestead N

[View Map](#)

Owner Information

[MAG PARKE LLC](#)
 3113 W TAMBY AVE
 TAMPA, FL 33611

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
Agricultural (Market) Value	\$281,010	\$281,010	\$281,010	\$281,010	\$281,000
Just (Market) Value	\$281,010	\$281,010	\$281,010	\$281,010	\$281,000
Assessed Value	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0000	VACANT RESIDENTIAL	3.23	140698.8	0	0	PD

Sales

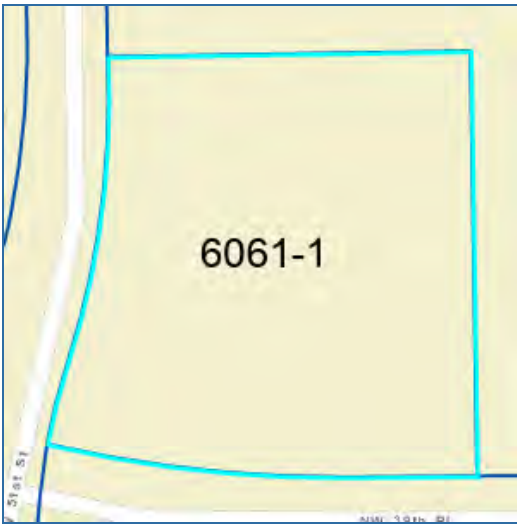
Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/24/2022	\$21,600,000	MS	5032	1983	05 - QUALIFIED, MULTI TRANS	Improved	DENNEY FAMILY LIMITED PARTNERS	MAG PARKE LLC	Link (Clerk)
5/11/1998	\$550,000	WD	2165	278	Q - QUALIFIED	Vacant	* MILLER ELLA J	DENNY FAMILY LTD PARTNERSHIP T	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
03-04181	MECHANICAL	Yes	No	7/25/2003	\$1,800
02-06221	COMM BUILDING PERMIT	Yes	No	11/7/2002	\$0
02-04406	COMM BUILDING PERMIT	Yes	No	8/26/2002	\$50,000
01-0000	OVER THE COUNTER INSPECT	Yes	No	12/7/2001	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Last Data Upload: 11/18/2022, 7:47:26 AM

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Sign Up for Property Watch

Parcel Summary

Parcel ID 06061-003-000
Prop ID 36186
Location Address
 GAINESVILLE, FL 32606
 (114300.56)
Neighborhood/Area
Subdivision
Brief Legal Description* W1/2 OF SE1/4 LESS S 50 FT & LESS W1/2 OF SW1/4 OF SW1/4 OF SE1/4 LESS SE1/4 OF SW1/4 OF SE1/4 PER OR 1341/745 OR 293/46 & LESS S 50 FT OF NE1/4 OF SW1/4 OF SE1/4 LESS N 1029.87 FT OF NW1/4 OF SE1/4 OR 1750/1505 & OR 1782/ 1390 & OR 2058/2002 LESS R/W FOR
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT COMM (01000)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 5.470
Homestead N

[View Map](#)

Owner Information

[MAG PARKE LLC](#)
 3113 W TAMBY AVE
 TAMPA, FL 33611

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$464,950	\$464,950	\$464,950	\$464,950	\$465,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$464,950	\$464,950	\$464,950	\$464,950	\$465,000
Assessed Value	\$464,950	\$464,950	\$464,950	\$464,950	\$465,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$464,950	\$464,950	\$464,950	\$464,950	\$465,000
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	5.47	238273.2	0	0	PD

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/24/2022	\$21,600,000	MS	5032	1983	05 - QUALIFIED, MULTI TRANS	Improved	DENNEY FAMILY LIMITED PARTNERS	MAG PARKE LLC	Link (Clerk)
3/17/1998	\$100	QD	2158	1863	U - UNQUALIFIED	Vacant	* DENNEY FAMILY LIMITED PARTN	DENNEY FAMILY LIMITED PARTNERS	Link (Clerk)
4/17/1996	\$100	MS	2058	2002	U - UNQUALIFIED	Vacant	* FLOYD C DENNEY FRANCES J DEN	* DENNEY FAMILY LIMITED PARTN	Link (Clerk)
4/8/1996	\$100	MS	2146	2472	U - UNQUALIFIED	Vacant	* DENNEY FAMILY LIMITED PARTNE	* FLOYD C DENNEY FRANCES J DEN	Link (Clerk)
4/4/1996	\$100	MS	2058	1998	U - UNQUALIFIED	Vacant	* DENNEY FLOYD FRANCES	* DENNEY FAMILY LIMITED PARTNE	Link (Clerk)
7/1/1990	\$100	WD	1782	1390	U - UNQUALIFIED	Vacant		* DENNEY FLOYD FRANCES	Link (Clerk)
9/1/1989	\$100	DD	1750	1505	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)
6/1/1987	\$100	MS	1753	694	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
08-5982	SIGN PERMIT	Yes	No	10/1/2008	\$1
01-0000	OVER THE COUNTER INSPECT	Yes	No	12/7/2001	\$0
00-01655	SIGN PERMIT	Yes	No	4/5/2000	\$2,300
99-00326	MECHANICAL	Yes	No	1/19/1999	\$3,000
99-00308	MECHANICAL	Yes	No	1/19/1999	\$12,000
98-07789	COMM REMODEL PERMIT	Yes	No	11/5/1998	\$15,000
98-07790	COMM REMODEL PERMIT	Yes	No	11/5/1998	\$15,000
98 07547	SIGN PERMIT	Yes	No	10/27/1998	\$2,400
98 07548	AWNING	Yes	No	10/20/1998	\$2,400
98 07706	MECHANICAL	Yes	No	10/16/1998	\$8,500
98-06622	MECHANICAL	Yes	No	9/14/1998	\$10,000
98-06624	MECHANICAL	Yes	No	9/14/1998	\$20,000
98-04466	BUILDING PERMIT	Yes	No	8/11/1998	\$0
98-04066	COMM BUILDING PERMIT	Yes	No	8/11/1998	\$98,217
98-04068	COMM BUILDING PERMIT	Yes	No	8/11/1998	\$39,018
98-04070	COMM BUILDING PERMIT	Yes	No	8/11/1998	\$39,018
98 02509	COMM REMODEL PERMIT	Yes	No	5/7/1998	\$30,000
98 02510	COMM REMODEL PERMIT	Yes	No	5/7/1998	\$36,000

2023-615A

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Last Data Upload: 11/18/2022, 7:47:26 AM

Developed by
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Version 2.3.231

Sign Up for Property Watch

Parcel Summary

Parcel ID 06061-002-000
Prop ID 36182
Location Address 4740 NW 39TH PL
 GAINESVILLE, FL 32606
[see more addresses...](#)
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* SE1/4 OF SW1/4 OF SE1/4 LESS R/W & S 50 FT OF NE 1/4 OF SW1/4 OF SE1/4(LESS THAT PT DESC AS: COM S1/4 COR SEC N 50 FT N 4 FT E 5 FT S 4 FT E 513.24 FT POB N 70.06 FT W 10 FT N 167.35 FT W 276.70 FT S 144.40 FT S 29 DEG W 37.37 FT S 40 DEG W 79.84 FT W 196
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code OFFICE 1 STORY (01700)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 3.490
Homestead N



[View Map](#)

Owner Information

[MAG PARKE LLC](#)
 3113 W TAMBY AVE
 TAMPA, FL 33611

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$3,631,034	\$3,631,034	\$3,631,034	\$3,564,500	\$3,564,500
Land Value	\$784,903	\$784,903	\$784,903	\$585,300	\$585,300
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$4,415,937	\$4,415,937	\$4,415,937	\$4,149,800	\$4,149,800
Assessed Value	\$4,415,937	\$4,415,937	\$4,415,937	\$4,149,800	\$4,149,800
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$4,415,937	\$4,415,937	\$4,415,937	\$4,149,800	\$4,149,800
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1700	OFFICE 1 STORY	3.49	152024	0	0	PD

Building Information

Type	OFFICE HI RISE	Heat	ELECTRIC
Total Area	57,599	HC&V	FORCED AIR
Heated Area	46,806	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK; HARDIBOARD	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	134-Rooms
Roof Type	STEEL FR/TRUSS	Stories	1.0
Frame	WOOD FRAME	Actual Year Built	2009
Floor Cover	CARPET; HARD TILE	Effective Year Built	2009

Type	SOH MISC	Heat	
Total Area	92,429	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2008

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	46,806	2	5000	OFFICE HI RISE

CAN	CANOPY (NO SIDES)	10,689	2	5000	OFFICE HI RISE
CAN	CANOPY (NO SIDES)	104	3	4900	OFFICE LOW RISE

2023-615A

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0840	ELEVATOR	1	2	C1	COMM
3600	CONCESSION	1,800		C5	COMM
3881	FENCE BR	222		C1	COMM
3885	FENCE WI	975		C1	COMM
3900	FIRE PRO/COMM-INTERIOR	51,275		C2	COMM
4240	GUTTER	888		C1	COMM
4641	PATIO 1	2,875		C1	COMM
4643	PATIO 3	2,691		C1	COMM
4682	PAVING 2	31,340		C1	COMM
4763	POOL 3	192		C5	COMM
5080	SLAB	170		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/24/2022	\$21,600,000	MS	5032	1983	05 - QUALIFIED, MULTI TRANS	Improved	DENNEY FAMILY LIMITED PARTNERS	MAG PARKE LLC	Link (Clerk)
4/17/1996	\$100	MS	2058	2002	U - UNQUALIFIED	Vacant	* FLOYD C DENNEY FRANCES J DEN	DENNEY FAMILY LIMITED PARTNERS	Link (Clerk)
4/8/1996	\$100	MS	2146	2472	U - UNQUALIFIED	Vacant	* DENNEY FAMILY LIMITED PARTNE	* FLOYD C DENNEY FRANCES J DEN	Link (Clerk)
4/4/1996	\$100	MS	2058	1998	U - UNQUALIFIED	Vacant	* DENNEY FLOYD FRANCES	* DENNEY FAMILY LIMITED PARTNE	Link (Clerk)
7/23/1990	\$100	WD	1782	1390	U - UNQUALIFIED	Vacant		* DENNEY FLOYD FRANCES	Link (Clerk)
6/11/1987	\$100	MS	1753	694	U - UNQUALIFIED	Improved		* UNASSIGNED	Link (Clerk)
10/1/1983	\$100	QD	1525	523	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

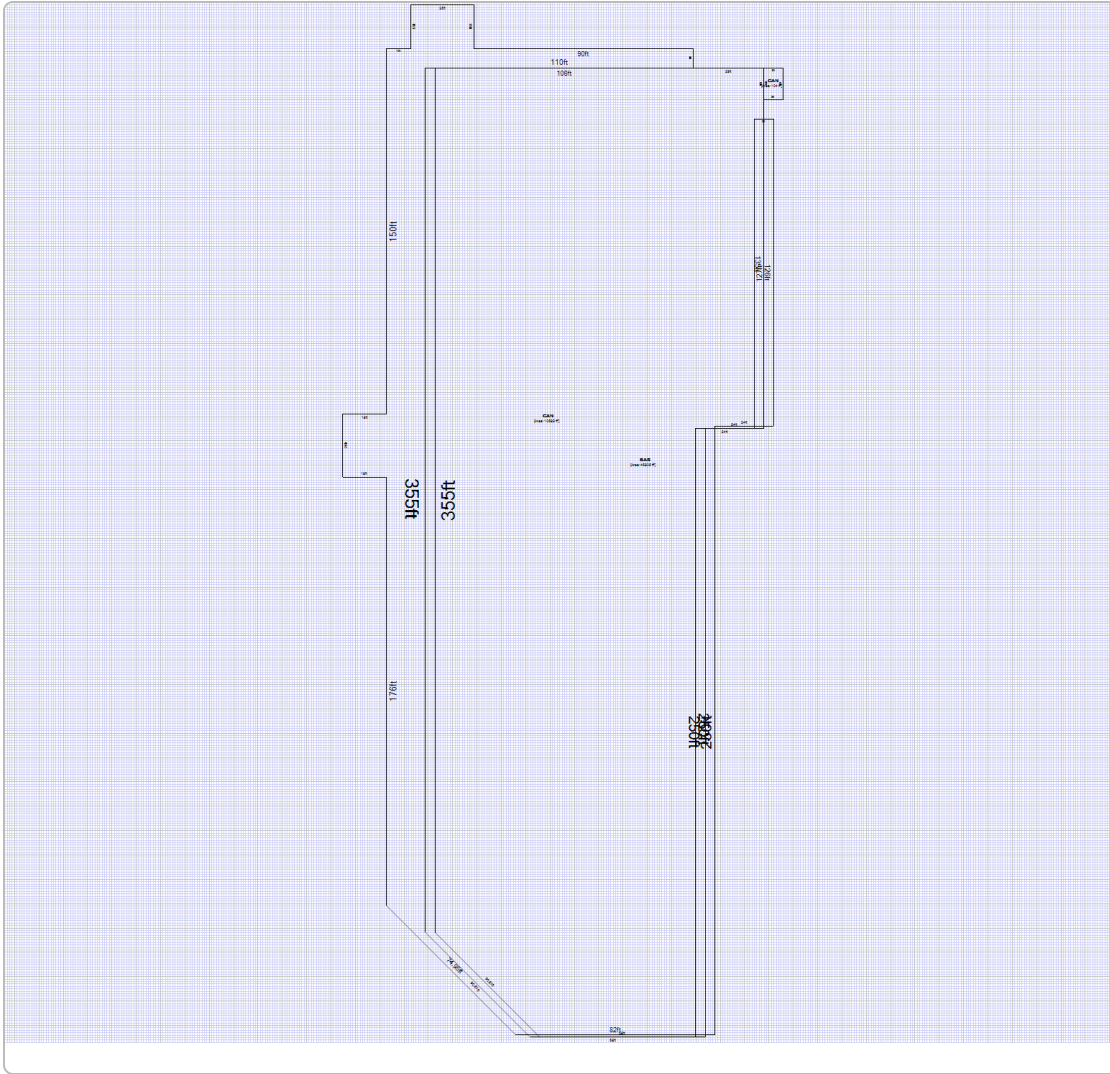
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
15-02111	MISCELLANEOUS	Yes	No	5/15/2015	\$800
15-01763	COMM REMODEL PERMIT	Yes	No	5/7/2015	\$25,000
14-03759	COMM REMODEL PERMIT	Yes	No	8/26/2014	\$2,400
14-03773	SIGN PERMIT	Yes	No	8/25/2014	\$400
14-00331	MISCELLANEOUS	Yes	No	1/24/2014	\$0
13-04542	MISCELLANEOUS	Yes	No	8/12/2013	\$8,600
09-5115	SIGN PERMIT	Yes	No	9/25/2009	\$1,600
09-3402	COMM REMODEL PERMIT	Yes	No	8/14/2009	\$40,000
09-4173	COMM REMODEL PERMIT	Yes	No	8/13/2009	\$4,000
08-4609	COMMERCIAL BUILDING	Yes	No	12/12/2008	\$852,175
08-4614	FOUNDATION ONLY	Yes	No	9/10/2008	\$42,000
08-5694	MISCELLANEOUS	Yes	No	9/10/2008	\$40,000
08-2320	POOL RESIDENTIAL	Yes	No	5/5/2008	\$50,000
08-1758	COMM REMODEL PERMIT	Yes	No	3/21/2008	\$0
08-1759	COMM REMODEL PERMIT	Yes	No	3/21/2008	\$0
08-1760	COMM REMODEL PERMIT	Yes	No	3/21/2008	\$0
07-6729	COMMERCIAL BUILDING	Yes	No	2/26/2008	\$4,876,080
08-903	FIRE ALARM	Yes	No	2/18/2008	\$35,000
08-0104	FIRE SPR. SYS.	Yes	No	1/14/2008	\$750
07-8409	FIRE SPR. SYS.	Yes	No	12/20/2007	\$54,800
07-7489	FOUNDATION ONLY	Yes	No	11/14/2007	\$1,000
07-6728	MISCELLANEOUS	Yes	No	11/5/2007	\$240,000
01-0000	OVER THE COUNTER INSPECT	Yes	No	12/7/2001	\$0
00-02400	MISCELLANEOUS	Yes	No	5/1/2000	\$2,400
00-01735	MECHANICAL	Yes	No	3/29/2000	\$7,000
00-01315	COMM REMODEL PERMIT	Yes	No	3/15/2000	\$107,771
99-00192	FENCE/WALL PERMIT	Yes	No	1/20/1999	\$2,000
98-08945	COMM REMODEL PERMIT	Yes	No	1/7/1999	\$12,125
98-06623	MECHANICAL	Yes	No	10/22/1998	\$0
98-00610	DEMOLITION PERMIT	Yes	No	2/3/1998	\$0

Sketches

2023-615A



Map



Photos

No data available for the following modules: Extra Features.

Sign Up for Property Watch

Parcel Summary

Parcel ID 06061-002-001
Prop ID 36183
Location Address 4780 NW 39TH AVE
 GAINESVILLE, FL 32606
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* COM INT N R/W 39TH AVE & THE E R/W OF 51ST ST N 89 DEG 34 MIN 07 SEC E 892.52 FT POB N 89 DEG 34 MIN 07 SEC E 140.94 FT N 00 DEG 25 MIN 53 SEC W 236.98 FT S 89 DEG 33 MIN 50 SEC W 154.04 FT S 00 DEG 26 MIN 10 SEC E 210.99 FT S 45 DEG 23 MIN 55 SEC E 18.54
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code SH CTR CMMITY (01600)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.830
Homestead N



[View Map](#)

Owner Information

[MAG PARKE LLC](#)
 3113 W TAMBY AVE
 TAMPA, FL 33611

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$459,874	\$441,578	\$441,720	\$501,652	\$489,300
Land Value	\$454,126	\$430,122	\$424,480	\$371,548	\$362,400
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$914,000	\$871,700	\$866,200	\$873,200	\$851,700
Assessed Value	\$914,000	\$871,700	\$866,200	\$873,200	\$811,800
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$914,000	\$871,700	\$866,200	\$873,200	\$811,800
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$39,900

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1600	SHOP CTR COMMUNITY	0.83	36241.92	0	0	PD

Building Information

Type	SH CTR NBRHD	Heat	ELECTRIC
Total Area	8,380	HC&V	FORCED AIR
Heated Area	7,400	HVAC	CENTRAL
Exterior Walls	FACE BRICK	Bathrooms	
Interior Walls	CUSTOM WOOD; DRYWALL	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	26-Rooms
Roof Type	WOOD TRUSS	Stories	1.0
Frame	WOOD FRAME	Actual Year Built	2000
Floor Cover	CARPET; CLAY TILE	Effective Year Built	2000

Type	SOH MISC	Heat	
Total Area	25,906	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2009

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	7,400	3	3800	
CAN	CANOPY (NO SIDES)	980	3	3800	

2023-615A
 HIGH PINE HI
 SH CTR NBRHD

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3881	FENCE BR	245		C1	COMM
3900	FIRE PRO/COMM-INTERIOR	7,400		C2	COMM
4682	PAVING 2	18,261		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/24/2022	\$21,600,000	MS	5032	1983	05 - QUALIFIED, MULTI TRANS	Improved	DENNEY FAMILY LIMITED PARTNERS	MAG PARKE LLC	Link (Clerk)
4/17/1996	\$100	MS	2058	2002	U - UNQUALIFIED	Vacant	* DENNEY FLOYD C FRANCES J	DENNEY FAMILY LIMITED PARTNERS	Link (Clerk)
4/8/1996	\$100	MS	2146	2472	U - UNQUALIFIED	Vacant	* DENNEY FAMILY LIMITED PARTNE	* DENNEY FLOYD C FRANCES J	Link (Clerk)
4/4/1996	\$100	MS	2058	1998	U - UNQUALIFIED	Vacant	* DENNEY FLOYD FRANCES	* DENNEY FAMILY LIMITED PARTNE	Link (Clerk)
7/23/1990	\$100	WD	1782	1390	U - UNQUALIFIED	Vacant		* DENNEY FLOYD FRANCES	Link (Clerk)
1/11/1987	\$100	MS	1753	694	U - UNQUALIFIED	Improved		* UNASSIGNED	Link (Clerk)
10/1/1983	\$100	QD	1525	523	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

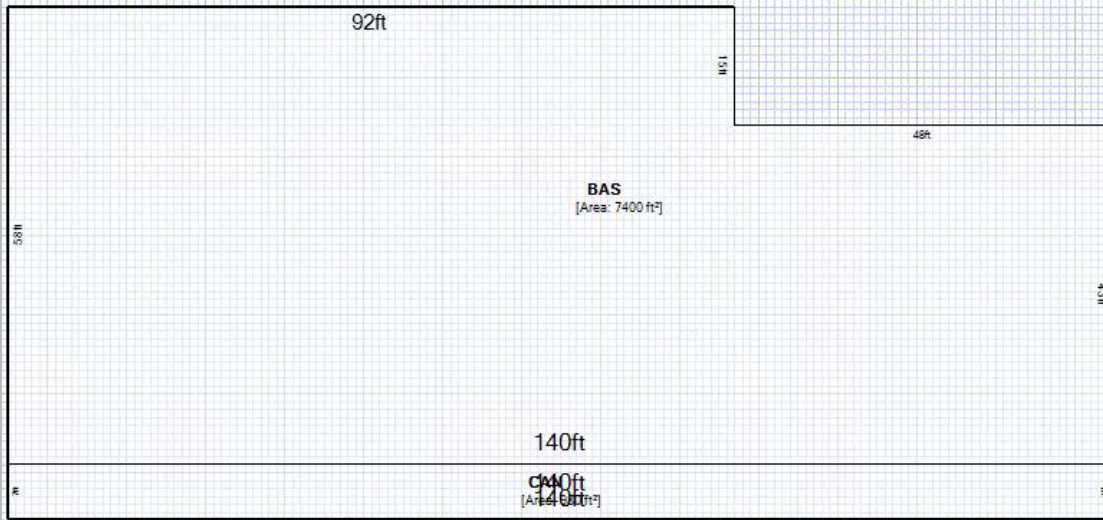
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

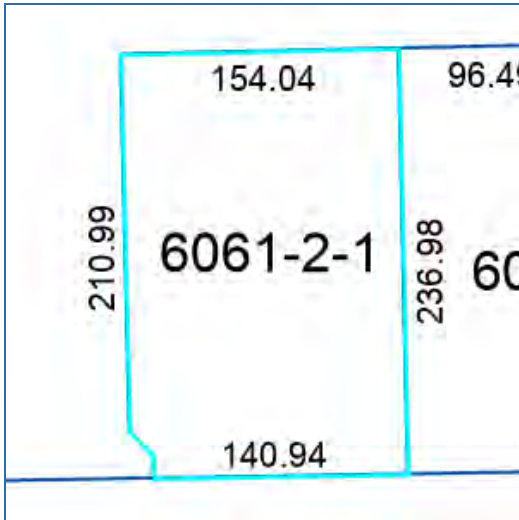
Permit Number	Type	Primary	Active	Issue Date	Value
BP-22-00278	SIGN PERMIT	Yes	No	2/14/2022	\$44,920
21-03229-06	MISCELLANEOUS	Yes	No	11/17/2021	\$2,000
21-03229-05	MISCELLANEOUS	Yes	No	11/16/2021	\$3,000
21-06823	SIGN PERMIT	Yes	No	9/17/2021	\$2,450
21-03229-01	MISCELLANEOUS	Yes	No	8/23/2021	\$4,000
21-03229	COMM REMODEL PERMIT	Yes	No	6/14/2021	\$40,000
15-04683	COMM REMODEL PERMIT	Yes	No	9/21/2015	\$0
13-03721	SIGN PERMIT	Yes	No	7/10/2013	\$800
13-00307	COMM REMODEL PERMIT	Yes	No	1/29/2013	\$5,000
11-05984	COMM REMODEL PERMIT	Yes	No	2/28/2012	\$0
12-00643	MECHANICAL	Yes	No	2/13/2012	\$0
11-05346	COMM REMODEL PERMIT	Yes	No	10/26/2011	\$5,000
11-04141	COMM REMODEL PERMIT	Yes	No	8/25/2011	\$1,000
09-5591	MISCELLANEOUS	Yes	No	11/4/2009	\$0
09-5001	FIRE SPR. SYS.	Yes	No	9/17/2009	\$0
09-4835	MISCELLANEOUS	Yes	No	9/3/2009	\$3,000
09-3921	FIRE SPR. SYS.	Yes	No	8/14/2009	\$3,400
01-0000	OVER THE COUNTER INSPECT	Yes	No	12/7/2001	\$0
00-04609	COMM REMODEL PERMIT	Yes	No	8/19/2000	\$18,000
00-02691	COMM REMODEL PERMIT	Yes	No	6/14/2000	\$0
00-03107	MECHANICAL	Yes	No	5/31/2000	\$2,500
00-02261	COMM REMODEL PERMIT	Yes	No	5/19/2000	\$50,000
00-01655	SIGN PERMIT	Yes	No	4/5/2000	\$2,300
99-07311	COMM REMODEL PERMIT	Yes	No	1/12/2000	\$34,000
99-04741	COMM BUILDING PERMIT	Yes	No	9/16/1999	\$390,000
99-04742	COMM BUILDING PERMIT	Yes	No	9/10/1999	\$60,000
98-02513	COMM BUILDING PERMIT	Yes	No	6/18/1998	\$274,503
98-03591	BUILDING PERMIT	Yes	No	6/18/1998	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



Photos

No data available for the following modules: Extra Features.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Last Data Upload: 11/22/2022, 7:19:07 AM

Version 2.3.232

Sign Up for Property Watch

Parcel Summary

Parcel ID 06061-002-003
Prop ID 36185
Location Address 3951 NW 48TH TER
 GAINESVILLE, FL 32606
[see more addresses...](#)
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* COM INT N R/W 39TH AVE & E R/W 51ST ST N 89 DEG 34 MIN 07 SEC E 831.94 FT N 00 DEG 26 MIN 10 SEC W 264.96 FT POB N 00 DEG 26 MIN 10 SEC W 302.95 FT NWLY ALG CURVE 73.83 FT S 89 DEG 34 MIN 07 W 38.42 FT N 00 DEG 25 MIN 53 SEC W 64.88 FT N 60 DEG 35 MIN 37
(Note: *The Description above is not to be used on legal documents.)
Property Use Code STORE/OFF/RES (01200)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 2.760
Homestead N

[View Map](#)

Owner Information

[MAG PARKE LLC](#)
 3113 W TAMBY AVE
 TAMPA, FL 33611

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$2,901,266	\$2,971,971	\$3,007,489	\$3,043,009	\$3,035,400
Land Value	\$360,677	\$360,677	\$360,677	\$360,677	\$360,700
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$3,261,943	\$3,332,648	\$3,368,166	\$3,403,686	\$3,396,100
Assessed Value	\$3,261,943	\$3,332,648	\$3,368,166	\$3,403,686	\$3,396,100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$3,261,943	\$3,332,648	\$3,368,166	\$3,403,686	\$3,396,100
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1200	STORE/OFF/RES	2.76	120225.6	0	0	PD

Building Information

Type	OFFICE LOW RISE	Heat	ELECTRIC
Total Area	68,760	HC&V	FORCED AIR
Heated Area	56,799	HVAC	CENTRAL
Exterior Walls	FACE BRICK; HARDIBOARD	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	31-Rooms
Roof Type	STEEL FR/TRUSS	Stories	3.0
Frame	MASONRY	Actual Year Built	2001
Floor Cover	CARPET	Effective Year Built	2005

Type	SOH MISC	Heat	
Total Area	124,975	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2002

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
APT	APARTMENT	17,965	3	4900	OFFICE LOW RISE
BAS	BASE AREA	2,308	3	4900	OFFICE LOW RISE

BAS	BASE AREA	5,877	3	4900	OFFICE LOW RISE
BAS	BASE AREA	10,530	3	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	5,980	3	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	5,981	3	4900	OFFICE LOW RISE
FHS	FINISHED HALF STORY	208	3	4900	OFFICE LOW RISE
FHS	FINISHED HALF STORY	936	3	4900	OFFICE LOW RISE
FHS	FINISHED HALF STORY	260	3	4900	OFFICE LOW RISE
FUS	FINISHED UPPER STORY	18,715	3	4900	OFFICE LOW RISE

2023-615A

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3210	BALCONY	640		C6	COMM
3800	DRIVE/WALK	6,035		C1	COMM
3840	ELEVATOR	1		C6	COMM
3881	FENCE BR	850		C1	COMM
3883	FENCE CL	260		C1	COMM
3900	FIRE PRO/COMM-INTERIOR	55,400		C2	COMM
4420	LIGHTS	4		C1	COMM
4682	PAVING 2	61,785		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/24/2022	\$21,600,000	MS	5032	1983	05 - QUALIFIED, MULTI TRANS	Improved	DENNEY FAMILY LIMITED PARTNERS	MAG PARKE LLC	Link (Clerk)
4/17/1996	\$100	MS	2058	2002	U - UNQUALIFIED	Vacant	* DENNEY FLOYD C FRANCES J	DENNEY FAMILY LIMITED PARTNERS	Link (Clerk)
4/8/1996	\$100	MS	2146	2472	U - UNQUALIFIED	Vacant	* DENNEY FAMILY LIMITED PARTNE	* DENNEY FLOYD C FRANCES J	Link (Clerk)
4/4/1996	\$100	MS	2058	1998	U - UNQUALIFIED	Vacant	* DENNEY FLOYD FRANCES	* DENNEY FAMILY LIMITED PARTNE	Link (Clerk)
7/23/1990	\$100	WD	1782	1390	U - UNQUALIFIED	Vacant		* DENNEY FLOYD FRANCES	Link (Clerk)
6/11/1987	\$100	MS	1753	694	U - UNQUALIFIED	Improved		* UNASSIGNED	Link (Clerk)
10/1/1983	\$100	QD	1525	523	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

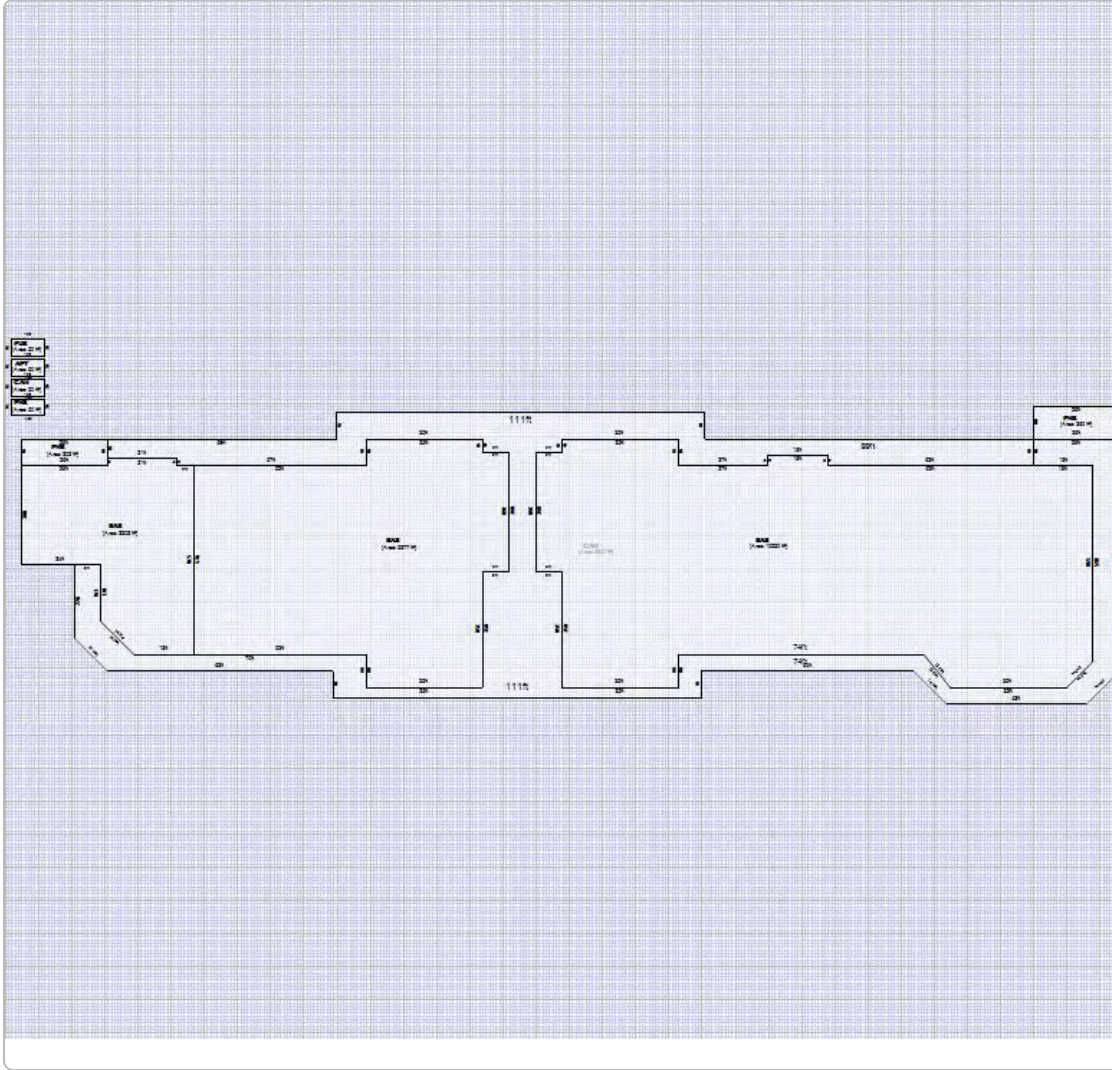
Permit Number	Type	Primary	Active	Issue Date	Value
13-06535	FIRE SPR. SYS.	Yes	No	11/25/2013	\$7,300
13-05963	COMM REMODEL PERMIT	Yes	No	10/30/2013	\$308,000
13-05963-2	MISCELLANEOUS	Yes	No	10/30/2013	\$0
13-01504	COMM REMODEL PERMIT	Yes	No	4/17/2013	\$6,500
13-02250	FIRE SPR. SYS.	Yes	No	4/17/2013	\$0
13-00459	COMM REMODEL PERMIT	Yes	No	2/13/2013	\$92,331
12-05407	COMM REMODEL PERMIT	Yes	No	11/20/2012	\$5,000
04-00000	OVER THE COUNTER INSPECT	Yes	No	4/26/2004	\$0
04-01533	FIRE SPR. SYS.	Yes	No	3/30/2004	\$0
04-02242	FIRE SPR. SYS.	Yes	No	3/30/2004	\$0
04-02242	FIRE SPR. SYS.	Yes	No	3/30/2004	\$0
04-01533	FIRE SPR. SYS.	Yes	No	3/30/2004	\$0
04-02252	MECHANICAL	Yes	No	3/30/2004	\$0
04-01152	FIRE ALARM	Yes	No	3/16/2004	\$1,100
04-01153	FIRE ALARM	Yes	No	3/16/2004	\$2,100
04-01228	MECHANICAL	Yes	No	2/18/2004	\$8,000
04-00772	COMM REMODEL PERMIT	Yes	No	2/16/2004	\$90,000
04-00773	COMM REMODEL PERMIT	Yes	No	2/16/2004	\$14,000
04-04773	REMODEL SFD	Yes	No	2/16/2004	\$14,000
04-04772	REMODEL SFD	Yes	No	2/16/2004	\$90,000
03-04406	MECHANICAL	Yes	No	8/5/2003	\$0
03-04374	FIRE SPR. SYS.	Yes	No	8/4/2003	\$0
03-03410	COMM REMODEL PERMIT	Yes	No	7/16/2003	\$75,000
02-00000	OVER THE COUNTER INSPECT	Yes	No	5/5/2003	\$0
02-00607	COMM REMODEL PERMIT	Yes	No	3/1/2002	\$340,000
01-05826	MECHANICAL	Yes	No	10/9/2001	\$0
01-03575	MECHANICAL	Yes	No	6/22/2001	\$17,000
01-01392	COMM REMODEL PERMIT	Yes	No	6/8/2001	\$130,000

01-03049	COMM REMODEL PERMIT	Yes	No	6/6/2001	\$421,000
01-02998	MECHANICAL	Yes	No	5/31/2001	\$10,000
00-07483	COMM BUILDING PERMIT	Yes	No	12/26/00	\$0
00-07944	COMM REMODEL PERMIT	Yes	No	12/6/2000	\$0
00-07482	COMM BUILDING PERMIT	Yes	No	11/21/2000	\$0
99-09026	COMM BUILDING PERMIT	Yes	No	7/10/1999	\$825,594
99-03557	COMM BUILDING PERMIT	Yes	No	6/30/1999	\$90,000

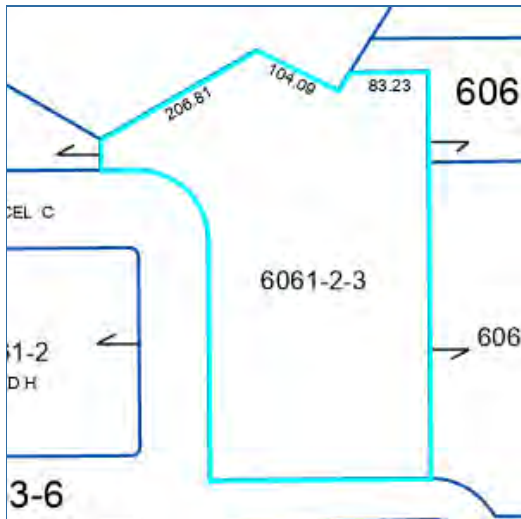
2023-615A

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



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Developed by



2023-615A

Last Data Upload: 11/22/2022, 7:19:07 AM

Version 2.3.232

Sign Up for Property Watch

Parcel Summary

Parcel ID 06061-003-002
Prop ID 36188
Location Address 4936 NW 39TH AVE
 GAINESVILLE, FL 32606
[see more addresses...](#)
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* COM S1/4 COR SEC N 00 DEG 25 MIN 25 SEC W 50 FT N 00 DEG 25 MIN 25 SEC W 4 FT N 89 DEG 34 MIN 07 SEC E 5 FT S 00 DEG 25 MIN 25 SEC E 4 FT N 89 DEG 34 MIN 07 SEC E 253.94 FT POB N 45 DEG 25 MIN 20 SEC W 32.44 FT N 00 DEG 25 MIN 25 SEC W 214.47 FT N 89 DEG
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code STORES (01100)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 1.490
Homestead N



[View Map](#)

Owner Information

[MAG PARKE LLC](#)
 3113 W TAMBY AVE
 TAMPA, FL 33611

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$753,895	\$657,557	\$665,587	\$673,614	\$721,700
Land Value	\$650,786	\$650,786	\$650,786	\$650,786	\$650,800
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$1,404,681	\$1,308,343	\$1,316,373	\$1,324,400	\$1,372,500
Assessed Value	\$1,404,681	\$1,308,343	\$1,316,363	\$1,321,539	\$1,362,790
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,404,681	\$1,308,343	\$1,316,363	\$1,321,539	\$1,362,790
Maximum Save Our Homes Portability	\$0	\$0	\$10	\$2,861	\$9,710

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1100	STORE 1 FLOOR	1.49	65078.64	0	0	PD

Building Information

Type	STORE RETAIL	Heat	ELECTRIC
Total Area	10,920	HC&V	FORCED AIR
Heated Area	8,393	HVAC	CENTRAL
Exterior Walls	FACE BRICK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	9-Rooms
Roof Type	WOOD TRUSS	Stories	1.0
Frame	MASONRY	Actual Year Built	1999
Floor Cover	CARPET; CLAY TILE	Effective Year Built	2010

Type	STORE RETAIL	Heat	ELECTRIC
Total Area	3,323	HC&V	FORCED AIR
Heated Area	3,179	HVAC	CENTRAL
Exterior Walls	FACE BRICK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	6-Rooms
Roof Type	WOOD TRUSS	Stories	1.0
Frame	MASONRY	Actual Year Built	1999
Floor Cover	CARPET	Effective Year Built	2010

Type	SOH MISC	Heat	
Total Area	43,527	HC&V	

Heated Area
Exterior Walls
Interior Walls
Roofing
Roof Type
Frame
Floor Cover

HVAC
Bathrooms
Bedrooms
Total Rooms
Stories 1.0
Actual Year Built 0
Effective Year Built 1999

2023-615A

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	8,393	3	3500	STORE RETAIL
CAN	CANOPY (NO SIDES)	2,527	3	3500	STORE RETAIL

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	3,179	3	3500	STORE RETAIL
CAN	CANOPY (NO SIDES)	144	3	3500	STORE RETAIL

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	7,300		C1	COMM
3800	DRIVE/WALK	934		C1	COMM
3881	FENCE BR	483		C1	COMM
4642	PATIO 2	1,965		C1	COMM
4682	PAVING 2	32,845		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/24/2022	\$21,600,000	MS	5032	1983	05 - QUALIFIED, MULTI TRANS	Improved	DENNEY FAMILY LIMITED PARTNERS	MAG PARKE LLC	Link (Clerk)
4/17/1996	\$100	MS	2058	2002	U - UNQUALIFIED	Vacant	* FLOYD C DENNEY FRANCES J DEN	DENNY FAMILY LTD PARTNERSHIP T	Link (Clerk)
4/8/1996	\$100	MS	2146	2472	U - UNQUALIFIED	Vacant	* DENNY FAMILY LTD PARTNERSHIP	* FLOYD C DENNEY FRANCES J DEN	Link (Clerk)
4/4/1996	\$100	MS	2058	1998	U - UNQUALIFIED	Vacant	* DENNEY FLOYD FRANCES	* DENNY FAMILY LTD PARTNERSHIP	Link (Clerk)

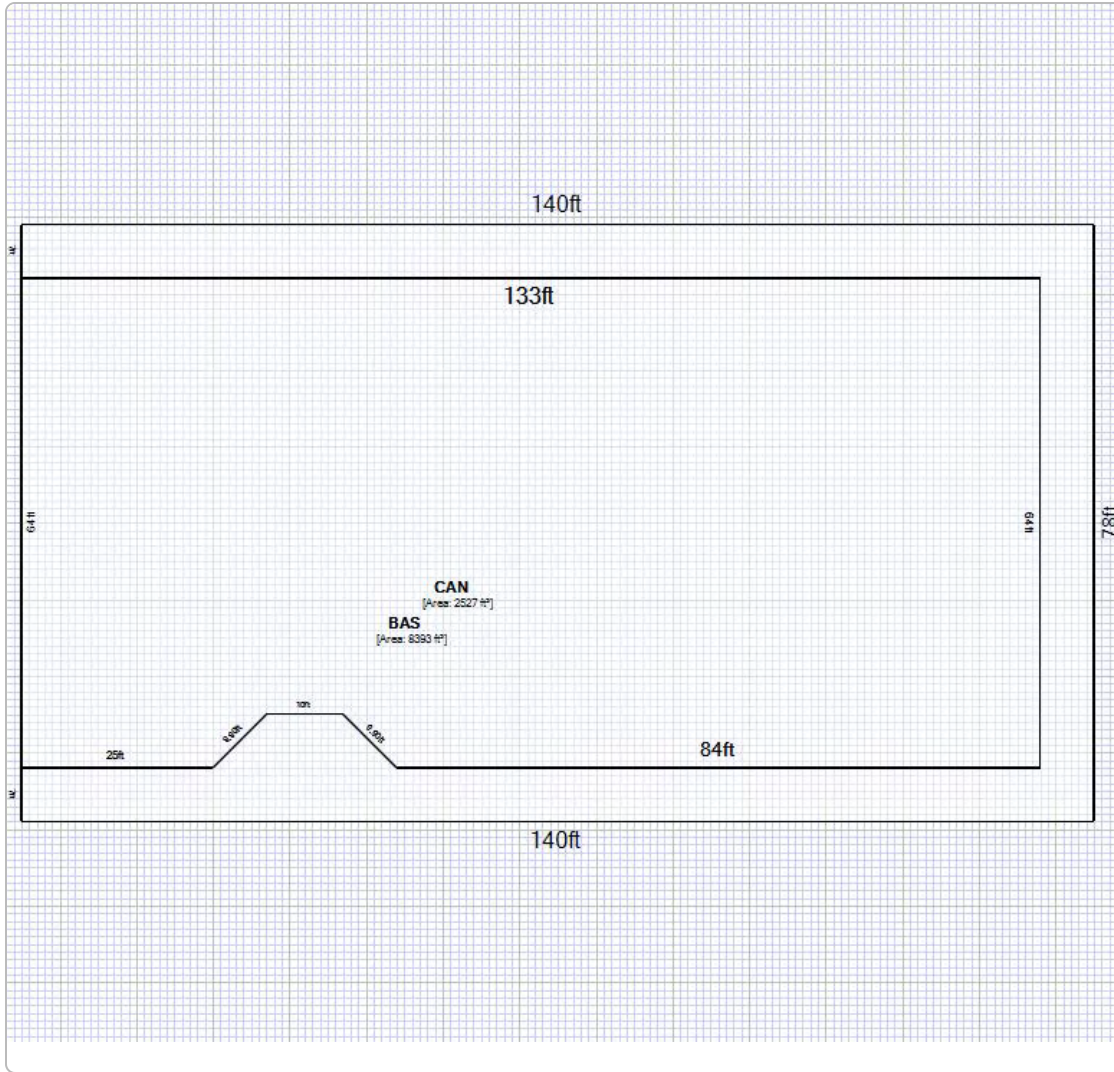
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

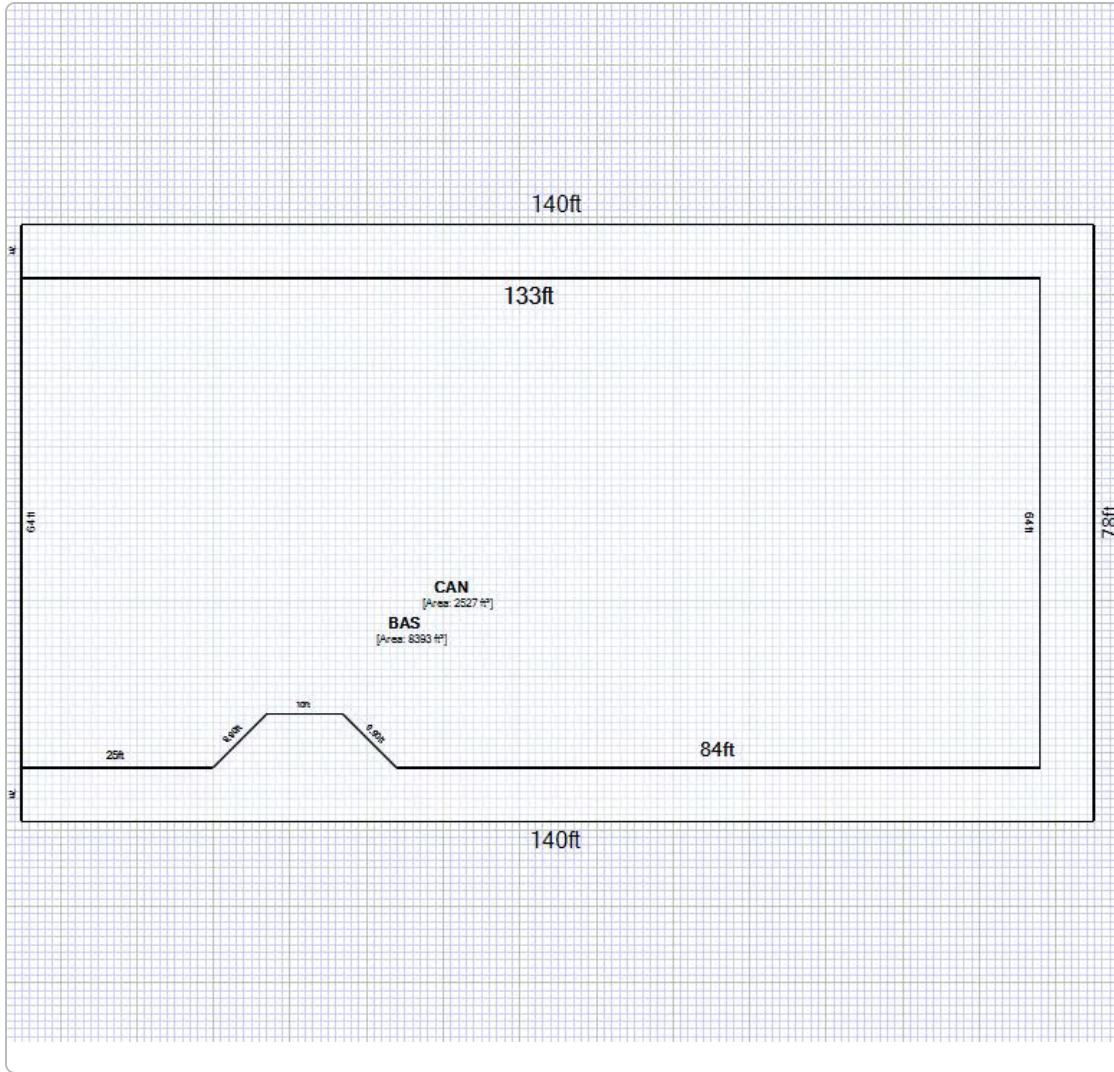
Permits

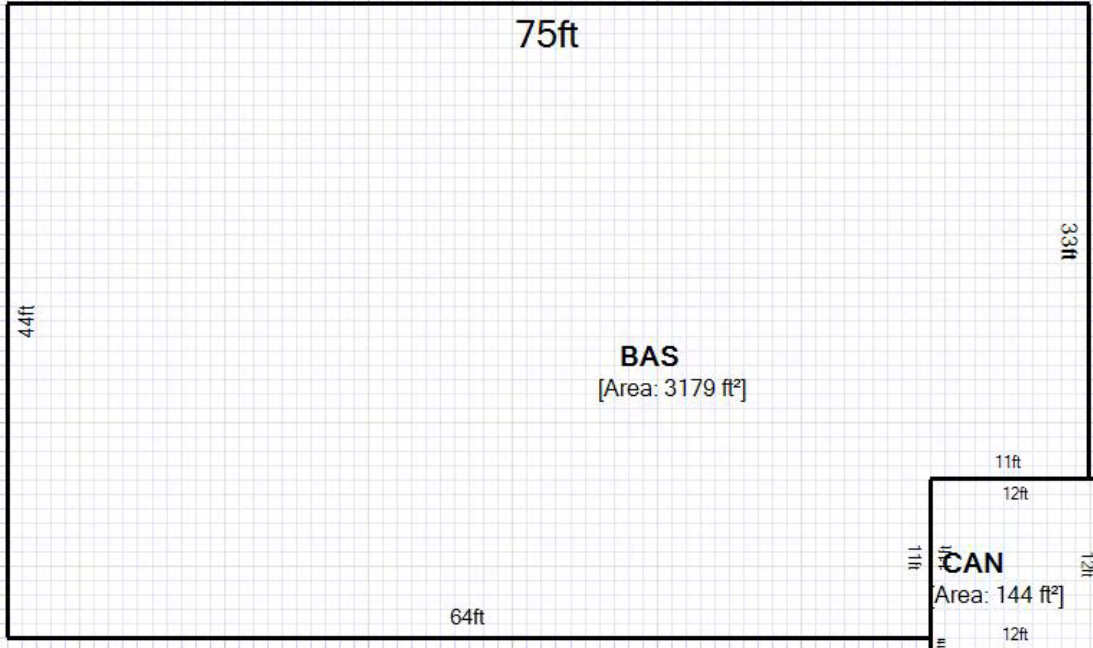
Permit Number	Type	Primary	Active	Issue Date	Value
21-00598	COMM REMODEL PERMIT	Yes	No	2/9/2021	\$16,000
20-00248	MECHANICAL	Yes	No	1/13/2020	\$0
19-05768	COMM REMODEL PERMIT	Yes	No	10/24/2019	\$21,700
19-04862	MECHANICAL	Yes	No	7/18/2019	\$0
17-02203	MECHANICAL	Yes	No	4/27/2017	\$7,000
16-07786	MISCELLANEOUS	Yes	No	1/5/2017	\$0
15-01541	COMM REMODEL PERMIT	Yes	No	4/30/2015	\$0
14-05655	SIGN PERMIT	Yes	No	10/31/2014	\$200
14-04771	COMM REMODEL PERMIT	Yes	No	9/8/2014	\$5,000
14-02184	SIGN PERMIT	Yes	No	7/1/2014	\$5,200
13-05463	COMM REMODEL PERMIT	Yes	No	10/3/2013	\$2,400
12-01941	COMM REMODEL PERMIT	Yes	No	4/30/2012	\$400
11-04509	SIGN PERMIT	Yes	No	9/13/2011	\$600
11-04116	COMM REMODEL PERMIT	Yes	No	8/25/2011	\$1,800
11-02278	COMM REMODEL PERMIT	Yes	No	6/1/2011	\$250
10-3870	COMM REMODEL PERMIT	Yes	No	8/9/2010	\$0
10-3869	COMM REMODEL PERMIT	Yes	No	7/28/2010	\$0
07-7105	MECHANICAL	Yes	No	10/16/2007	\$0
01-0000	OVER THE COUNTER INSPECT	Yes	No	12/7/2001	\$0
99-07085	COMM REMODEL PERMIT	Yes	No	11/28/1999	\$28,000
99-03370	COMM REMODEL PERMIT	Yes	No	7/16/1999	\$5,000

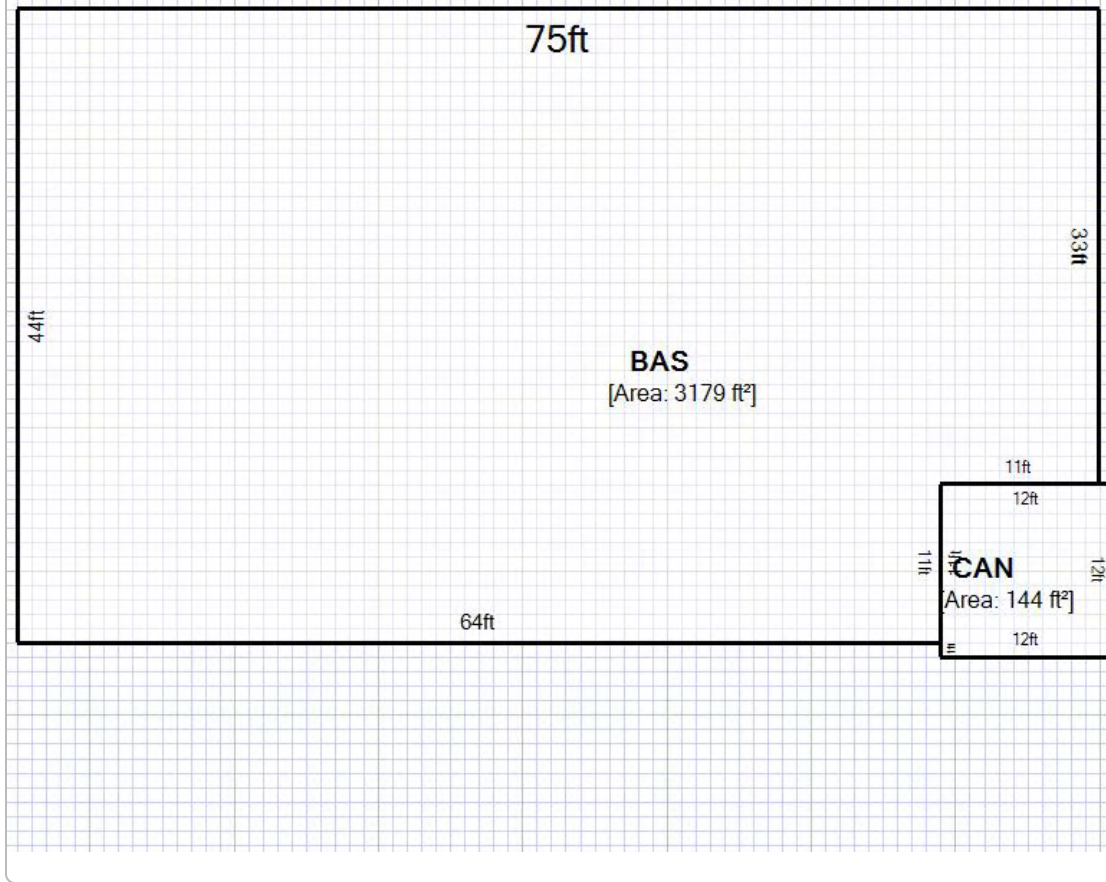
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches









Map



Photos

No data available for the following modules: Extra Features.

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Sign Up for Property Watch

Parcel Summary

Parcel ID 06064-005-000
Prop ID 36765
Location Address 4620 NW 39TH AVE
 GAINESVILLE, FL 32606
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* COM SE COR SEC W 1322.34 FT N 50 FT N R/W NW 39TH AVE & POB N 645.86 FT E 250.00 FT S 645.86 FT W 250.00 FT POB OR 2212/1500 (LESS PARCEL "B" PER OR 3721/0915)(LESS THAT PART OF THE FOLLOWING DESC: COM SE COR OF SE 1/4 W 1322.34 FT N 294.51 FT POB W 30.50
(Note: *The Description above is not to be used on legal documents.)
Property Use Code SH CTR CMMITY (01600)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.820
Homestead N

[View Map](#)

Owner Information

[MAG PARKE LLC](#)
 3113 W TAMBY AVE
 TAMPA, FL 33611

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$357,132	\$361,262	\$365,394	\$371,419	\$405,900
Land Value	\$267,894	\$267,894	\$267,894	\$267,894	\$267,900
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$625,026	\$629,156	\$633,288	\$639,313	\$673,800
Assessed Value	\$625,026	\$629,156	\$633,288	\$639,313	\$673,800
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$625,026	\$629,156	\$633,288	\$639,313	\$673,800
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1600	SHOP CTR COMMUNITY	0.82	35719.2	0	0	PD

Building Information

Type	BRANCH BANK	Heat	ELECTRIC
Total Area	3,828	HC&V	FORCED AIR
Heated Area	2,700	HVAC	CENTRAL
Exterior Walls	CB STUCCO; FACE BRICK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	15-Rooms
Roof Type	WOOD TRUSS	Stories	1.0
Frame	STEEL	Actual Year Built	2003
Floor Cover	CARPET; CLAY TILE	Effective Year Built	2003

Type	SH CTR NBRHD	Heat	ELECTRIC
Total Area	1,800	HC&V	FORCED AIR
Heated Area	1,800	HVAC	CENTRAL
Exterior Walls	CB STUCCO; FACE BRICK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	8-Rooms
Roof Type	WOOD TRUSS	Stories	1.0
Frame	STEEL	Actual Year Built	2003
Floor Cover	CARPET	Effective Year Built	2003

Type	SH CTR NBRHD	Heat	ELECTRIC
Total Area	1,800	HC&V	FORCED AIR
Heated Area	1,800	HVAC	CENTRAL
Exterior Walls	CB STUCCO; FACE BRICK	Bathrooms	

Interior Walls DRYWALL
 Roofing MODULAR METAL
 Roof Type WOOD TRUSS
 Frame STEEL
 Floor Cover HARD TILE

Bedrooms
 Total Rooms 4-Rooms
 Stories 1.0
 Actual Year Built 2003
 Effective Year Built 2003

2023-615A

Type SOH MISC
 Total Area 9,040
 Heated Area
 Exterior Walls
 Interior Walls
 Roofing
 Roof Type
 Frame
 Floor Cover

Heat
 HC&V
 HVAC
 Bathrooms
 Bedrooms
 Total Rooms
 Stories 1.0
 Actual Year Built 0
 Effective Year Built 2003

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,700	3	6300	BRANCH BANK
CAN	CANOPY (NO SIDES)	380	3	6300	BRANCH BANK
FCP	FINISHED CARPORT	748	3	6300	BRANCH BANK

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,800	3	3800	SH CTR NBRHD

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,800	3	3800	SH CTR NBRHD

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	9,040		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/24/2022	\$21,600,000	MS	5032	1983	05 - QUALIFIED, MULTI TRANS	Improved	DENNEY FAMILY LIMITED PARTNERS	MAG PARKE LLC	Link (Clerk)
1/15/1999	\$275,000	WD	2212	1500	U - UNQUALIFIED	Vacant	* CLAY ELECTRIC CO-OP INC	DENNEY FAMILY LTD PARTNERSHIP	Link (Clerk)

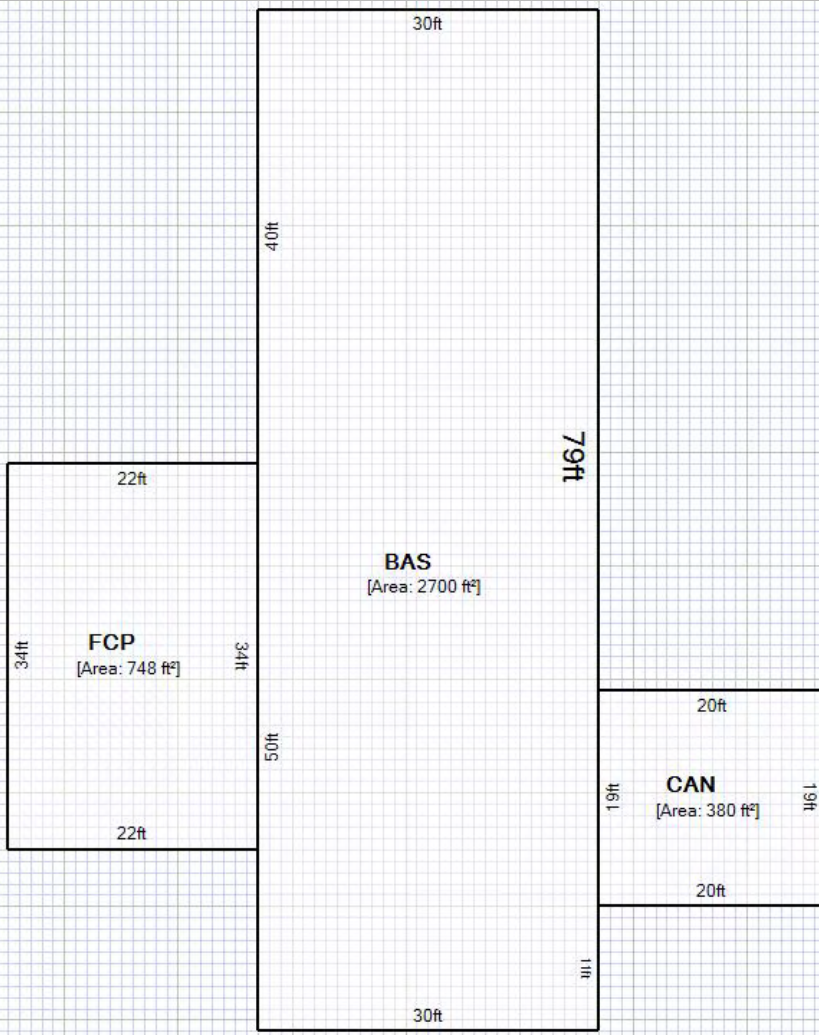
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
14-05936	MECHANICAL	Yes	No	10/23/2014	\$0
14-04773	SIGN PERMIT	Yes	No	10/7/2014	\$2,400
11-00835	COMM REMODEL PERMIT	Yes	No	3/2/2011	\$0
09-4191	SIGN PERMIT	Yes	No	8/25/2009	\$1,800
09-2520	SIGN PERMIT	Yes	No	6/2/2009	\$1,900
05-06623	COMM REMODEL PERMIT	Yes	No	10/4/2005	\$96,000
05-06623	COMM REMODEL PERMIT	Yes	No	10/4/2005	\$96,000
04-00000	OVER THE COUNTER INSPECT	Yes	No	4/26/2004	\$0
03-03872	MECHANICAL	Yes	No	7/10/2003	\$3,900
03-03109	COMM REMODEL PERMIT	Yes	No	6/17/2003	\$97,300
03-01822	MECHANICAL	Yes	No	4/2/2003	\$2,500
03-01056	COMM REMODEL PERMIT	Yes	No	3/13/2003	\$100,000
02-05574	COMM BUILDING PERMIT	Yes	No	10/10/2002	\$80,000
01-01432	COMM BUILDING PERMIT	Yes	No	3/28/2001	\$80,000

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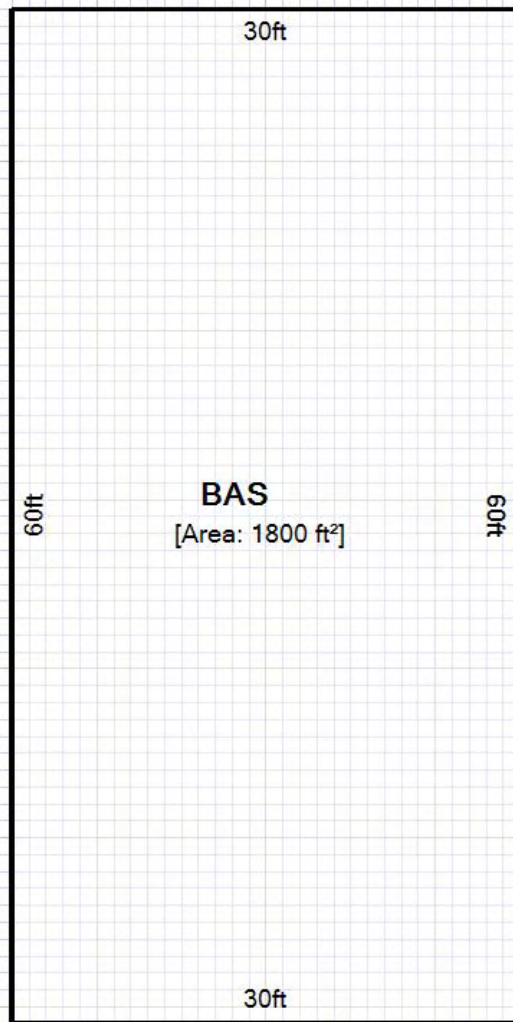
Sketches



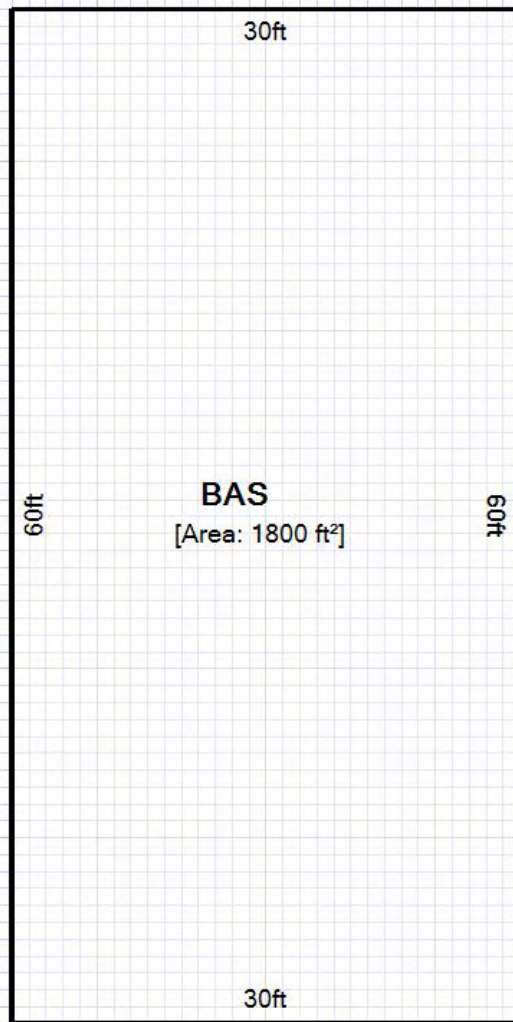




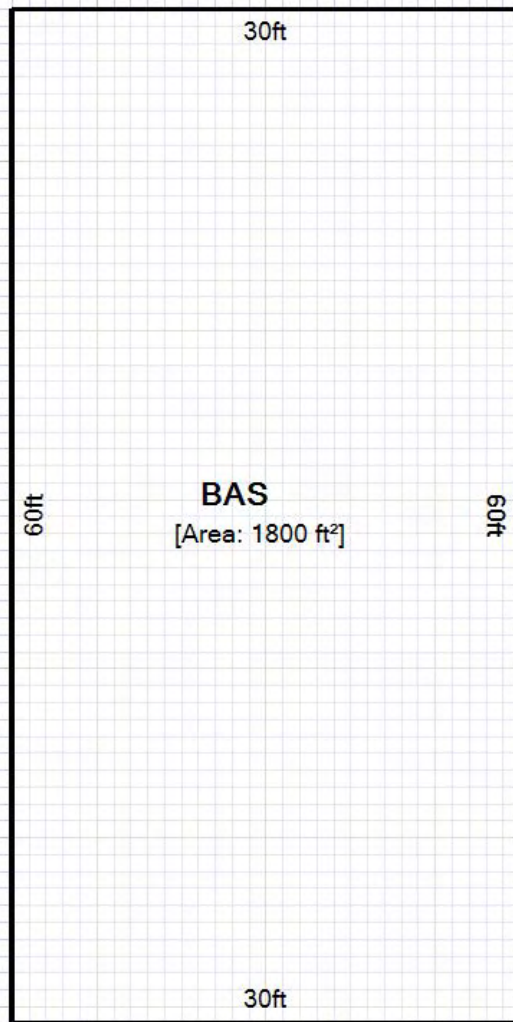
2023-615A



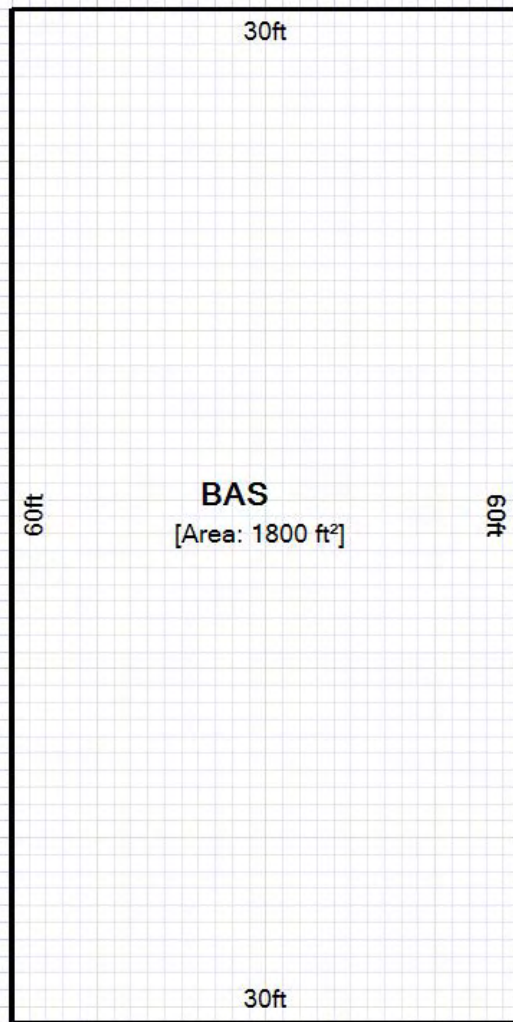
2023-615A



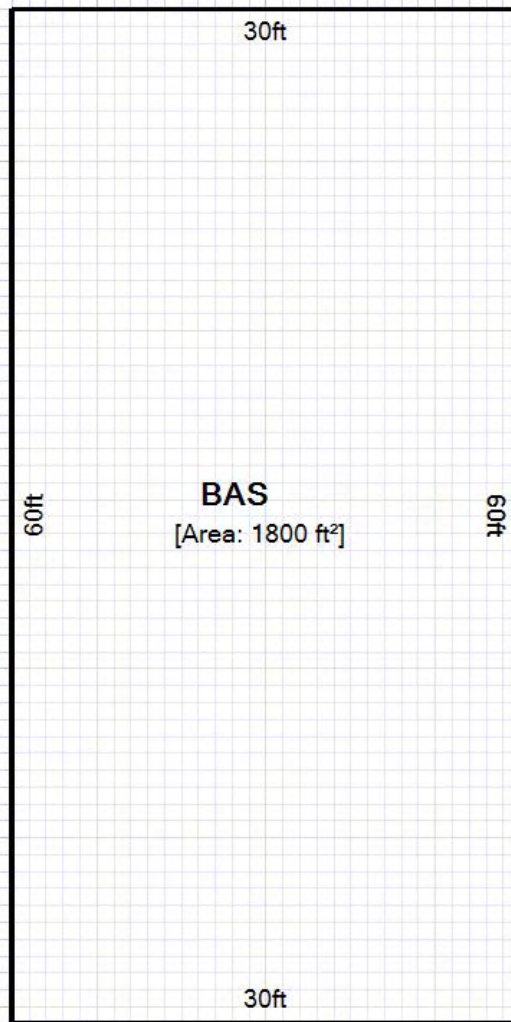
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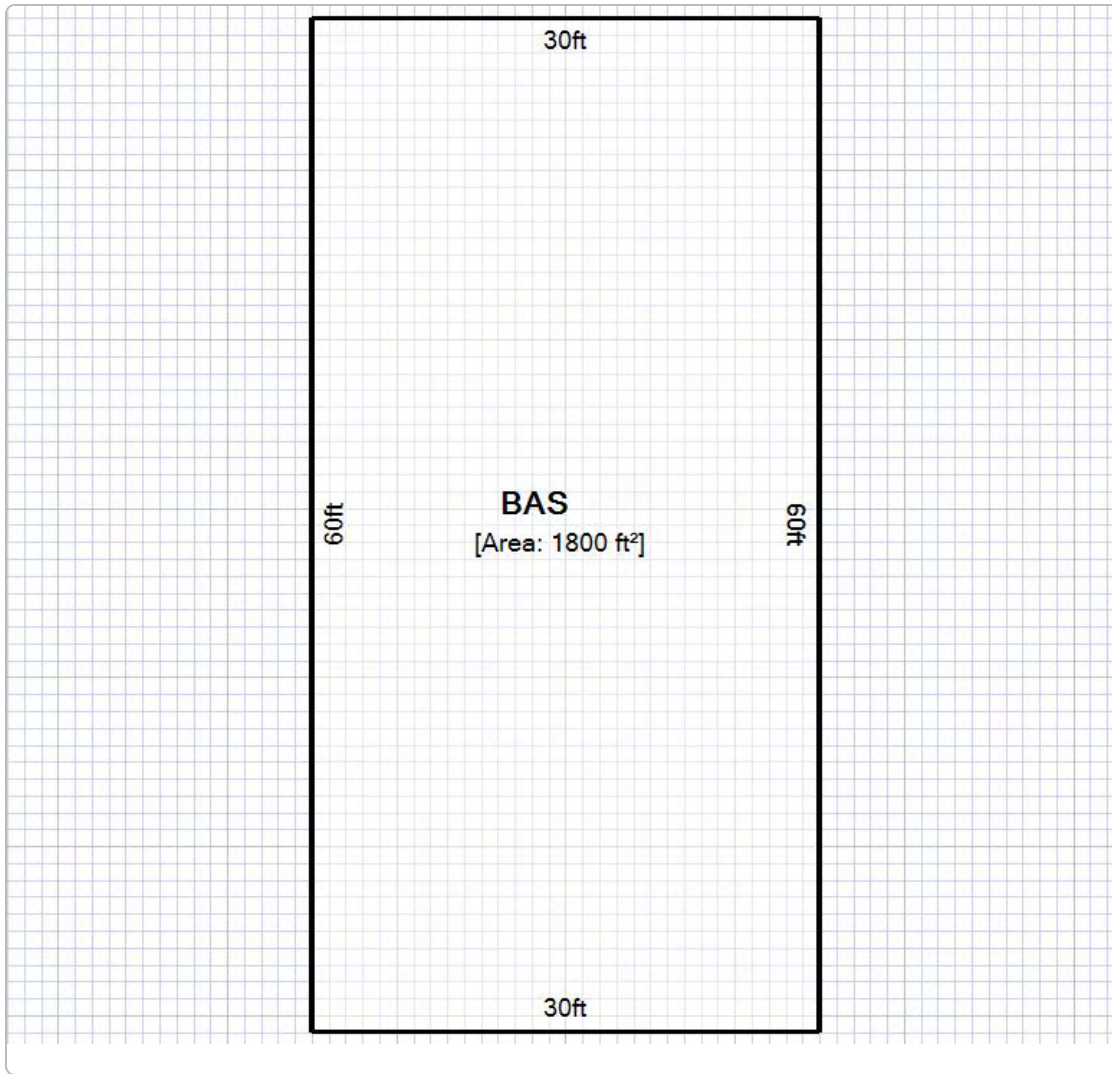


2023-615A

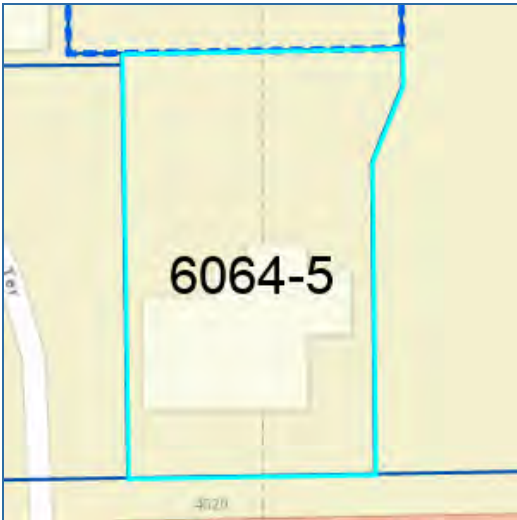


2023-615A





Map



No data available for the following modules: Extra Features, Photos.

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Last Data Upload: 11/22/2022, 7:19:07 AM

Sign Up for Property Watch

Parcel Summary

Parcel ID 06061-003-001
Prop ID 36187
Location Address 4928 NW 39TH AVE
 GAINESVILLE, FL 32606
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* COM S1/4 COR OF SEC N 50 FT N 4 FT E 5 FT S 4 FT E 513.24 FT POB N 70.06 FT W 10 FT N 167.35 FT E 276.70 FT S 144.40 FT S 29 DEG W 37.37 FT S 40 DEG W 79.84 FT W 196.20 FT POB AKA POD "B" EAST (LESS COM S1/4 COR OF SEC N 50 FT N 4 FT E 5 FT S 4 FT E 513.2
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code RESTAURANT (02100)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.520
Homestead N

[View Map](#)



Owner Information

BLACK ARROW CAPITAL LLC
 13114 CARDETO COURT
 ESTERO, FL 33928

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$317,068	\$324,397	\$328,095	\$299,105	\$334,600
Land Value	\$227,819	\$227,819	\$227,819	\$227,819	\$175,400
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$544,887	\$552,216	\$555,914	\$526,924	\$510,000
Assessed Value	\$544,887	\$552,216	\$555,914	\$526,924	\$510,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$544,887	\$552,216	\$555,914	\$526,924	\$510,000
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2100	RESTAURANT	0.52	22781.88	0	0	PD

Building Information

Type	RESTAURANT	Heat	ELECTRIC
Total Area	4,295	HC&V	FORCED AIR
Heated Area	4,223	HVAC	ROOF-TOP AIR
Exterior Walls	FACE BRICK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	6-Rooms
Roof Type	RIGID FR/JOIST	Stories	1.0
Frame	MASONRY	Actual Year Built	1998
Floor Cover	HARD TILE	Effective Year Built	2005

Type	SOH MISC	Heat	
Total Area	15,144	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1998

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	4,223	3	5600	RESTAURANT
CAN	CANOPY (NO SIDES)	72	3	5600	RESTAURANT

2023-615A

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	824		C1	COMM
3900	FIRE PRO/COMM-INTERIOR	4,222		C2	COMM
4682	PAVING 2	10,097		C1	COMM
5160	SPR SYSTEM	1		C6	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/2/2018	\$665,000	SD	4644	0013	01 - EXAMINATION OF DEED	Improved	SPM COMMERCIAL HOLDINS LLC & T	BLACK ARROW CAPITAL LLC	Link (Clerk)
10/20/2015	\$100	WD	4393	1483	11 - CORRECTIVE DEED	Improved	* SCOTT P MARSHALL DEEDING HIS	SPM COMMERCIAL HOLDINS LLC & T	Link (Clerk)
6/30/2009	\$100	QD	3892	929	11 - CORRECTIVE DEED	Improved	* MARSHALL & MARSHALL & TALAL	* SCOTT P MARSHALL DEEDING HIS	Link (Clerk)
5/11/1998	\$540,000	WD	2167	1920	Q - QUALIFIED	Vacant	* DENNEY FAMILY LIMITED PARTNE	* MARSHALL & MARSHALL & TALAL	Link (Clerk)

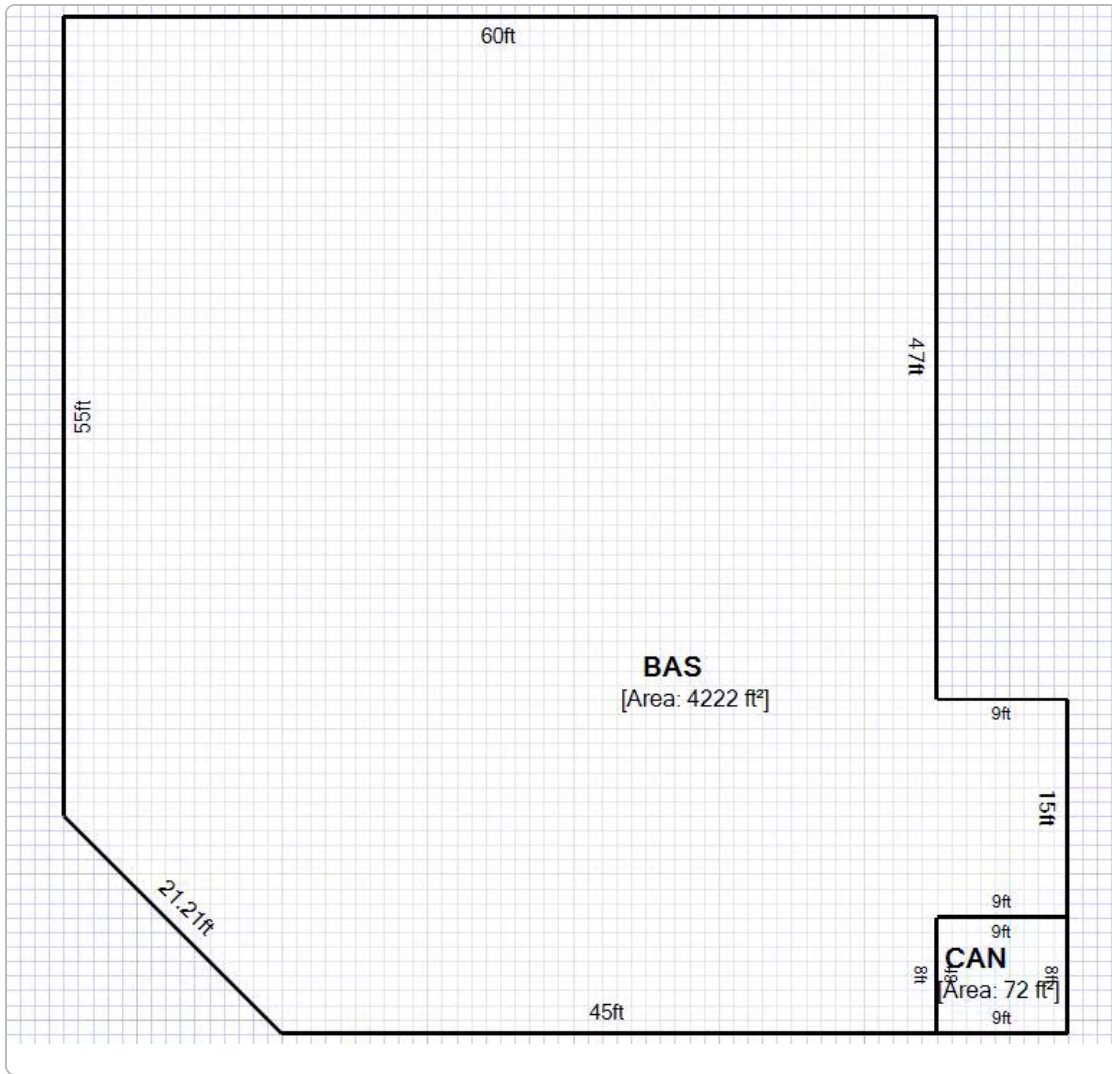
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

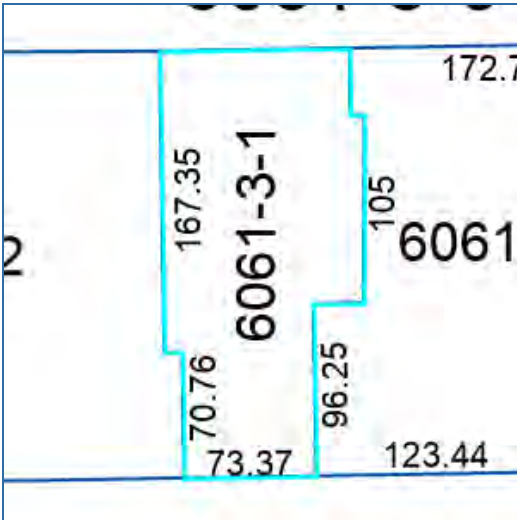
Permit Number	Type	Primary	Active	Issue Date	Value
21-01696	MISCELLANEOUS	Yes	No	6/15/2021	\$50,000
19-08204	MECHANICAL	Yes	No	12/3/2019	\$0
19-03309-05	MISCELLANEOUS	Yes	No	10/18/2019	\$0
19-06822	SIGN PERMIT	Yes	No	10/9/2019	\$7,533
19-03309-02	MISCELLANEOUS	Yes	No	9/5/2019	\$35,200
19-03309	COMM REMODEL PERMIT	Yes	No	8/26/2019	\$250,000
18-01087	NON-RES ADDN/ALT CONVERT	Yes	No	10/23/2018	\$18,000
18-01087	NON-RES ADDN/ALT CONVERT	Yes	No	5/30/2018	\$18,000
16-07401	MISCELLANEOUS	Yes	No	12/20/2016	\$7,000
16-07563	MISCELLANEOUS	Yes	No	12/13/2016	\$0
14-06382	SIGN PERMIT	Yes	No	12/1/2014	\$2,450
14-03927-3	MISCELLANEOUS	Yes	No	11/7/2014	\$0
14-03927	COMM REMODEL PERMIT	Yes	No	9/17/2014	\$100,000
11-06187	MISCELLANEOUS	Yes	No	1/20/2012	\$0
11-06355	SIGN PERMIT	Yes	No	1/6/2012	\$1,000
11-05679	COMM REMODEL PERMIT	Yes	No	12/21/2011	\$64,000
11-06108	MISCELLANEOUS	Yes	No	12/6/2011	\$0
01-0000	OVER THE COUNTER INSPECT	Yes	No	12/7/2001	\$0
01-00556	COMM REMODEL PERMIT	Yes	No	3/8/2001	\$20,000
00-03393	COMM REMODEL PERMIT	Yes	No	7/14/2000	\$15,000
99-05296	COMM REMODEL PERMIT	Yes	No	10/28/1999	\$106,000
99-00192	FENCE/WALL PERMIT	Yes	No	1/20/1999	\$2,000
99-00308	MECHANICAL	Yes	No	1/19/1999	\$12,000
99-00326	MECHANICAL	Yes	No	1/19/1999	\$3,000
98-04063	COMM BUILDING PERMIT	Yes	No	10/29/1998	\$66,927
98-06625	MECHANICAL	Yes	No	10/6/1998	\$0
98-03589	BUILDING PERMIT	Yes	No	6/18/1998	\$0
98-02511	COMM BUILDING PERMIT	Yes	No	6/18/1998	\$283,309

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



Photos

No data available for the following modules: Extra Features.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Sign Up for Property Watch

Parcel Summary

Parcel ID 06061-003-007
Prop ID 107888
Location Address 4860 NW 39TH AVE
 GAINESVILLE, FL 32606
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* COM S1/4 COR OF SEC N 00 DEG 25 MIN 25 SEC W 50 FT N 00 DEG 25 MIN 25 SEC E 4 FT N 89 DEG 34 MIN 07 SEC E 5 FT S 00 DEG 25 MIN 25 SEC E 4 FT N 89 DEG 34 MIN 07 SEC E 513.24 FT N 89 DEG 11 MIN 38 SEC E 73.37 FT POB N 00 DEG 52 MIN 30 SEC W 96.25 FT N 89 D
(Note: *The Description above is not to be used on legal documents.)
Property Use Code RESTAURANT (02100)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.900
Homestead N

[View Map](#)

Owner Information

M HADDAD INVESTMENTS LLC
 4516 NW 23RD AVE
 GAINESVILLE, FL 32606

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$476,065	\$482,120	\$488,175	\$494,230	\$547,400
Land Value	\$392,040	\$392,040	\$392,040	\$392,040	\$392,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$868,105	\$874,160	\$880,215	\$886,270	\$939,400
Assessed Value	\$868,105	\$874,160	\$880,215	\$886,270	\$939,400
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$868,105	\$874,160	\$880,215	\$886,270	\$939,400
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2101	RESTAURANT	0.90	39204	0	0	PD

Building Information

Type	RESTAURANT	Heat	ELECTRIC
Total Area	11,360	HC&V	FORCED AIR
Heated Area	7,500	HVAC	CENTRAL
Exterior Walls	FACE BRICK; HARDIBOARD	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	12-Rooms
Roof Type	WOOD TRUSS	Stories	1.0
Frame	WOOD FRAME	Actual Year Built	1999
Floor Cover	CARPET; HARD TILE	Effective Year Built	1999

Type	SOH MISC	Heat	
Total Area	19,687	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1998

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	7,500	3	5600	RESTAURANT
CAN	CANOPY (NO SIDES)	3,860	3	5600	RESTAURANT

2023-615A

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	432		C1	COMM
4682	PAVING 2	19,255		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/22/2017	\$1,200,000	SD	4567	0942	37 - NOT EXPOSED TO OPEN MKT	Improved	* TALAL PROPERTIES LIMITED; TA	M HADDAD INVESTMENTS LLC	Link (Clerk)

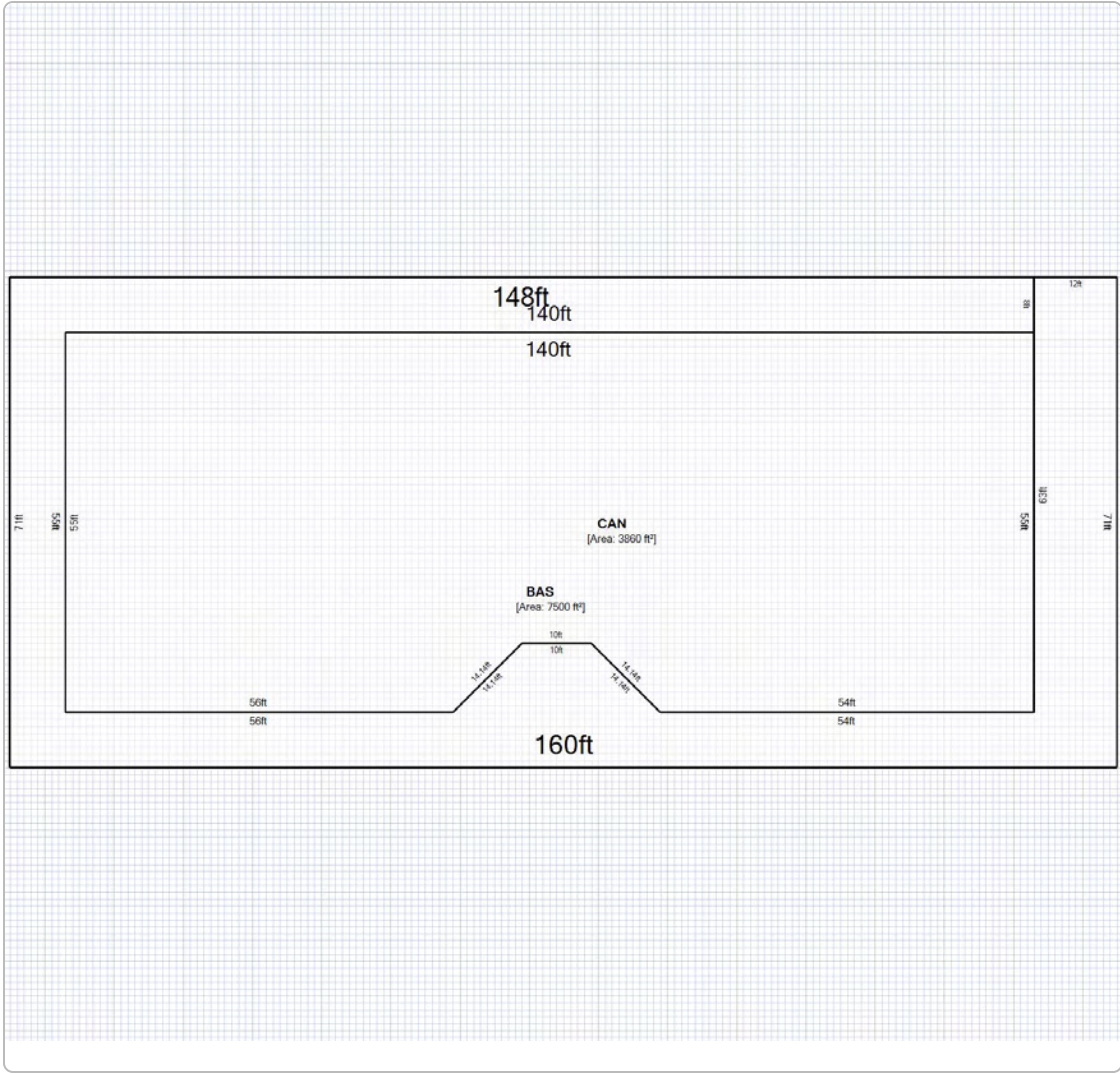
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

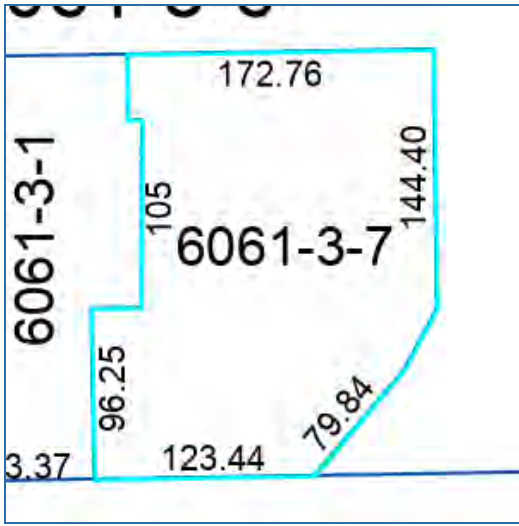
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
19-04927	MECHANICAL	Yes	No	7/22/2019	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches





No data available for the following modules: Extra Features, Photos.

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Sign Up for Property Watch

Parcel Summary

Parcel ID 06064-050-008
Prop ID 36775
Location Address 4650 NW 39TH PL UNIT H
 GAINESVILLE, FL 32606
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* MAGNOLIA PARKE POD I-2 CONDOMINIUM CONDO BK 10 PG 94 UNIT H & AN UNDIV INT IN COMMON ELEMENTS OR 5038/2314
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code OFFICE 1 STORY (01700)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.960
Homestead N

[View Map](#)



Owner Information

[ROSE OF SHARON SOUTH MARION LLC](#)
 810 SOUTH MAGNOLIA AVE
 Ocala, FL 34471

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$54,740	\$55,355	\$55,970	\$56,586	\$64,800
Land Value	\$18,818	\$18,818	\$18,818	\$18,818	\$18,800
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$73,558	\$74,173	\$74,788	\$75,404	\$83,600
Assessed Value	\$73,558	\$74,173	\$74,788	\$75,404	\$83,600
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$73,558	\$74,173	\$74,788	\$75,404	\$83,600
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1700	OFFICE 1 STORY	0.96	41817.6	0	0	

Building Information

Type	OFFICE CONDO	Heat	ELECTRIC
Total Area	1,206	HC&V	FORCED AIR
Heated Area	1,206	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	1-Rooms
Roof Type	GABLE/HIP	Stories	1.0
Frame	STEEL	Actual Year Built	2009
Floor Cover	CARPET; CORK TILE	Effective Year Built	2009

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,206	3	5100	OFFICE CONDO

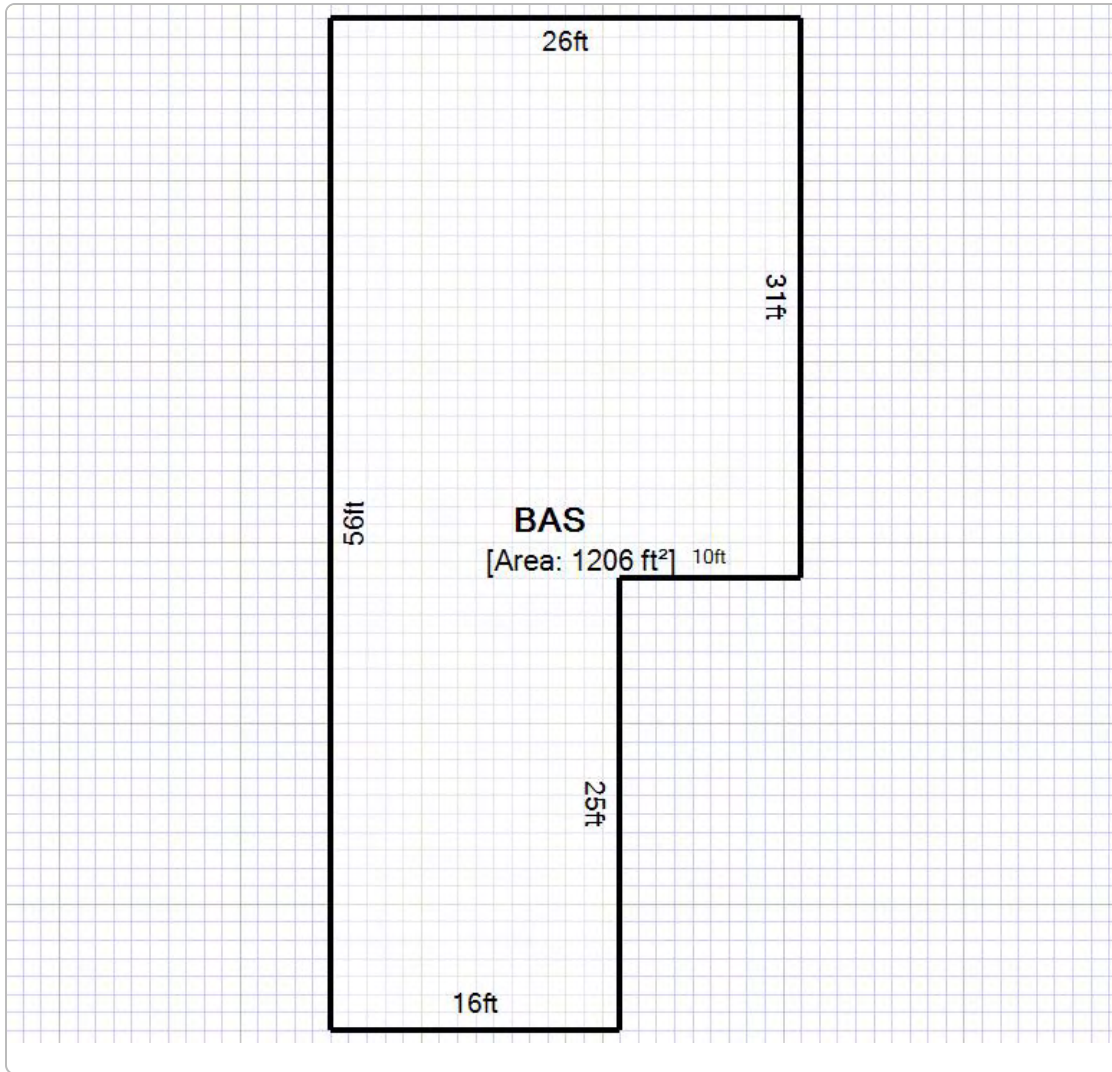
Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/28/2022	\$100	MS	5038	2314	11 - CORRECTIVE DEED	Improved	HOPPS JUNE GARY	ROSE OF SHARON SOUTH WARRON LL	Link (Clerk)
11/21/2014	\$100	MS	5025	2500	11 - CORRECTIVE DEED	Improved	HOPPS JUNE GARY		Link (Clerk)
11/21/2014	\$1,150,000	MS	4318	113	05 - QUALIFIED, MULTI TRANS	Improved	* POD I-2 LLC	HOPPS JUNE GARY	Link (Clerk)

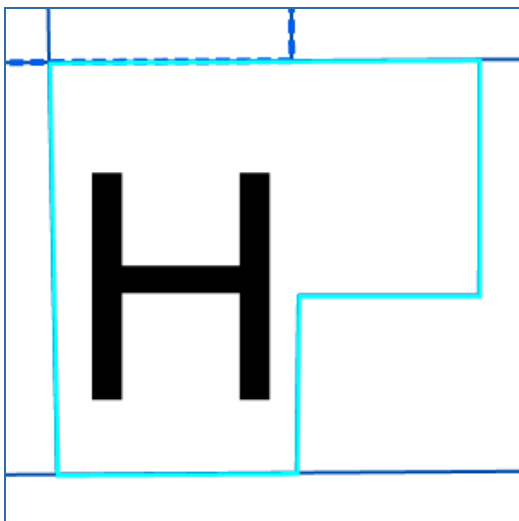
2023-615A

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Sketches



Map



Photos

No data available for the following modules: Extra Features, Permits.

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Sign Up for Property Watch

Parcel Summary

Parcel ID 06061-003-005
Prop ID 36191
Location Address
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* COM INT N R/W 39TH AVE & E R/W 51ST ST N 89 DEG 34 MIN 07 SEC E 1321.96 FT N 00 DEG 25 MIN 59 SEC W 790.34 FT POB N 00 DEG 25 MIN 59 SEC W 393.08 FT S 89 DEG 34 MIN 07 SEC W 273.20 FT S 39 DEG 32 MIN 05 SEC E 36.54 FT S 32 DEG 27 MIN 23 SEC E 45.21 FT S 1
(Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT COMM (01000)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 2.000
Homestead N

[View Map](#)

Owner Information

[MAGNOLIA PARKE OWNERS ASSOCIA](#)
 3951 NW 48TH TER STE 307
 GAINESVILLE, FL 32606

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$100	\$100	\$100	\$100	\$100
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$100	\$100	\$100	\$100	\$100
Assessed Value	\$100	\$100	\$100	\$100	\$100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$100	\$100	\$100	\$100	\$100
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

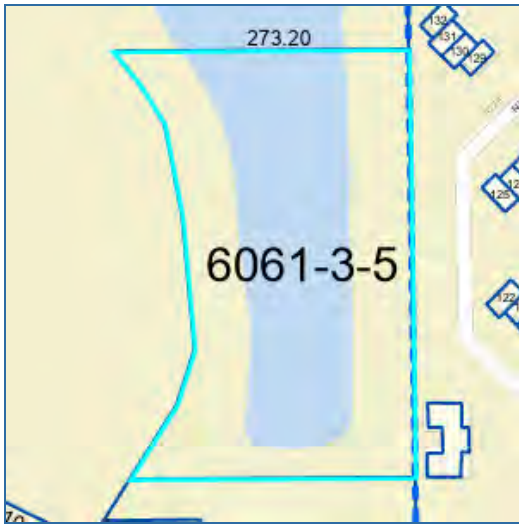
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9410	RET COMM	2.00	87120	0	0	PD

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/18/2007	\$100	MS	3721	915	U - UNQUALIFIED	Vacant	* DENNEY FAMILY LTD PARTNERSHI	MAGNOLIA PARKE OWNERS ASSOCIAT	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



2023-615A

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Sign Up for Property Watch

Parcel Summary

Parcel ID 06061-003-004
Prop ID 36190
Location Address
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* COM INT N R/W 39TH AVE & E R/W 51ST ST N 00 DEG 25 MIN 25 SEC W 1576.94 FT N 89 DEG 37 MIN 11 SEC E 60 FT S 00 DEG 25 MIN 25 SEC E 581.47 FT N 89 DEG 34 MIN 07 SEC E 259.08 FT POB N 89 DEG 34 MIN 07 SEC E 284.42 FT S 24 DEG W 23.23 FT S 35 DEG W 40.20 FT
(Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT COMM (01000)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acres 0.470
Homestead N

[View Map](#)

Owner Information

[MAGNOLIA PARKE OWNERS ASSOCIA](#)
 3951 NW 48TH TER STE 307
 GAINESVILLE, FL 32606

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$100	\$100	\$100	\$100	\$100
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$100	\$100	\$100	\$100	\$100
Assessed Value	\$100	\$100	\$100	\$100	\$100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$100	\$100	\$100	\$100	\$100
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

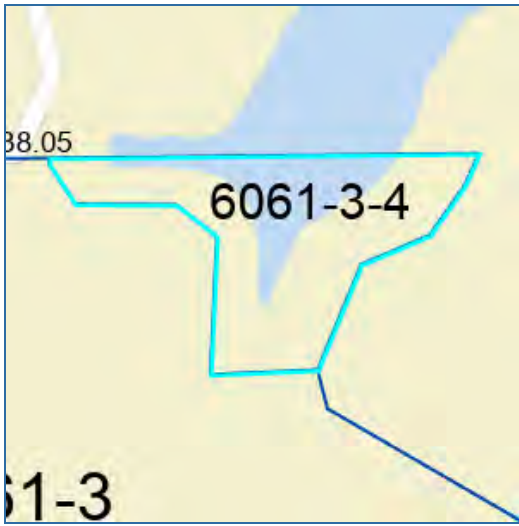
Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9410	RET COMM	0.47	20473	0	0	PD

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/18/2007	\$100	MS	3721	915	U - UNQUALIFIED	Vacant	* DENNEY FAMILY LIMITED PARTNE	MAGNOLIA PARKE OWNERS ASSOCIAT	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Sign Up for Property Watch

Parcel Summary

Parcel ID 06064-005-001
Prop ID 36766
Location Address
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* COM INT N R/W 39TH AVE & E R/W 51ST ST N 89 DEG 34 MIN 07 SEC E 1467.89 FT POB N 89 DEG 34 MIN 07 SEC E 104.03 FT N 00 DEG 25 MIN 47 SEC W 645.58 FT S 89 DEG 37 MIN 55 SEC W 245 FT S 00 DEG 25 MIN 59 SEC E 186 FT N 89 DEG 37 MIN 55 SEC E 162.52 FT S 00 DE
(Note: *The Description above is not to be used on legal documents.)
Property Use Code COMMON AREA (00900)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 2.060
Homestead N

[View Map](#)

Owner Information

[MAGNOLIA PARKE OWNERS ASSOCIA](#)
 1951 NW 48TH TER STE 307
 GAINESVILLE, FL 32606

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$100	\$100	\$100	\$100	\$100
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$100	\$100	\$100	\$100	\$100
Assessed Value	\$100	\$100	\$100	\$100	\$100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$100	\$100	\$100	\$100	\$100
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0900	COMMON AREA	2.06	89734	0	0	PD

Building Information

Type	SOH MISC	Heat	
Total Area	5	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1977

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0644	COURT R C	2		R5	RES
0646	COURT T C	2		R5	RES
2020	SHED	1		R2	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/18/2007	\$100	MS	3721	915	U-UNQUALIFIED	Vacant	* DENNEY FAMILY LTD PARTNERSHI	MAGNOLIA PARKE OWNERS ASSOCIAT	Link (Clerk)



No data available for the following modules: Extra Features, Permits, Sketches, Photos.

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Sign Up for Property Watch

Parcel Summary

Parcel ID 06061-003-006
Prop ID 36192
Location Address
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* MAGNOLIA PARKE PARCEL C LESS POD H OR 3721/0915
(Note: *The Description above is not to be used on legal documents.)
Property Use Code RIGHT-OF-WAY (09400)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 5.240
Homestead N

[View Map](#)

Owner Information

[MAGNOLIA PARKE OWNERS, ASSOCIA](#)
 2951 NW 48TH TER STE 307
 GAINESVILLE, FL 32606

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$100	\$100	\$100	\$100	\$100
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$100	\$100	\$100	\$100	\$100
Assessed Value	\$100	\$100	\$100	\$100	\$100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$100	\$100	\$100	\$100	\$100
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9400	RIGHT-OF-WAY	5.24	228254	0	0	

Sales

Sale Date	Sale Price		Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
	Price	Instrument							
12/18/2007	\$100	MS	3721	915	U - UNQUALIFIED	Vacant	* DENNEY FAMILY LTD PARNTERSHI	MAGNOLIA PARKE OWNERS ASSOCIAT	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Sign Up for Property Watch

Parcel Summary

Parcel ID 06064-050-001
Prop ID 36768
Location Address 4650 NW 39TH PL UNIT A
 GAINESVILLE, FL 32606
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* MAGNOLIA PARKE POD I-2 CONDOMINIUM CONDO BK 10 PG 94 UNIT A & AN UNDIV INT IN COMMON ELEMENTS OR 4667/1432
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code STORES (01100)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.960
Homestead N

[View Map](#)

Owner Information

4650A LLC
 4650 NW 39TH PL UNIT A
 GAINESVILLE, FL 32606

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$125,509	\$126,919	\$128,329	\$129,739	\$134,400
Land Value	\$51,185	\$51,185	\$51,185	\$51,185	\$51,200
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$176,694	\$178,104	\$179,514	\$180,924	\$185,600
Assessed Value	\$176,694	\$178,104	\$179,514	\$180,924	\$185,600
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$176,694	\$178,104	\$179,514	\$180,924	\$185,600
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1100	STORE 1 FLOOR	0.96	41817.6	0	0	

Building Information

Type	STORE RETAIL	Heat	ELECTRIC
Total Area	2,989	HC&V	FORCED AIR
Heated Area	2,989	HVAC	ROOF TOP AIR
Exterior Walls	TILE/WD STUCCO	Bathrooms	
Interior Walls	MINIMUM/MASON	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	3-Rooms
Roof Type	RIGID FR/JOIST	Stories	1.0
Frame	STEEL	Actual Year Built	2009
Floor Cover	SHEET VINYL	Effective Year Built	2009

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,989	3	3500	STORE RETAIL

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/1/2019	\$485,000	WD	4667	1432	30 - AFFILIATED PARTIES	Improved	RYALS JANE S, RYALS MICHAEL S	4650A LLC	Link (Clerk)
8/31/2010	\$300,000	WD	3979	846	30 - AFFILIATED PARTIES	Improved	* POD I-2 LLC	RYALS JANE S, RYALS MICHAEL S	Link (Clerk)

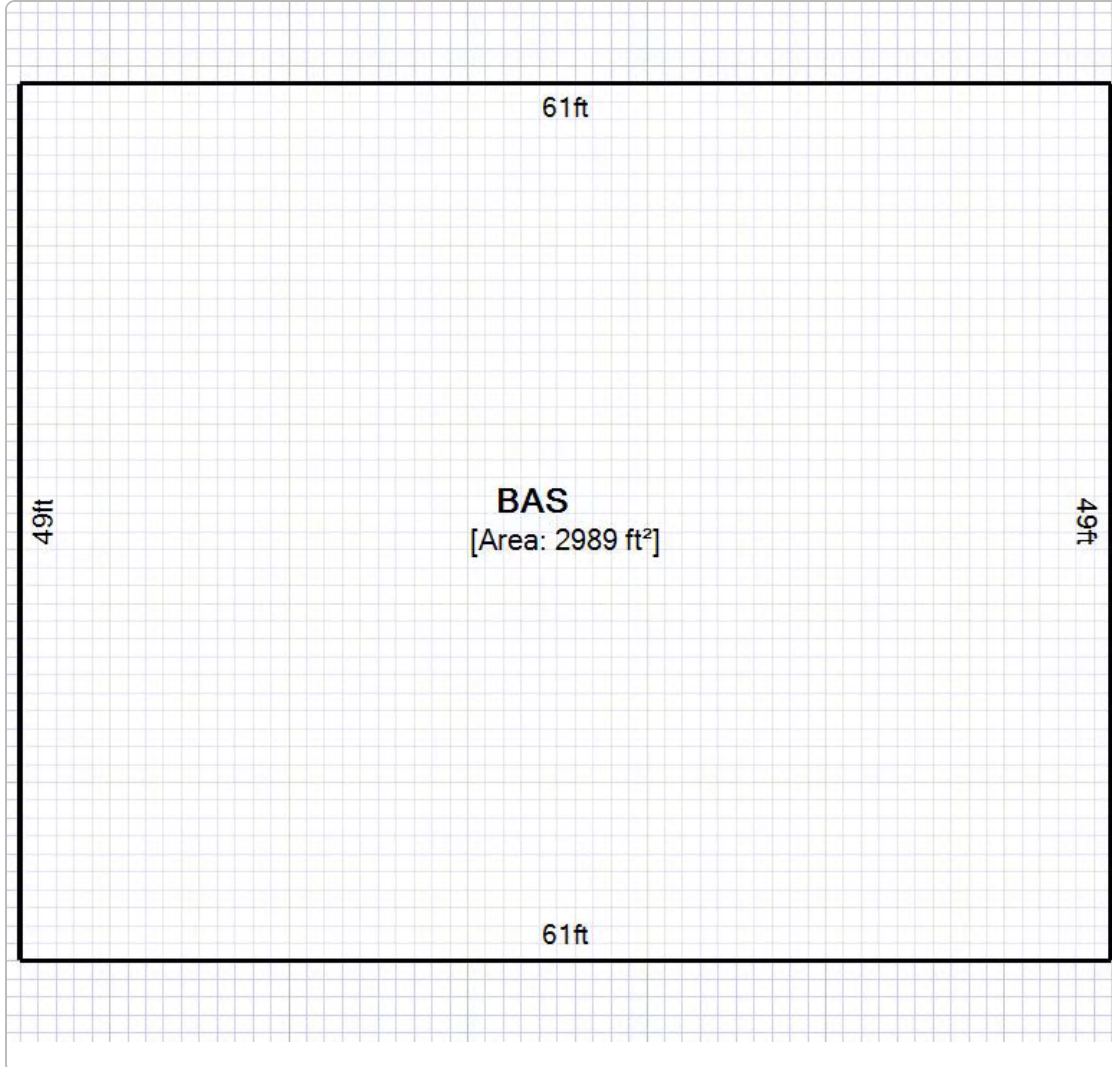
Permits

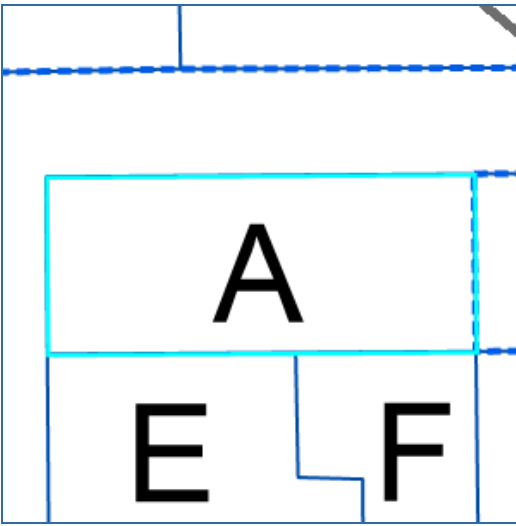
Permit Number	Type	Primary	Active	Issue Date	Value
17-02926	MISCELLANEOUS	Yes	No	8/19/2017	\$0
10-3747	TENANT BUILD OUT	Yes	No	8/9/2010	\$0
09-2076	MISCELLANEOUS	Yes	No	4/22/2009	\$1,000
09-1563	SIGN PERMIT	Yes	No	4/3/2009	\$2,097
09-385	COMM REMODEL PERMIT	Yes	No	2/23/2009	\$78,000
09-538	FIRE ALARM	Yes	No	2/17/2009	\$7,100
08-7767	COMM REMODEL PERMIT	Yes	No	1/9/2009	\$77,000
08-7768	COMM REMODEL PERMIT	Yes	No	1/9/2009	\$79,500
08-4609	COMMERCIAL BUILDING	Yes	No	12/12/2008	\$852,175

2023-615A

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches





No data available for the following modules: Extra Features, Photos.

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Sign Up for Property Watch

Parcel Summary

Parcel ID 06064-050-002
Prop ID 36769
Location Address 4650 NW 39TH PL UNIT B
 GAINESVILLE, FL 32606
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* MAGNOLIA PARKE POD I-2 CONDOMINIUM CONDO BK 10 PG 94 UNIT B & AN UNDIV INT IN COMMON ELEMENTS CONDO BK 11 PG 1 OR 5038/2314
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code OFFICE 1 STORY (01700)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.960
Homestead N

[View Map](#)



Owner Information

[ROSE OF SHARON SOUTH MARION LLC](#)
 810 SOUTH MAGNOLIA AVE
 OCALA, FL 34471

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$133,895	\$135,400	\$136,904	\$138,408	\$143,200
Land Value	\$43,908	\$43,908	\$43,908	\$43,908	\$43,900
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$177,803	\$179,308	\$180,812	\$182,316	\$187,100
Assessed Value	\$177,803	\$179,308	\$180,812	\$182,316	\$187,100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$177,803	\$179,308	\$180,812	\$182,316	\$187,100
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1700	OFFICE 1 STORY	0.96	41817.6	0	0	

Building Information

Type	OFFICE CONDO	Heat	ELECTRIC
Total Area	2,520	HC&V	FORCED AIR
Heated Area	2,520	HVAC	ROOF TOP AIR
Exterior Walls	TILE/WD STUCCO	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	1-Rooms
Roof Type	RIGID FR/JOIST	Stories	1.0
Frame	STEEL	Actual Year Built	2009
Floor Cover	CARPET	Effective Year Built	2009

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,520	3	5100	OFFICE CONDO

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/28/2022	\$100	MS	5038	2314	11 - CORRECTIVE DEED	Improved	HOPPS JUNE GARY	ROSE OF SHARON SOUTH WARRON LL	Link (Clerk)
11/21/2014	\$1,150,000	MS	4318	113	05 - QUALIFIED, MULTI TRANS	Improved	* POD I-2 LLC	HOPPS JUNE GARY	Link (Clerk)
11/14/2014	\$100	MS	5020	2500	11 - CORRECTIVE DEED	Improved	HOPPS JUNE GARY		

2023-615A

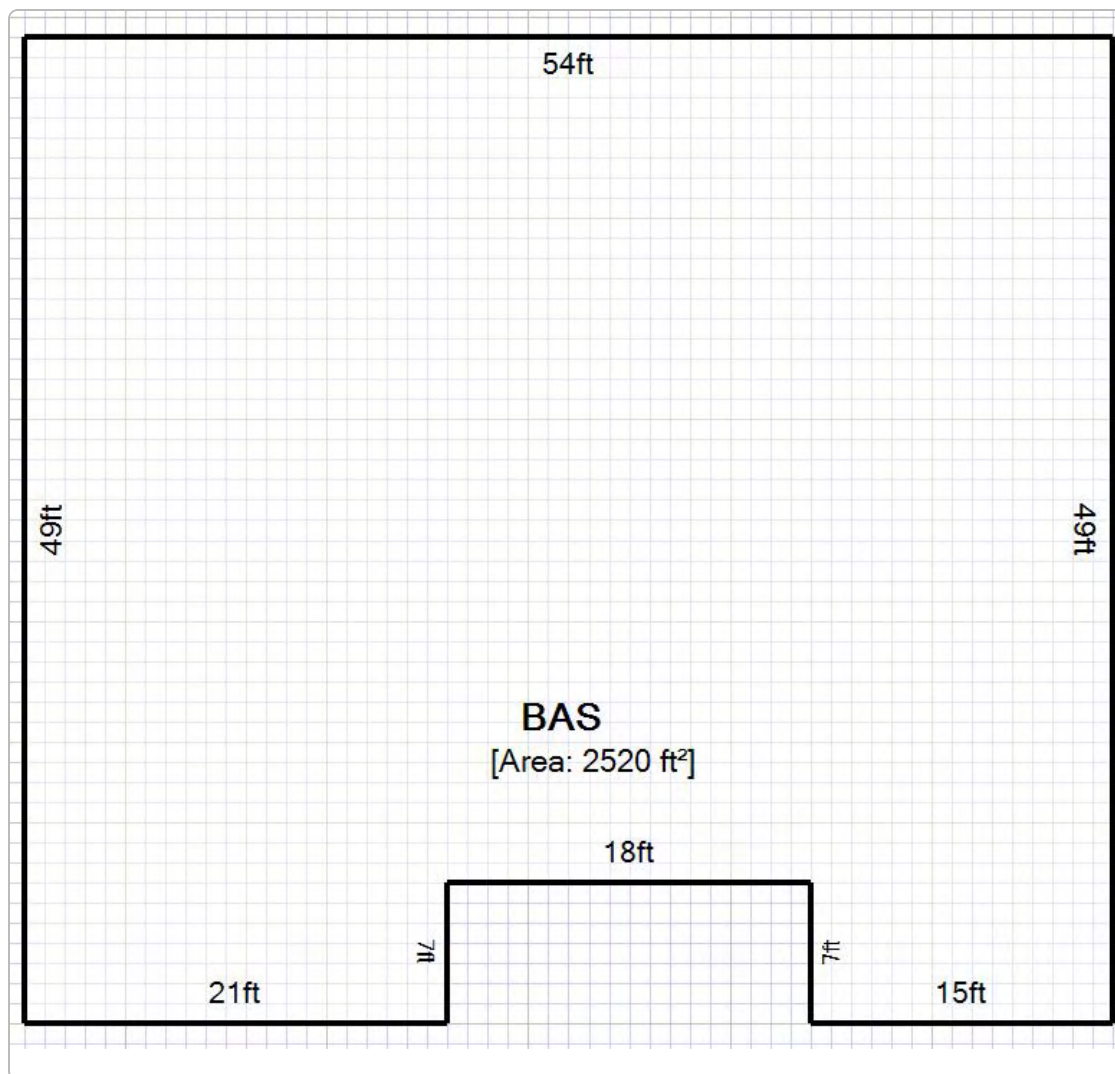
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

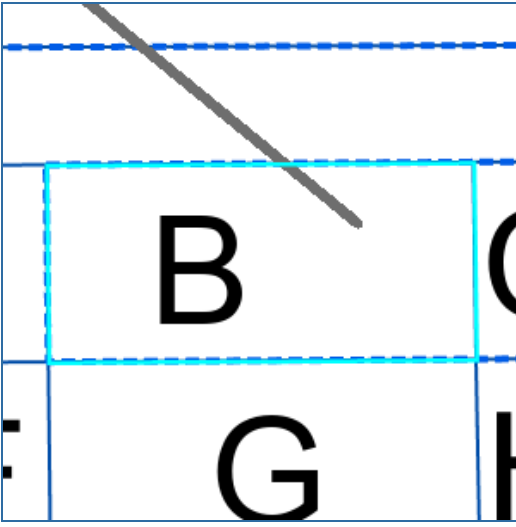
Permit Number	Type	Primary	Active	Issue Date	Value
11-00951	COMM REMODEL PERMIT	Yes	No	3/14/2011	\$249,000
09-3265	FIRE ALARM	Yes	No	6/23/2009	\$7,500

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



2023-615A

Photos

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Parcel Summary

Parcel ID 06064-050-003
Prop ID 36770
Location Address 4650 NW 39TH PL UNIT C
 GAINESVILLE, FL 32606
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* MAGNOLIA PARKE POD I-2 CONDOMINIUM CONDO BK 10 PG 94 UNIT C & AN UNDIV INT IN COMMON ELEMENTS OR 3884/0381 CONDO BK 11 PG 1
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code OFFICE 1 STORY (01700)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.960
Homestead N

[View Map](#)



Owner Information

MICHELLE FORTNER LLC &, ROBERT
 14260 W NEWBERRY RD
 JONESVILLE, FL 32669

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$95,163	\$92,202	\$92,202	\$87,200	\$87,200
Land Value	\$33,337	\$31,590	\$31,590	\$17,500	\$17,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$128,500	\$123,792	\$123,792	\$104,700	\$104,700
Assessed Value	\$128,500	\$123,792	\$115,170	\$104,700	\$104,700
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$128,500	\$123,792	\$115,170	\$104,700	\$104,700
Maximum Save Our Homes Portability	\$0	\$0	\$8,622	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1700	OFFICE 1 STORY	0.96	41817.6	0	0	

Building Information

Type	OFFICE CONDO	Heat	ELECTRIC
Total Area	1,023	HC&V	FORCED AIR
Heated Area	1,023	HVAC	ROOF-TOP AIR
Exterior Walls	CONCRETE BLOCK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	7-Rooms
Roof Type	GABLE/HIP	Stories	1.0
Frame	STEEL	Actual Year Built	2009
Floor Cover	CARPET; HARDWOOD	Effective Year Built	2009

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,023	3	5100	OFFICE CONDO

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2009	\$158,400	WD	3884	381	01 - EXAMINATION OF DEED	Improved	* POD I-2 LLC	MICHELLE FORTNER LLC & ROBERTS	Link (Clerk)

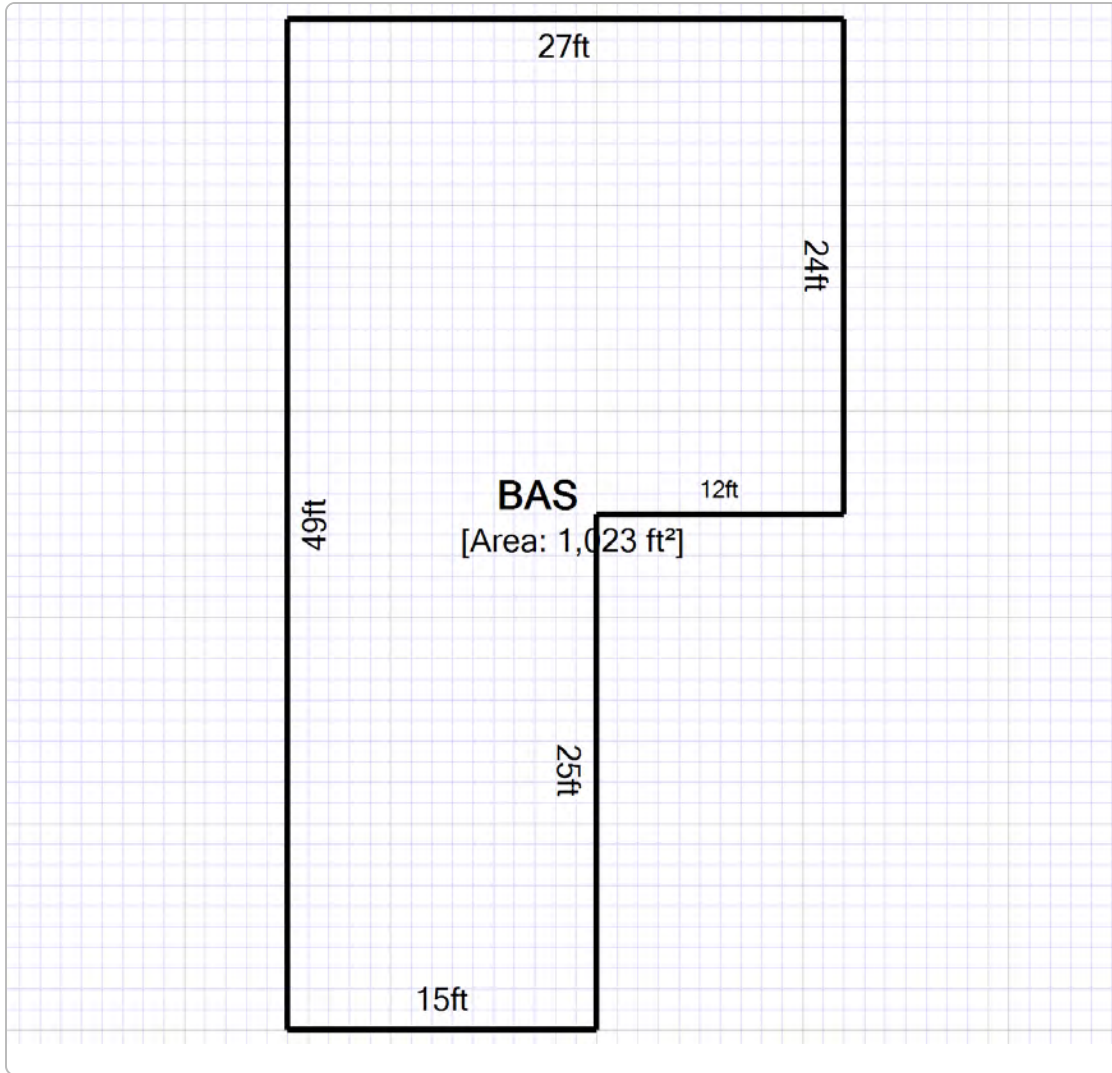
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
20-07092	COMM REMODEL PERMIT	Yes	No	2/29/2020	\$0
09-2900	COMMERCIAL BUILDING	Yes	No	6/19/2009	\$47,240

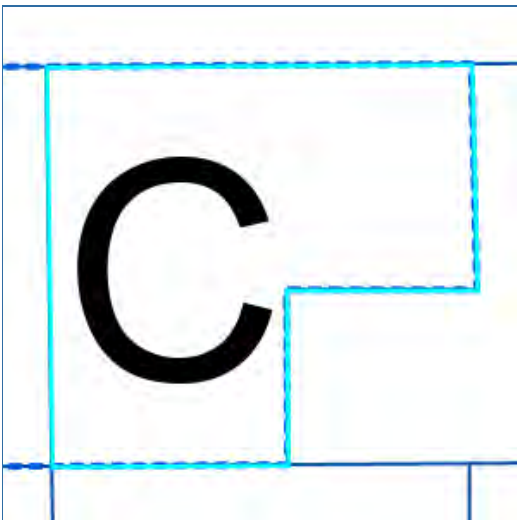
2023-615A

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



Photos

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Parcel Summary

Parcel ID 06064-050-004
Prop ID 36771
Location Address 4650 NW 39TH PL UNIT D
 GAINESVILLE, FL 32606
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* MAGNOLIA PARKE POD I-2 CONDOMINIUM CONDO BK 10 PG 94 UNIT D & AN UNDIV INT IN COMMON ELEMENTS OR 3868/2397
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code PROF OFFICES (01900)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.960
Homestead N

[View Map](#)



Owner Information

HERLEVICH & KROL PROPERTIES
 111 SW 136TH ST
 NEWBERRY, FL 32669

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$210,738	\$210,738	\$210,738	\$198,700	\$198,700
Land Value	\$56,779	\$56,779	\$56,779	\$34,500	\$34,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$267,517	\$267,517	\$267,517	\$233,200	\$233,200
Assessed Value	\$267,517	\$267,517	\$256,520	\$233,200	\$233,200
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$267,517	\$267,517	\$256,520	\$233,200	\$233,200
Maximum Save Our Homes Portability	\$0	\$0	\$10,997	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1700	OFFICE 1 STORY	0.96	41817.6	0	0	

Building Information

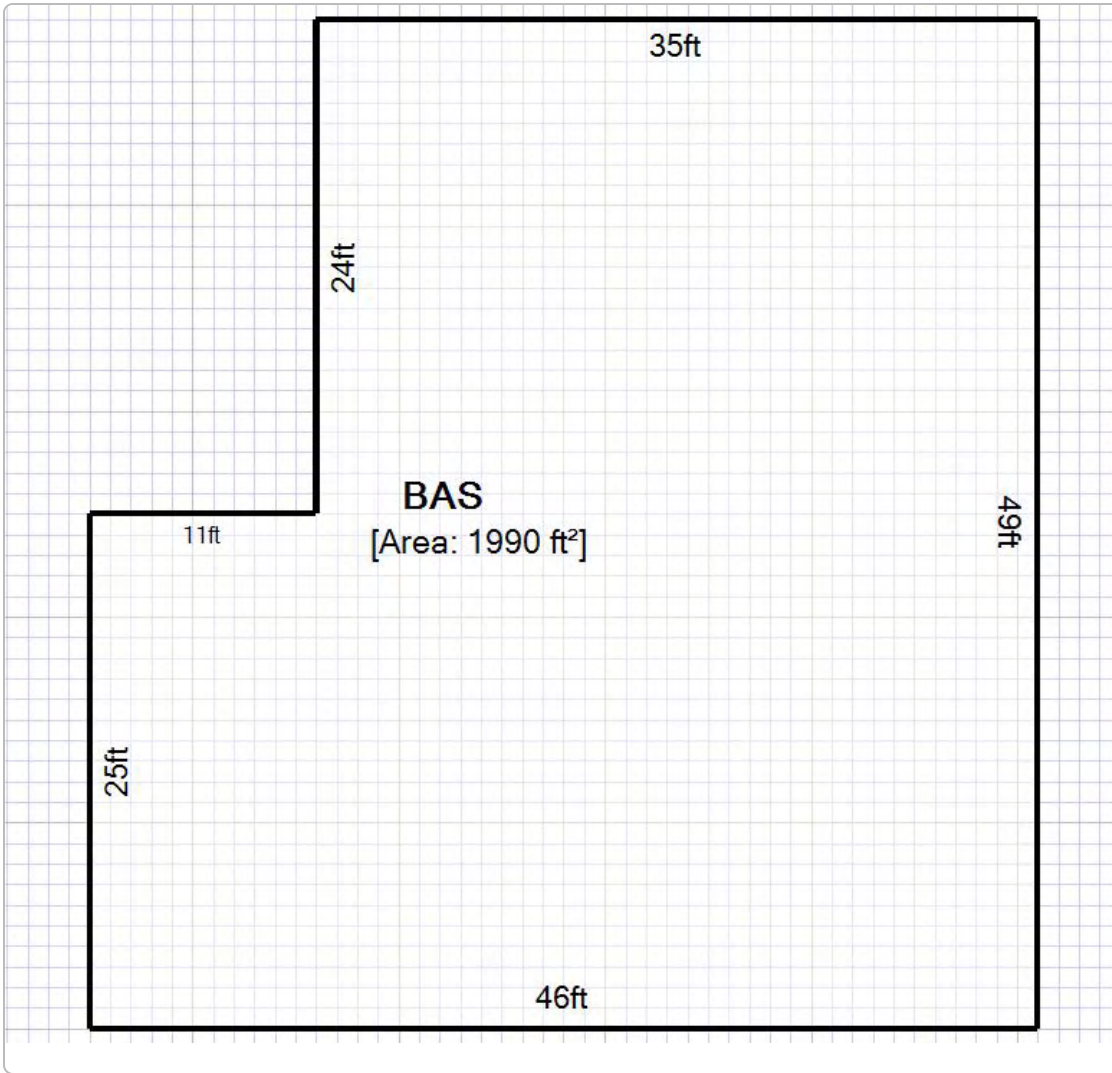
Type	OFFICE CONDO	Heat	ELECTRIC
Total Area	1,990	HC&V	FORCED AIR
Heated Area	1,990	HVAC	ROOF-TOP AIR
Exterior Walls	CONCRETE BLOCK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	10-Rooms
Roof Type	RIGID FR/JOIST	Stories	1.0
Frame	STEEL	Actual Year Built	2009
Floor Cover	CARPET; CLAY TILE	Effective Year Built	2009

Sub Area

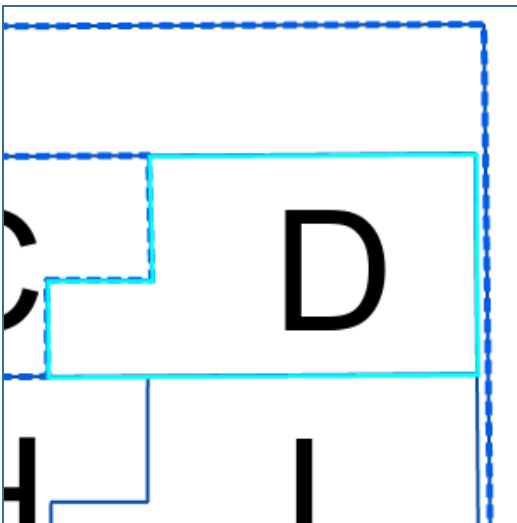
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,990	3	5100	OFFICE CONDO

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/1/2009	\$303,900	WD	3868	2397	01 - EXAMINATION OF DEED	Improved	* POD I-2 LLC	HERLEVICH & KROL PROPERTIES LL	Link (Clerk)



Map



Photos

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Parcel Summary

Parcel ID 06064-050-005
Prop ID 36772
Location Address 4650 NW 39TH PL UNIT E
 GAINESVILLE, FL 32606
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* MAGNOLIA PARKE POD I-2 CONDOMINIUM CONDO BK 10 PG 94 UNIT E & AN UNDIV INT IN COMMON ELEMENTS OR 4925/0499
(Note: *The Description above is not to be used on legal documents.)
Property Use Code OFFICE 1 STORY (01700)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.960
Homestead N

[View Map](#)

Owner Information

[RYALS & RYALS LLC](#)
 3925 NW 25TH CIR
 GAINESVILLE, FL 32606

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$207,163	\$200,489	\$200,489	\$181,300	\$181,300
Land Value	\$57,937	\$54,839	\$54,839	\$34,500	\$34,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$265,100	\$255,328	\$255,328	\$215,800	\$215,800
Assessed Value	\$265,100	\$255,328	\$237,380	\$215,800	\$215,800
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$265,100	\$255,328	\$237,380	\$215,800	\$215,800
Maximum Save Our Homes Portability	\$0	\$0	\$17,948	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1700	OFFICE 1 STORY	0.96	41817.6	0	0	

Building Information

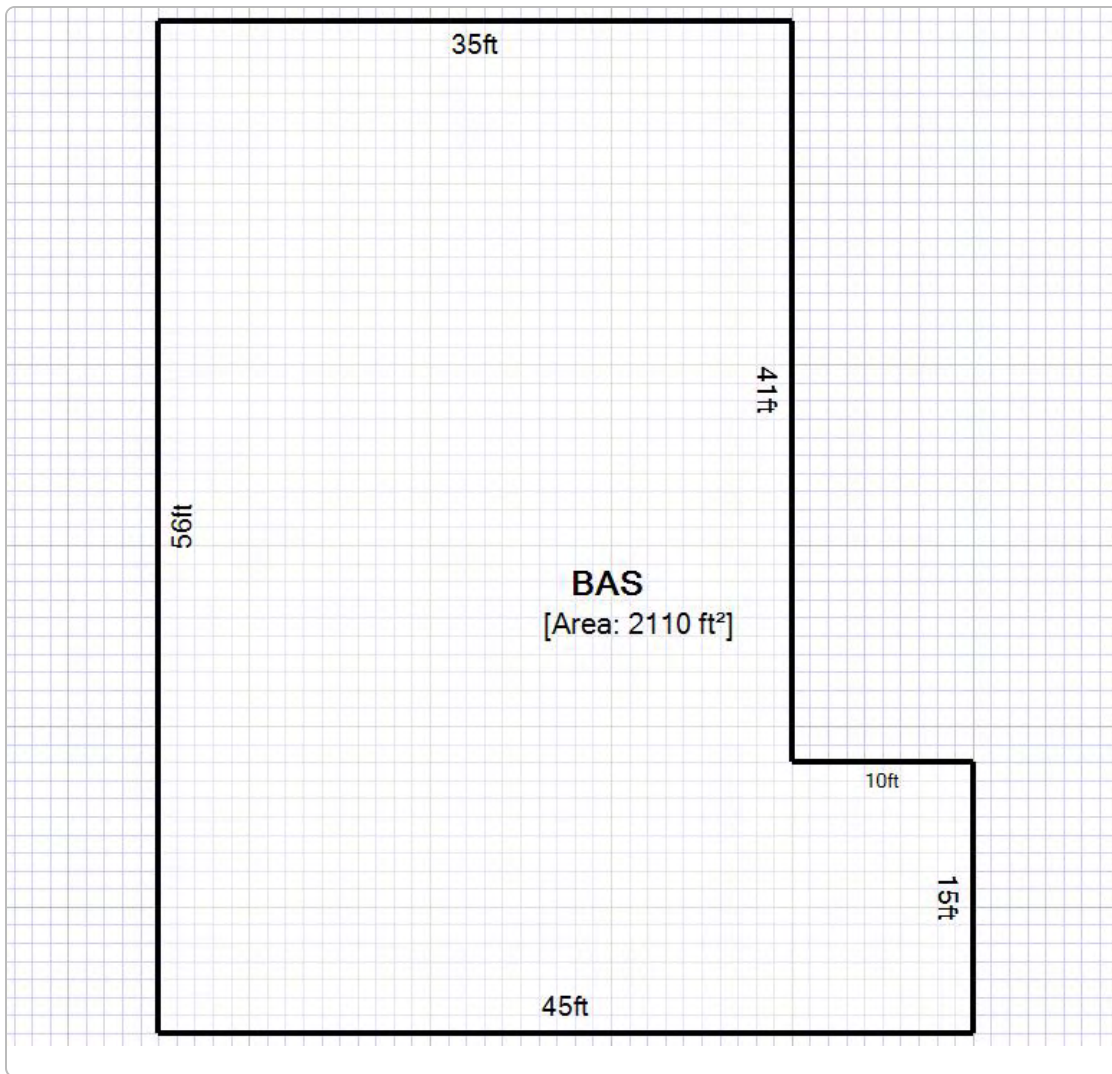
Type	OFFICE CONDO	Heat	ELECTRIC
Total Area	2,110	HC&V	FORCED AIR
Heated Area	2,110	HVAC	ROOF TOP AIR
Exterior Walls	TILE/WD STUCCO	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	9-Rooms
Roof Type	RIGID FR/JOIST	Stories	1.0
Frame	STEEL	Actual Year Built	2009
Floor Cover	CARPET; CORK TILE	Effective Year Built	2009

Sub Area

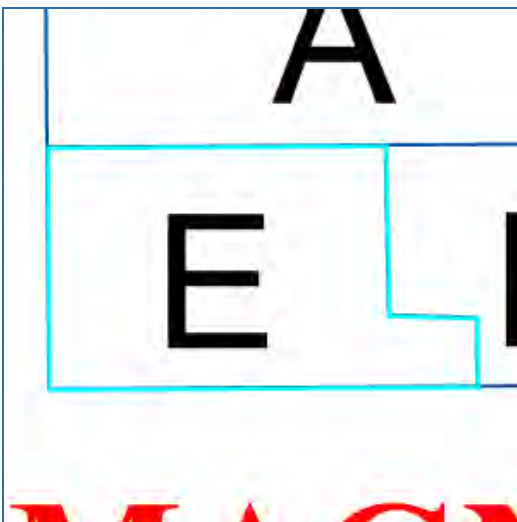
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,110	3	5100	OFFICE CONDO

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/24/2021	\$100	MS	4925	0499	11 - CORRECTIVE DEED	Improved	RYALS JANE, RYALS JANE S, RYAL	RYALS & RYALS LLC	Link (Clerk)
4/20/2009	\$305,300	WD	3872	1772	37 - NOT EXPOSED TO OPEN MKT	Improved	* POD I-2 LLC	RYALS JANE S, RYALS MICHAEL S	Link (Clerk)



Map



No data available for the following modules: Extra Features, Permits, Photos.

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Sign Up for Property Watch

Parcel Summary

Parcel ID 06064-050-006
Prop ID 36773
Location Address 4650 NW 39TH PL UNIT F
 GAINESVILLE, FL 32606
 (114300.56)
Neighborhood/Area
Subdivision
Brief Legal Description* MAGNOLIA PARKE POD I-2 CONDOMINIUM CONDO BK 10 PG 94 UNIT F & AN UNDIV INT IN COMMON ELEMENTS OR 5038/2314
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code OFFICE 1 STORY (01700)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.960
Homestead N

[View Map](#)



Owner Information

[ROSE OF SHARON SOUTH MARION LLC](#)
 810 SOUTH MAGNOLIA AVE
 Ocala, FL 34471

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$10,379	\$10,684	\$10,989	\$11,294	\$12,700
Land Value	\$21,954	\$21,954	\$21,954	\$21,954	\$22,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$32,333	\$32,638	\$32,943	\$33,248	\$34,700
Assessed Value	\$32,333	\$32,638	\$32,943	\$33,248	\$34,700
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$32,333	\$32,638	\$32,943	\$33,248	\$34,700
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1700	OFFICE 1 STORY	0.96	41817.6	0	0	

Building Information

Type	OFFICE CONDO	Heat	NONE
Total Area	1,274	HC&V	NONE
Heated Area	1,274	HVAC	NONE
Exterior Walls	TILE/WD STUCCO	Bathrooms	
Interior Walls	MINIMUM/MASON	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	1-Rooms
Roof Type	RIGID FR/JOIST	Stories	1.0
Frame	STEEL	Actual Year Built	2009
Floor Cover	NONE	Effective Year Built	2009

Sub Area

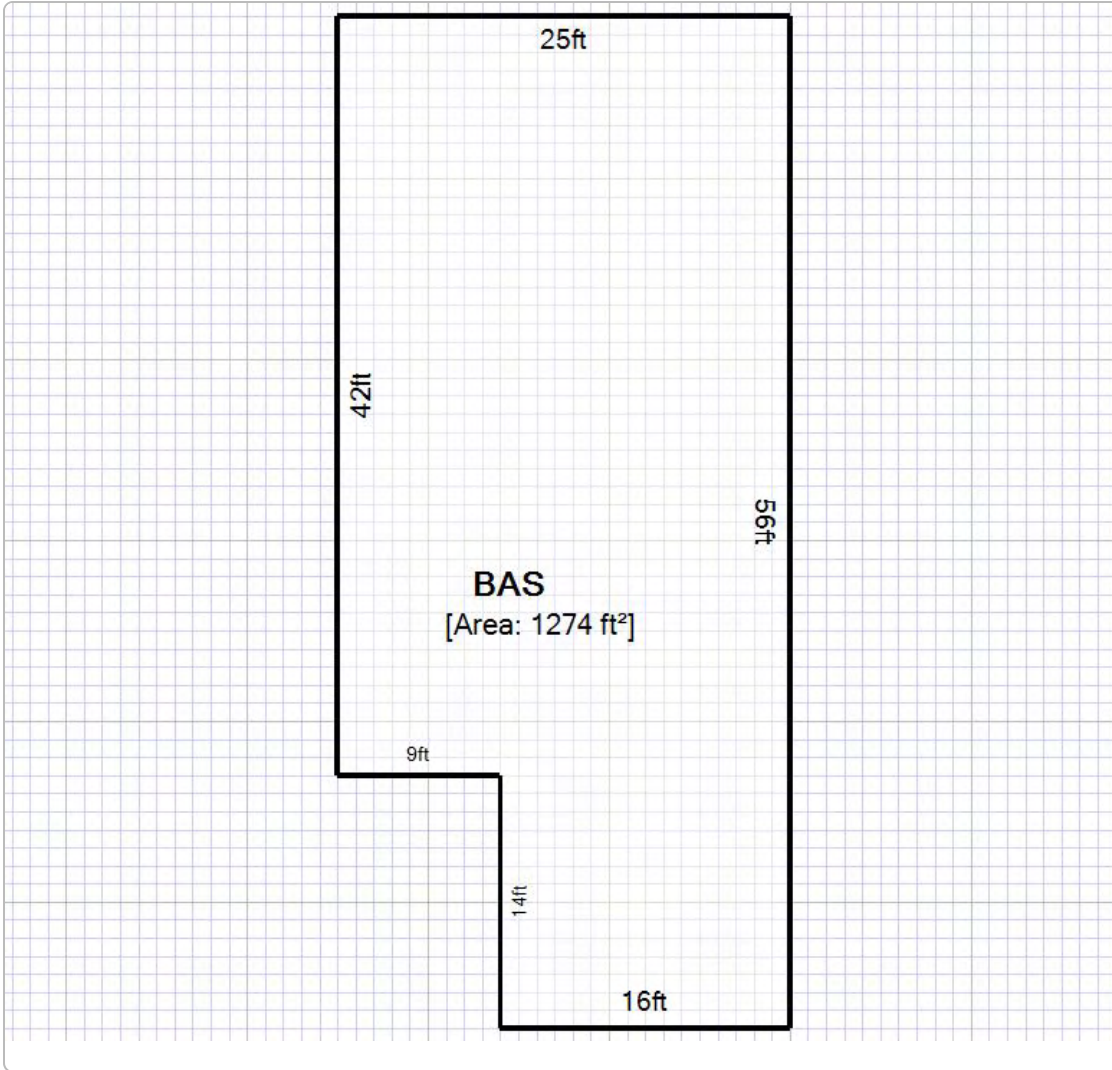
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,274	3	5100	OFFICE CONDO

Sales

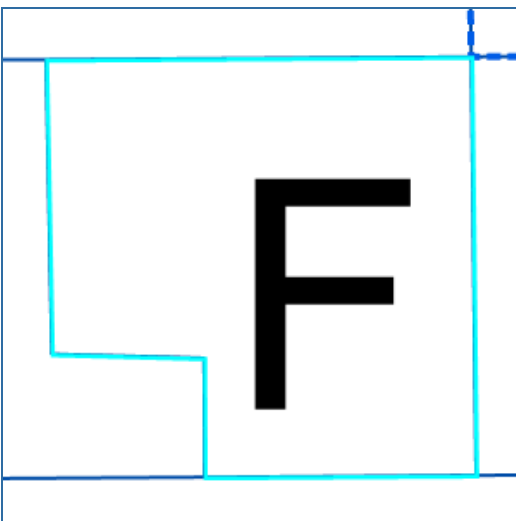
Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/14/2022	\$100	MS	5025	2500	11 - CORRECTIVE DEED	Improved	HOPPS JUNE GARY	2023-615A	Link (Clerk)
8/28/2022	\$100	MS	5038	2314	11 - CORRECTIVE DEED	Improved	HOPPS JUNE GARY	ROSE OF SHARON SOUTH MARION LL	Link (Clerk)
11/21/2014	\$1,150,000	MS	4318	113	05 - QUALIFIED, MULTI TRANS	Improved	* POD I-2 LLC	HOPPS JUNE GARY	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Sketches



Map



Photos

No data available for the following modules: Extra Features, Permits.

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2023-615A

Developed by
 Schneider
GEOSPATIAL

Version 2.3.232

Sign Up for Property Watch

Parcel Summary

Parcel ID 06064-050-007
Prop ID 36774
Location Address 4650 NW 39TH PL UNIT G
 GAINESVILLE, FL 32606
 (114300.56)
Neighborhood/Area
Subdivision
Brief Legal Description* MAGNOLIA PARKE POD I-2 CONDOMINIUM CONDO BK 10 PG 94 UNIT G & AN UNDIV INT IN COMMON ELEMENTS OR 5038/2314
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code OFFICE 1 STORY (01700)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.960
Homestead N

[View Map](#)



Owner Information

[ROSE OF SHARON SOUTH MARION LLC](#)
 810 SOUTH MAGNOLIA AVE
 Ocala, FL 34471

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$118,463	\$119,795	\$121,126	\$122,457	\$127,200
Land Value	\$50,181	\$50,181	\$50,181	\$50,181	\$50,200
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$168,644	\$169,976	\$171,307	\$172,638	\$177,400
Assessed Value	\$168,644	\$169,976	\$171,307	\$172,638	\$177,400
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$168,644	\$169,976	\$171,307	\$172,638	\$177,400
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1700	OFFICE 1 STORY	0.96	41817.6	0	0	

Building Information

Type	OFFICE CONDO	Heat	ELECTRIC
Total Area	2,898	HC&V	FORCED AIR
Heated Area	2,898	HVAC	CENTRAL
Exterior Walls	TILE/WD STUCCO	Bathrooms	
Interior Walls	MINIMUM/MASON	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	1-Rooms
Roof Type	RIGID FR/JOIST	Stories	1.0
Frame	STEEL	Actual Year Built	2009
Floor Cover	CARPET; CORK TILE	Effective Year Built	2009

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,898	3	5100	OFFICE CONDO

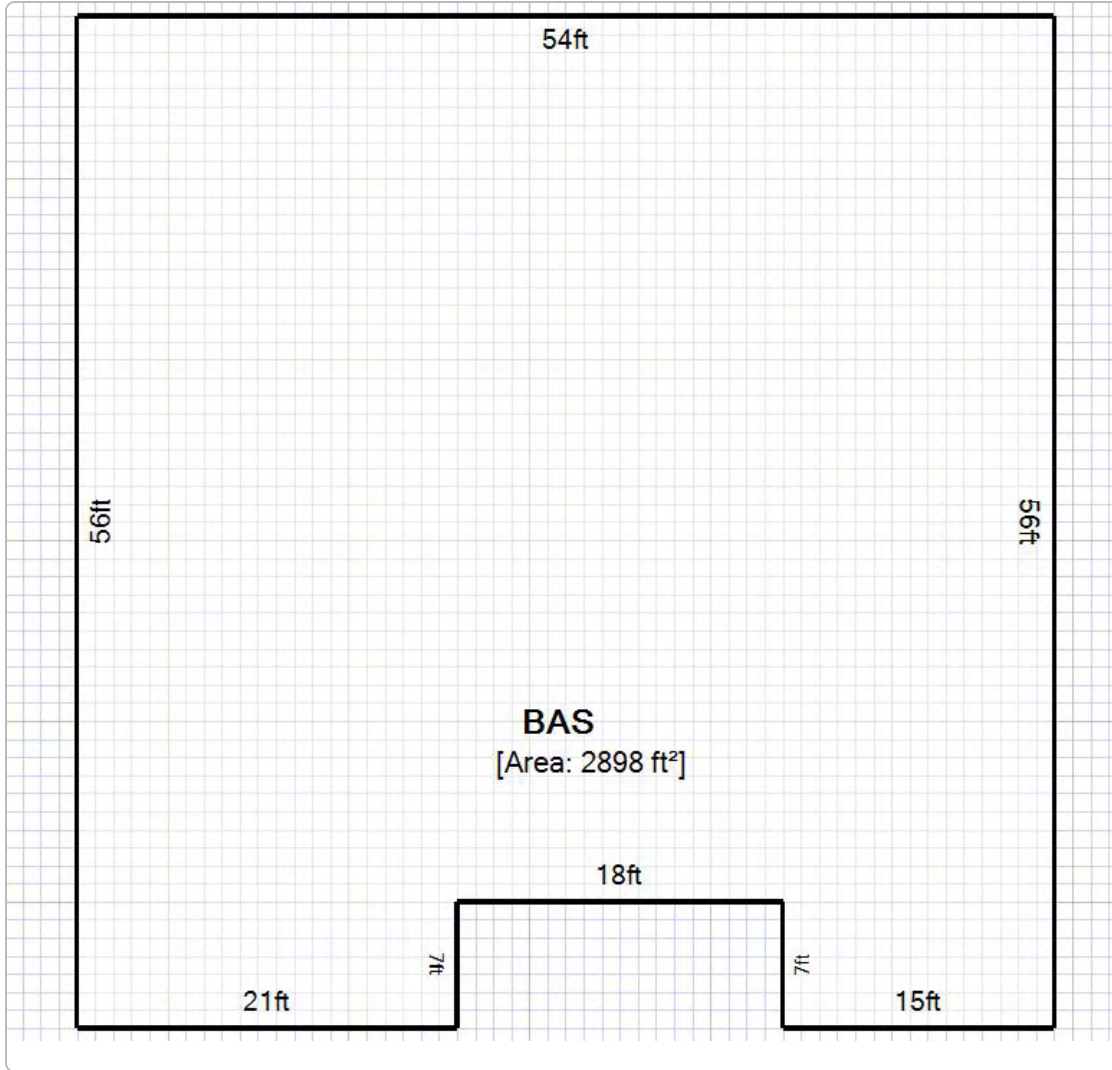
Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/28/2022	\$100	MS	5038	2314	11 - CORRECTIVE DEED	Improved	HOPPS JUNE GARY	ROSE OF SHARON SOUTH WARRON LL	Link (Clerk)
11/21/2014	\$1,150,000	MS	4318	113	05 - QUALIFIED, MULTI TRANS	Improved	* POD I-2 LLC	HOPPS JUNE GARY	Link (Clerk)
11/14/2014	\$100	MS	5025	2500	11 - CORRECTIVE DEED	Improved	HOPPS JUNE GARY		Link (Clerk)

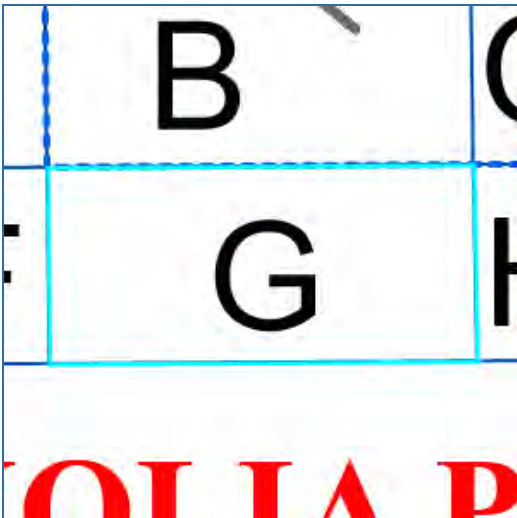
2023-615A

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Sketches



Map



Photos

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2023-615A

Developed by
 Schneider
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Version 2.3.232

[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID 06064-050-009
Prop ID 36776
Location Address 4650 NW 39TH PL UNIT I
 GAINESVILLE, FL 32606
Neighborhood/Area (114300.56)
Subdivision
Brief Legal Description* MAGNOLIA PARKE POD I-2 CONDOMINIUM CONDO BK 10 PG 94 UNIT I & AN UNDIV INT IN COMMON ELEMENTS OR 3868/2428
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code PROF OFFICES (01900)
Sec/Twp/Rng 22-09-19
Tax District GAINESVILLE (District 3600)
Millage Rate 21.4793
Acreage 0.960
Homestead N

[View Map](#)



Owner Information

TDKM OF GAINESVILLE LLC
 340 NW 76TH DR
 GAINESVILLE, FL 32607

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$240,637	\$240,637	\$240,637	\$228,100	\$228,100
Land Value	\$64,163	\$64,163	\$64,163	\$37,600	\$37,600
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$304,800	\$304,800	\$304,800	\$265,700	\$265,700
Assessed Value	\$304,800	\$304,800	\$292,270	\$265,700	\$265,700
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$304,800	\$304,800	\$292,270	\$265,700	\$265,700
Maximum Save Our Homes Portability	\$0	\$0	\$12,530	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1700	OFFICE 1 STORY	0.96	41817.6	0	0	

Building Information

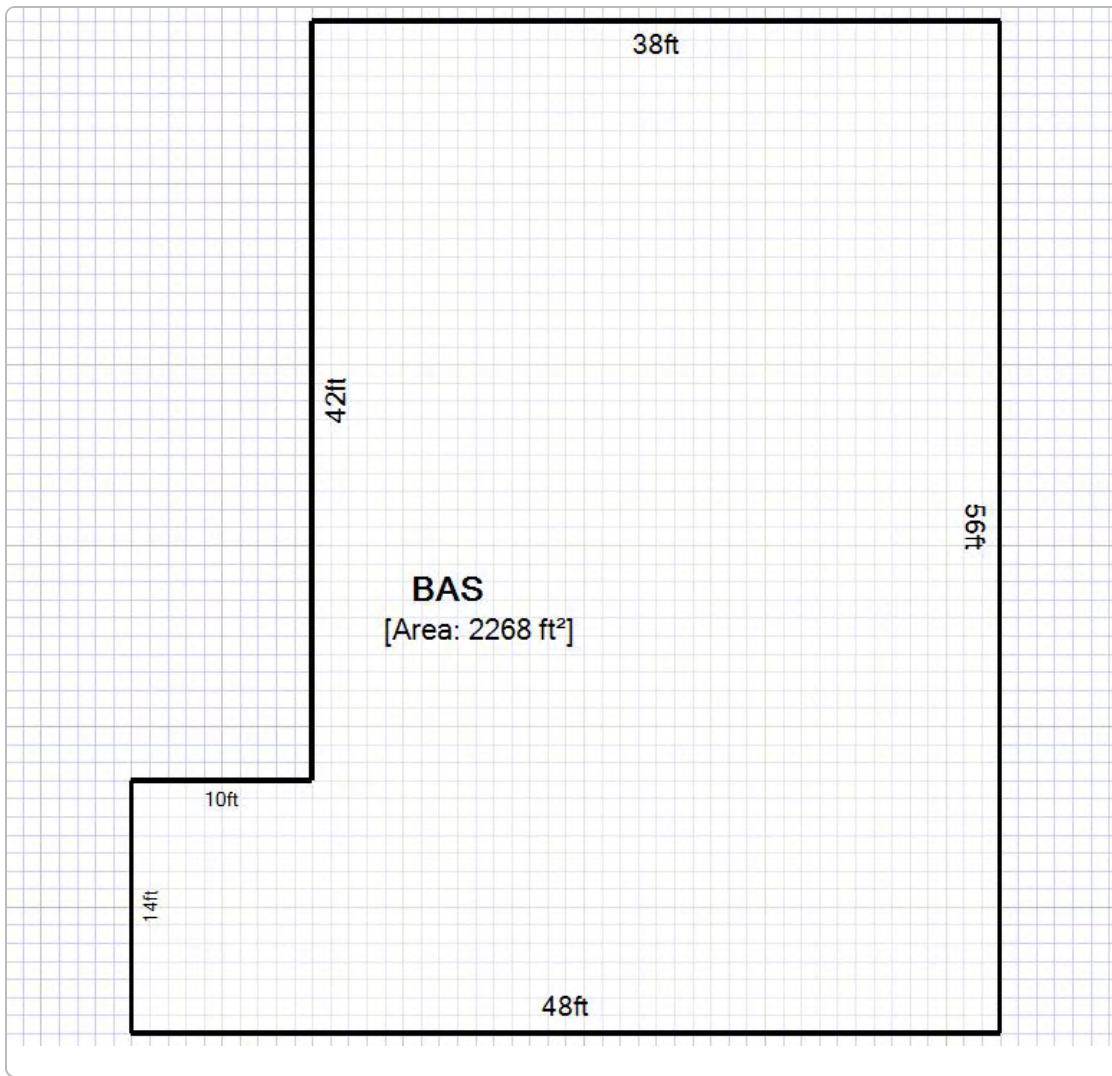
Type	MEDICAL CONDO	Heat	ELECTRIC
Total Area	2,268	HC&V	FORCED AIR
Heated Area	2,268	HVAC	ROOF TOP AIR
Exterior Walls	TILE/WD STUCCO	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	10-Rooms
Roof Type	RIGID FR/JOIST	Stories	1.0
Frame	STEEL	Actual Year Built	2009
Floor Cover	CARPET; CLAY TILE	Effective Year Built	2009

Sub Area

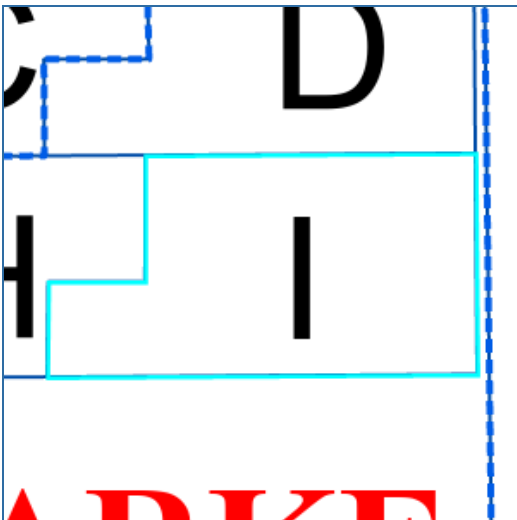
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,268	3	5152	MEDICAL CONDO

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/1/2009	\$341,300	WD	3868	2428	01 - EXAMINATION OF DEED	Improved	* POD I-2 LLC	TDKM OF GAINESVILLE LLC	Link (Clerk)



Map



Photos

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EXHIBIT 5

DEEDS

8/25/2022 12:17 PM
BOOK 5032 PAGE 1983
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1102728
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$151,200.00
Intang. Tax: \$0.00

Prepared By and Return To:
Goldman, Monaghan, Thakkar & Bettin, P.A.
Attn: Mitchell S. Goldman
96 Willard Street, Suite 302
Cocoa, FL 32922

Order No.: 22-3110

Property Appraiser's Parcel I.D. (folio) No.:
06061-001-000, 06061-002-000, 06061-002-001, 06061-002-003,
06061-003-000, 06061-003-002, and 06064-005-000

**STATUTORY WARRANTY DEED
(\$ 689.02, F.S.)**

THIS INDENTURE, made this 24th day of August, 2022 between **THE DENNEY FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP**, whose post office address is 3951 NW 48th Terrace, Suite 307, Gainesville, FL 32606 ("**Grantor**") and **MAG PARKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is 3113 W. Tamby Avenue, Tampa, FL 33611 ("**Grantee**").

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **ALACHUA** County, Florida, to wit:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Subject to:

- (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
- (b) Restrictions and matters appearing on the plat or otherwise common to the subdivision;
- (c) Public utility easements of record; and
- (d) Ad valorem taxes and solid waste charge for the year 2022 and subsequent years which are not yet due and payable.

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

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

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

[SIGNATURES FOLLOW ON NEXT PAGE]

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Signed, sealed and delivered in presence of:

The Denney Family Limited Partnership

By: Denney Enterprises International, Inc., General Partner

By: FCD
Floyd C. Denney, Jr., President

Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

Grantor Address:
3951 NW 48th Terrace, Suite 307
Gainesville, FL 32606

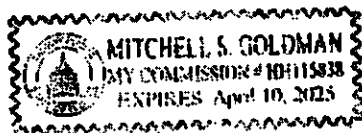
STATE OF FLORIDA

COUNTY OF Put

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on Aug. 29, 2023 by Floyd C. Denney, Jr., President of Denney Enterprises International, Inc., General Partner of The Denney Family Limited Partnership.

Personally known g
or Produced Identification g
Type of Identification Produced g

Notary Public
Print Name:
My Commission Expires:



2023-615A

EXHIBIT A
Legal Description

Parcel 1 (Parcel I.D. 06061-001-000 and a portion of Parcel I.D. 06061-002-003 and Parcel I.D. 06061-003-000):

No location address.

Magnolia Parke PD

A parcel of land situated in Section 22, Township 9 South, Range 19 East, Gainesville, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at the South One-Quarter corner of Section 22, Township 9 South, Range 19 East, and run N00°25'25"W, along the West line of the SE 1/4 of said Section 22, a distance of 50.00 feet to a point on the North right of way line of N.W. 39th Avenue (100' R/W); thence run N89°34'07"E, along said North right of way line, a distance of 207.00 feet to the point of beginning; thence run N00°25'25"W parallel with said west line, a distance of 207.00 feet; thence run S89°34'07"W, a distance of 207.00 feet to a point on the East right of way line of N.W. 51st Avenue (80' R/W); thence run N00°25'25"W, along said East right of way line, a distance of 18.08 feet to the point of curvature of a curve concave Easterly, said curve having a radius of 501.81 feet and a central angle of 18°44'21"; thence run Northerly, along the arc of said curve and along said East right of way line, a distance of 164.12 feet, being subtended by a chord bearing and distance of N08°56'46"E, 163.39 feet to the point of reverse curvature of a curve concave Westerly, said curve having a radius of 630.00 feet and a central angle of 18°44'20"; thence run Northerly, along the arc of said curve and along said East right of way line, a distance of 206.04 feet, being subtended by a chord bearing and distance of N08°56'46"E, 205.13 feet, to the point of tangency of said curve; thence run N00°25'25"W, along said East right of way line, a distance of 406.75 feet; thence run N89°34'18"E, a distance of 538.05 feet; thence run S24°02'09"W, a distance of 23.23 feet; thence run S35°09'16"W, a distance of 40.20 feet; thence run S66°51'24"W, a distance of 49.21 feet; thence run S22°29'48"W, a distance of 75.51 feet; thence run S14°05'47"E, a distance of 26.34 feet; thence run S59°51'36"E, a distance of 290.25 feet; thence run N60°29'08"E, a distance of 178.27 feet; thence run N61°16'07"E, a distance of 28.54 feet; thence run S63°10'07"E, a distance of 104.09 feet; thence run N34°01'18"E, a distance of 150.90 feet; thence run N17°39'05"E, a distance of 53.59 feet; thence run N05°17'20"W, a distance of 123.63 feet; thence run N32°27'23"W, a distance of 45.21 feet; thence run N39°32'05"W, a distance of 36.54 feet. thence run N89°34'07"E, a distance of 273.20 feet to a point on the East line of the West 1/2 of said Section 22; thence run S00°25'59"E, along said east line, a distance of 1183.38 feet to a point on the North right of way line of said N.W. 39th Avenue; thence run S89°34'07"W, along said North right of way line, a distance of 1114.86 feet to the point of beginning.

LESS AND EXCEPT:

Right of Way for NW 39th Avenue (State Road 222).

ALSO LESS AND EXCEPT:

Pod G, Magnolia Parke

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a Nail and Disk Marked "PCP PRM 3447" at the intersection of the North Right-of-Way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East Right-of-Way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail and Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07" East, along said North Right-of-Way line, a distance of 1321.86 feet to the East line of the said West 1/2 of the Southeast 1/4 of said Section 22; thence North 00°25'59" West, along said East line, a distance of 459.96

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feet to the Point-of-Beginning of the herein described parcel; thence continue North 00°25'59" West, along said East line, a distance of 330.47 feet; thence South 89°42'50" West, a distance of 223.46 feet; thence South 00°26'09" East, a distance of 501.76 feet; thence North 89°33'50" East, a distance of 10.75 feet to the beginning of a tangent curve, concave Southwest, having a radius of 122.00 feet, a central angle of 50°37'09", and a chord bearing and distance of South 65°07'35" East, 104.31 feet; thence Southeasterly, along said curve, an arc distance of 107.78 feet; thence North 89°34'07" East, a distance of 87.87 feet; thence North 00°25'59" West, a distance of 215.34 feet; thence North 89°37'55" East, a distance of 30.50 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

Magnolia Parke Pod I-2

A part of lands described in O.R.B. 2212, page 1500, of the public records of Alachua County, Florida; lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Southeast 1/4 and run thence South 89°34'07" West, along the South line of said Southeast 1/4, a distance of 1322.34 feet to the Southwest corner of the East 1/2 of said Southeast 1/4; thence North 00°25'59" West, along the West line of said East 1/2, a distance of 50.00 feet to the Southwest corner of said O.R.B. 2212, page 1500 and the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222); thence continue North 00°25'59" West, along said West line and along the West line of said O.R.B. 2212, page 1500, a distance of 244.51 feet to the Point-of-Beginning of the herein described parcel; thence South 89°34'23" West a distance of 30.50 feet; thence North 00°25'59" West a distance of 215.34 feet; thence North 89°37'55" East, a distance of 193.02 feet; thence South 00°42'48" East, a distance of 215.14 feet; thence South 89°34'23" West a distance of 163.57 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

Pod A-2 Magnolia Parke

A parcel of land lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence as a nail and disk found marked PCP PRM 3447 at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of the N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation nail and plaque, said point also lying on the West line of the Southeast 1/4 of Section 22, and run North 89 degrees 34 minutes 07 seconds East, along the said North right-of-way line, 892.52 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89 degrees 34 minutes 07 seconds East, along said North right-of-way line, 140.94 feet; thence North 00 degrees 25 minutes 53 seconds West, 236.96 feet; thence South 89 degrees 33 minutes 50 seconds West, 154.04 feet; thence South 00 degrees 26 minutes 10 seconds East, 210.99 feet; thence South 45 degrees 23 minutes 55 seconds East, 18.54 feet; thence South 00 degrees 21 minutes 41 seconds East, 12.86 feet to the Point-of-Beginning.

ALSO LESS AND EXCEPT:

New Pod C1, Magnolia Parke

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a Nail and Disk Marked "PCP PRM 3447" at the intersection of the North Right-at-Way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East Right-of-Way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also

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lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07" East, along said North Right-of-Way line, a distance of 1321.86 feet to the East line of the said West 1/2 of the Southeast 1/4 of said Section 22; thence North 00°25'59" West along said East line, a distance of 244.55 feet; thence South 89°34'07" West, a distance of 118.37 feet to a point on a non-tangent curve, concave Southwest, having a radius of 122.00 feet, a central angle of 50°37'09", and a chord bearing and distance of North 65°07'35" West 104.31 feet; thence Northwesterly, along said curve, an arc distance of 107.78 feet to the end of said curve; thence South 89°33'50" West, a distance of 10.75 feet to the Point-of-Beginning of the herein described parcel; thence continue South 89°33'50" West a distance of 235.34 feet; thence North 00°26'10" West, a distance of 277.80 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 80.00 feet, a central angle of 29°53'24", and a chord bearing and distance of North 15°22'52" West - 41.26 feet; thence Northwesterly, along said curve, an arc distance of 41.73 feet; thence North 52°43'26" East, a distance of 209.31 feet to the South line of a Conservation Easement recorded in O.R.B. 2168, page 615 (Wetland Area No.1), of the public records of Alachua County, Florida; thence North 34°01'18" East, along said South line, a distance of 71.18 feet; thence North 89°42'50" East, a distance of 38.19 feet; thence South 00°26'09" East, a distance of 501.76 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

Magnolia Parke Pod B West

A parcel land situated in Section 22, Township 9 South, Range 19 East, Gainesville, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at a Florida Department of Transportation metal plate marking the South 1/4 corner of Section 22, Township 9 South, Range 19 East, and run North 00 degrees 25 minutes 25 seconds West, along the West line of the Southeast 1/4 of said Section 22, a distance of 50.00 feet to a point on the North right of way line of N.W. 39th Avenue (100 foot right of way); thence run along said right of way line the following courses: North 00 degrees 25 minutes 25 seconds West, 4.00 feet; North 89 degrees 34 minutes 07 seconds East, 5.00 feet; South 00 degrees 25 minutes 25 seconds East, 4.00 feet; North 89 degrees 34 minutes 07 seconds East, 253.94 feet to the Point of Beginning; thence leave said R/W line and run North 45 degrees 25 minutes 20 seconds West, a distance of 32.44 feet; thence run North 00 degrees 25 minutes 25 seconds West, a distance of 214.47 feet; thence run North 89 degrees 34 minutes 07 seconds East, parallel with said North right of way line, a distance of 272.26 feet; thence run South 00 degrees 25 minutes 25 seconds East, a distance of 167.35 feet; thence run North 89 degrees 34 minutes 07 seconds East, parallel with said North right of way line, a distance of 10.00 feet; thence run South 00 degrees 25 minutes 25 seconds East, a distance of 70.06 feet to a point on the said North right of way line; thence run South 89 degrees 34 minutes 07 seconds West, along said North right of way line, a distance of 259.30 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

POD "B" EAST; MAGNOLIA PARKE PD

A parcel of land situated in Section 22, Township 9 South, Range 19 East, Gainesville, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at a Florida Department of Transportation metal plate marking the south one-quarter corner of Section 22, Township 9 South, Range 19 East, and Run N00°25'25"W, along the west line of the southeast 1/4 of said Section 22, a distance of 50.00 feet to a point on the north right of way line of NW 39th Avenue (100 foot right of way); thence run along said right of way line the following courses: N00°25'25"W, 4.00 feet; N89°34'07"E, 5.00 feet; S00°25'25"E, 4.00 feet; N89°34'07"E, 513.24 feet to the point of beginning; thence leave said R/W line and run N00°25'25"W, a distance of 70.06 feet; thence run S89°34'07"W, parallel with said north right of way line, a distance of 10.00 feet; thence run N00°25'25"W, a distance of 167.35 feet; thence run N89°34'07"E, parallel with said north right of way line, a distance of 276.70 feet; thence run S00°25'25"E, a distance of 144.40 feet; thence run S29°05'31"W, a distance of

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37.37 feet; thence run S40°18'20" W, a distance of 79.84 feet to a point on the said north right of way line; thence run S89°34'07"W, a distance of 196.20 feet to the point of beginning.

ALSO LESS AND EXCEPT:

Magnolia Parke - Parcel A1

A parcel of land lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run North 00°25'25"West, along said West line, a distance of 1576.94 feet to the South line of the North 1029.87 feet of the West 1/2 of said Southeast 1/4; thence North 89°37'11 "East, along said South line, a distance of 60.00 feet to the East right-of-way line of said N.W. 51st Street; thence South 00°25'25"East, along said East right-of-way line, a distance of 581.47 feet; thence North 89°34'07"East, a distance of 259.08 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89°34'07"East, a distance of 284.42 feet to the West line of a Conservation Easement (Wetland Area No. 1) per O.R.B. 2168, page 615, of the public records of Alachua County, Florida; thence South 24°02'09"West, along said West line, a distance of 23.23 feet; thence South 35°09'16"West, along said West line, a distance of 40.20 feet; thence South 66°51'24"West, along said West line, a distance of 49.21 feet; thence South 22°29'48"West, along said West line, a distance of 73.01 feet; thence South 87°30'48"West, a distance of 70.88 feet; thence North 02°38'10"East, a distance of 91.51 feet; thence North 52°08'18"West, a distance of 34.05 feet; thence North 89°30'07"West, a distance of 66.87 feet; thence North 32°58'21 "West, a distance of 31.79 feet; thence North, a distance of 4.57 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

Magnolia Parke - Parcel A2

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07"East, along said North right-of-way line, a distance of 1321.96 feet to the East line of the said West 1/2 of the Southeast 1/4 of said Section 22; thence North 00°25'59"West, along said East line, a distance of 790.34 feet to the Point-of-Beginning of the herein described parcel; thence continue North 00°25'59"West, along said East line, a distance of 393.08 feet; thence South 89°34'07"West, a distance of 273.20 feet to the East line of a Conservation Easement (Wetland Area No. 1) per O.R.B. 2168, page 615, of the public records of Alachua County, Florida; thence South 39°32'05"East, along said East line, a distance of 36.54 feet; thence South 32°27'23"East, along said East line, a distance of 45.21 feet; thence South 10°52'33"East, a distance of 87.29 feet; thence South 05°17'20"East, a distance of 123.63 feet; thence South 17°39'05"West, along said East line, a distance of 53.59 feet; thence South 34°01'18"West, along said East line, a distance of 79.74 feet; thence North 89°42'50"East, a distance of 261.64 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

MPOA Parcel "C", Magnolia Parke

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A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07"East, along said North right-of-way line, a distance of 207.00 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89°34'07"East, along said North right-of-way line, a distance of 51.94 feet; thence North 45°25'20"West, a distance of 32.44 feet; thence North 00°25'25"West, a distance of 214.47 feet; thence North 89°34'07"East, a distance of 548.95 feet; thence South 00°25'25"East, a distance of 144.40 feet; thence South 29°05'31"West, a distance of 37.37 feet; thence South 40°18'20"West, a distance of 79.84 feet to the said North right-of-way line; thence North 89°34'07"East, along said North right-of-way line, a distance of 178.07 feet; thence North 00°21'41"West, a distance of 12.86 feet; thence North 45°23'55"West, a distance of 18.54 feet; thence North 00°26'10"West, a distance of 210.99 feet; thence North 89°33'50"East, a distance of 250.53 feet; thence South 36°41'37"East, a distance of 147.76 feet; thence South 00°25'59"East, a distance of 96.67 feet; thence South 44°34'01"West, a distance of 13.71 feet; thence South 00°28'02"East, a distance of 11.48 feet to the said North right-of-way line; thence North 89°34'07"East, along said North right-of-way line, a distance of 114.20 feet to the East line of said West 1/2 of the Southeast 1/4 of Section 22; thence North 00°25'59"West, along said East line, a distance of 244.55 feet; thence South 89°34'07"West, a distance of 130.48 feet; thence North 36°41'37"West, a distance of 13.56 feet to the beginning of a curve, concave Southwesterly, having a radius of 82.38 feet, a central angle of 53°44'33", and a chord bearing and distance of North 63°33'53"West - 74.47 feet; thence Northwesterly, along said curve, an arc distance of 77.27 feet to the end of said curve; thence South 89°33'50"West, a distance of 253.84 feet; thence North 00°26'10"West, a distance of 277.80 feet to the beginning of a curve, concave Southwesterly, having a radius of 80.00 feet, a central angle of 89°59'43", and a chord bearing and distance of North 45°26'02"West - 113.13 feet; thence Northwesterly, along said curve, an arc distance of 125.66 feet to the end of said curve; thence South 89°34'07"West, a distance of 311.83 feet to the beginning of said curve, concave Southeasterly, having a radius of 65.00 feet, a central angle of 92°40'36", and a chord bearing and distance of South 43°13'49"West - 94.05 feet; thence Southwesterly, along said curve, an arc distance of 105.14 feet to a point of reverse curvature, of a curve concave Northwesterly, having a radius of 775.44 feet, a central angle of 21°10'08", and a chord bearing and distance of South 07°28'35"West - 284.87 feet; thence Southwesterly, along said curve, an arc distance of 286.50 feet; thence South 89°35'29"West, a distance of 137.15 feet to the beginning of a curve, concave Northeasterly, having a radius of 968.50 feet, a central angle of 13°09'10", and a chord bearing and distance of North 83°49'56"West - 221.84 feet; thence Northwesterly, along said curve, an arc distance of 222.33 feet to the said East right-of-way line of N.W. 51st Street; said point being on a non-tangent curve, concave Southeasterly, having a radius of 501.81 feet, a central angle of 11°11'29", and a chord bearing and distance of South 05°10'20"West - 97.86 feet; thence Southwesterly, along said East right-of-way line and along said curve, an arc distance of 98.02 feet to the end of said curve; thence South 00°25'25"East, along said East right-of-way line, a distance of 17.86 feet; thence North 89°34'07"East, a distance of 207.00 feet; thence South 00°25'25"East, a distance of 207.00 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

MPOA Parcel "B", Magnolia Parke

A parcel of land lying in the East 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07"East, along said North right-of-way line, a distance of 1321.96 feet to the West line of the said East 1/2 of the

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Southeast 1/4 of said Section 22; thence continue North 89°34'07"East, along said North right-of-way line, a distance of 145.93 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89°34'07"East, along said North right-of-way line, a distance of 104.03 feet; thence North 00°25'47"West, a distance of 645.58 feet; thence South 89°37'55"West, a distance of 245.00 feet to the said West line of the East 1/2 of the Southeast 1/4 of Section 22; thence South 00°25'59"East, along said West line, a distance of 186.00 feet; thence North 89°37'55"East, a distance of 162.52 feet; thence South 00°42'48"East, a distance of 236.44 feet; thence South 21°53'45"West, a distance of 47.53 feet; thence South 00°32'01"East, a distance of 179.27 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

A parcel of land lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at a nail and disk found marked "PCP PRM 3447" at the intersection of the North right-of-way line of NW. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation nail and plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run North 89°34'07" East along said North right-of-way line of N.W. 39th Avenue, 1033.46 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89°34'07" East along said North right-of-way line, 174.20 feet; thence North 00°28'02" West, 11.48 feet; thence North 44°34'01" East, 13.71 feet; thence North 00°25'59" West, 96.67 feet; thence North 36°41'37" West, 147.76 feet; thence South 89°33'50" West, 96.49 feet; thence South 00°25'53" East, 236.98 feet to the Point-of-Beginning.

Parcel 2 (Parcel I.D. 06061-002-000 and a portion of Parcel I.D. 06061-003-000):

Location address: 4740 NW 39th Place, Gainesville, FL 32606.

Pod H, Magnolia Parke

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07"East, along said North right-of-way line, a distance of 476.37 feet; thence North 00°25'53"West, a distance of 322.41 feet to the Point-of-Beginning of the herein described parcel; thence North 89°34'07"East, a distance of 296.71 feet to the beginning of a curve, concave Northwesterly, having a radius of 10.00 feet, a central angle of 90°00'17", and a chord bearing and distance of North 44°33'58"East - 14.14 feet; thence Northeasterly, along said curve, an arc distance of 15.71 feet to the end of said curve; thence North 00°26'10"West, a distance of 219.49 feet to the beginning of a curve, concave Southwesterly, having a radius of 10.00 feet, a central angle of 89°59'43", and a chord bearing and distance of North 45°26'02"West - 14.14 feet; thence Northwesterly, along said curve, an arc distance of 15.71 feet to the end of said curve; thence South 89°34'07"West, a distance of 270.97 feet to the beginning of a curve, concave Southeasterly, having a radius of 10.00 feet, a central angle of 90°36'32", and a chord bearing and distance of South 44°15'51"West - 14.22 feet; thence Southwesterly, along said curve, an arc distance of 15.81 feet to a point of reverse curvature of a curve, concave Northwesterly, having a radius of 860.44 feet, a central angle of 14°35'10", and a chord bearing and distance of South 06°15'10"West - 218.46 feet; thence Southwesterly, along said curve, an arc distance of 219.05 feet to a point of reverse curvature of a curve, concave Northeasterly, having a radius of 10.00 feet, a central angle of 103°58'38", and a chord bearing and distance of South 38°26'34"East - 15.76 feet; thence Southeasterly, along said curve, an arc distance of 18.15 feet to the said Point-of-Beginning.

AND

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Pod G, Magnolia Parke

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a Nail and Disk Marked "PCP PRM 3447" at the intersection of the North Right-of-Way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East Right-of-Way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail and Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07" East, along said North Right-of-Way line, a distance of 1321.86 feet to the East line of the said West 1/2 of the Southeast 1/4 of said Section 22; thence North 00°25'59" West, along said East line, a distance of 459.96 feet to the Point-of-Beginning of the herein described parcel; thence continue North 00°25'59" West, along said East line, a distance of 330.47 feet; thence South 89°42'50" West, a distance of 223.46 feet; thence South 00°26'09" East, a distance of 501.76 feet; thence North 89°33'50" East, a distance of 10.75 feet to the beginning of a tangent curve, concave Southwest, having a radius of 122.00 feet, a central angle of 50°37'09", and a chord bearing and distance of South 65°07'35" East, 104.31 feet; thence Southeasterly, along said curve, an arc distance of 107.78 feet; thence North 89°34'07" East, a distance of 87.87 feet; thence North 00°25'59" West, a distance of 215.34 feet; thence North 89°37'55" East, a distance of 30.50 feet to the said Point-of-Beginning.

LESS AND EXCEPT:

Magnolia Parke Pod I-2

A part of lands described in O.R.B. 2212, page 1500, of the public records of Alachua County, Florida; lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Southeast 1/4 and run thence South 89°34'07" West, along the South line of said Southeast 1/4, a distance of 1322.34 feet to the Southwest corner of the East 1/2 of said Southeast 1/4; thence North 00°25'59" West, along the West line of said East 1/2, a distance of 50.00 feet to the Southwest corner of said O.R.B. 2212, page 1500 and the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222); thence continue North 00°25'59" West, along said West line and along the West line of said O.R.B. 2212, page 1500, a distance of 244.51 feet to the Point-of-Beginning of the herein described parcel; thence South 89°34'23" West a distance of 30.50 feet; thence North 00°25'59" West a distance of 215.34 feet; thence North 89°37'55" East, a distance of 193.02 feet; thence South 00°42'48" East, a distance of 215.14 feet; thence South 89°34'23" West a distance of 163.57 feet to the said Point-of-Beginning.

Parcel 3 (Parcel I.D. 06061-002-001):

Location address: 4780 NW 39th Avenue, Gainesville, FL 32606.

Pod A-2 Magnolia Parke

A parcel of land lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence as a nail and disk found marked PCP PRM 3447 at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of the N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation nail and plaque, said point also lying on the West line of the Southeast 1/4 of Section 22, and run North 89 degrees 34 minutes 07 seconds East, along the said North right-of-way line, 892.52 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89 degrees 34 minutes 07 seconds East, along said North right-of-way line, 140.94 feet; thence North 00 degrees 25 minutes 53 seconds West, 236.96 feet; thence

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South 89 degrees 33 minutes 50 seconds West, 154.04 feet; thence South 00 degrees 26 minutes 10 seconds East, 210.99 feet; thence South 45 degrees 23 minutes 55 seconds East, 18.54 feet; thence South 00 degrees 21 minutes 41 seconds East, 12.86 feet to the Point-of-Beginning.

Parcel 4 (Parcel I.D. 06061-002-003 and a portion of Parcel I.D. 06061-003-000):

Location address: 3951 NW 48th Terrace, Gainesville, FL 32606.

New Pod C1, Magnolia Parke

A parcel of land lying in the West 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a Nail and Disk Marked "PCP PRM 3447" at the intersection of the North Right-at-Way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East Right-of-Way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07" East, along said North Right-of-Way line, a distance of 1321.86 feet to the East line of the said West 1/2 of the Southeast 1/4 of said Section 22; thence North 00°25'59" West along said East line, a distance of 244.55 feet; thence South 89°34'07" West, a distance of 118.37 feet to a point on a non-tangent curve, concave Southwest, having a radius of 122.00 feet, a central angle of 50°37'09", and a chord bearing and distance of North 65°07'35" West 104.31 feet; thence Northwesterly, along said curve, an arc distance of 107.78 feet to the end of said curve; thence South 89°33'50" West, a distance of 10.75 feet to the Point-of-Beginning of the herein described parcel; thence continue South 89°33'50" West a distance of 235.34 feet; thence North 00°26'10" West, a distance of 277.80 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 80.00 feet, a central angle of 29°53'24", and a chord bearing and distance of North 15°22'52" West - 41.26 feet; thence Northwesterly, along said curve, an arc distance of 41.73 feet; thence North 52°43'26" East, a distance of 209.31 feet to the South line of a Conservation Easement recorded in O.R.B. 2168, page 615 (Wetland Area No.1), of the public records of Alachua County, Florida; thence North 34°01'18" East, along said South line, a distance of 71.18 feet; thence North 89°42'50" East, a distance of 38.19 feet; thence South 00°26'09" East, a distance of 501.76 feet to the said Point-of-Beginning.

Parcel 5 (Parcel I.D. 06061-003-002):

Location address: 4936 NW 39th Avenue, Gainesville, FL 32606.

Magnolia Parke Pod B West

A parcel land situated in Section 22, Township 9 South, Range 19 East, Gainesville, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at a Florida Department of Transportation metal plate marking the South 1/4 corner of Section 22, Township 9 South, Range 19 East, and run North 00 degrees 25 minutes 25 seconds West, along the West line of the Southeast 1/4 of said Section 22, a distance of 50.00 feet to a point on the North right of way line of N.W. 39th Avenue (100 foot right of way); thence run along said right of way line the following courses: North 00 degrees 25 minutes 25 seconds West, 4.00 feet; North 89 degrees 34 minutes 07 seconds East, 5.00 feet; South 00 degrees 25 minutes 25 seconds East, 4.00 feet; North 89 degrees 34 minutes 07 seconds East, 253.94 feet to the Point of Beginning; thence leave said R/W line and run North 45 degrees 25 minutes 20 seconds West, a distance of 32.44 feet; thence run North 00 degrees 25 minutes 25 seconds West, a distance of 214.47 feet; thence run North 89 degrees 34 minutes 07 seconds East, parallel with said North right of way line, a distance of 272.26 feet; thence run South 00 degrees 25 minutes 25 seconds East, a distance of 167.35 feet; thence run North 89 degrees 34 minutes 07 seconds East, parallel with said North right of way line, a distance of 10.00 feet; thence run South 00 degrees 25 minutes 25 seconds East, a distance of 70.06 feet to a point on the said North right of way line; thence run

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South 89 degrees 34 minutes 07 seconds West, along said North right of way line, a distance of 259.30 feet to the Point of Beginning.

Parcel 6 (Parcel I.D. 06064-005-000):

Location address: 4620 NW 39th Avenue, Gainesville, FL 32606.

A part of the East half (E 1/2) of the Southeast quarter (SE 1/4) of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said East half (E 1/2) of the Southeast quarter (SE 1/4) and run thence North 89 degrees, 49 minutes, 38 seconds West, along the South boundary thereof, 1322.34 feet to the Southwest corner of said East half (E 1/2) of Southeast quarter (SE 1/4), thence North 0 degrees, 06 minutes, 22 seconds East, along the West boundary of said East half (E 1/2) of Southeast quarter (SE 1/4), 50.00 feet to the North right-of-way line of Northwest 39th Avenue and the point of beginning, thence continue North 0 degrees, 06 minutes, 22 seconds East, along said West boundary, 645.86 feet thence South 89 degrees, 49 minutes, 38 seconds East, 250.00 feet, thence South 0 degrees, 06 minutes, 22 seconds West, parallel to said West boundary, 645.86 feet to said North right-of-way line, thence North 89 degrees, 49 minutes, 38 seconds West, along said right-of-way line 250.00 feet to the point of beginning.

LESS AND EXCEPT:

MPOA Parcel "B", Magnolia Parke

A parcel of land lying in the East 1/2 of the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a nail and disk marked "PCP PRM 3447" at the intersection of the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222) and the East right-of-way line of N.W. 51st Street, said point lying 51.90 feet Northerly of a Florida Department of Transportation Nail & Plaque, said point also lying on the West line of the said Southeast 1/4 of Section 22, and run thence North 89°34'07"East, along said North right-of-way line, a distance of 1321.96 feet to the West line of the said East 1/2 of the Southeast 1/4 of said Section 22; thence continue North 89°34'07"East, along said North right-of-way line, a distance of 145.93 feet to the Point-of-Beginning of the herein described parcel; thence continue North 89°34'07"East, along said North right-of-way line, a distance of 104.03 feet; thence North 00°25'47"West, a distance of 645.58 feet; thence South 89°37'55"West, a distance of 245.00 feet to the said West line of the East 1/2 of the Southeast 1/4 of Section 22; thence South 00°25'59"East, along said West line, a distance of 186.00 feet; thence North 89°37'55"East, a distance of 162.52 feet; thence South 00°42'48"East, a distance of 236.44 feet; thence South 21°53'45"West, a distance of 47.53 feet; thence South 00°32'01"East, a distance of 179.27 feet to the said Point-of-Beginning.

ALSO LESS AND EXCEPT:

Magnolia Parke Pod I-2

A part of lands described in O.R.B. 2212, page 1500, of the public records of Alachua County, Florida; lying in the Southeast 1/4 of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Southeast 1/4 and run thence South 89°34'07"West, along the South line of said Southeast 1/4, a distance of 1322.34 feet to the Southwest corner of the East 1/2 of said Southeast 1/4; thence North 00°25'59"West, along the West line of said East 1/2, a distance of 50.00 feet to the Southwest corner of said O.R.B. 2212, page 1500 and the North right-of-way line of N.W. 39th Avenue (a.k.a. State Road No. 222); thence continue North 00°25'59"West, along said West line and along the West line of said O.R.B. 2212, page 1500, a distance of 244.51 feet to the Point-of-Beginning of the herein described parcel; thence South 89°34'23"West a distance of 30.50 feet; thence North

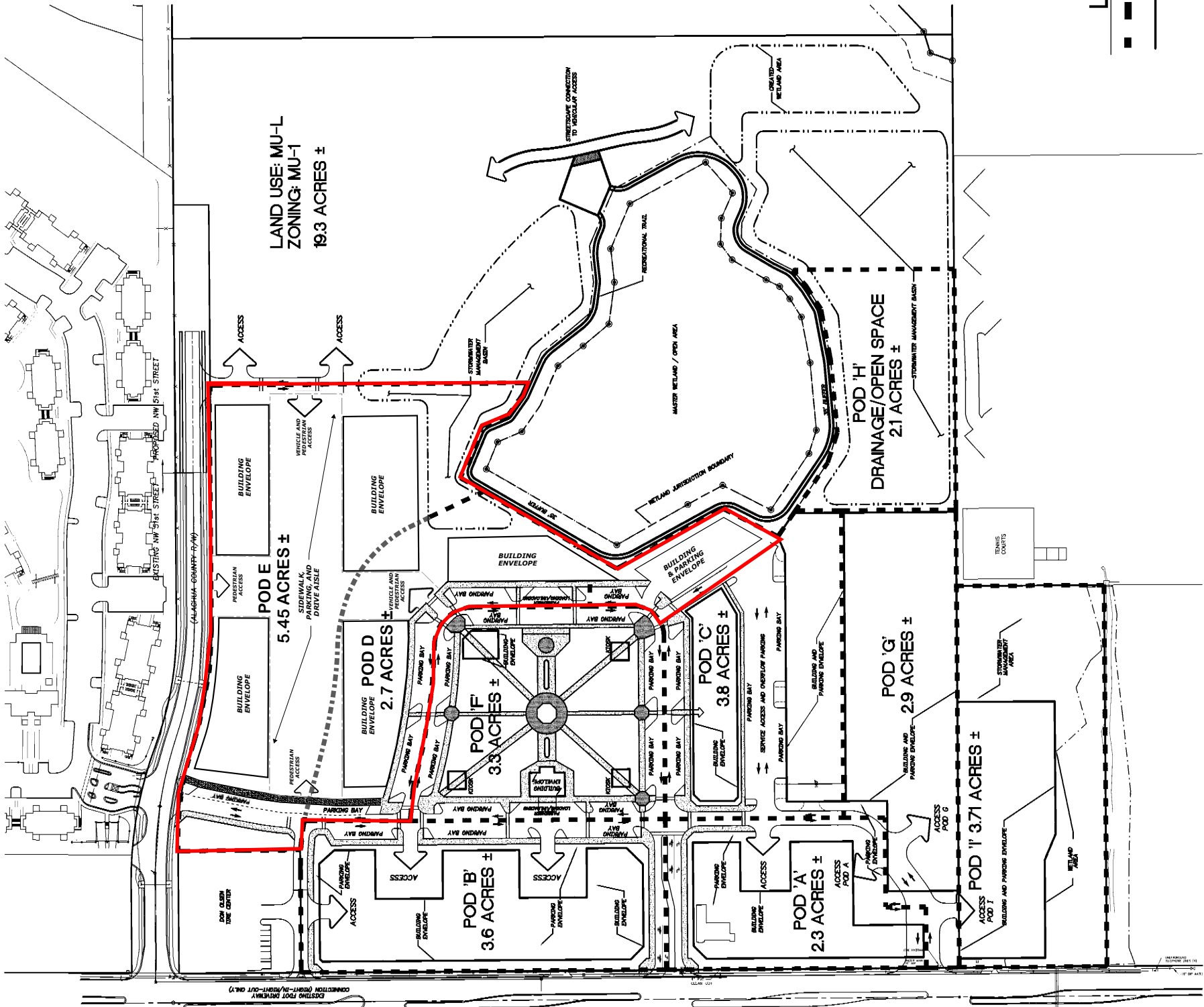
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00°25'59"West a distance of 215.34 feet; thence North 89°37'55"East, a distance of 193.02 feet; thence South 00°42'48"East, a distance of 215.14 feet; thence South 89°34'23"West a distance of 163.57 feet to the said Point-of-Beginning.

TOGETHER WITH those certain easement rights granted by that certain Master Declaration of Covenants, Conditions and Restrictions for Magnolia Parke recorded in Official Records Book 4529, Page 46; Amendment recorded in Official Records Book 4529, Page 46; and Notice of Preservation recorded in Official Records Book 4529, Page 50; as more particularly described in that certain Quit Claim Deed recorded in Official Records Book 3721, Page 915.

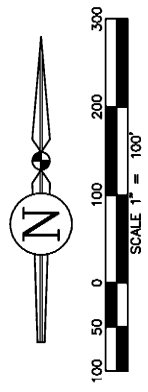
ALSO TOGETHER WITH those certain easement rights granted by that certain Easement and Cost Sharing Agreement recorded in Official Records Book 3689, Page 34.

EXHIBIT 6
PD CONCEPTUAL PLAN



LEGEND

- POD BOUNDARY
- BUILDING ENVELOPES
- PARKING ENVELOPES



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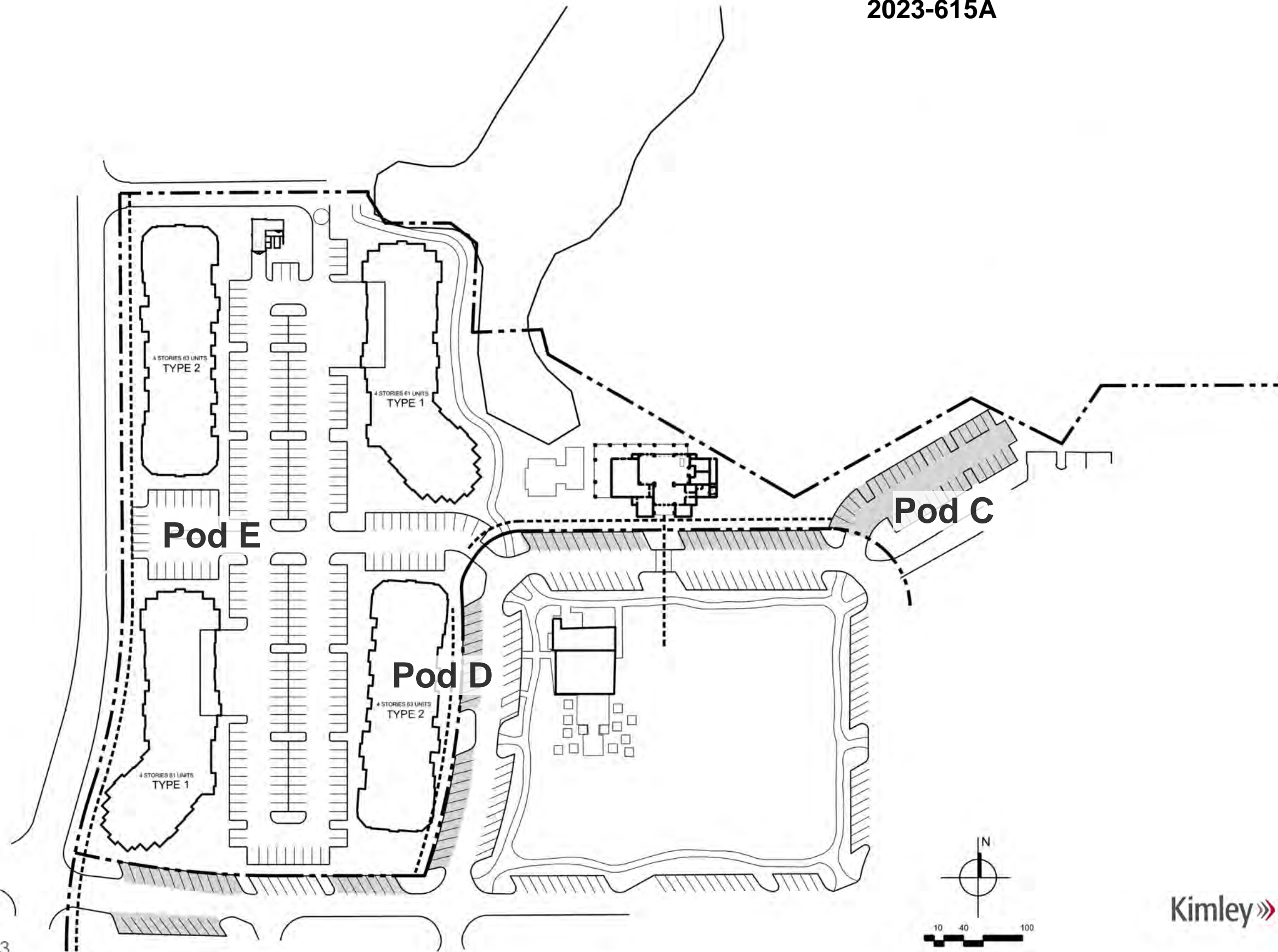
THE LAYOUT FOR PODS D, E, AND PORTIONS OF C WAS TRANSCPOSED OVER A PD LAYOUT PLAN PREPARED BY BROWN AND CULLEN, INC. DATED MAY 2007. THIS PLAN IS NOT INTENDED TO BE STRICTLY INTERPRETED DURING DEVELOPMENT REVIEW

MAGNOLIA PARKE

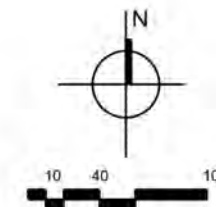
REVISED PD LAYOUT

PLAN FOR PODS D & E

FEBRUARY 2023



CONCEPT 3



Kimley»Horn

PLATFORM
MANAGEMENT GROUP

DISCLAIMER

Drawings are conceptual in nature based upon preliminary data provided by the Owner. This scheme has not been vetted or presented to state, local planning or transportation agencies which will have review and permitting authority over development. ACI provides no warranty to the accuracy of the presented drawings without a updated certified site survey.

ACI ARCHITECTS COPYRIGHT 2021. ALL RIGHTS RESERVED.

This drawing is the property of ACI Architects and an instrument of service to be used by the Owner for this project.

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Winter Park, FL 32789
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www.acistudios.com
FL Reg. AA0002940



11/09/22

EXHIBIT 7A
PD REPORT – REDLINE

MAGNOLIA PARKE
PLANNED DEVELOPMENT
STANDARDS AND CONDITIONS

~~August, 2013~~ March 2023,
as revised June 2023

Table 1: Development Intensities/Densities

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Pod	Max No. of Principle Structures	Max/ FAR Includes Residential /Non-residential	*Maximum Square Feet of Non-residential	*Maximum Square Feet of Non-residential ground floor	*Minimum Required Square Feet of Residential	Maximum Units per Acre/Max. Total Units	Allowable Uses by Floor	Floor max/min
A	2	.20 N/A	16,000 (12,000 max. per building)	16,000	N/A		1&2, & 3 retail/office, <u>residential</u>	23/1
B	3	.20	24,000 (12,000 max. per building)	24,000	N/A		1&2 retail/office	2/1
C	N/A	N/A .3	56,000	28,000	20,000		1&2 retail/office, <u>residential</u> - 2, 3, & 4 residential	4/21
D	N/A	N/A .3	72,000	36,000	20,000		1&2 retail/office, <u>residential</u> , 2, 3, & 4 residential	4/12
E	N/A	N/A .48	38,000	38,000	40,000		<u>1&2</u> retail/office, <u>residential</u> , 1 retail/office, 2, 3 & <u>43</u> residential	43/12
F	N/A	.10 N/A	10,000****	10,000****	N/A		1 civic, office, retail, public facilities, <u>open space and</u> <u>recreation facilities</u>	N/A
***G	N/A	.55	30,000	30,000	N/A		self-service storage	1
**G	N/A	.35	44,000	44,000	N/A	15 U/A	1&2 retail, office, residential	2/1
**I	N/A	.35	30,000	30,000	N/A		1&2 retail/office	2/1
H	N/A	N/A	N/A	N/A	N/A	N/A	drainage/ office space	N/A
Intensity	N/A	N/A	**290,000	**226,000	80,000	N/A 20 U/A/400 (average, o ver MUL area)	N/A	N/A

*Square footage figures are in terms of gross square feet.

Revised by Community Development Staff for June 16, 1997, City Commission Meeting.

**PD Amendment dated February 14, 2000

2023-615A

*** The total maximum square footage is 276,000 if Pod G is developed as self-service storage.

**** Open air structures and non-conditioned spaces do not count towards this quantity.

Table 2: STANDARDS FOR SETBACKS

POD	A & I	B	C	D	E	F	G
STANDARDS							
Front setback from sidewalk	Development Envelope Min. 10', Max 20' along 39 th Ave. The setback area must be landscaped as a greenbelt. The setback area frontage along NW 39th - Avenue shall be landscaped as per PD requirements in the following document and punctuated by pedestrian connections.	Development Envelope Min. 10', Max. 20' along 39 th Ave. The setback area must be landscaped as a Greenbelt. The setback area frontage along NW 39th -Avenue shall be landscaped as per PD - punctuated by pedestrian connections.	Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Building Min. 5', Max. 30' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to building front. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. Roof elements may encroach up to 3' into the sidewalk clear corridor.	Building Min. 5', Max. 30' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to building front. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. Roof elements may encroach up to 3' into the sidewalk clear corridor.	Where Building Min. 5', Max. 30' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to building front. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. Roof elements may encroach up to 3' into the sidewalk clear corridor.	N/A	Min. 5'
Side setback	Development Envelope Min. 10', Max. 20' along Main Entrance Driveway	Development Envelope Min. 10', Max. 20' along Main Entrance. The development envelope setback from the westernmost	Building Envelope Min. 0', Max. 15'; if additional area used for outdoor seating and service. Pedestrian treatment must be extended to front sidewalk and	Building Envelope Min. 0', Max. 15' if additional area used for outdoor seating and service. <u>If developed together with another Pod, there is no maximum</u>	Building Envelope Min. 0', Max. 15'; if additional area used for outdoor seating and service. <u>If developed together with another Pod, there is no maximum setback between buildings within the</u>	N/A	Min. 0' to parking and loading area, Min. 15' to adjacent

		entrance shall be a minimum of 15 feet and a <u>-</u> maximum of 20 feet.	building sides.	<u>setback between buildings within the development.</u> Pedestrian treatment must be extended to front sidewalk and building sides.	<u>development.</u> Pedestrian treatment must be extended to front sidewalk and building sides.		driveway .
Rear setback	Min. 10'	Min. 10'	Min. <u>50</u> ', Max. 15'	Min. <u>05</u> ', Max. 15'	Min. <u>50</u> ', Max. 15'	N/A	Min. 20' from eastern property line.

Table 2-1: STANDARDS FOR BUILDING USE AND LANDSCAPING

POD	A&I	B	C	D	E	F	G
Building Use	per Table -1	per Table 1	per Table 1	per Table 1	per Table I	per Table 1	per Table 1
Landscaping	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39 th Avenue site line. The street buffer along 39 th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscaping buffer for a commercial development, except where otherwise provided in the PD Ordinance. <u>Street trees shall meet the requirements for adjacent vehicular use perimeter trees</u>	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39 th Avenue site line. The street buffer along 39 th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscaping buffer for a commercial development, except where otherwise provided in the PD Ordinance. <u>Street trees shall meet the requirements for adjacent vehicular use perimeter trees</u>	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. <u>To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.</u>	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. <u>To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.</u>	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. <u>To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.</u> <u>Street trees shall be planted every 50' along the NW 51st Street frontage. Street trees to be high quality shade trees unless utility conflicts require understory trees. Street trees shall meet the requirements for adjacent vehicular use perimeter trees. Shrubs required for vehicular use screening shall meet the requirements in Sec. 30-8.4.A.5.a. of the City of Gainesville Land Development Code (LDC);LDC. -The development of Pod E shall meet the requirements of Sec. 30-8.5. of the LDC for compatibility buffers for a commercial development, except where otherwise provided in the PD Ordinance.</u>	Trees adequate to effect 50% shading of parking and pedestrian areas on the exterior of the building at 20 years growth.	

Table 2-2: STANDARDS FOR BUFFERS

POD	A&I	B	C	D	E	F	G
Buffers	<p>The street buffer area along N.W. 39th Avenue shall be a minimum of 10 feet, <u>nine feet</u>.</p> <p>Min. 10'-9' landscaped between interior parking and sidewalks.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	<p>The street buffer area along N.W. 39th Avenue shall be a minimum of 10-9 feet.</p> <p>Min. 10'-9' landscaped between interior parking and sidewalks. At the westernmost entrance on 39th Avenue, a 5' min. buffer shall be provided from the edge of the roadway to the sidewalk.</p> <p>In this buffer area, all existing regulated trees shall remain in their natural state. The landscape area shall, at a minimum, meet the adjacent use buffer requirements of the Land Development Code to provide screening form the automotive use to the west. During development plan review, the appropriate reviewing board may require additional vegetation to satisfy screening requirements for the adjacent use buffer.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	N/A	N/A	N/A	N/A	<p>If the property is developed with a self-service storage use, a 50-foot buffer shall exist along the eastern boundary of the property described in Section 1 of this ordinance where it abuts tax parcel number 6063-000-000 (Bellamy Forge Condominiums). The buffer shall remain in its natural state, except: 1) where it is necessary to provide a drainage swale based on existing conditions; or 2) where landscape materials are required to meet adjacent use buffer requirements for an industrial use, as required by the Land Development Code. If the property is developed with a use other than self-service storage, the building shall be setback 50 feet and the buffering requirements of Section 30-253 of the Land Development Code shall apply where the property abuts tax parcel number 6063-000-000.</p>

Table 2-3: STANDARDS FOR VEHICLE AND BICYCLE PARKING, AND ACCESS

POD	A&I	B	C	D	E	F	G
Parking Location	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	Angle parking along linear lots at front and rear of building. <u>General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design</u>	Angle parking along linear lots at front and rear of buildings and access to freestanding lot north of Pod D. <u>General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design</u>	Angle parking along linear lots at front and rear of building freestanding lot northeast section of Pod E, accessed from Pod D, adjacent property and 51st Street. <u>General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design</u>	Angle parking along linear lots at outer border of plaza.	Parking configuration to be established at site design.
Parking Space Dimensions	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.
Parking Requirement	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses within the Pod.	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses within the Pod.	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses throughout the site. <u>Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD.</u>	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses throughout the site. <u>Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD.</u>	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses throughout the site. <u>Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD</u>	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses throughout the site.	City of Gainesville Standards
Bicycle Access	Bicycle lanes shall be provided along main driveways to the first intersection.	Bicycle lanes shall be provided along main driveways to the first intersection.			Bicycle lanes shall <u>may</u> be provided along main driveways to the first intersection.	Shared auto travel lanes.	N/A

Bicycle Parking	1.5 x City of Gainesville Standard at building.	1.5 x City of Gainesville Standard at building.	1.33 x City of Gainesville Standard at centralized locations to be shared by Pods C, D, E, and F.	1.33 x City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	1.33 x City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	1.33 x City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	N/A
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Table 2-4: STANDARDS FOR SIDEWALKS AND TRANSIT

POD	A&I	B	C	D	E	F	G
Sidewalk <u>Clear</u> Width	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear corridor width when connecting main sidewalk and building entrance and at rear of buildings.	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear corridor width when connecting main sidewalk and building entrance and at rear of buildings.	Min. 7.5' clear corridor width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 7.5' clear corridor width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 7.5' clear corridor width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 7.5' clear corridor width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	N/A
Sidewalk Connections	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39th Avenue and buildings.	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39 Avenue and buildings.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances, from N.W. 51st Street.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances, from N.W. 51st Street.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.	At all cross walks and connecting main sidewalks to building entrances, and designated activity areas. Sidewalks shall be provided from all vehicular entrances, from N.W. 51st Street.	At crosswalks as shown on layout plan.
Transit Facilities	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.

Table 2-5: STANDARDS FOR AUTO CIRCULATION AND DRIVE-THROUGH FACILITIES

POD	A&I	B	C	D	E	F	G
Auto Circulation	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.
Drive-through Facilities	One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas. Pod G or I shall be allowed only one drive-through facility and only in association with a financial institution or eating place.	One-drive through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.	Not allowed.	Not allowed.	Not allowed.		One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod G or Pod I, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.

Table 2-6: STANDARDS FOR LIGHTING

POD	A&I	B	C	D	E	F	G
Lighting	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Security lighting of the self-service storage facility shall be designed such that the cone of illumination is limited to the self-service storage facility and shall not spill over onto the adjacent development and other residential lands. Lighting shall be used and designed such that it only reflects internally to the facility.</p>

TABLE 2-7: STANDARDS FOR POD G WITH USES OTHER THAN SELF- SERVICE STORAGE

Standards for Setbacks

Sidewalks	To be determined at development review.
Side	(East) Building shall be setback a minimum 50' where abutting tax parcel 6063-000-000 (Bellamy Forge Condominiums) and a 75' building setback north to tax parcel 6063-000-000 (Bellamy Forge Condominiums). Any allowable uses that encroach beyond the building envelope shall be subject to the standards of Pod G, as modified for non-self storage uses.
Building Use	Per Table 1.
Landscaping	Trees adequate to effect 50% shading on parking and pedestrian areas at 20 years growth.
Buffers	The building shall be set back 50' and the buffering requirements of section 30-253 of the Land Development Code shall apply where the property abuts tax parcel number 6063-000-000 (Bellamy Forge Condominiums).
Parking Location	Parking configuration to be established at site design.
Parking Space Requirements	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses with the Pod.
Bicycle Parking	1.33 x City of Gainesville Standards at centralized locations to be shared by Pods C and I.
Sidewalk Width	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.
Sidewalk Connections	Sidewalks will be provided which connect parking and crosswalk to building entrances.

TABLE: 2-8: STANDARDS FOR POD G WITH USES OTHER THAN SELF-SERVICE STORAGE

Transit Facilities	In accordance with R.T.S. locational standards.
Auto Circulation	Generally shown on layout plan. Exact location, dimensions and movement and circulation will be established at the time of development review.
Drive-through Facilities	<p>One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod G or Pod I, but not both. Direct access to the drive-through shall not be permitted from N.W. 39th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes.</p> <p>Designed to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.</p>
Lighting	Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.
Signs	Building signs in Pod G shall not exceed the size permitted by the requirements of the Land Development Code but may be additionally regulated by development covenants.

TABLE 3: GENERAL STANDARDS AND CONDITIONS 2023-615A

USES	STANDARDS
Outdoor Activities	
Outdoor cafes are allowed to operate on sidewalks, including area within the setback and in courtyards provided pedestrian circulation and access to store entrances are not impaired.	<ol style="list-style-type: none"> 1. A minimum of clear pedestrian sidewalk path must be maintained and a 5' clear path leading to the entrance must be maintained free of tables and chairs. 2. Planters, posts with ropes, or other removable enclosures are encouraged to be used as a way of defining the area occupied by the cafe. 3. Awnings or canopies may be extended from the building over the cafe area and large umbrellas are permitted to provide shade from cafe customers.
Retail sales, entertainment activities and other promotional events shall be permitted in the community plaza.	<p>1. Tents, booths and canopies and stages erected for special events can remain in place for only 30 days out of each 90-day period.</p> <p>2.1. Lighting for special events in the community plaza must be screened from off-site residential development, must not shine directly into <u>public</u> roadways or driveways and must be used only during business hours <u>the operating hours of the special event</u>. Small ornamental lights may be installed in trees.</p>
Sidewalk displays are permitted, except in the front of buildings along 39th Avenue. Outdoor storage shall be prohibited throughout the development.	<ol style="list-style-type: none"> 1. Displays must be located directly in front of the building but must not hinder pedestrian access to the entrance of the building. 2. At least a 7' of clear pedestrian sidewalk path must be maintained. 3. Displays must be located adjacent to the front wall of the building and may not extend more than five feet from the wall. 4. Displays may extend a maximum of <u>75%</u> of the length of the building front. 5. Displays must be removed at the end of normal business hours.
Outdoor uses.	<u>All</u> outdoor uses, including but not limited to, entertainment activities and other promotional events which occur in Pod F, shall comply with the City's noise ordinance. Flea markets shall be prohibited.
Building Characteristics for Pods A, B, C, D, E, F, G (non-self storage) and I.	
Tinted glass is not permitted in windows on the first floor.	Stained glass is permitted in doors or may be hung inside windows as long as it does not obscure more than 30% of the required window area per building front.
Exterior metal building wall are not permitted. Vinyl siding of a minimum specified gauge can be used.	
Gable and hipped roofs are encouraged.	<ol style="list-style-type: none"> 1. Pitched roofs shall have a minimum slope of 4:12. 2. <u>Roof</u> pitch and parapets not included in height limitation.
Buildings with flat roofs shall be designed with parapets.	Parapets on flat roofs shall be of sufficient height to screen all roof mounted equipment from the view of pedestrians within 200 feet of the building.
Entrances, outdoor gardens, and cafes shall be lighted with building mounted lights.	<p>1. Low pressure sodium and mercury vapor lights are not permitted as building mounted lights. Building mounted lights shall be ornamental, and shall be designed and located as appropriate to provide light while preventing glare for pedestrians.</p> <p>2.</p> <p>3. Additional building mounted lighting will be required to meet minimum IES standards for pedestrian lighting where overhangs, canopies, awnings or roof structures interfere with pedestrian lighting from sidewalk lampposts.</p>
All air conditioning units, HVAC systems, elevator housing, satellite dishes and other telecommunication receiving devices shall be screened from view from the public right-of-way and from adjacent properties.	Screen devices may include walls, fencing, roof elements, penthouse type screening devices, or landscaping.
Exit stairs shall not be permitted on a building's front façade <u>façade if abutting a public right-of-way.</u>	

Solid metal security gates or solid roll-down metal devices shall not be permitted. Grill or link type security devices shall be permitted.

Such security devices are permitted only if installed from the inside, within the window or door frames.

TABLE 3: GENERAL STANDARDS AND CONDITIONS **2023-615A**

USES	STANDARDS
Shutters	Non-operable shutters and those not made of wood or metal shall be prohibited. Shutters must be operable and proportioned to cover half of the width of the window opening.
Building Characteristics for Pods A, B, C, D, E, F, G (non-self storage) and I.	
Long uninterrupted walls along pedestrian areas are discouraged in the following minimum guidelines:	<p>Store front<u>Non-Residential</u> facades shall meet minimum standards set below.</p> <ol style="list-style-type: none"> 1. Building walls on ground floors adjacent to main pedestrian areas shall be designed to include architectural relief a minimum of every 20 feet to include setback variations inset or projecting planters, windows, pilasters or bays, etc. 2. There shall be at least one building entrance every 100 linear feet.
<u>Where topographic constraints do not exist,</u> Ground level finished floor elevations shall be built at grade level to provide for accessibility and pedestrian orientation.	Sidewalks to entrances may not exceed 1:24 in slope to preclude the need for rails. <u>Buildings shall have at least one accessible route from the adjacent parking area and adjacent pods.</u>
Maximum individual building footprint in Pods C, D and E is 5,000 sq. ft. (excluding Pod G)	
Building entrances shall face pedestrian areas <u>or sidewalks</u> . Corner buildings may have offset entrances to provide architectural interest. Entrances to Pod G shall be determined at site plan review.	<ol style="list-style-type: none"> 1. <u>Where feasible,</u> Pods C and D <u>shall be oriented toward community plazas to activate the pedestrian environment.</u> shall face the should be oriented towards a community plaza, natural area, or internally towards the center of the Pod. 2. <u>Where feasible,</u> Entrances to buildings in Pod E <u>will shall face sidewalks and/or pedestrian circulation areas (i.e., sidewalk connections, plaza space, civic space, etc.) connections.</u> 3. Entrances to Pod A will face pedestrian connections. 4. Entrances to Pod B shall face the community plaza while meeting building front transparency requirements along 39th Avenue.
Window and door area shall be provided along ground floor facades to provide pedestrian interest.	<p>1. Aside from where residential is located on the first floor, Pods C, D, E and F building front minimum transparency standards by maximum front facade length in feet: 20 feet- 25%; 30 feet- 30%; 40 feet- 40%; 60 feet- 55%; 60 feet and over - 60%.</p> <p>1. 1-2. Buildings in Pods A, B, and I shall meet the above minimum standards on the side facing the Community Plaza and shall meet 2/3 the above minimum standards on the side facing 39th Avenue.</p>
Front building facades in Pods C, D and E shall extend the entire front building setback except for spaces dedicated to entrances, and pedestrian corridors, <u>landscape, and other amenities</u> . Pods A and B will meet reduced standards for facade line.	<ol style="list-style-type: none"> 1. Gaps left in the building facade to accommodate courtyards for cafes and gardens shall be enclosed by garden wall or decorative fencing of 3 feet in height except for entrances. 2. Decorative fencing or garden walls shall be incorporated into landscape plans for areas adjacent to pedestrian corridors in Pods A and B. 3. Breaks in the fencing and/or walls shall correspond to pedestrian connections. Facade extensions along 39th Avenue will meet a minimum of 60% including fences and garden walls.
Courtyards may be created by side yard setbacks.	<ol style="list-style-type: none"> 1. Courtyards may extend a maximum of 15 feet along the building front setback line. 2. Each must be enclosed (except for entrances) by a garden wall, fence or landscape line. 3. The streetscape materials must be extended over the surface of the courtyard. 4. Courtyards must not extend through to the rear setback line but must be enclosed on three sides by building, landscaping, elements of street furniture or walls to create a sense of enclosure.
Upper floor overhangs, balconies and vertical structural supports, canopies, awnings, entry roofs and architectural features are encouraged.	<ol style="list-style-type: none"> 1. Listed features may encroach into the setback. 2. Roof elements may extend up to 3' past the setback line.

Non-Residential Building Signs

Within the development, signage shall be governed by the standards provided in the PD ordinance. Signs permitted for individual buildings: Each business is entitled to one primary, one secondary and one directional building sign which are designed to provide information, direction and design interest without obscuring architectural detail or creating a cluttered appearance.

1. Signs shall be affixed to the front facade of the building.
2. Maximum size is 24 square feet.
3. Signs shall not extend above the second floor eaves line.
4. The height of letters, number shall not exceed 10 inches.
5. Secondary signs of up to 10 square feet are permitted on any side or rear entrance open to the public or used for deliveries.
6. Directional signs of up to 4 square feet are allowed and must be placed above or adjacent to the entrance leading to the advertised business.
7. Projecting signs (installed perpendicular to the building) may be installed as long as the surface of the sign does not exceed 8 square feet and the other requirements for the primary sign are met. This sign would be permitted in place of not in addition to the primary wall mounted sign.
8. Painted window or door signs are allowed as long as the area of the sign does not exceed four square feet and the height of the letters and numbers does not exceed 4 inches. Limit is one sign per business.
9. Awning signs are allowed as long as the sign area is no more than 24 square feet. This sign would be permitted in place of, not in addition to, the primary wall mounted sign.
10. Each business is permitted one sign or light post mounted sign in place of the directional sign. Such signs must be in keeping with the design of the sign post or light post and be consistent with the architectural character of the street furniture.
11. Hanging signs of up to 2 square feet which are attached under awnings or canopies are permitted in place of the directional sign.
12. In addition to the above, restaurants and cafes shall be permitted a wall mounted display featuring the actual menu or specials. The display shall be contained in a shallow case and clearly visible to pedestrians. It must be attached to the wall near the main entrance and shall not exceed a total area of 2 square feet. It may be lighted.
13. Building signs in Pods A, Band I shall exceed the size permitted by the requirements of the Land Development Code but may be additionally regulated by development covenants.

Residential Building Signs

1. Residential building signs will comply with the City of Gainesville Land Development Code Article IX in effect at the time of PUD approval.

Free-standing Signs

1. The development may be allowed three free-standing signs along the N.W. 39th Avenue frontage. The maximum height may not exceed ~~ten~~ fourteen (14) feet. The maximum width may not exceed fifteen (15) feet. Signage shall be allowed as follows: ~~752 square feet sign face area for two (2) primary frontage entrance signs- main entrance sign; a 32 square foot self service storage sign, and a 16 square foot west entrance sign~~ 60 square feet sign face area for a third primary frontage entry sign. Free-standing signs shall be separated by a minimum of ~~300~~ 50 feet. ~~Free-standing signs shall not be internally illuminated. No additional free-standing signs shall be allowed for individual buildings or pods.~~
2. ~~Two~~ Only one secondary free-standing signs shall be permitted along N.W. 51st Street. The maximum height of the sign shall be 8 feet. The maximum width may not exceed twelve (12) feet. The maximum size of the sign face area shall not exceed ~~24~~ 50 square feet.
- ~~2.3.~~ Identification signs shall be permitted at entries for residential developments at a size of 50 square feet sign face area for the primary entry and 30 SF for additional entries. In lieu of the 24 square foot sign, a residential sign may be permitted. If the residential sign is free standing, the maximum size shall not exceed 24 number square feet. A residential wall mounted sign may be allowed, not to exceed 24 square feet on one side of the wall. The signs shall not be internally illuminated.
- ~~3.~~ The base of all free-standing signs shall be landscaped up to a minimum of 3 feet from the supports of the sign. Landscape materials and vegetation shall be used to

	<p>achieve a terraced-like effect.</p> <p>4. The leading edge of all free-standing signs shall maintain a setback of ten (10) feet from the property line <u>or back of sidewalk provided the sign does not obstruct a vehicular line of sight.</u></p>
<p>Prohibited Signs: Certain signs interfere with the pedestrian scales and quality of the development and will not be allowed.</p>	<ol style="list-style-type: none">1. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting, plastic panels or rear-lighting are prohibited.2. Signs may not be installed on roofs, dormers and balconies, penthouses or parapets.

TABLE 3: GENERAL STANDARDS AND CONDITIONS **2023-615A**

USES	STANDARDS
Storage Buildings Standards	
The exterior wall of the outer storage building will be constructed of split faced block. Its roof will be pre-formed metal.	<ol style="list-style-type: none"> 1. The maximum height of self-service storage buildings shall be one story, not to exceed 10 feet in height above finished floor elevation; roof pitch may exceed that height. Will be designed with architectural relief a maximum of every 50 linear feet. 2. The self-service storage facility shall be designed in a "U" configuration, with storage doors facing the interior courtyard, or with all storage doors facing internal hallways, or in some other manner such that all storage doors face internally to the facilities. No such opening shall be visible off-site or from within the development. 3. The roof of the exterior units on the east and north sides of the building will slope inward so as not to be visible from the ground to the outside. 4. There will be no entrance or exit or other break in the outside wall along the east or north sides. 5. The resident manager office/apartment may be two stories but will not be located along the northern 2/3s of the eastern wall or along the northern walls of the building.
The storage operation will be conducted in a manner which ensures compatibility with the adjacent residential use.	<ol style="list-style-type: none"> 1. Electrical receptacles shall not be provided within any storage units. 2. Storage units will be a maximum of 20 feet deep and 20 feet wide. 3. No noxious odors or obnoxious noises will emanate from the site. 4. The storage units will be used for the purpose of storing personal and business materials only. 5. In order to encourage a pedestrian scale and avoid the storage of unsafe or visually obtrusive goods, the maximum size of any one unit shall not exceed 400 square feet. The following activities shall not be permitted within the self-service storage facility: storage of hazardous materials, habitation of units, music rehearsal studios, auctions, flea markets, other sales activities, service, repair, fabrication, or transfer/storage businesses, operation of power tools, any activities which generate odor, noise, fumes, vibration, or dust of a nuisance level. All storage shall be within completely enclosed buildings. Only dead storage shall be permitted. 6. No bathroom facilities will be installed in any storage unit 7. The outside wall will not be lit on the north or east sides. 8. A wood fence will be extended from the wall to connect to the fence on the south side of the Bellamy Forge property. Another wood fence, to be maintained by Magnolia Parke, will be installed along the east property line from the fence along the south property line of Bellamy Forge to the north border of the Bellamy Forge property. 9. The storage building will not extend northward beyond the north fence of the Bellamy Forge tennis courts. 10. The storage building will be set back a minimum of 50 feet from the east property line. 11. The 50-foot eastern setback may contain a drainage swale and landscaping replanted to create a drainage and vegetative buffer. 12. The maximum hours of operation shall be Monday-Friday 6:30 AM - 7:00 PM, Saturday 7:00 AM-7:00PM, Sunday 10:00AM-5:00 PM. 13. Closed circuit video will be installed for security. 14. Any trash receptacles shall be interior to the self-service storage. 15. Highway style guardrail, chain-link fencing, or barbed wire or razor wire are prohibited
Garbage Collection	Garbage collection, recycling and other utility areas shall be screened around their perimeters, with enclosures of wood, brick or decorative masonry with a roof , or by brick walls; with a minimum height of 7 feet, and shall extend on 3 sides of such an area, where applicable, with a gate or door on the fourth side. Such a wall shall be capped on 3 sides, where applicable. A landscape planting strip a minimum of 3 feet wide shall be located on exposed, non-gated sides of such a facility.

Fencing	Fences shall not be more than 4 feet high where they abut a public right-of-way. Solid board fences shall not be permitted. Walls and fences shall comply with the building standards contained in the PD Report, which shall be architecturally compatible with the style, materials, and color of buildings.
Wetlands and Stormwater Management	<p>The removal, fill or disturbance of wetlands shall be in accordance with the requirements of the St. John's River Water Management District and the City's Comprehensive Plan and Land Development Code.</p> <p>Sufficient area must be provided for the stormwater management basins. If it is determined by the Public Works Director that additional area is needed, then provision of additional off-site property by the owner/developer or a PD amendment shall be required.</p> <p>The stormwater management system shall be designed so that there is not an increase in the pre- development rate and volume of run-off for the 25 year critical duration storm event in the post- development conditions.</p> <p>Amendments to floodplain elevations must be in accordance with the City of Gainesville Flood Control Ordinance and the Federal Emergency Management Agency (FEMA) regulations.</p>

TABLE 3: GENERAL STANDARDS AND CONDITIONS 2023-615A

USES	STANDARDS
Transportation Issues	<p>An ingress and egress easement shall be provided between Pod G and Pod I. No direct access into Pod I from NW 39th Avenue shall be permitted.</p> <p>The extension of N.W. 51st within the PD shall be designated and constructed by the petitioner in such a manner as to accommodate the future connection of N.W. 42nd Lane within the Huntington Development.</p> <p>Sidewalks shall be provided by the developer at his or her own cost and expense, form the public sidewalks along N.W. 39th Avenue to all buildings fronting N. W. 39th Avenue and from all vehicular entrances to the development. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.</p> <p>Crosswalks shall be provided where necessary and appropriate and in the general location shown on the PD Layout Plan. The exact location of the crosswalks shall be determined at development plan review. Crosswalks shall be of a safe and efficient design as determined by the Public Works Department and shall be distinguished by grade, texturing or paint, consistent with the standards contained in the PD Report.</p> <p>Sidewalks shall be provided in the general location as shown on the PD Layout Plan. The exact location of sidewalks shall be determined at development plan review.</p>
Development Schedule	<p>Pod G, if developed with a self-service storage use, shall be issued a building certificate of occupancy only after a certificate of occupancy has been issued for a minimum of: 1) one building in Pod A; 2) two buildings in Pod B; and 3) 15,000 gross square feet of gross floor area including residential development in Pod C.</p>
General Provisions	<p>The project shall maintain an architectural review board with a licensed architect on the board.</p> <p>All streets within the PD shall be private and shall be identified by street numbers with reference to 39th Avenue and 51st Street.</p> <p>Unless otherwise provided for in this ordinance, the subject property shall be regulated by the Land Development Code and must comply with all applicable regulations.</p> <p>At the time of development plan review, a tree survey shall be provided. <u>Tree mitigation required for removal of regulated trees as defined in the LDC shall be calculated per individual Pods and shall meet Sec. 30-8.7 LDC requirements. If there is insufficient space within an individual Pod to plant all required mitigation trees-, then those mitigation trees that do not fit and are in addition to other code requirement plantings may be planted within any other Pod within the PD. These mitigation trees shall only provide mitigation credit to the original Pod they serve, and if removed by future development would need to be replaced 1:1. Regulated trees shall be preserved in accordance with the Land Development Code and in coordination with the City Arborist. The methodology in determining the tree shaded areas shall meet the requirements of the Land Development Code.</u></p> <p>Parking lot layout, landscaping, buffering and screening shall avoid spill-over light onto adjacent properties, in particular residential properties. Parking lots in Pods A and B exposed to view from 39th Avenue shall be buffered by a minimum of a 3' high hedge or wall along all parking spaces adjacent to 39th Avenue.</p> <p>The parking lot shown on the PD Layout Plan between Pods G and C will not be developed until needed, as determined by the Development Review Board.</p>

SIC	Uses	Conditions
	Residential (up to 20 dwelling units per acre development <u>maximum 400 total units</u>)	15 du/a in Pod G
	Residential use buffer	
	Compound uses	
	Any accessory uses customarily and clearly incidental to any principal use	
	Family day care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Eating places	Including outdoor cafes as either principal or accessory uses. Excluding adult entertainment establishments as defined by City of Gainesville Code of Ordinances. Drive-throughs are allowed as accessory to an eating place consistent with Condition 13 in the PD ordinance.
	Places of religious assembly	
	Repair services for household needs	As defined in Article II
	Bed and breakfast establishments	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with Article VI
GN-078	Landscape and horticultural services	
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger service	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	
GN-482	Telegraph and other message communications	

TABLE 4: USES

2023-615A

SIC	Uses	Conditions
GN-483	Radio and television broadcasting stations	Excluding freestanding towers
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
MG-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	
GN-533	Auto and home supply stores	Excluding garage and installation facilities
MG-56	Apparel and accessory stores	
MG-57	Furniture, home furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963), fuel dealers (IN-5983); including liquor stores (IN-5921), limited to 2,000 square feet and excluding onsite consumption; inside storage for all uses
Div.H	Finance, insurance and real estate	Excluding cemeteries (IN-6553). <u>Drive-throughs are allowed as accessory to a financial institution consistent with Condition 13 in the PD ordinance.</u>
MG-72	Personal services	Excluding funeral services and crematories, and linen
Mg-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified
GN-752	Automobile parking <u>and parking structures</u>	Associated with uses located in development
MG-76	Miscellaneous repair services	Excluding GN-769
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports GN-794
MG-80	Health services	Including nursing and intermediate care facilities, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Education services	Private schools, in accordance with Article VI of the City land development regulations, Chapter 30

SIC	Uses	Conditions
MG-83	Social services	Including day care centers as defined in, excluding residential care rehabilitation centers, halfway houses, social service homes, and residences for the destitute people defined in Chapter 30 of the City of Gainesville Code of Ordinances
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding (IN-8734) testing laboratories and (IN-8744) facilities support management services
Div. J	Public Administration	
MG-89	Services, not elsewhere classified	
	Alcoholic Beverage establishments	Allowed in Pods C and D only. 3000 square feet maximum per establishment, excluding drive-throughs.
	Rooming houses and boardinghouses	
	<u>Self-service storage</u>	<u>In accordance with the Magnolia Parke PD standards.</u>

EXHIBIT 7B
PD REPORT – CLEAN

**MAGNOLIA PARKE
PLANNED DEVELOPMENT
STANDARDS AND CONDITIONS**

March 2023, as revised June 2023

Table 1: Development Intensities/Densities

2023-615A

Pod	Max No. of Principle Structures	Max/ FAR Includes Residential /Non-residential	*Maximum Square Feet of Non-residential	*Maximum Square Feet of Non-residential ground floor	*Minimum Required Square Feet of Residential	Maximum Units per Acre/Max. Total Units	Allowable Uses by Floor	Floor max/min
A	2	N/A	16,000 (12,000 max. per building)	16,000	N/A		1, 2, & 3 retail/office, residential	3/1
B	3	.20	24,000 (12,000 max. per building)	24,000	N/A		1&2 retail/office	2/1
C	N/A	N/A	56,000	28,000	20,000		1&2 retail/office, residential 2, 3 & 4 residential	4/1
D	N/A	N/A	72,000	36,000	20,000		1&2 retail/office, residential, 2, 3, & 4 residential	4/1
E	N/A	N/A	38,000	38,000	40,000		1&2 retail/office, residential, 2, 3 & 4 residential	4/1
F	N/A	N/A	10,000****	10,000****	N/A		civic, office, retail, public facilities, open space and recreation facilities	N/A
***G	N/A	.55	30,000	30,000	N/A		self-service storage	1
**G	N/A	.35	44,000	44,000	N/A	15 U/A	1&2 retail, office, residential	2/1
**I	N/A	.35	30,000	30,000	N/A		1&2 retail/office	2/1
H	N/A	N/A	N/A	N/A	N/A	N/A	drainage/ office space	N/A
Intensity	N/A	N/A	**290,000	**226,000	80,000	N/A/ 400 (average over MUL area)	N/A	N/A

*Square footage figures are in terms of gross square feet.

Revised by Community Development Staff for June 16, 1997, City Commission Meeting.

**PD Amendment dated February 14, 2000

*** The total maximum square footage is 276,000 if Pod G is developed as self-service storage.

**** Open air structures and non-conditioned spaces do not count towards this quantity.

Table 2: STANDARDS FOR SETBACKS

POD	A & I	B	C	D	E	F	G
STANDARDS							
Front setback from sidewalk	Development Envelope Min. 10', Max 20' along 39 th Ave. The setback area frontage along NW 39 th Avenue shall be landscaped as per PD requirements and punctuated by pedestrian connections.	Development Envelope Min. 10', Max. 20' along 39 th Ave. The setback area frontage along NW 39 th Avenue shall be landscaped as per PD requirements and punctuated by pedestrian connections.	Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback.	Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback.	Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback.	N/A	Min. 5'
Side setback	Development Envelope Min. 10', Max. 20' along Main Entrance Driveway	Development Envelope Min. 10', Max. 20' along Main Entrance. The development envelope setback from the westernmost entrance shall be a minimum of 15 feet and a maximum of 20 feet.	Building Envelope Min. 0', Max. 15'; if additional area used for outdoor seating and service. Pedestrian treatment must be extended to front sidewalk and building sides.	Building Envelope Min. 0', Max. 15' if additional area used for outdoor seating and service. If developed together with another Pod, there is no maximum setback between buildings within the development. Pedestrian treatment must be extended to front sidewalk and building sides.	Building Envelope Min. 0', Max. 15'; if additional area used for outdoor seating and service. If developed together with another Pod, there is no maximum setback between buildings within the development. Pedestrian treatment must be extended to front sidewalk and building sides.	N/A	Min. 0' to parking and loading area, Min. 15' to adjacent driveway
Rear setback	Min. 10'	Min. 10'	Min. 0', Max. 15'	Min. 0', Max. 15'	Min. 0', Max. 15'	N/A	Min. 20' from eastern property line.

Table 2-1: STANDARDS FOR BUILDING USE AND LANDSCAPING

POD	A&I	B	C	D	E	F	G
Building Use	per Table 1	per Table 1	per Table 1	per Table 1	per Table I	per Table 1	per Table 1
Landscaping	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39 th Avenue site line. The street buffer along 39 th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscaping buffer for a commercial development, except where otherwise provided in the PD Ordinance. Street trees shall meet the requirements for adjacent vehicular use perimeter trees	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39 th Avenue site line. The street buffer along 39 th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscaping buffer for a commercial development, except where otherwise provided in the PD Ordinance. Street trees shall meet the requirements for adjacent vehicular use perimeter trees	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod. Street trees shall be planted every 50' along the NW 51 st Street frontage. Street trees to be high quality shade trees unless utility conflicts require understory trees. Street trees shall meet the requirements for adjacent vehicular use perimeter trees. Shrubs required for vehicular use screening shall meet the requirements in Sec. 30-8.4.A.5.a. of the LDC. The development of Pod E shall meet the requirements of Sec. 30-8.5. of the LDC for compatibility buffers for a commercial development, except where otherwise provided in the PD Ordinance.	Trees adequate to effect 50% shading of parking and pedestrian areas on the exterior of the building at 20 years growth.	

Table 2-2: STANDARDS FOR BUFFERS

POD	A&I	B	C	D	E	F	G
Buffers	<p>The street buffer area along N.W. 39th Avenue shall be a minimum of nine feet.</p> <p>Min. 9' landscaped between interior parking and sidewalks.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	<p>The street buffer area along N.W. 39 Avenue shall be a minimum of 9 feet.</p> <p>Min. 9' landscaped between interior parking and sidewalks. At the westernmost entrance on 39th Avenue, a 5' min. buffer shall be provided from the edge of the roadway to the sidewalk.</p> <p>The landscape area shall, at a minimum, meet the adjacent use buffer requirements of the Land Development Code to provide screening from the automotive use to the west. During development plan review, the appropriate reviewing board may require additional vegetation to satisfy screening requirements for the adjacent use buffer.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	N/A	N/A	N/A	N/A	<p>If the property is developed with a self-service storage use, a 50-foot buffer shall exist along the eastern boundary of the property described in Section 1 of this ordinance where it abuts tax parcel number 6063-000-000 (Bellamy Forge Condominiums). The buffer shall remain in its natural state, except: 1) where it is necessary to provide a drainage swale based on existing conditions; or 2) where landscape materials are required to meet adjacent use buffer requirements for an industrial use, as required by the Land Development Code. If the property is developed with a use other than self-service storage, the building shall be setback 50 feet and the buffering requirements of Section 30-253 of the Land Development Code shall apply where the property abuts tax parcel number 6063-000-000.</p>

Table 2-3: STANDARDS FOR VEHICLE AND BICYCLE PARKING, AND ACCESS

POD	A&I	B	C	D	E	F	G
Parking Location	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	Angle parking along linear lots at front and rear of building. General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design	Angle parking along linear lots at outer border of plaza.	Parking configuration to be established at site design.
Parking Space Dimensions	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.
Parking Requirement	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards. Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD.	City of Gainesville Standards. Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD.	City of Gainesville Standards. Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD	City of Gainesville Standards.	City of Gainesville Standards
Bicycle Access	Bicycle lanes shall be provided along main driveways to the first intersection.	Bicycle lanes shall be provided along main driveways to the first intersection.			Bicycle lanes may be provided along main driveways to the first intersection.	Shared auto travel lanes.	N/A
Bicycle Parking	1.5 x City of Gainesville Standard at building.	1.5 x City of Gainesville Standard at building.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E, and F.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	N/A

Table 2-4: STANDARDS FOR SIDEWALKS AND TRANSIT

POD	A&I	B	C	D	E	F	G
Sidewalk Clear Width	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear width when connecting main sidewalk and building entrance and at rear of buildings.	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear width when connecting main sidewalk and building entrance and at rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	N/A
Sidewalk Connections	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39th Avenue and buildings.	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39 Avenue and buildings.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.	At all cross walks and connecting main sidewalks to building entrances, and designated activity areas. Sidewalks shall be provided from all vehicular entrances.	At crosswalks as shown on layout plan.
Transit Facilities	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.

Table 2-5: STANDARDS FOR AUTO CIRCULATION AND DRIVE-THROUGH FACILITIES

POD	A&I	B	C	D	E	F	G
Auto Circulation	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.
Drive-through Facilities	One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas. Pod G or I shall be allowed only one drive-through facility and only in association with a financial institution or eating place.	One-drive through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.	Not allowed.	Not allowed.	Not allowed.		One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod G or Pod I, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.

Table 2-6: STANDARDS FOR LIGHTING

POD	A&I	B	C	D	E	F	G
Lighting	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Security lighting of the self-service storage facility shall be designed such that the cone of illumination is limited to the self-service storage facility and shall not spill over onto the adjacent development and other residential lands. Lighting shall be used and designed such that it only reflects internally to the facility.</p>

TABLE 2-7: STANDARDS FOR POD G WITH USES OTHER THAN SELF- SERVICE STORAGE

Standards for Setbacks

Sidewalks	To be determined at development review.
Side	(East) Building shall be setback a minimum 50' where abutting tax parcel 6063-000-000 (Bellamy Forge Condominiums) and a 75' building setback north to tax parcel 6063-000-000 (Bellamy Forge Condominiums). Any allowable uses that encroach beyond the building envelope shall be subject to the standards of Pod G, as modified for non-self storage uses.
Building Use	Per Table 1.
Landscaping	Trees adequate to effect 50% shading on parking and pedestrian areas at 20 years growth.
Buffers	The building shall be set back 50' and the buffering requirements of section 30-253 of the Land Development Code shall apply where the property abuts tax parcel number 6063-000-000 (Bellamy Forge Condominiums).
Parking Location	Parking configuration to be established at site design.
Parking Space Requirements	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses with the Pod.
Bicycle Parking	1.33 x City of Gainesville Standards at centralized locations to be shared by Pods C and I.
Sidewalk Width	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.
Sidewalk Connections	Sidewalks will be provided which connect parking and crosswalk to building entrances.

TABLE: 2-8: STANDARDS FOR POD G WITH USES OTHER THAN SELF-SERVICE STORAGE

Transit Facilities	In accordance with R.T.S. locational standards.
Auto Circulation	Generally shown on layout plan. Exact location, dimensions and movement and circulation will be established at the time of development review.
Drive-through Facilities	<p>One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod G or Pod I, but not both. Direct access to the drive-through shall not be permitted from N.W. 39th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes.</p> <p>Designed to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.</p>
Lighting	Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.
Signs	Building signs in Pod G shall not exceed the size permitted by the requirements of the Land Development Code but may be additionally regulated by development covenants.

TABLE 3: GENERAL STANDARDS AND CONDITIONS 2023-615A

USES	STANDARDS
Outdoor Activities	
Outdoor cafes are allowed to operate on sidewalks, including area within the setback and in courtyards provided pedestrian circulation and access to store entrances are not impaired.	<ol style="list-style-type: none"> 1. A minimum of clear pedestrian sidewalk path must be maintained and a 5' clear path leading to the entrance must be maintained free of tables and chairs. 2. Planters, posts with ropes, or other removable enclosures are encouraged to be used as a way of defining the area occupied by the cafe. 3. Awnings or canopies may be extended from the building over the cafe area and large umbrellas are permitted to provide shade from cafe customers.
Retail sales, entertainment activities and other promotional events shall be permitted.	<ol style="list-style-type: none"> 1. Lighting for special events must be screened from off-site residential development, must not shine directly into public roadways or driveways and must be used only during the operating hours of the special event. Small ornamental lights may be installed in trees.
<p>Sidewalk displays are permitted, except in the front of buildings along 39th Avenue.</p> <p>Outdoor storage shall be prohibited throughout the development.</p>	<ol style="list-style-type: none"> 1. Displays must be located directly in front of the building but must not hinder pedestrian access to the entrance of the building. 2. At least a 7' of clear pedestrian sidewalk path must be maintained. 3. Displays must be located adjacent to the front wall of the building and may not extend more than five feet from the wall. 4. Displays may extend a maximum of 75% of the length of the building front. 5. Displays must be removed at the end of normal business hours.
Outdoor uses.	All outdoor uses, including but not limited to, entertainment activities and other promotional events which occur in Pod F, shall comply with the City's noise ordinance. Flea markets shall be prohibited.
Building Characteristics for Pods A, B, C, D, E, F, G (non-self storage) and I.	
Tinted glass is not permitted in windows on the first floor.	Stained glass is permitted in doors or may be hung inside windows as long as it does not obscure more than 30% of the required window area per building front.
Exterior metal building wall are not permitted. Vinyl siding of a minimum specified gauge can be used.	
Gable and hipped roofs are encouraged.	<ol style="list-style-type: none"> 1. Pitched roofs shall have a minimum slope of 4:12. 2. Roof pitch and parapets not included in height limitation.
Buildings with flat roofs shall be designed with parapets.	Parapets on flat roofs shall be of sufficient height to screen all roof mounted equipment from the view of pedestrians within 200 feet of the building.
Entrances, outdoor gardens, and cafes shall be lighted with building mounted lights.	<p>Low pressure sodium and mercury vapor lights are not permitted as building mounted lights. Building mounted lights shall be ornamental, and shall be designed and located as appropriate to provide light while preventing glare for pedestrians.</p> <p>Additional building mounted lighting will be required to meet minimum IES standards for pedestrian lighting where overhangs, canopies, awnings or roof structures interfere with pedestrian lighting from sidewalk lampposts.</p>
All air conditioning units, HVAC systems, elevator housing, satellite dishes and other telecommunication receiving devices shall be screened from view from the public right-of-way and from adjacent properties.	Screen devices may include walls, fencing, roof elements, penthouse type screening devices, or landscaping.
Exit stairs shall not be permitted on a building's front façade if abutting a public right-of-way.	
Solid metal security gates or solid roll-down metal devices shall not be permitted. Grill or link type security devices shall be permitted.	Such security devices are permitted only if installed from the inside, within the window or door frames.

TABLE 3: GENERAL STANDARDS AND CONDITIONS 2023-615A

USES	STANDARDS
Shutters	Non-operable shutters and those not made of wood or metal shall be prohibited. Shutters must be operable and proportioned to cover half of the width of the window opening.
Building Characteristics for Pods A, B, C, D, E, F, G (non-self storage) and I.	
Long uninterrupted walls along pedestrian areas are discouraged in the following minimum guidelines:	Non-Residential facades shall meet minimum standards set below. <ol style="list-style-type: none"> 1. Building walls on ground floors adjacent to main pedestrian areas shall be designed to include architectural relief a minimum of every 20 feet to include setback variations inset or projecting planters, windows, pilasters or bays, etc. 2. There shall be at least one building entrance every 100 linear feet.
Where topographic constraints do not exist, ground level finished floor elevations shall be built at grade level to provide for accessibility and pedestrian orientation.	Buildings shall have at least one accessible route from the adjacent parking area and adjacent pods.
Building entrances shall face pedestrian areas or sidewalks. Corner buildings may have offset entrances to provide architectural interest. Entrances to Pod G shall be determined at site plan review.	<ol style="list-style-type: none"> 1. Where feasible, Pods C and D shall be oriented toward community plazas to activate the pedestrian environment. 2. Where feasible, entrances to buildings in Pod E shall face sidewalks and/or pedestrian circulation areas (i.e., sidewalk connections, plaza space, civic space, etc.) . 3. Entrances to Pod A will face pedestrian connections. 4. Entrances to Pod B shall face the community plaza while meeting building front transparency requirements along 39th Avenue.
Window and door area shall be provided along ground floor facades to provide pedestrian interest.	<ol style="list-style-type: none"> 1. Aside from where residential is located on the first floor, Pods C, D, E and F building front minimum transparency standards by maximum front facade length in feet: 20 feet- 25%; 30 feet- 30%; 40 feet- 40%; 60 feet- 55%; 60 feet and over - 60%. 2. Buildings in Pods A, B, and I shall meet the above minimum standards on the side facing the Community Plaza and shall meet 2/3 the above minimum standards on the side facing 39th Avenue.
Front building facades in Pods C, D and E shall extend the entire front building setback except for spaces dedicated to entrances, pedestrian corridors, landscape, and other amenities. Pods A and B will meet reduced standards for facade line.	<ol style="list-style-type: none"> 1. Gaps left in the building facade to accommodate courtyards for cafes and gardens shall be enclosed by garden wall or decorative fencing of 3 feet in height except for entrances. 2. Decorative fencing or garden walls shall be incorporated into landscape plans for areas adjacent to pedestrian corridors in Pods A and B. 3. Breaks in the fencing and/or walls shall correspond to pedestrian connections. Facade extensions along 39th Avenue will meet a minimum of 60% including fences and garden walls.
Courtyards may be created by side yard setbacks.	<ol style="list-style-type: none"> 1. Courtyards may extend a maximum of 15 feet along the building front setback line. 2. Each must be enclosed (except for entrances) by a garden wall, fence or landscape line. 3. The streetscape materials must be extended over the surface of the courtyard. 4. Courtyards must not extend through to the rear setback line but must be enclosed on three sides by building, landscaping, elements of street furniture or walls to create a sense of enclosure.
Upper floor overhangs, balconies and vertical structural supports, canopies, awnings, entry roofs and architectural features are encouraged.	<ol style="list-style-type: none"> 1. Listed features may encroach into the setback. 2. Roof elements may extend up to 3' past the setback line.

<p>Non-Residential Building Signs</p>	<ol style="list-style-type: none"> 1. Signs shall be affixed to the front facade of the building. 2. Maximum size is 24 square feet. 3. Signs shall not extend above the second floor eaves line. 4. The height of letters, number shall not exceed 10 inches. 5. Secondary signs of up to 10 square feet are permitted on any side or rear entrance open to the public or used for deliveries. 6. Directional signs of up to 4 square feet are allowed and must be placed above or adjacent to the entrance leading to the advertised business. 7. Projecting signs (installed perpendicular to the building) may be installed as long as the surface of the sign does not exceed 8 square feet and the other requirements for the primary sign are met. This sign would be permitted in place of not in addition to the primary wall mounted sign. 8. Painted window or door signs are allowed as long as the area of the sign does not exceed four square feet and the height of the letters and numbers does not exceed 4 inches. Limit is one sign per business. 9. Awning signs are allowed as long as the sign area is no more than 24 square feet. This sign would be permitted in place of, not in addition to, the primary wall mounted sign. 10. Each business is permitted one sign or light post mounted sign in place of the directional sign. Such signs must be in keeping with the design of the sign post or light post and be consistent with the architectural character of the street furniture. 11. Hanging signs of up to 2 square feet which are attached under awnings or canopies are permitted in place of the directional sign. 12. In addition to the above, restaurants and cafes shall be permitted a wall mounted display featuring the actual menu or specials. The display shall be contained in a shallow case and clearly visible to pedestrians. It must be attached to the wall near the main entrance and shall not exceed a total area of 2 square feet. It may be lighted. 13. Building signs in Pods A, Band I shall exceed the size permitted by the requirements of the Land Development Code but may be additionally regulated by development covenants.
<p>Residential Building Signs</p>	<ol style="list-style-type: none"> 1. Residential building signs will comply with the City of Gainesville Land Development Code Article IX in effect at the time of PUD approval.
<p>Free-standing Signs</p>	<ol style="list-style-type: none"> 1. The development may be allowed three free-standing signs along the N.W. 39th Avenue frontage. The maximum height may not exceed fourteen (14) feet. The maximum width may not exceed fifteen (15) feet. Signage shall be allowed as follows: 75 square feet sign face area for two (2) primary frontage entrance signs; 60 square feet sign face area for a third primary frontage entry sign. Free-standing signs shall be separated by a minimum of 50 feet.. 2. Two secondary free-standing signs shall be permitted along N.W. 51st Street. The maximum height of the sign shall be 8 feet. The maximum width may not exceed twelve (12) feet. The maximum size of the sign face area shall not exceed 50 square feet. 3. Identification signs shall be permitted at entries for residential developments at a size of 50 square feet sign face area for the primary entry and 30 SF for additional entries. 4. The leading edge of all free-standing signs shall maintain a setback of ten (10) feet from the property line or back of sidewalk provided the sign does not obstruct a vehicular line of sight.
<p>Prohibited Signs: Certain signs interfere with the pedestrian scales and quality of the development and will not be allowed.</p>	<ol style="list-style-type: none"> 1. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting, plastic panels or rear-lighting are prohibited. 2. Signs may not be installed on roofs, dormers and balconies, penthouses or parapets.

TABLE 3: GENERAL STANDARDS AND CONDITIONS **2023-615A**

USES	STANDARDS
Storage Buildings Standards	
The exterior wall of the outer storage building will be constructed of split faced block. Its roof will be pre-formed metal.	<ol style="list-style-type: none"> 1. The maximum height of self-service storage buildings shall be one story, not to exceed 10 feet in height above finished floor elevation; roof pitch may exceed that height. Will be designed with architectural relief a maximum of every 50 linear feet. 2. The self-service storage facility shall be designed in a "U" configuration, with storage doors facing the interior courtyard, or with all storage doors facing internal hallways, or in some other manner such that all storage doors face internally to the facilities. No such opening shall be visible off-site or from within the development. 3. The roof of the exterior units on the east and north sides of the building will slope inward so as not to be visible from the ground to the outside. 4. There will be no entrance or exit or other break in the outside wall along the east or north sides. 5. The resident manager office/apartment may be two stories but will not be located along the northern 2/3s of the eastern wall or along the northern walls of the building.
The storage operation will be conducted in a manner which ensures compatibility with the adjacent residential use.	<ol style="list-style-type: none"> 1. Electrical receptacles shall not be provided within any storage units. 2. Storage units will be a maximum of 20 feet deep and 20 feet wide. 3. No noxious odors or obnoxious noises will emanate from the site. 4. The storage units will be used for the purpose of storing personal and business materials only. 5. In order to encourage a pedestrian scale and avoid the storage of unsafe or visually obtrusive goods, the maximum size of any one unit shall not exceed 400 square feet. The following activities shall not be permitted within the self-service storage facility: storage of hazardous materials, habitation of units, music rehearsal studios, auctions, flea markets, other sales activities, service, repair, fabrication, or transfer/storage businesses, operation of power tools, any activities which generate odor, noise, fumes, vibration, or dust of a nuisance level. All storage shall be within completely enclosed buildings. Only dead storage shall be permitted. 6. No bathroom facilities will be installed in any storage unit 7. The outside wall will not be lit on the north or east sides. 8. A wood fence will be extended from the wall to connect to the fence on the south side of the Bellamy Forge property. Another wood fence, to be maintained by Magnolia Parke, will be installed along the east property line from the fence along the south property line of Bellamy Forge to the north border of the Bellamy Forge property. 9. The storage building will not extend northward beyond the north fence of the Bellamy Forge tennis courts. 10. The storage building will be set back a minimum of 50 feet from the east property line. 11. The 50-foot eastern setback may contain a drainage swale and landscaping replanted to create a drainage and vegetative buffer. 12. The maximum hours of operation shall be Monday-Friday 6:30 AM - 7:00 PM, Saturday 7:00 AM-7:00PM, Sunday 10:00AM-5:00 PM. 13. Closed circuit video will be installed for security. 14. Any trash receptacles shall be interior to the self-service storage. 15. Highway style guardrail, chain-link fencing, or barbed wire or razor wire are prohibited
Garbage Collection	Garbage collection, recycling and other utility areas shall be screened around their perimeters, with enclosures of wood, brick or decorative masonry, or by brick walls; with a minimum height of 7 feet, and shall extend on 3 sides of such an area, where applicable, with a gate or door on the fourth side. Such a wall shall be capped on 3 sides, where applicable.

Fencing	Fences shall not be more than 4 feet high where they abut a public right-of-way. Solid board fences shall not be permitted. Walls and fences shall comply with the building standards contained in the PD Report, which shall be architecturally compatible with the style, materials, and color of buildings.
Wetlands and Stormwater Management	<p>The removal, fill or disturbance of wetlands shall be in accordance with the requirements of the St. John's River Water Management District and the City's Comprehensive Plan and Land Development Code.</p> <p>Sufficient area must be provided for the stormwater management basins. If it is determined by the Public Works Director that additional area is needed, then provision of additional off-site property by the owner/developer or a PD amendment shall be required.</p> <p>The stormwater management system shall be designed so that there is not an increase in the pre- development rate and volume of run-off for the 25 year critical duration storm event in the post- development conditions.</p> <p>Amendments to floodplain elevations must be in accordance with the City of Gainesville Flood Control Ordinance and the Federal Emergency Management Agency (FEMA) regulations.</p>

TABLE 3: GENERAL STANDARDS AND CONDITIONS 2023-615A

USES	STANDARDS
Transportation Issues	<p>An ingress and egress easement shall be provided between Pod G and Pod I. No direct access into Pod I from NW 39th Avenue shall be permitted.</p> <p>The extension of N.W. 51st within the PD shall be designated and constructed by the petitioner in such a manner as to accommodate the future connection of N.W. 42nd Lane within the Huntington Development.</p> <p>Sidewalks shall be provided by the developer at his or her own cost and expense, from the public sidewalks along N.W. 39th Avenue to all buildings fronting N. W. 39th Avenue and from all vehicular entrances to the development. Sidewalks shall be provided from all vehicular entrances.</p> <p>Crosswalks shall be provided where necessary and appropriate and in the general location shown on the PD Layout Plan. The exact location of the crosswalks shall be determined at development plan review. Crosswalks shall be of a safe and efficient design as determined by the Public Works Department and shall be distinguished by grade, texturing or paint, consistent with the standards contained in the PD Report.</p> <p>Sidewalks shall be provided in the general location as shown on the PD Layout Plan. The exact location of sidewalks shall be determined at development plan review.</p>
Development Schedule	<p>Pod G, if developed with a self-service storage use, shall be issued a building certificate of occupancy only after a certificate of occupancy has been issued for a minimum of: 1) one building in Pod A; 2) two buildings in Pod B; and 3) 15,000 gross square feet of gross floor area including residential development in Pod C.</p>
General Provisions	<p>All streets within the PD shall be private and shall be identified by street numbers with reference to 39th Avenue and 51st Street.</p> <p>Unless otherwise provided for in this ordinance, the subject property shall be regulated by the Land Development Code and must comply with all applicable regulations.</p> <p>At the time of development plan review, a tree survey shall be provided. Tree mitigation required for removal of regulated trees as defined in the LDC shall be calculated per individual Pods and shall meet Sec. 30-8.7 LDC requirements. If there is insufficient space within an individual Pod to plant all required mitigation trees, then those mitigation trees that do not fit and are in addition to other code requirement plantings may be planted within any other Pod within the PD. These mitigation trees shall only provide mitigation credit to the original Pod they serve, and if removed by future development would need to be replaced 1:1.</p> <p>Parking lot layout, landscaping, buffering and screening shall avoid spill-over light onto adjacent properties, in particular residential properties.</p>

TABLE 4: USES

2023-615A

SIC	Uses	Conditions
	Residential (maximum 400 total units)	15 du/a in Pod G
	Residential use buffer	
	Compound uses	
	Any accessory uses customarily and clearly incidental to any principal use	
	Family day care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Eating places	Including outdoor cafes as either principal or accessory uses. Excluding adult entertainment establishments as defined by City of Gainesville Code of Ordinances. Drive-throughs are allowed as accessory to an eating place consistent with Condition 13 in the PD ordinance.
	Places of religious assembly	
	Repair services for household needs	As defined in Article II
	Bed and breakfast establishments	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with Article VI
GN-078	Landscape and horticultural services	
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger service	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	
GN-482	Telegraph and other message communications	

TABLE 4: USES

2023-615A

SIC	Uses	Conditions
GN-483	Radio and television broadcasting stations	Excluding freestanding towers
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
MG-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	
GN-533	Auto and home supply stores	Excluding garage and installation facilities
MG-56	Apparel and accessory stores	
MG-57	Furniture, home furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963), fuel dealers (IN-5983); including liquor stores (IN-5921), limited to 2,000 square feet and excluding onsite consumption; inside storage for all uses
Div.H	Finance, insurance and real estate	Excluding cemeteries (IN-6553). <u>Drive-throughs are allowed as accessory to a financial institution consistent with Condition 13 in the PD ordinance.</u>
MG-72	Personal services	Excluding funeral services and crematories, and linen
Mg-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified
GN-752	Automobile parking and parking structures	Associated with uses located in development
MG-76	Miscellaneous repair services	Excluding GN-769
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports GN-794
MG-80	Health services	Including nursing and intermediate care facilities, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Education services	Private schools, in accordance with Article VI of the City land development regulations, Chapter 30

SIC	Uses	Conditions
MG-83	Social services	Including day care centers as defined in, excluding residential care rehabilitation centers, halfway houses, social service homes, and residences for the destitute people defined in Chapter 30 of the City of Gainesville Code of Ordinances
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding (IN-8734) testing laboratories and (IN-8744) facilities support management services
Div. J	Public Administration	
MG-89	Services, not elsewhere classified	
	Alcoholic Beverage establishments	Allowed in Pods C and D only. 3000 square feet maximum per establishment, excluding drive-throughs.
	Rooming houses and boardinghouses	
	<u>Self-service storage</u>	<u>In accordance with the Magnolia Parke PD standards.</u>

EXHIBIT 8

**JUSTIFICATION REPORT
FOR PD AMENDMENT**

Justification Report for PD Amendment

Magnolia Parke Planned Development

Per the Application—**6. Please explain the impact of the proposed change on the community:**

The proposed amendments to the existing Magnolia Parke Planned Development (Ordinance # 130118) (hereafter “PD Amendment”) are predominantly to the undeveloped Pods D and E (+/- 8.15 acres), as denoted on the PD Master Plan. This application proposes to modify the planned development (PD) to respond to market conditions that have changed since the original approval in 1997. The original mix of retail/office and residential is being replaced by multifamily residential in Pods D and E (“subject property”). All changes to the Magnolia Parke PD Standards and Conditions facilitate build-out of the subject property as multifamily units. As depicted on the conceptual site plan, submitted as additional supporting data for this application, the project intends to develop an estimated 250 units in multiple multi-family buildings, with a maximum height of four (4) floors. The intent is for a mix of one-, two-, and three-bedroom units plus amenities including a clubhouse and additional covered parking in Pod C.

The original PD permitted up to 400 residential units to be developed throughout the entire site. To date, predominantly commercial development has occurred, resulting in construction of 10 residential units to date. The proposed PD Amendment enables the subject property to add multifamily housing in a location already well suited for walkability, bike-ability, and internal capture within the existing PD as designed.

The proposed residential use is compatible with the PD approved for Magnolia Parke and the surrounding uses. To the west of the subject property is Lake Crossing Apartments and to the north is Retreat at Magnolia Parke apartments and Magnolia Place apartment complex. To the east is One Love Cafe, open space, and the existing Magnolia Parke PD development. To the south is commercial development.

A neighborhood workshop for the proposed PD Amendment was held at 6pm on December 12th, 2022. The workshop was held virtually and discussed the current Magnolia Parke PD and proposed PD Amendment. Members of the community who live near and/or work in Magnolia Parke attended the meeting. Community members expressed concern for maintaining the walkability of Magnolia Parke, which will be maintained and further enhanced by this PD Amendment.

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

The long-term economic benefits of the PD Amendment are tied to the increase in multifamily housing units, providing potential additional customers for the existing businesses and services located within Magnolia Parke PD while reducing offsite trips and improving multi-modal transportation opportunities. By increasing the housing availability within Magnolia Parke, future residents have the opportunity to work at existing businesses in Magnolia Parke (e.g. One Love cafe, UF Health, Starbucks,

Dominoes Pizza, Ichiban Sushi), while living within walking or bicycling distance of their employment.

The residential development of the subject parcels will also result in increased value of the property and subsequently the surrounding properties. Therefore, the PD Amendment will also result in an increased tax base for the city.

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

The application amends the existing Magnolia Parke PD that has previously approved concurrency, and which at full built-out was determined to meet the City's required level of service ("LOS") standards. Given the existing infrastructure and LOS, the proposed PD Amendment would have negligible impacts on LOS related to roadways, recreation, water & wastewater, solid waste, and mass transit. The existing PD was approved for a maximum of 400 units. Therefore, the concurrency was assessed at an impact level of 400 residential units. This amendment proposes an estimated 250 units, bringing the potential residential build-out of Magnolia Parke PD to an estimated 260 housing units. This residential intensity is significantly below the approved and assessed level of service standards for 400 units.

It is understood that new development is required to meet all relevant portions of the current Transportation Mobility Element of the City's Comprehensive Plan. The Transportation Mobility Program Areas (TMPA) define the policies that are applicable. The City of Gainesville Department of Sustainable Development Interactive Map shows the current TMPA area is Zone B. Development within Zone B is required to meet all the items in Policy 10.1.4 and 10.1.6, as applicable. The following is a general overview:

Policy i.10.1.4 – All items have been met with the initial phase of the development and the zoning criteria regarding sidewalk provisions.

Policy ii.10.1.6 – Based on the development's trip generation (full built-out) and proportional impact on transportation mobility needs, a certain number of criteria shall be met. It is estimated that at least 5 criteria will need to be met, and approximately 5 criteria are already in place.

Subject to final compliance determination during development review, the following 5 criteria of 10.1.6 have been met:

1. (c) Construction of new road facilities where acceptable to the City and/or MTPO, as relevant – Provided by the extension of NW 51st St originally constructed with the PD.
2. (d) Use of joint driveways or cross-access to reduce curb cuts. – Provided by NW 41st Place, NW 39th Place, NW 48th Terrace, and the unnamed driveway adjacent to and used by Tires Plus.

3. (m) In order to increase the attractiveness of the streetscape and reduce the visual clutter along roadways to promote a more walkable environment, provision of no ground-mounted signage at the site for parcels with 100 linear feet or less of property frontage, or removal of non-conforming signage or billboards at the site. Signage must meet all other regulations in the Land Development Code. – Provided by the existing signs and expanded by the proposed sign revisions.
4. (o) Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria. – Provided by the sidewalk constructed with the extension of NW 51st St.
5. (r) Construction of a bus shelters built to City specifications – Provided by the bus shelter on NW 39th Ave originally constructed with the PD.

9. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities? (please explain)

Magnolia Parke PD has an existing network of sidewalks connecting all businesses, open space, and development. As noted on the site plan, the proposed PD Amendment will connect to the existing sidewalks, thereby expanding the network throughout the apartment complex buildings. Bike lanes are located on NW 39th Avenue.

Additionally, the proposed development facilitated by the PD Amendment is accessible by RTS via Bus Route 43 and has five (5) bus stops within a quarter mile of the property: Magnolia Parke PD has an existing bus stop (Stop ID: 990), Tire Plus has a bus stop (Stop ID: 992), Huntington Lakes has two bus stops, and, across NW 39th, Northwest Grille Seafood and Autumn Woods Neighborhood each have a bus stop (Stop ID 1011). All five of these bus stops are within walking distance from the proposed PD Amendment, showing that the proposed site is adequately accessible by transit.

Additional Justification—

I. Statement of Proposed Change

This application requests an amendment to the adopted PD on a +/- 26-acre portion of the PD to allow for an estimated 250 multifamily units on Pods D and E. The subject property is located in the northwest corner of the Magnolia Parke PD. To enable the covered parking amenity, very minor modifications are also proposed for Pod C.

II. Purpose and Intent

The PD Amendment is necessary to develop Pods D and E as residential, augmenting the mix of uses in the PD. The existing Magnolia Parke PD (Ordinance # 130118)

permits a maximum of 400 residential units throughout the entire PD although a limited number have been constructed. All modifications to the PD, specifically, removal of FAR limitations for residential uses; removal of the 20 units/acre density cap for Pods D and E, and, modification of min/max height limits in Pods D and E are required to facilitate the intended multifamily development and related amenities (e.g. clubhouse, covered parking).

III. Statistical Information

- a. Acreage of Pods D & E:** +/- 8.15 Acres
 - i. Total PD Acreage: +/- 26 Acres
- b. Tax Parcel Numbers:**
 - 06061-001-000
 - 06061-003-000
 - 06061-002-003
 - 06061-003-002
 - 06061-002-000
 - 06064-005-000
 - 06061-002-001
 - 06061-003-001
 - 06061-003-007
 - 06061-003-005
 - 06061-003-004
 - 06061-005-001
 - 06061-003-006
 - 06064-050-001
 - 06064-050-002
 - 06064-050-003
 - 06064-050-004
 - 06064-050-005
 - 06064-050-006
 - 06064-050-007
 - 06064-050-008
 - 06064-050-009
- c. Existing Zoning Designation:** Planned Development (PD)

- d. **Proposed Zoning Designation:** Planned Development (PD)
- e. **Existing Land Use:** Mixed-Use Low (MUL)
- f. **Approved Dwelling Units:** 400 Units
- g. **Maximum Proposed Units:** 250 Units
- h. **Maximum Height:** 4 floors

IV. Planned Development Review Criteria (LDC Section 3-3.17)

A. Compatibility with the City of Gainesville Comprehensive Plan

A PD application may only be approved if it is consistent with the Comprehensive Plan.

The proposed PD Amendment is consistent with the relevant City of Gainesville Comprehensive Plan policies as follows:

Future Land Use Element Policy 1.1.1

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

The proposed PD Amendment is consistent with and furthers the policy of providing mixed-use communities that serve the daily needs of its residents and workers.

Future Land Use Element Policy 1.1.2

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

The proposed PD Amendment will provide housing at an appropriate scale and in a location with existing jobs, daily needs, and other activities within easy walking distance of each other.

Future Land Use Element Policy 1.2.3.

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

The proposed PD Amendment does not alter the original intent of Magnolia Parke PD, the first traditional neighborhood development approved in the City of Gainesville, characterized by mixed uses; rather it furthers this policy by augmenting the residential units in the PD.

Future Land Use Element Policy 1.2.4

The city should reduce or eliminate minimum parking requirements, where appropriate.

The proposed project is consistent with and furthers this policy in design for shared parking throughout the PD.

Future Land Use Element Policy 1.2.7

The city should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

The proposed PD Amendment includes efficient and interconnected vehicle and pedestrian access, consistent with this policy and the previously approved PD. As depicted on the accompanying conceptual site plan, the development facilitated by the PD Amendment would connect to existing sidewalks. Notably, the PD Amendment connects to the existing sidewalk to the east of the subject property, further connecting to the existing multifamily development (Retreat at Magnolia Place) to the north. The PD Amendment not only contributes to the pedestrian interconnectivity of Magnolia Parke but enhances it—providing multiple sidewalk connections between the residential, retail, and office uses within Magnolia Parke.

Future Land Use Element Policy 1.2.6

The city should encourage or require buildings to put “eyes on the street” with front facade windows and doors.

The proposed PD Amendment is consistent with and furthers this policy by proposing multifamily development that will activate the pedestrian environment on NW 51st Street, NW 39th Pl, and NW 50th St. The proposed amendment will improve the pedestrian experience within and around the PD as well as promote development on the currently vacant parcels that will therefore provide additional ‘eyes on the street’.

B. Conformance to PD purpose

A PD application may only be approved if it is in conformance with the purpose of PDs as articulated in Section 30-3.15.

Compatibility with Land Development Code Section 30-3.15

- a. *Purpose.* The purpose of the planned development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the city commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. The PD district is designed to:

- i. Encourage flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes the preservation of natural resources.

The proposed PD Amendment will enable the remaining undeveloped Pods D & E to develop as multifamily residential, continuing the flexible land development that has characterized Magnolia Park PD to date. Furthering the mixed-use development pattern reduces transportation needs and conserves energy through internal trip capture, shared common spaces, and internal connectivity. Further, the PD Amendment – and the entire PD -- constitute infill development, reducing urban sprawl and the accompanying negative impacts.

- ii. Allow the integration of different land uses and densities in one development that would not otherwise be provided for in other zoning districts in this chapter, and which encourage compatibility in overall site design and scale both internal and external to the project site.

The proposed PD Amendment is consistent with this code provision by augmenting the residential component of this previously approved mixed-use development. Additionally, multifamily residential development at the proposed density and site location is compatible with adjacent multifamily development to the north and west of the property.

- iii. Permit outstanding and innovative residential and nonresidential developments with quality-of life design features, such as integration of housing types and accommodation of changing lifestyles within neighborhoods' design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as pedestrian scale, a building orientation generally toward streets and sidewalks, parking located to the side or rear of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, terminated vistas, recessed garages, alleys, enhanced landscaping, and mixed-uses.

The proposed PD Amendment is part of Magnolia Parke PD and connects to the existing development in the PD through sidewalks and internal vehicle use areas.

As indicated on the conceptual site plan, submitted as additional data in support of the PD Amendment application, parking for the proposed multifamily residential development will be internal to the

site, buildings will front the streets, and sidewalk connections will be made to the existing sidewalks along NW 51st Street, internal streets (NW 39th PI, NW 50th St, and NW 40th PI), and the path connecting to the existing apartment complexes to the north (Retreat at Magnolia Parke and Magnolia Place).

- iv. Provide flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.

Due to fluctuating market conditions and consumer demands over the past 25 years, the mix of uses skewed toward commercial development in the early years of the PD's build-out. At this time, the PD Amendment ensures an appropriate volume of residential uses is included in the PD as originally intended.

- v. Achieve overall coordinated building and facility relationships and infill development and eliminate the negative impacts of unplanned and piecemeal development.

The proposed PD Amendment constitutes development of the remaining vacant pods in the Magnolia Parke PD, itself an infill development, precluding unplanned and piecemeal development.

C. Internal compatibility.

All uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the separation and buffering of parking areas and sections of parking areas; the existence or absence of, and the location of, focal points and vistas, open spaces, plazas, recreational areas and common areas, and use of existing and proposed landscaping; use of the topography, physical environment and other natural features; use and variety of building setback or build-to lines, separations and buffering; use and variety of building groupings, building sizes, architectural styles, and materials; variety and design of dwelling types; particular land uses proposed, and conditions and limitations thereon; and any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any proposed use within the PD.

The proposed residential use is contemplated in the original PD approval, and remains compatible with the existing mixed uses within the PD. The intended multi-family residential use will not have any undue adverse impact on any neighboring use, which in most cases is identical. The proposed use

will be compatible and complimentary of existing infrastructure, uses, character, and scale.

D. External compatibility.

All uses proposed within a PD shall be compatible with existing and planned uses of properties surrounding the PD; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding use, nor shall any internal use be subject to undue adverse impact from existing or planned surrounding uses. An evaluation of the external compatibility of a PD should be based on the following factors: adjacent existing and proposed uses, design of the development, traffic circulation, and density and intensity.

The proposed residential use within the existing PD is compatible with existing uses surrounding the PD, as determined when this mixed-use PD was first approved. Specifically, there is existing multifamily development to the north and west of the property. Additionally, the proposed development contemplated by the PD Amendment will be architecturally complimentary to the surrounding development.

E. Intensity of development.

The residential density and intensity of use of a PD shall be compatible with and shall have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands and shall comply with the policies and density limitations set forth in the Comprehensive Plan. Within the maximum limitation of the Comprehensive Plan, the permitted residential density and intensity of use in a PD may be adjusted upward or downward in consideration of the following factors: the availability and location of public and utility services and facilities; the trip capture rate of development; and the degree of internal and external connectedness of streets.

Given the availability of utility services and facilities, which were constructed subsequent to the PD approval, the high trip capture rate of development, and the high degree of internal and external connectedness of streets, this PD Amendment appropriately proposes an estimated 250 multi-family units on +/- 8.15 acres. The proposed density is ~30 units/acre, which is less than the previously approved 400 total residential units for the PD but consistent with the density range for the underlying land use designation (Mixed-Use Low). The Future Land Use Element encourages a density of 8-30 units per acre on property designated MUL.

F. Usable open spaces, plazas and recreation areas.

Usable open spaces, plazas and recreation areas provided within a PD shall be evaluated based on conformance with the policies of the Comprehensive Plan and the sufficiency of such areas to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

The PD Amendment is within the existing Magnolia Parke PD, which was approved with the requisite amount of usable open space, and this proposed amendment does not alter that fundamental characteristic of the existing PD. Additional open space on the subject property is proposed, as illustrated in the conceptual site plan. The network of sidewalks connecting the subject property to the development internal and external to the PD, as well as existing sidewalks provides pedestrian and active recreation space.

G. Environmental constraints.

The site of the PD shall be suitable for use in the manner proposed without hazards to persons either on or offsite from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, groundwater level, drainage and topography shall all be appropriate to the type, pattern and intensity of development intended. The conditions and requirements of the protection of resources article shall be met.

The subject property is suitable for residential use in the manner proposed without hazards to persons either on or offsite from the likelihood of increased flooding, erosions or other dangers, annoyances or inconveniences.

H. External transportation access.

A PD shall be located on, and provide access to, a major street (arterial or collector) unless, due to the size of the PD and the type of uses proposed, it will not adversely affect the type or amount of traffic on adjoining local streets. Access shall meet the standards set in chapter 23 and chapter 30, article VI. Connection to existing or planned adjacent streets is encouraged. The trip generation report shall be signed by a professional engineer registered in the state when there is a difference between the traffic report provided by the petitioner and the concurrency test.

The proposed project fronts NW 51st Street, which connects to the major arterial, NW 39th Avenue. There is both internal and external connectivity

for vehicles and pedestrians, and the proposed development is within walking distance (1/4 mile) of multiple RTS stops.

I. Internal transportation access.

Every dwelling unit or other use permitted in a PD shall have access to a public street directly or by way of a private road, pedestrian way, court or other area that is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road. Private roads and other accessways shall be required to be constructed so as to ensure that they are safe and maintainable.

As depicted on the conceptual site plan, there is internal transportation access and easy access to each building, and subsequent unit, within the proposed PD Amendment.

J. Provision for the range of transportation choices.

Sufficient off-street and on-street parking for bicycles and other vehicles, as well as cars, shall be provided. Parking areas shall be constructed in accordance with such standards as are approved by the city commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. When there is discretion as to the location of parking in the project, it is strongly encouraged that all motor vehicle parking be located at the rear or interior side of buildings, or both. The design of a PD should, whenever feasible, incorporate appropriate pedestrian and bicycle accessways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development.

The proposed PD Amendment will provide sufficient parking to meet the needs of the residents and additional traffic within the PD. Parking areas shall be constructed in compliance with LDC requirements and in a manner that ensures that they are safe and maintainable.

EXHIBIT 9

**NEIGHBORHOOD WORKSHOP
MATERIALS**

Memorandum

To: City of Gainesville
From: David Sowell, P.E.
Date: December 12, 2022
RE: ***Magnolia Parke Planned Development (PD) – Public Participation Report***

A neighborhood workshop for the pending revision of the Planned Development located at Magnolia Parke was held on Monday, December 12, 2022. The workshop was held virtually via Microsoft Teams from 6:00 pm – 7:00 pm. The meeting was held in accordance with the City of Gainesville, Florida, Code of Ordinances (Supp. 57, Update 1) Section 30.3.7., in order to inform those interested individuals about the proposed development and application process, receive any questions or comments, and address concerns about the development proposal.

The meeting began at 6:05 pm, David Sowell, Project Manager from Kimley-Horn, gave a brief PowerPoint presentation which included: an overview of the project, discussed the purpose of the meeting, some terms that would be used in the presentation, the current and proposed PD and what the differences would be with the update (boundary maps included in presentation), and in summary, the overall intention of amending this PD zoning ordinance. All questions and/or comments were requested to be held until after the presentation.

9 individuals registered as having attended the meeting. Questions and comments from the public that were discussed during the meeting included:

- **Comments made/questions asked – see attached Microsoft Teams Transcript for complete review of all comments made and questions and answers provided.**

The meeting was advertised by posted notice, in which signs were posted on November 22, 2022, and mailed notices sent on November 23, 2022, directly to all nearby property owners within 400 feet of the PD boundary.

The following items are provided as an attachment to this summary:

1. Copy of the mailed notice to property owners within 400 ft
2. Copy of address labels used for property owner notification
3. Posted notice photographs.
4. Copy of Workshop PowerPoint Presentation
5. Copy of Microsoft Teams Transcript



November 22, 2022

**RE: *Neighborhood Workshop
Magnolia Parke Planned Development Update***

Dear Property Owner/Interested Individual:

Kimley-Horn and Associates, Inc. will hold a Neighborhood Workshop to discuss the pending revision of the Planned Development (PD) located at Magnolia Parke, within the City of Gainesville. The intention of this project is to develop a ±225 unit multi-family apartment complex within Pods D and E. The development will allow a multi-family apartment complex within Pod's D and E, located on tax parcels 06061-003-000, 06061-001-000, 06061-002-000, and 06061-002-003.

The Neighborhood Workshop will be held virtually on Monday, December 12, 2022, at 6:00 PM via Microsoft Teams. Representatives will be available during the meeting to answer any questions. This is not a public hearing and representatives from City Government are not obligated to attend.

This purpose of this Neighborhood Workshop is to inform neighboring property owners, neighborhood associations, business owners as well as any other interested persons about the proposed development and application, solicit input on the specific areas of focus and identify any resident concerns and priorities about the development. Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. This required Neighborhood Workshop is being conducted in accordance with the Gainesville, Florida, Code of Ordinances (Supp. 57, Update 1) Section 30.3.7.

If you have questions about the pending applications or the workshop, please feel free to contact David Sowell, P.E. (Project Manager at Kimley-Horn) at 352-415-1897 or email: david.sowell@kimley-horn.com.

Sincerely,

KIMLEY-HORN

A handwritten signature in blue ink, appearing to read "DS", written over a light blue circular stamp.

David Sowell
Project Manager

Cc: File

Note: Neighborhood Workshop Flyer printed on back

K:\GVL_Civil\242143001-Magnolia Parke PD Update\Permitting\City\Neighborhood Workshop\Neighborhood Workshop Property Owner Mailed Notice_draft-jmb.docx

NEIGHBORHOOD WORKSHOP 2023-615A

WORKSHOP PURPOSE: To discuss the pending Revision of the Planned Development (PD) located at Magnolia Parke Parke, within the City of Gainesville.

WORKSHOP LOCATION: **VIRTUAL MEETING** - (Microsoft Teams) at the following link:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?rtc=1>

- **MEETING ID:** 224 490 846 644

- **PASSCODE:** WQa33S

CALL IN (AUDIO ONLY): 984-204-1608 – 269460218# (US)

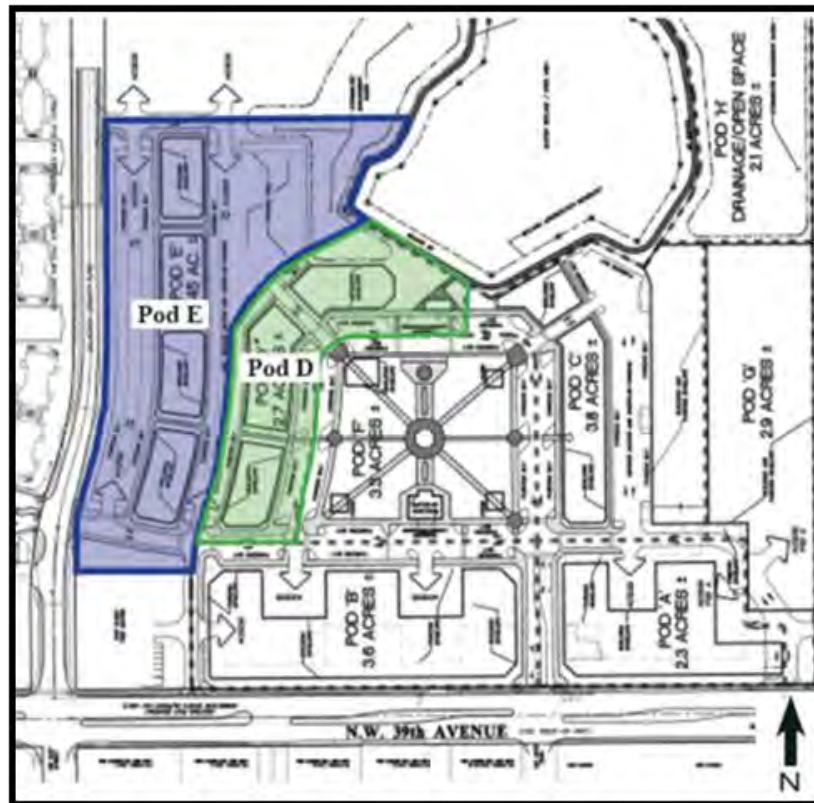
- **PHONE CONFERENCE ID:** 269 460 218#

WORKSHOP DATE & TIME: Monday December 12, 2022, at 6:00 PM

CONTACT INFORMATION: David Sowell, PE
Kimley-Horn and Associates, Inc.
352-415-1897
david.sowell@kimley-horn.com

*This is not a Public Hearing
Representatives from City Government are not obligated to attend*

PROJECT LOCATION MAP



Neighborhood Workshop Notice

06064-050-001 Magnolia Parke PD Revision
4650A LLC
4650 NW 39TH PL #A
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-114-000 Magnolia Parke PD Revision
AMERSON COLIN J
4620 NW 41ST PL
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06112-010-046 Magnolia Parke PD Revision
AUTUMN WOODS OWNERS ASSOC INC
4321 NW 66TH TER
GAINESVILLE FL 32606-4248

Neighborhood Workshop Notice

06063-095-000 Magnolia Parke PD Revision
BELLAMY FORGE ASSOCIATION INC
4526 NW 41ST PL
GAINESVILLE FL 32606-4511

Neighborhood Workshop Notice

06061-003-001 Magnolia Parke PD Revision
BLACK ARROW CAPITAL LLC
13114 CARDETO COURT
ESTERO FL 33928

Neighborhood Workshop Notice

06063-122-000 Magnolia Parke PD Revision
BRYAN JARED WILLIAM
4630 NW 41ST PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-120-000 Magnolia Parke PD Revision
CALHOUN LEE N
1517 NW 23RD AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06063-126-000 Magnolia Parke PD Revision
CAUDLE ERIN C
1011 NW 10TH AVE
GAINESVILLE FL 32601-4156

Neighborhood Workshop Notice

06063-148-000 Magnolia Parke PD Revision
COOK LAURA CATHERINE
4616 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-103-000 Magnolia Parke PD Revision
DEGEN JOSHUA A
4521 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06061-002-000 Magnolia Parke PD Revision
DENNEY FAMILY LIMITED PARTNER
3951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06064-005-000 Magnolia Parke PD Revision
DENNEY FAMILY LTD PARTNERSHIP
3951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06061-003-002 Magnolia Parke PD Revision
DENNY FAMILY LTD PARTNERSHIP
3951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-109-000 Magnolia Parke PD Revision
ELKES GAYLE PAGE
4611 NW 46TH CT #109
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-143-000 Magnolia Parke PD Revision
FEDDES & GARCIA H/W
4630 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-145-000 Magnolia Parke PD Revision
FERGUSON & KAHARL
289 SW 118TH TER
GAINESVILLE FL 32607-1175

Neighborhood Workshop Notice

06063-116-000 Magnolia Parke PD Revision
GRIFFIN DANIEL J
4621 NW 46TH CT
GAINESVILLE FL 32606-4587

Neighborhood Workshop Notice

06061-002-002 Magnolia Parke PD Revision
HCA FEDERAL CREDIT UNION
4720 NW 39TH AVE
GAINESVILLE FL 32606-5950

Neighborhood Workshop Notice

06064-050-004 Magnolia Parke PD Revision
HERLEVICH & KROL PROPERTIES
111 SW 136TH ST
NEWBERRY FL 32669

Neighborhood Workshop Notice

06063-146-000 Magnolia Parke PD Revision
HINES J L
5200 NW 43RD ST #102-347
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06064-050-006 Magnolia Parke PD Revision
HOPPS JUNE GARY TRUSTEE
205 GRASSMERE CT
ROSWELL GA 30075

Neighborhood Workshop Notice

06063-144-000 Magnolia Parke PD Revision
HUME ROSEMARY
4628 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06059-001-004 Magnolia Parke PD Revision
INDUSTRIAL PLANTS CORP
13400 PROGRESS BLVD
ALACHUA FL 32615

Neighborhood Workshop Notice

06063-128-000 Magnolia Parke PD Revision
JORDAN WILLIAM LARRIE
200 NW 80TH BLVD
GAINESVILLE FL 32607-1535

Neighborhood Workshop Notice

06063-106-000 Magnolia Parke PD Revision
KOENIG SHIRLEY
7257 NW 4TH BLVD #136
GAINESVILLE FL 32607-1600

Neighborhood Workshop Notice

06063-127-000 Magnolia Parke PD Revision
KOKINDA CHRISTOPHER L
4113 NW 46TH DR
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-147-000 Magnolia Parke PD Revision
LADAN-NONEJAD & SHIRVAN W/H
4618 NW 46TH CT #147
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06063-129-000 Magnolia Parke PD Revision
LOVETT KAREN SNYDER
4118 NW 46TH DR #129
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06061-003-007 Magnolia Parke PD Revision
M HADDAD INVESTMENTS LLC
4516 NW 23RD AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06061-003-004 Magnolia Parke PD Revision
MAGNOLIA PARKE OWNERS ASSOCIA
3951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06064-005-001 Magnolia Parke PD Revision
MAGNOLIA PARKE OWNERS ASSOCIA
1951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06061-003-006 Magnolia Parke PD Revision
MAGNOLIA PARKE OWNERS ASSOCIA
2951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-115-000 Magnolia Parke PD Revision
MUELLER HOLLY
4619 NW 46TH CT #115
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06064-050-003 Magnolia Parke PD Revision
MICHELLE FORTNER LLC & ROBERT
14260 W NEWBERRY RD
JONESVILLE FL 32669

Neighborhood Workshop Notice

06061-003-003 Magnolia Parke PD Revision
MID-AMERICA APARTMENTS LP
6815 POPLARAVE #500
GERMANTOWN TN 38138-3687

Neighborhood Workshop Notice

06063-121-000 Magnolia Parke PD Revision
NEWPORT DONNA M
4628 NW 41ST PL
GAINESVILLE FL 32606-4511

Neighborhood Workshop Notice

06063-119-000 Magnolia Parke PD Revision
MULL JEAN A LIFE ESTATE
4622 NW 41ST PL
GAINESVILLE FL 32606-4511

Neighborhood Workshop Notice

06063-142-000 Magnolia Parke PD Revision
NAHAR & UDDIN
4632 NW 46TH CT #142
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-141-000 Magnolia Parke PD Revision
PESKIN JOCELYN
4634 NW 46TH CT #141
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06111-005-000 Magnolia Parke PD Revision
NIMBA PARTNERS I LLC
132 NW 76TH DR
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06063-130-000 Magnolia Parke PD Revision
PADILLA KRISTEN R
4120 NW 46TH DR
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-104-000 Magnolia Parke PD Revision
RAMM & RAMM
4525 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06064-000-000 Magnolia Parke PD Revision
PINEWOOD PROPERTIES OF GVILLE
4229 NW 43RD ST
GAINESVILLE FL 32606-2510

Neighborhood Workshop Notice

06063-131-000 Magnolia Parke PD Revision
PRINCE M TRUSTEE
5249 NW 57TH TER
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06061-001-001 Magnolia Parke PD Revision
RYALS MICHAEL S & JANE S
200 4TH AVE S #100
NASHVILLE TN 37201

Neighborhood Workshop Notice

06063-125-000 Magnolia Parke PD Revision
RAMSEY SUZANNE
4109 NW 46TH DR
GAINESVILLE FL 32606-4591

Neighborhood Workshop Notice

06064-050-005 Magnolia Parke PD Revision
RYALS MICHAEL S & JANE S
3925 NW 25TH CIR
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-118-000 Magnolia Parke PD Revision
SMITH & SMITH
169 SWEET GUM DR
CHELSEA AL 35043

Neighborhood Workshop Notice

06063-108-000 Magnolia Parke PD Revision
SCOHER MARK P
4608 NW 41ST PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-113-000 Magnolia Parke PD Revision
SIMONELLI LEAH D
4618 NW 41ST PL
GAINESVILLE FL 32606-4511

Neighborhood Workshop Notice

06064-050-009 Magnolia Parke PD Revision
TDKM OF GAINESVILLE LLC
340 NW 76TH DR
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06063-107-000 Magnolia Parke PD Revision
SMITH ELAINE T LIFE ESTATE
4606 NW 41ST PL
GAINESVILLE FL 32606-4511

Neighborhood Workshop Notice

06063-112-000 Magnolia Parke PD Revision
SMITH LOGAN
4614 NW 41ST PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-111-000 Magnolia Parke PD Revision
WAEOLDER & WAEOLDER
3001 SE 27TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

06112-001-000 Magnolia Parke PD Revision
THOMPSON C B & MARION LIFE ESTATE
5023 NW 39TH AVE
GAINESVILLE FL 32606-5945

Neighborhood Workshop Notice

06112-002-000 Magnolia Parke PD Revision
WADFORD BETTY L LIFE ESTATE
4985 NW 39TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-110-000 Magnolia Parke PD Revision
WICKHAM NORA A
4615 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06112-004-000 Magnolia Parke PD Revision
WOOD GREGORY S & CHARLOTTE
3820 NW 50TH ST
GAINESVILLE FL 32606

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 359004
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE. FL 32653

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
 DEBRA BRUNER
 914 NW 14 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL
 3118 NE 11 TER
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Raintree
 RONALD BERN
 1301 NW 23 TER
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge
 BERNADINA TUCKER
 721 NW 20 AVENUE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Duckpond
 STEVE NADEAU
 2821 NW 23 DR
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgeview
 ROB GARREN
 1805 NW 34 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
 CYNTHIA COOPER
 1441 SE 2 TER
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
 JUDITH MORROW
 3616 NW 54 LANE
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgewood
 KERRI CHANCEY
 1310 NW 30 ST
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
 KATHY MEISS
 2705 NW 47 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE. FL 32601

Neighborhood Workshop Notice

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

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

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

LYNNAE DAVIS
5416 DRIFTWAY DRIVE
FORTWORTH, TX 76135

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06064-050-001 Magnolia Parke PD Revision
4650A LLC
4650 NW 39TH PL #A
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-114-000 Magnolia Parke PD Revision
AMERSON COLIN J
4620 NW 41ST PL
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06112-010-046 Magnolia Parke PD Revision
AUTUMN WOODS OWNERS ASSOC INC
4321 NW 66TH TER
GAINESVILLE FL 32606-4248

Neighborhood Workshop Notice

06063-095-000 Magnolia Parke PD Revision
BELLAMY FORGE ASSOCIATION INC
4526 NW 41ST PL
GAINESVILLE FL 32606-4511

Neighborhood Workshop Notice

06061-003-001 Magnolia Parke PD Revision
BLACK ARROW CAPITAL LLC
13114 CARDETO COURT
ESTERO FL 33928

Neighborhood Workshop Notice

06063-122-000 Magnolia Parke PD Revision
BRYAN JARED WILLIAM
4630 NW 41ST PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-120-000 Magnolia Parke PD Revision
CALHOUN LEE N
1517 NW 23RD AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06063-126-000 Magnolia Parke PD Revision
CAUDLE ERIN C
1011 NW 10TH AVE
GAINESVILLE FL 32601-4156

Neighborhood Workshop Notice

06063-148-000 Magnolia Parke PD Revision
COOK LAURA CATHERINE
4616 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-103-000 Magnolia Parke PD Revision
DEGEN JOSHUA A
4521 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06061-002-000 Magnolia Parke PD Revision
DENNEY FAMILY LIMITED PARTNER
3951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06064-005-000 Magnolia Parke PD Revision
DENNEY FAMILY LTD PARTNERSHIP
3951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06061-003-002 Magnolia Parke PD Revision
DENNY FAMILY LTD PARTNERSHIP
3951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-109-000 Magnolia Parke PD Revision
ELKES GAYLE PAGE
4611 NW 46TH CT #109
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-143-000 Magnolia Parke PD Revision
FEDDES & GARCIA H/W
4630 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-145-000 Magnolia Parke PD Revision
FERGUSON & KAHARL
289 SW 118TH TER
GAINESVILLE FL 32607-1175

Neighborhood Workshop Notice

06063-116-000 Magnolia Parke PD Revision
GRIFFIN DANIEL J
4621 NW 46TH CT
GAINESVILLE FL 32606-4587

Neighborhood Workshop Notice

06061-002-002 Magnolia Parke PD Revision
HCA FEDERAL CREDIT UNION
4720 NW 39TH AVE
GAINESVILLE FL 32606-5950

Neighborhood Workshop Notice

06064-050-004 Magnolia Parke PD Revision
HERLEVICH & KROL PROPERTIES
111 SW 136TH ST
NEWBERRY FL 32669

Neighborhood Workshop Notice

06063-146-000 Magnolia Parke PD Revision
HINES J L
5200 NW 43RD ST #102-347
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06064-050-006 Magnolia Parke PD Revision
HOPPS JUNE GARY TRUSTEE
205 GRASSMERE CT
ROSWELL GA 30075

Neighborhood Workshop Notice

06063-144-000 Magnolia Parke PD Revision
HUME ROSEMARY
4628 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06059-001-004 Magnolia Parke PD Revision
INDUSTRIAL PLANTS CORP
13400 PROGRESS BLVD
ALACHUA FL 32615

Neighborhood Workshop Notice

06063-128-000 Magnolia Parke PD Revision
JORDAN WILLIAM LARRIE
200 NW 80TH BLVD
GAINESVILLE FL 32607-1535

Neighborhood Workshop Notice

06063-106-000 Magnolia Parke PD Revision
KOENIG SHIRLEY
7257 NW 4TH BLVD #136
GAINESVILLE FL 32607-1600

Neighborhood Workshop Notice

06063-127-000 Magnolia Parke PD Revision
KOKINDA CHRISTOPHER L
4113 NW 46TH DR
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-147-000 Magnolia Parke PD Revision
LADAN-NONEJAD & SHIRVAN W/H
4618 NW 46TH CT #147
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06063-129-000 Magnolia Parke PD Revision
LOVETT KAREN SNYDER
4118 NW 46TH DR #129
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06061-003-007 Magnolia Parke PD Revision
M HADDAD INVESTMENTS LLC
4516 NW 23RD AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06061-003-004 Magnolia Parke PD Revision
MAGNOLIA PARKE OWNERS ASSOCIA
3951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06064-005-001 Magnolia Parke PD Revision
MAGNOLIA PARKE OWNERS ASSOCIA
1951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06061-003-006 Magnolia Parke PD Revision
MAGNOLIA PARKE OWNERS ASSOCIA
2951 NW 48TH TER #307
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-115-000 Magnolia Parke PD Revision
MUELLER HOLLY
4619 NW 46TH CT #115
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06064-050-003 Magnolia Parke PD Revision
MICHELLE FORTNER LLC & ROBERT
14260 W NEWBERRY RD
JONESVILLE FL 32669

Neighborhood Workshop Notice

06061-003-003 Magnolia Parke PD Revision
MID-AMERICA APARTMENTS LP
6815 POPLARAVE #500
GERMANTOWN TN 38138-3687

Neighborhood Workshop Notice

06063-121-000 Magnolia Parke PD Revision
NEWPORT DONNA M
4628 NW 41ST PL
GAINESVILLE FL 32606-4511

Neighborhood Workshop Notice

06063-119-000 Magnolia Parke PD Revision
MULL JEAN A LIFE ESTATE
4622 NW 41ST PL
GAINESVILLE FL 32606-4511

Neighborhood Workshop Notice

06063-142-000 Magnolia Parke PD Revision
NAHAR & UDDIN
4632 NW 46TH CT #142
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-141-000 Magnolia Parke PD Revision
PESKIN JOCELYN
4634 NW 46TH CT #141
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06111-005-000 Magnolia Parke PD Revision
NIMBA PARTNERS I LLC
132 NW 76TH DR
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06063-130-000 Magnolia Parke PD Revision
PADILLA KRISTEN R
4120 NW 46TH DR
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-104-000 Magnolia Parke PD Revision
RAMM & RAMM
4525 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06064-000-000 Magnolia Parke PD Revision
PINEWOOD PROPERTIES OF GVILLE
4229 NW 43RD ST
GAINESVILLE FL 32606-2510

Neighborhood Workshop Notice

06063-131-000 Magnolia Parke PD Revision
PRINCE M TRUSTEE
5249 NW 57TH TER
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06061-001-001 Magnolia Parke PD Revision
RYALS MICHAEL S & JANE S
200 4TH AVE S #100
NASHVILLE TN 37201

Neighborhood Workshop Notice

06063-125-000 Magnolia Parke PD Revision
RAMSEY SUZANNE
4109 NW 46TH DR
GAINESVILLE FL 32606-4591

Neighborhood Workshop Notice

06064-050-005 Magnolia Parke PD Revision
RYALS MICHAEL S & JANE S
3925 NW 25TH CIR
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-118-000 Magnolia Parke PD Revision
SMITH & SMITH
169 SWEET GUM DR
CHELSEA AL 35043

Neighborhood Workshop Notice

06063-108-000 Magnolia Parke PD Revision
SCOHER MARK P
4608 NW 41ST PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-113-000 Magnolia Parke PD Revision
SIMONELLI LEAH D
4618 NW 41ST PL
GAINESVILLE FL 32606-4511

Neighborhood Workshop Notice

06064-050-009 Magnolia Parke PD Revision
TDKM OF GAINESVILLE LLC
340 NW 76TH DR
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06063-107-000 Magnolia Parke PD Revision
SMITH ELAINE T LIFE ESTATE
4606 NW 41ST PL
GAINESVILLE FL 32606-4511

Neighborhood Workshop Notice

06063-112-000 Magnolia Parke PD Revision
SMITH LOGAN
4614 NW 41ST PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-111-000 Magnolia Parke PD Revision
WAEOLDER & WAEOLDER
3001 SE 27TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

06112-001-000 Magnolia Parke PD Revision
THOMPSON C B & MARION LIFE ESTATE
5023 NW 39TH AVE
GAINESVILLE FL 32606-5945

Neighborhood Workshop Notice

06112-002-000 Magnolia Parke PD Revision
WADFORD BETTY L LIFE ESTATE
4985 NW 39TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06063-110-000 Magnolia Parke PD Revision
WICKHAM NORA A
4615 NW 46TH CT
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06112-004-000 Magnolia Parke PD Revision
WOOD GREGORY S & CHARLOTTE
3820 NW 50TH ST
GAINESVILLE FL 32606

Kimley»Horn

800 SW 2nd Avenue
Suite 100
Gainesville, FL 32601

JACKSONVILLE FL 320

23 NOV 2022PM 2 L

2023-615A \$0.53

US POSTAGE
FIRST-CLASS
062S00103256
FROM 326

872660.03



usps stamps

322 NFE 1 A2110011/27/22
FORWARD TIME EXP RTN TO SEND
PADILLA KRISTEN RACHEL
4562 3RD AVE S
ST PETERSBURG FL 33711-1818

RETURN TO SENDER

Neighborhood Workshop Notice
06063-130-000 Magnolia Parke PD Revision
PADILLA KRISTEN R
4120 NW 46TH DR
GAINESVILLE FL 32606

Kimley»Horn

800 SW 2nd Avenue
Suite 100
Gainesville, FL 32601

JACKSONVILLE FL 320

23 NOV 2022PM 2 L

\$0.53

US POSTAGE
FIRST-CLASS
062S00103256
FROM 326

872080.12



usps stamps

NIXIE 322 NFE 1 22110011/27/22

RETURN TO SENDER
NOT DELIVERABLE AND ADDRESSED
UNABLE TO FORWARD

BC: 3260102925 *1500-0545W-23-#8

Neighborhood Workshop Notice
06063-125-000 Magnolia Parke PD Revision
RAMSEY SUZANNE
4109 NW 46TH DR
GAINESVILLE FL 32606-4591

Kimley»Horn

800 SW 2nd Avenue
Suite 100
Gainesville, FL 32601

JACKSONVILLE FL 320

23 NOV 2022PM 3 L

\$0.57

US POSTAGE
FIRST-CLASS
062S001032567
FROM 3260

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usps stamps

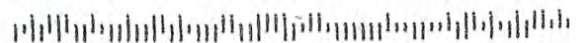
322 NFE 1 82110011/26/22
FORWARD TIME EXP RTN TO SEND
GRIFFIN DANIEL J
3208 NE 17TH TER
GAINESVILLE FL 32609-8904

RETURN TO SENDER

Neighborhood Workshop Notice
06063-116-000 Magnolia Parke PD Revision
GRIFFIN DANIEL J
4621 NW 46TH CT
GAINESVILLE FL 32606-4587

INT

32606-4587#116



Kimley»Horn

800 SW 2nd Avenue
Suite 100
Gainesville, FL 32601

JACKSONVILLE FL 320 **2023-615A**

23 NOV 2022PM 4 L

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US POST
FIRST-CL
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FROM 3
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sdwajs

IE 322 SE 1 7211/29/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Neighborhood Workshop Notice
KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Kimley»Horn

800 SW 2nd Avenue
Suite 100
Gainesville, FL 32601

sta
\$0.57
US POSTAGE
FIRST-CLASS
062S001032567
FROM 32601
B72074.01
sdwajs

NIXIE 339 FE 1 8012/01/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32601629325 *2374-01729-01-01

Neighborhood Workshop Notice
06061-003-001 Magnolia Parke PD Revision
BLACK ARROW CAPITAL LLC
13114 CARDETO COURT
ESTERO FL 33928

Kimley»Horn

800 SW 2nd Avenue
Suite 100
Gainesville, FL 32601

JACKSONVILLE FL 320

23 NOV 2022PM 3 L

\$0.5
US POST
FIRST-CL
062S0010325
FROM 32
B72074.02
stamps

XIE 322 7E 1 7212/02/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
: 32601629325 *1638-11104-23-45

Neighborhood Workshop Notice
06063-122-000 Magnolia Parke PD Revision
BRYAN JARED WILLIAM
4630 NW 41ST PL
GAINESVILLE FL 32606

27669

UTR
7
B

IO

nley»Horn

W 2nd Avenue
100
ville, FL 32601

322 AA 1 N C0011/30/22
XIE 322 DE 1 0012/05/22
322 CC 1 7212/13/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
*0238-00285-12-44

JACKSONVILLE FL 320 2023-615A570
23 NOV 2022PM 2 L
US POSTAGE
FIRST-CLASS
062S0010325673
FROM 32601
872073.13
stamps.com

Neighborhood Workshop Notice
Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

nley»Horn

v 2nd Avenue
00
ville, FL 32601

322 AA 1 N C0011/20/22
UNABLE TO FORWARD/FOR REVIEW
322 DC 1 0012/01/22
326014006-1N 12/15/22
322 DE 1 0001/02/23
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
*1438-02403-23-46

JACKSONVILLE FL 320
23 NOV 2022PM 1 L

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

stamps.com
\$0.570
US POSTAGE
FIRST-CLASS
062S0010325673
FROM 32601
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stamps.com

nley»Horn

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ville, FL 32601

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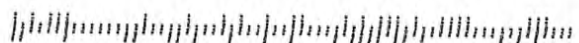
JACKSONVILLE FL 320
23 NOV 2022PM 1 L

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

stamps.com
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US POSTAGE
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FROM 32601
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stamps.com

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32605-5319





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SW 2nd Avenue
100
Gainesville, FL 32601

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
062601629325 *0638-04253-12-15

Neighborhood Workshop Notice
06063-120-000 Magnolia Parke PD Revision
CALHOUN LEE N
1517 NW 23RD AVE
GAINESVILLE FL 32605



SW 2nd Avenue
100
Gainesville, FL 32601



00 326014091-1N 12/09/22
322 DC 1 0012/01/22
RETURN TO SENDER
DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
062601629325 *0638-02137-24-02

Neighborhood Workshop Notice
06061-003-006 Magnolia Parke PD Revision
MAGNOLIA PARKE OWNERS ASSOCIA
2951 NW 48TH TER #307
GAINESVILLE FL 32606



N 2nd Avenue
100
Gainesville, FL 32601

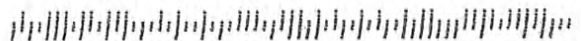
JACKSONVILLE FL 3220
23 NOV 2022 PM 1 L



00 326014091-1N 12/09/22
322 DC 1 0012/01/22
RETURN TO SENDER
DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
062601629325 *1438-00913-23-46

Neighborhood
06063-114-000 Magnolia Parke PD Revision
AMERSON COLIN J
4620 NW 41ST PL
GAINESVILLE FL 32605

9400921087334440 92806 495420 HWD
UNDELIVERED



~ NEIGHBORHOOD WORKSHOP ~

WORKSHOP PURPOSE:

To discuss the pending Revision of the Planned Development (PD) located at Magnolia Parke, within the City of Gainesville.

WORKSHOP LOCATION:

VIRTUAL MEETING - Microsoft Teams at the following link:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?rtc=1>

- MEETING ID: 224 490 846 644

- PASSCODE: WQa33S

CALL IN (AUDIO ONLY): 984-204-1608 – 269460218# US

- PHONE CONFERENCE ID: 269 460-218#

WORKSHOP DATE & TIME:

Monday, December 12, 2022, at 6:00 PM

CONTACT INFORMATION:

David Sowell, PE

Kimley-Horn and Associates, Inc.

352-415-1897

david.sowell@kimley-horn.com

MAGNOLIA PARKE

NEIGHBORHOOD WORKSHOP
PURPOSE: To provide an opportunity for the Homeowners Association (HOA) to meet with the community to discuss the HOA's financial health, management, and other important issues.
DATE: 2023-11-15
TIME: 6:00 PM - 8:00 PM
LOCATION: Community Center
AGENDA: 1. Welcome & Registration
2. HOA Financial Report
3. HOA Management Report
4. Open House
5. Q&A
6. Meeting Adjourns
CONTACT INFORMATION:
HOA: 1234 Magnolia Lane, Suite 100, Magnolia, GA 30558
Phone: (706) 555-1234
Email: info@magnoliaparke.com

MAGNOLIA
PARKE

NW 51ST ST

NW 39TH ST

2023-615A

NEIGHBORHOOD BOUNDARIES
MAGNOLIA PARKE
NORTH BOUNDARY: NW 51ST ST
SOUTH BOUNDARY: NW 39TH ST
WEST BOUNDARY: NW 45TH ST
EAST BOUNDARY: NW 41ST ST

CLOTHING
&
SHOES

MAGNOLIA PARKE

MAGNOLIA
PARK

~ NEIGHBORHOOD WORKSHOP ~
WORKSHOP PURPOSE:
To discuss the pending revision of the Planned Development (PD) located at Magnolia Park within the City of Gainesville.
WORKSHOP LOCATION:
VIRTUAL MEETING - Microsoft Teams at the following link:
<https://www.microsoft.com/en-us/teams/join-a-meeting?from=teams>
MEET TIME: 12:00 PM - 1:00 PM
PASSCODE: 1904335
CALL IN (LANDLINE ONLY): 888.204.1938 - 2044627194 (US)
PHONE CONFERENCE ID: 204 462 7194
WORKSHOP DATE & TIME:
Wednesday, December 12, 2023, at 12:00 PM
CONTACT INFORMATION:
Drew Brown, PE
City of Gainesville
950 N. U.S. 199
Gainesville, FL 32601

NW 51ST ST
NW 39TH PL



2023-6154

MAGNOLIA
PARKE

STARBUCKS
COFFEE

NW 48TH TERR

NEIGHBORHOOD WORKSHOP
FOR THE CITY OF MIAMI
2023-2024
MAY 15, 2023
10:00 AM - 12:00 PM
MAY 22, 2023
10:00 AM - 12:00 PM
MAY 29, 2023
10:00 AM - 12:00 PM
JUNE 5, 2023
10:00 AM - 12:00 PM
JUNE 12, 2023
10:00 AM - 12:00 PM
CONTACT INFORMATION
MIAMI CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
3311 N.W. 1ST AVENUE, SUITE 200
MIAMI, FL 33136
305.251.1234

NO PARKING
EXCEPT FOR
EMERGENCY
VEHICLES
OR VEHICLES
WITH
PERMITS

For Lease
Call
305.251.1234

Magnolia Parke

Planned Development (PD Zoning) Amendment
Neighborhood Workshop
December 12, 2022

The meeting will start at 6:05 PM
Your microphone and camera are disabled. You must request to be unmuted.

Use the Q&A feature in Teams to ask a question.
I will attempt to answer questions at the end of the presentation.

The meeting will be recorded.

The purpose of the neighborhood workshop:

The City of Gainesville requires PD Zoning applicants host a neighborhood workshop.

The purpose is to inform neighbors of the nature of the proposed action and to get feedback early in the process.

This meeting provides the applicant an opportunity to mitigate concerns prior to submitting the application.

This is not a legislative or judicial hearing. Elected officials and government staff are not obligated to participate.

Public Notification



November 22, 2022

RE: **Neighborhood Workshop**
Magnolia Parke Planned Development Update

Dear Property Owner/Interested Individual:

Kimley-Horn and Associates, Inc. will hold a Neighborhood Workshop to discuss the pending revision of the Planned Development (PD) located at Magnolia Parke, within the City of Gainesville. The intention of this project is to develop a 1225 unit multi-family apartment complex within Pods D and E. The development will allow a multi-family apartment complex within Pod's D and E, located on tax parcels 06061-003-000, 06061-001-000, 06061-002-000, and 06061-002-003.

The Neighborhood Workshop will be held virtually on Monday, December 12, 2022, at 6:00 PM via Microsoft Teams. Representatives will be available during the meeting to answer any questions. This is not a public hearing and representatives from City Government are not obligated to attend.

This purpose of this Neighborhood Workshop is to inform neighboring property owners, neighborhood associations, business owners as well as any other interested persons about the proposed development and application, solicit input on the specific areas of focus and identify any resident concerns and priorities about the development. Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. This required Neighborhood Workshop is being conducted in accordance with the Gainesville, Florida, Code of Ordinances (Supp. 57, Update 1) Section 30.3.7.

If you have questions about the pending applications or the workshop, please feel free to contact: David Sowell, P.E. (Project Manager at Kimley-Horn) at 352-415-1897 or email: david.sowell@kimley-horn.com

Sincerely,
KIMLEY-HORN

David Sowell
Project Manager

Cc: File

Note: Neighborhood Workshop Flyer printed on back

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NEIGHBORHOOD WORKSHOP

WORKSHOP PURPOSE: To discuss the pending Revision of the Planned Development (PD) located at Magnolia Parke Parke, within the City of Gainesville.

WORKSHOP LOCATION: **VIRTUAL MEETING** - (Microsoft Teams) at the following link:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?rtc=1>

- MEETING ID: 224 490 846 644

- PASSCODE: WQa33S

CALL IN (AUDIO ONLY): 984-204-1608 – 269460218# (US)

- PHONE CONFERENCE ID: 269 460 218#

WORKSHOP DATE & TIME: Monday December 12, 2022, at 6:00 PM

CONTACT INFORMATION: David Sowell, PE
Kimley-Horn and Associates, Inc.
352-415-1897
david.sowell@kimley-horn.com

This is not a Public Hearing
Representatives from City Government are not obligated to attend

PROJECT LOCATION MAP



Public Notification

Regulations

Per § 30-3.8. – Public notice

- Notices must be mailed to all addresses within 400 ft of the parcel and to all neighborhood associations registered with the City and located within one-half mile of the parcel. Mailed notification must be postmarked within 15 days of the workshop.
- Signs must be posted along the right-of way at high traffic areas within 15 days of the workshop.

Address labels are provided by the City of Gainesville. Contact the City if you feel you were not properly notified.

Technical Terms:

Comprehensive Plan

A broad plan created by a municipality that identifies a community's resources and the long-range community needs and goals.

Future Land Use

Geographical component of the Comprehensive Plan that generally designates the intended use and development pattern for the municipality.

Land Development Code

A combination of rules that specifically state how land can be utilized to achieve the goals set out in the Comprehensive Plan.

Zoning

Geographical component of the Land Development Code derived from the Future Land Use that specifically defines the allowable uses and development standards for that zone.

PD (Planned Development) Zoning

Custom zoning that allows for a mix of uses and development patterns that do not fit within traditional zoning designations. Magnolia Parke, Huntington Lakes, Hunters Crossing, Autumn Woods, Las Margaritas, and Butler Plaza are PDs

Technical Terms:

Entitle

The condition of having a right to have, do, or get something.

Dwelling Unit

A structure comprising the essential elements of single housekeeping unit. Each area with one address for billing, one electric meter, and/or one full kitchen is considered a separate dwelling unit. Examples of a dwelling unit are a single-family home, individual condo, individual apartment, individual townhouse, flat, cottage, tiny house, etc.

Bedroom

In general, a space with a functional door and window that has sufficient area to sleep. No smaller than 70 sf.

Multi-Family Dwelling

A single residential building consisting of two or more dwelling units.

Total Floor Area

The combined area of each floor of a structure. Footprint of structure multiplied by number of stories.



Lake Crossing Apts

Retreat at
Magnolia Place

NW 41ST PL

NW 51ST ST

Bellamy Forge

One Love
Cafe

NW 39TH PL

Pinewood

NW 39TH AVE

Current Magnolia Parke PD

Created in 1997 and revised a several times. The most recent being for adding a drive-thru to Pod A.

The PD allows for up to 290,000 sf of commercial space and 400 residential dwelling units.

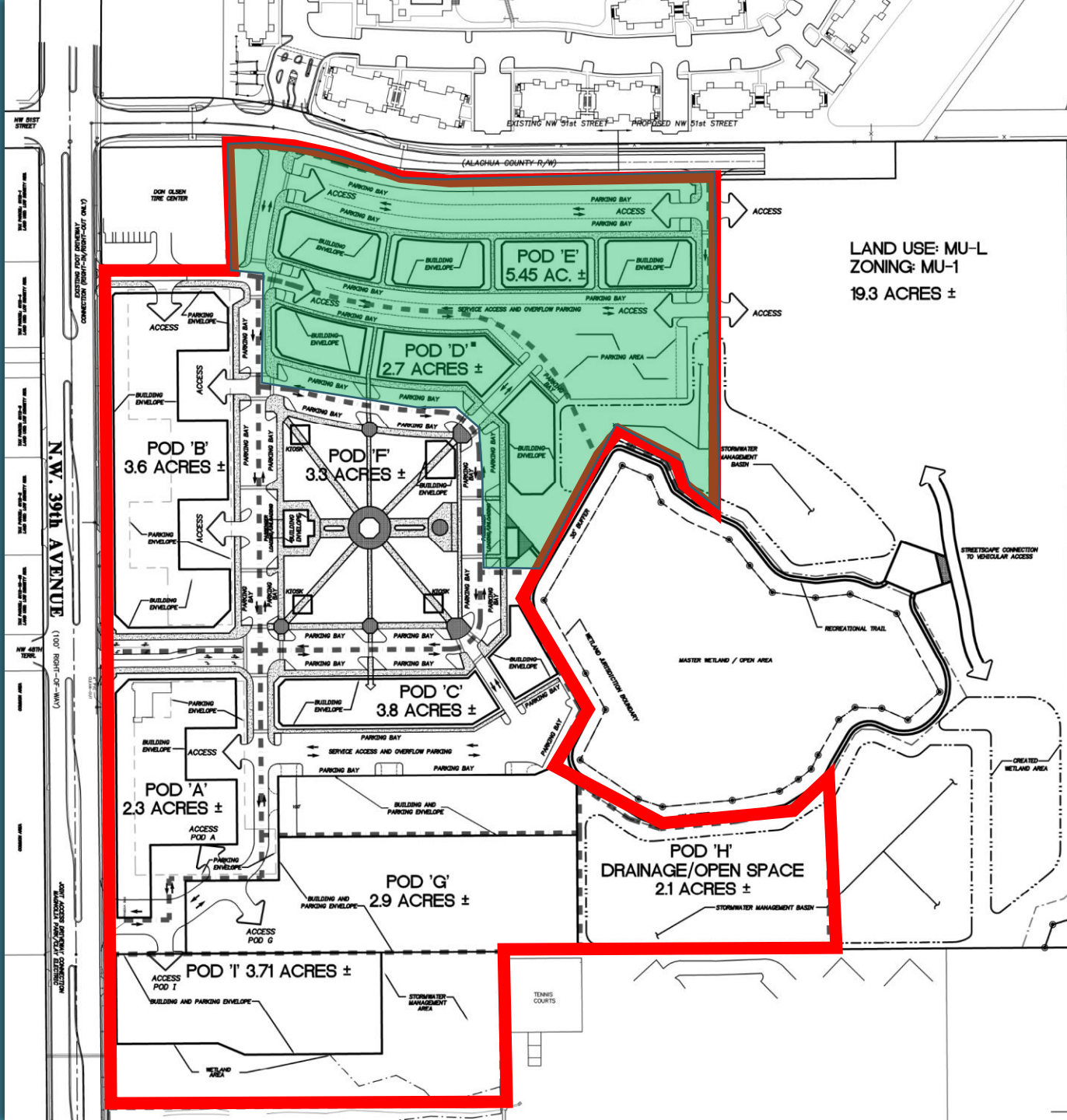
Approximately 134,000 sf of commercial space and 10 residential dwelling units have been constructed.

Available capacity of 156,000 sf of commercial area and 390 residential dwelling units for the overall PD.

All Pods except for D & E have been developed.

Pods D & E have development standards that limit their ability to utilize this available capacity.

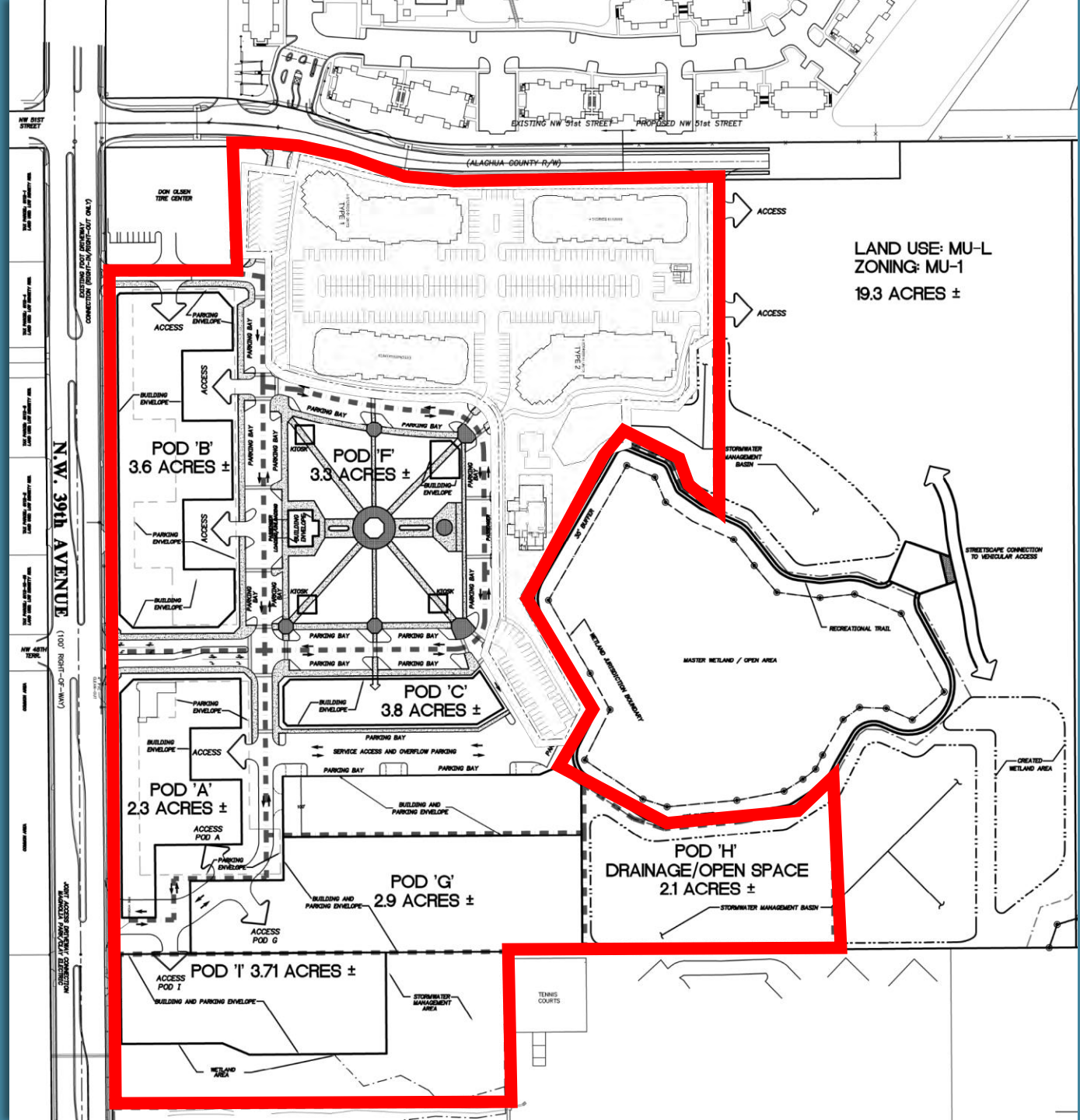
Development Standards for Pods D & E		
Standard	Pod D	Pod E
Max Residential Floor Area	±153,000 sf	±114,000 sf
Min/Max Stories	2/4	2/3
Max Building Footprint	5,000 sf	5,000 sf
First Floor Use	retail/office	retail/office



Proposed Magnolia Parke PD

Revise the Development Standards for Pods D & E with the following:

Development Standards for Pods D & E		
Standard	Pod D	Pod E
Max Residential Floor Area	±153,000-sf N/A	±114,000-sf N/A
Min/Max Stories	2/4 1/4	2/3 1/4
Max Building Footprint	5,000-sf N/A	5,000-sf N/A
First Floor Use	<u>retail/office/ residential</u>	<u>retail/office/ residential</u>





Retreat at
Magnolia Place

NW 41ST PL

Lake Crossing Apts

NW 51ST ST

Bellamy Forge

One Love
Cafe

NW 39TH PL

Pinewood

NW 39TH AVE

Summary

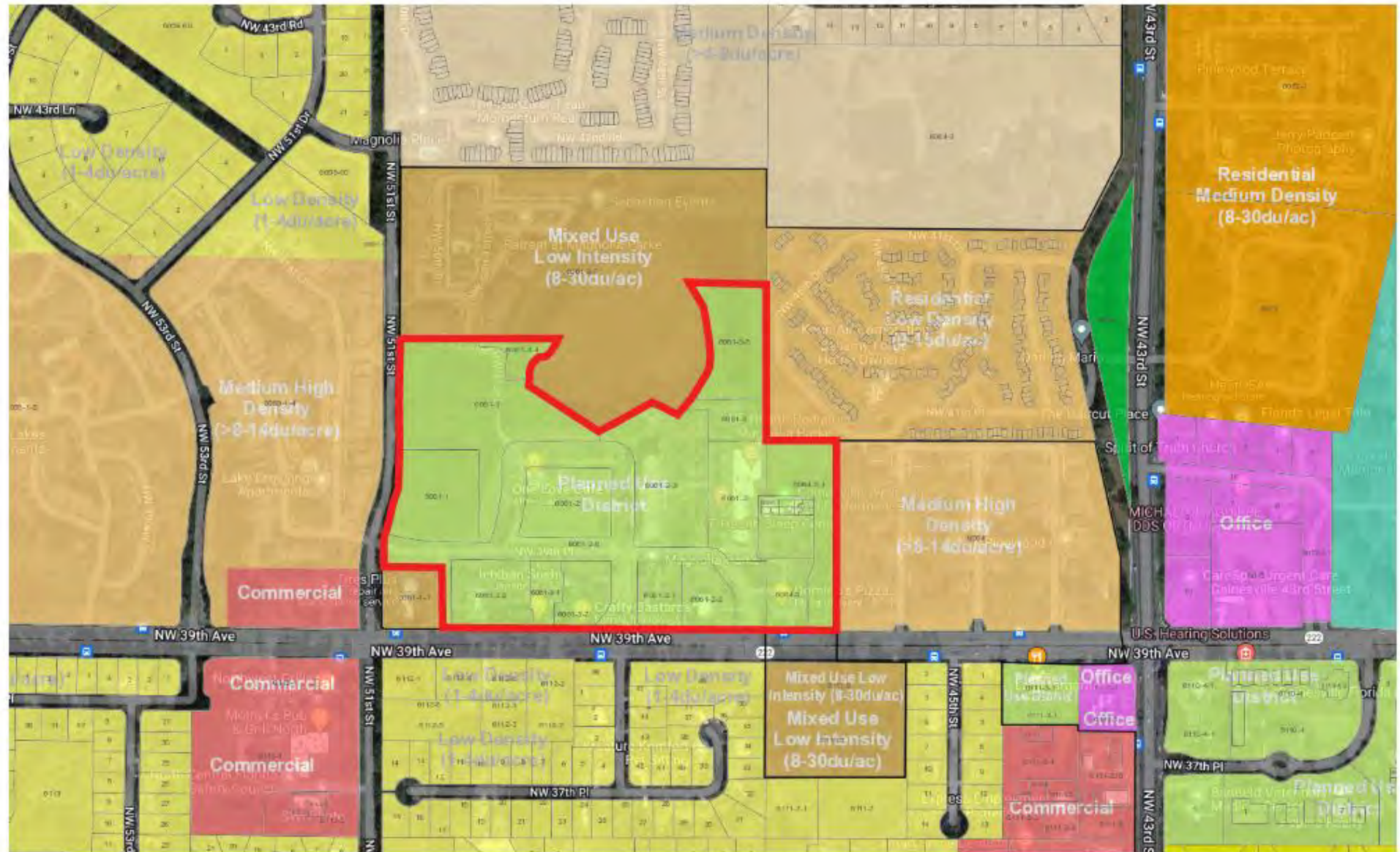
AMEND THE PD ZONING ORDINANCE AS FOLLOWS:

- Remove residential square footage limits within Pods D & E
- Remove max building footprint limits within Pods D & E
- Add residential as an allowed first floor use within Pods D & E
- Reduce the minimum stories to 1 within Pods D & E
- Increase the maximum stories to 4 within Pod E

Rezoning Timeline



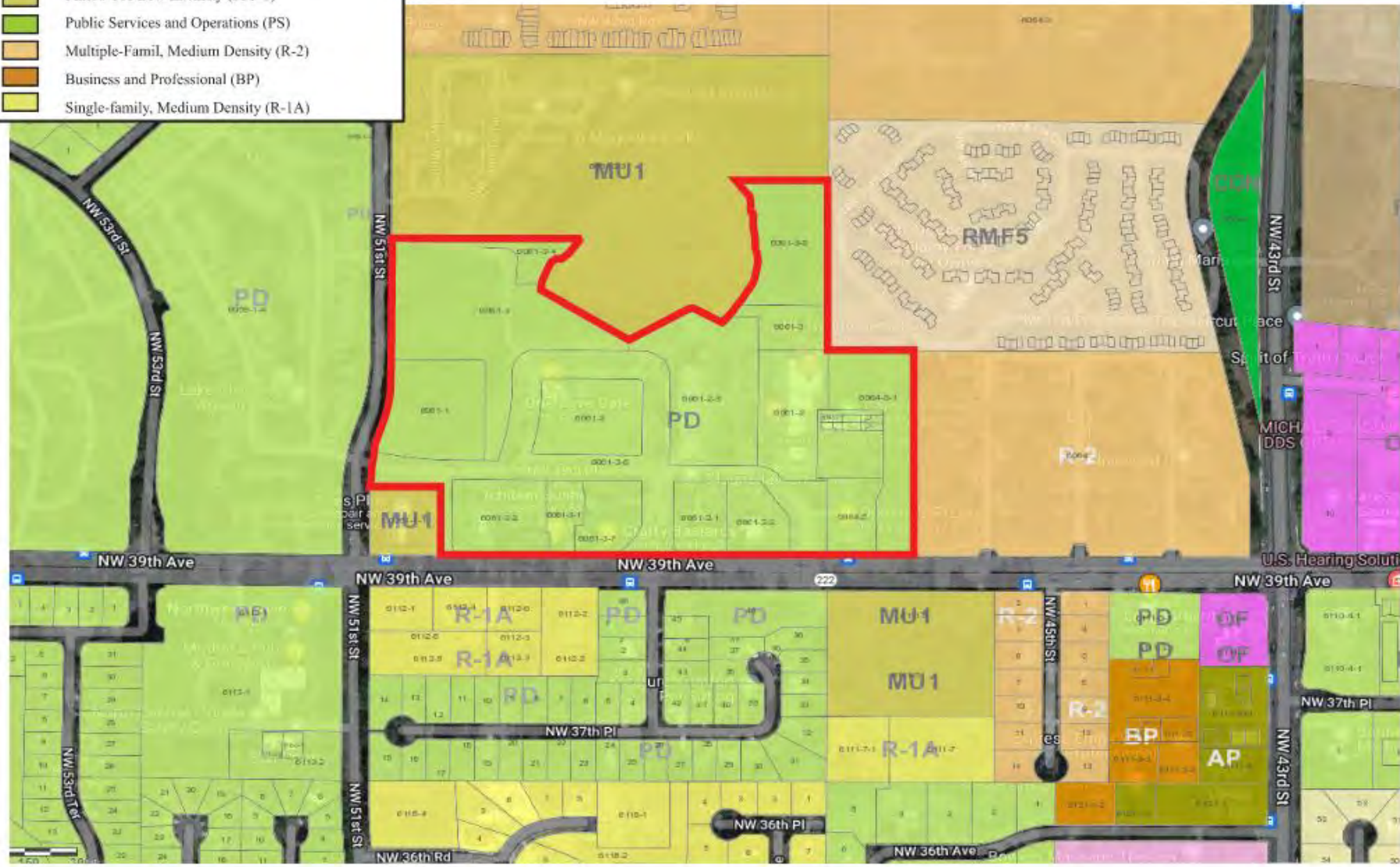
Existing Future Land Use Map



Existing Zoning Map

Zoning Legend

- Planned Development (PD)
- Single-Family/Multiple-Family Residential (RMF-5)
- Mixed Use Low Intensity (MU-1)
- Public Services and Operations (PS)
- Multiple-Famil, Medium Density (R-2)
- Business and Professional (BP)
- Single-family, Medium Density (R-1A)



Magnolia Parke Planned Development
Existing Zoning Map (Alachua County)








Legend
Project Site

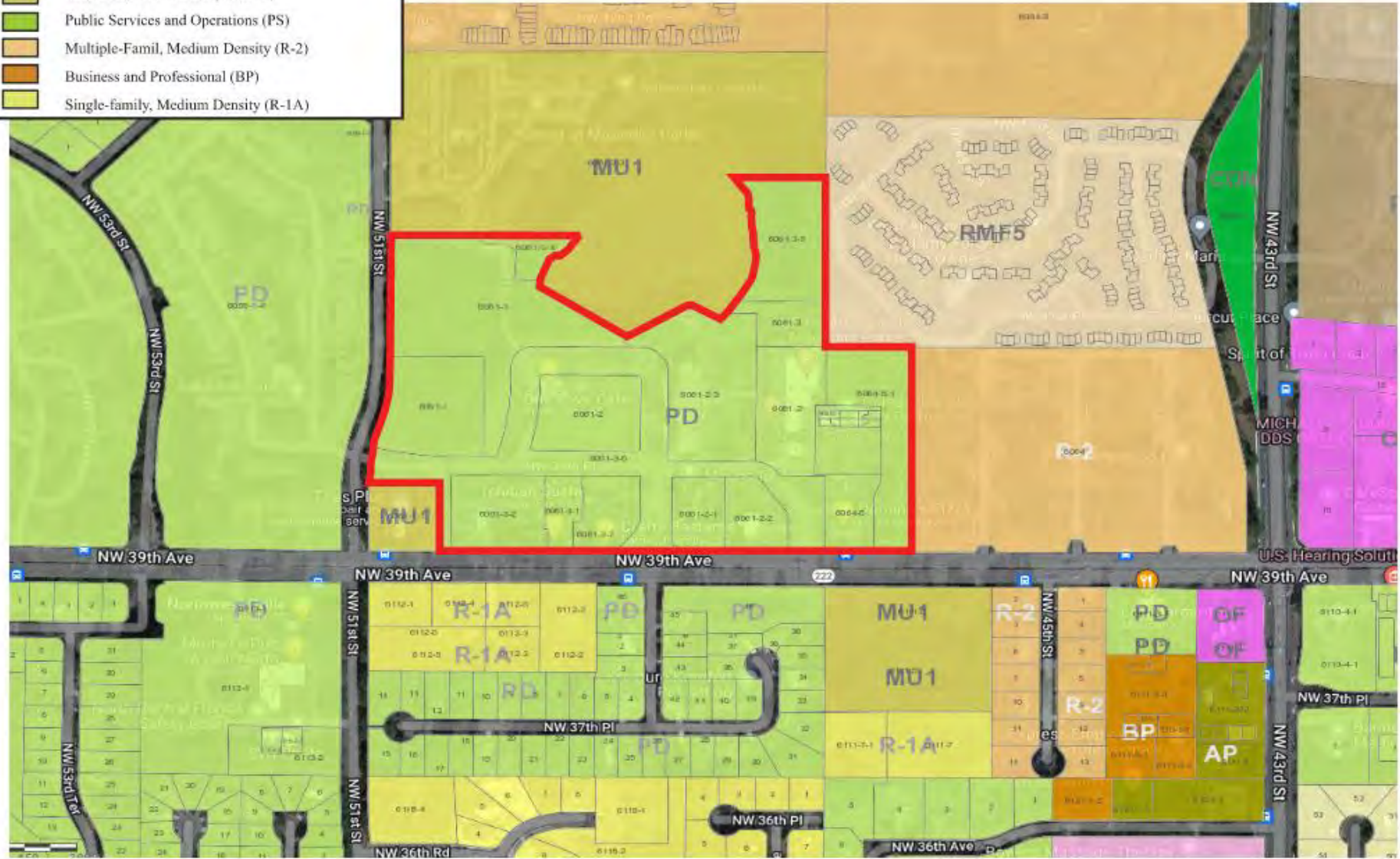


Kimley»Horn
Expect More. Experience Better.

Proposed Zoning Map

Zoning Legend

	Planned Development (PD)
	Single-Family/Multiple-Family Residential (RMF-5)
	Mixed Use Low Intensity (MU-1)
	Public Services and Operations (PS)
	Multiple-Famil, Medium Density (R-2)
	Business and Professional (BP)
	Single-family, Medium Density (R-1A)



Magnolia Parke Planned Development
Proposed Zoning Map (Alachua County)

Legend
Project Site



Kimley»Horn
Expect More. Experience Better.

Contact Information

Address: 800 SW 2nd Avenue, Suite 100
Gainesville, FL 32601

Phone: 352-415-1897

Email: David.Sowell@kimley-horn.com

Kimley»»Horn

1. Summary

Meeting title Neighborhood Workshop - Magnolia Park PD
Attended participants 11
Start time 12/12/22, 5:54:02 PM
End time 12/12/22, 6:41:52 PM
Meeting duration 47m 49s
Average attendance time 36m 3s

2. Participants

Name	First join	Last leave	In-meeting duration	Email	Participant ID (UPN)	Role
Meeting guest	12/12/22, 5:54:06 PM	12/12/22, 6:37:17 PM	43m 10s			Attendee
Noah Turner	12/12/22, 5:54:47 PM	12/12/22, 6:37:09 PM	42m 22s	noah.turner@go.sfcollge.edu	18010838@sfcollge.edu	Attendee
Sowell, David	12/12/22, 5:55:35 PM	12/12/22, 6:37:09 PM	41m 34s	David.Sowell@kimley-horn.com	David.Sowell@kimley-horn.com	Organizer
Brooks, Jane	12/12/22, 5:55:43 PM	12/12/22, 6:41:52 PM	46m 8s	Jane.Brooks@kimley-horn.com	Jane.Brooks@kimley-horn.com	Organizer
Mike K	12/12/22, 5:58:17 PM	12/12/22, 6:37:08 PM	38m 50s			Attendee
Brennan, Sophie	12/12/22, 5:59:38 PM	12/12/22, 6:37:11 PM	37m 32s	Sophie.Brennan@kimley-horn.com	Sophie.Brennan@kimley-horn.com	Organizer
Ben Harris	12/12/22, 5:59:46 PM	12/12/22, 6:28:36 PM	28m 50s			Attendee
Scott (Guest)	12/12/22, 6:00:42 PM	12/12/22, 6:40:13 PM	39m 30s			Attendee
JL	12/12/22, 6:01:16 PM	12/12/22, 6:34:39 PM	33m 22s			Attendee
Eric N	12/12/22, 6:01:51 PM	12/12/22, 6:37:11 PM	35m 19s			Attendee
Ben Harris	12/12/22, 6:28:13 PM	12/12/22, 6:38:14 PM	10m 1s			Attendee

3. In-Meeting activities

Name	Join time	Leave time	Duration	Email	Role
Meeting guest	12/12/22, 5:54:06 PM	12/12/22, 6:37:17 PM	43m 10s		Attendee
Noah Turner	12/12/22, 5:54:47 PM	12/12/22, 6:37:09 PM	42m 22s	noah.turner@go.sfcollge.edu	Attendee
Sowell, David	12/12/22, 5:55:35 PM	12/12/22, 6:37:09 PM	41m 34s	David.Sowell@kimley-horn.com	Organizer
Brooks, Jane	12/12/22, 5:55:43 PM	12/12/22, 6:41:52 PM	46m 8s	Jane.Brooks@kimley-horn.com	Organizer
Mike K	12/12/22, 5:58:17 PM	12/12/22, 6:37:08 PM	38m 50s		Attendee
Brennan, Sophie	12/12/22, 5:59:38 PM	12/12/22, 6:37:11 PM	37m 32s	Sophie.Brennan@kimley-horn.com	Organizer
Ben Harris	12/12/22, 5:59:46 PM	12/12/22, 6:28:36 PM	28m 50s		Attendee
Ben Harris	12/12/22, 6:28:13 PM	12/12/22, 6:38:14 PM	10m 1s		Attendee
Scott (Guest)	12/12/22, 6:00:42 PM	12/12/22, 6:40:13 PM	39m 30s		Attendee
JL	12/12/22, 6:01:16 PM	12/12/22, 6:34:39 PM	33m 22s		Attendee
Eric N	12/12/22, 6:01:51 PM	12/12/22, 6:37:11 PM	35m 19s		Attendee

1. Summary

Meeting title Neighborhood Workshop - Magnolia Park PD
Attended participants 1
Start time 12/12/22, 6:41:57 PM
End time 12/12/22, 7:38:13 PM
Meeting duration 56m 15s
Average attendance time 41s

2. Participants

Name	First join	Last leave	In-meeting duration	Email	Participant ID (UPN)	Role
M. C. Mercer	12/12/22, 7:37:31 PM	12/12/22, 7:38:13 PM	41s			Attendee

3. In-Meeting activities

Name	Join time	Leave time	Duration	Email	Role
M. C. Mercer	12/12/22, 7:37:31 PM	12/12/22, 7:38:13 PM	41s		Attendee

0:0:0.0 --> 0:0:18.180

Sowell, David

So my name is David Sowell. I'm an engineer for Kimley horn. I represent the majority owner of Magnolia Park and this this meeting specifically pertains to the PD zoning amendment to Magnolia Park.

0:0:19.150 --> 0:0:33.330

Sowell, David

So the city of Gainesville requires pretty much all development applications over a certain threshold, and this is one of them. A PD zoning application to host a neighborhood workshop.

0:0:34.340 --> 0:0:39.30

Sowell, David

The purpose is to inform the neighbors of the nature of the process and project and get feedback.

0:0:40.570 --> 0:0:51.660

Sowell, David

The meeting gives the applicant an opportunity to mitigate any comments before we submit the application. Keep in mind the applicant is not obligated to.

0:0:52.520 --> 0:0:55.220

Sowell, David

To fulfill any of the concerns or address.

0:0:56.900 --> 0:1:11.320

Sowell, David

This is not a legislative or judicial hearing. Elected officials are not obligated to be in this meeting or participate, so please keep any discussions germane to this subject and not have a bigger city or county wide issue.

0:1:12.900 --> 0:1:28.50

Sowell, David

Like that said, we're going to jump into probably what brought you here is this notification on the left two are the mail notification on the right side are the is the signs that were posted.

0:1:29.190 --> 0:1:48.40

Sowell, David

And the regulations behind that are every parcel within 400 feet of the subject parcel and all neighborhood associations within 1/2 mile of the parcel are supposed to get mail notification and then signs are supposed to be posted along the public right of.

0:1:48.910 --> 0:1:56.430

Sowell, David

So if you feel you weren't properly notified, please reach out to the city because they're the ones that gave us the address labels.

0:1:58.110 --> 0:2:19.670

Sowell, David

So this is probably up. Sorry we have few more housekeeping items. Let me just go over a few technical terms on that may pop up comprehensive plan, that's just the big broad plan that every municipality that's incorporated in Florida has to create. It's the big picture long range plan that's usually updated every 10 years.

0:2:19.750 --> 0:2:24.680

Sowell, David

Ohm's future land use is a component of the comprehensive plan.

0:2:25.760 --> 0:2:36.310

Sowell, David

It generally designates how development patterns occur, and by generally, I mean it's saying things like residential here, commercial here, industrial here.

0:2:37.220 --> 0:2:55.60

Sowell, David

So very, very general land development code is a derivative of the comprehensive plan and its sort of the guiding document in the rules of how the development and activity should occur. So it's sort of taking the comprehensive plan and really dialing it in and setting standards.

0:2:55.800 --> 0:2:58.590

Sowell, David

The component of the of the Land Development Code is zoning.

0:3:0.90 --> 0:3:21.690

Sowell, David

Zoning is kind of a similar to future land use, except it drills down into specific uses and development standards inside of that area. So for instance, if it's a commercial future land use, you could have a retail zoning designation of Business, Highway zoning designation and office zoning designation. So you kind of get the picture.

0:3:22.450 --> 0:3:29.140

Sowell, David

So a subset also of zoning designation is what's called PD zoning or planned development zoning.

0:3:30.60 --> 0:3:57.990

Sowell, David

Ohh, that's really just the customs zoning that for developers it just can't quite find the recipe to bake the cake that's part of the land development code. They can create their own code and so that's that was fairly common back in the late 90s, which is when Magnolia Park was developed. So for instance, Magnolia Park, Huntington Lakes, hunters crossing autumn Woods lost margaritas, Butler Plaza, they're all PD. So it's they're not in common.

0:3:58.740 --> 0:3:59.410

Sowell, David

Umm.

0:4:1.170 --> 0:4:28.750

Sowell, David

And then entitle, so probably not going to use that term, but generally it means just having the condition or write to do something or get something. So if you have a driver's license, you're entitled to drive on the road, but you still have to follow the rules of of the road. So all the laws that apply. So the land development code of the laws, getting your licenses like getting a rezoning, which is what we're pursuing.

0:4:29.620 --> 0:5:0.30

Sowell, David

Dwelling unit. That's just simply a housekeeping unit. It usually has one address, 1 meter, a full kitchen and you know, examples are like just a normal home. Individual condos, individual townhouses, flats, cottages, tiny houses, etcetera. So a bedroom is a component of a dwelling unit. It usually has in general, just as a functional door window, enough area to sleep and it's usually 70 square feet at the minimum. Multiple family dwelling is.

0:5:0.130 --> 0:5:3.190

Sowell, David

It's just a dwelling that has more than one unit in it.

0:5:3.900 --> 0:5:19.670

Sowell, David

And a total floor area is the combined area of each floor of a structure. So for instance a multi-story structure, it would measure the total floor area would be the footprint of the structure multiplied by the number of stories. OK.

0:5:20.460 --> 0:5:22.970

Sowell, David

All that aside, here's probably why you're here.

0:5:23.810 --> 0:5:24.580

Sowell, David

So.

0:5:25.960 --> 0:5:45.290

Sowell, David

The red border is Magnolia Park. I think it's roughly 26 acres I believe and don't quote me on that, but that's not really why we're here. It's here for the actual blue area, which is the undeveloped portion of Magnolia part. This is this is an aerial N is up. You can see 39th Ave on the South.

0:5:45.960 --> 0:6:1.730

Sowell, David

51st St West. You've got the retreat north of Magnolia of a of Magnolia Parke. 41st place, Bellamy Forge and Pinewood on the east side. One love is right, the middle. Most people know where that is.

0:6:3.90 --> 0:6:10.280

Sowell, David

So the area in blue is this the subject area that we're going to be talking about today, also known as pods D&E.

0:6:12.290 --> 0:6:25.600

Sowell, David

So a little bit about the current PD. It was created in 1997, as I mentioned before, amended several times. Most recent was for dry adding a drive through to pod a.

0:6:26.860 --> 0:6:33.710

Sowell, David

The PD allows for up to 290,000 square feet of commercial space and 400 residential dwelling units.

0:6:34.770 --> 0:6:50.100

Sowell, David

Approximately 134,000 square feet of commercial space and 10 dwelling units have been constructed, which leaves us with an available capacity of 156,000 square feet of commercial and 390 residential dwelling units.

0:6:50.880 --> 0:6:56.410

Sowell, David

So pods DNE are really all that's left to fulfill that capacity?

0:6:57.790 --> 0:7:5.710

Sowell, David

Pod this DNA, however, have development standards on them that limit the ability to reach anywhere near that capacity.

0:7:6.610 --> 0:7:18.280

Sowell, David

So they're listed in the table Max residential floor area for Pod D is 153,000 square feet, and for potty 114,000 square feet.

0:7:18.980 --> 0:7:32.910

Sowell, David

And minimum and maximum stories for each pod. For Pod, it's two men for Max. For Pod E it's two men 3 Max and I apologize. Let me just step back and I think my cursor is probably visible in the screen.

0:7:34.50 --> 0:7:39.610

Sowell, David

This map is the same as the same map as you saw in the aerial, except it's rotated to the right.

0:7:40.310 --> 0:7:56.280

Sowell, David

So pods E pod E buds 51st and pod D abuts the part parcel, or the one love parcel. So there just to get everybody in orientation. So N is to the right on this image. So when I'm talking about Pod and pod.

0:7:56.990 --> 0:8:13.480

Sowell, David

These are the two pods right here, so to get back to it, the table Max building footprint, 5000 square feet for each pod and the first floor allowed uses for each pod are retail or office.

0:8:15.20 --> 0:8:45.230

Sowell, David

So we're proposing in this PPD amendment is to remove the maximum floor area residential floor area requirement from both pods just to make them not applicable. That'll give us the ability to develop up to 390 units, although that that won't be physically possible, but it will just remove that limitation and we're also going to reduce the minimum stories and pod to one.

0:8:45.710 --> 0:8:57.880

Sowell, David

And we're going to actually do that in pod E as well. And we're going to increase the minimum or the maximum stories and pod E to four. So going from three to four and pod E.

0:8:58.550 --> 0:8:59.510

Sowell, David

So essentially.

0:9:0.670 --> 0:9:10.380

Sowell, David

This both pods which you can kind of see the overlay here of what we're proposing both pods will allow minimum of 1 and maximum of four stories.

0:9:12.190 --> 0:9:17.460

Sowell, David

And then we're going to remove the maximum building footprint requirement from the PD.

0:9:18.210 --> 0:9:24.420

Sowell, David

And then we're also going to allow a first floor use of residential in both parts.

0:9:26.540 --> 0:9:51.870

Sowell, David

Then this is probably the better depiction of versus that other map. This is just an overlay of our concept plan onto the aerial. Keep in mind this is conceptual. This is not, does not and is not indicative. It indicative of a final plan. So it's just to make sure we can. We can amend the PD correctly to get the vision down.

0:9:52.880 --> 0:9:55.10

Sowell, David

So you'll see, uh, we're proposing.

0:9:56.690 --> 0:10:0.420

Sowell, David

Perimeter buildings around each pod with parking in the middle.

0:10:1.930 --> 0:10:11.330

Sowell, David

Access points from the stub out by one love cafe roadway stub out here connection to 41st place north.

0:10:12.100 --> 0:10:21.420

Sowell, David

No connection to 39th place, although that may be is an option as we develop engineering plans, we may have one down here just to let everybody know.

0:10:22.440 --> 0:10:32.740

Sowell, David

Proposing to add some parking along Pod C, which is up here. Just some extra parking and then on potentially a clubhouse north of the one love parse.

0:10:33.940 --> 0:10:40.960

Sowell, David

So this is a good depiction of what this may look like. It's not guaranteed to be the final layout.

0:10:41.620 --> 0:10:44.250

Sowell, David

But it's the basis of our request.

0:10:45.540 --> 0:11:14.470

Sowell, David

So I'm going to jump to just a quick summer. So this is this is it in a nutshell, remove. We're going to want to amend the PD zoning ordinance to remove the residential square footage limits within pods DNA, remove the backs building footprint limits within pods DNA, add residential as allowed as an allowed first four use within pods DNE, reduce the minimum stories to one within pods DNE and increase the maximum stories to four within Pod E.

0:11:15.700 --> 0:11:16.210

Sowell, David

So.

0:11:18.60 --> 0:11:18.970

Sowell, David

Here's the timer.

0:11:20.70 --> 0:11:28.840

Sowell, David

So we are, uh, right here. We're having this workshop right now and January we're going to submit our rezoning application.

0:11:29.800 --> 0:11:35.520

Sowell, David

Outside of that, staff is going to review the application and we're we may have one resubmittal.

0:11:36.100 --> 0:11:57.260

Sowell, David

Uh, after that? So February through April, we are going to have staff review and recent middles probably go to the city Plan board, which is a public hearing in May of next year. And then if everything goes well, the city Commission will have our first and 2nd adoption hearings in June through July next year.

0:11:58.830 --> 0:12:21.650

Sowell, David

And if anybody is curious, it's not really applicable to this, but here's a future land use map showing our subject parcel with its PUD zoning and then all the surrounding. I'm sorry, future land use and then the surrounding future land use around us, a lot of it is residential with some commercial long 39.

0:12:22.550 --> 0:12:23.280

Sowell, David

Then.

0:12:24.680 --> 0:12:26.180

Sowell, David

Our existing zoning map.

0:12:27.430 --> 0:12:51.830

Sowell, David

Uh, which shows all the P's. I mentioned PJ's all around us, meaning they had to make their own code to make the project work. And then here's the proposed zoning map, and it doesn't look any different, mainly because we're not amending the actual zoning. We're not changing it. We're just changing the language inside of our custom zoning. So the maps look the same. But I just wanted to show everything for completeness.

0:12:53.750 --> 0:12:59.960

Sowell, David

So this is my contact information. You should already have it, but this is basically my conclusion slide.

0:13:00.660 --> 0:13:01.160

Sowell, David

And.

0:13:02.520 --> 0:13:03.310

Sowell, David

I'm going to.

0:13:04.490 --> 0:13:08.90

Sowell, David

Check the Q&A. I don't know if anybody ask any questions.

0:13:8.950 --> 0:13:9.590

Sowell, David

And.

0:13:11.180 --> 0:13:19.280

Sowell, David

But let's see, it looks like no other is racist. No. Would you? Do you want to put something in chat, or do you want to say something verbally?

0:13:20.650 --> 0:13:24.290

Sowell, David

I guess you can't answer that. How about no? How about if I just unmute you?

0:13:26.60 --> 0:13:30.470

Sowell, David

That's the easiest thing to do. Let's see. Allow mic.

0:13:31.860 --> 0:13:32.830

Sowell, David

And then.

0:13:35.660 --> 0:13:36.150

Noah Turner

Hello.

0:13:35.490 --> 0:13:38.50

Sowell, David

No, no, I think you can unmute yourself now.

0:13:39.160 --> 0:13:40.310

Noah Turner

Can you all hear me currently?

0:13:40.730 --> 0:13:42.100

Sowell, David

Yeah, we hear you now. Umm.

0:13:43.970 --> 0:13:44.200

Sowell, David

Sure.

0:13:42.110 --> 0:14:5.540

Noah Turner

Are alright. Thank you. I want to say that I'm I currently live at the retreat at Magnolia Park. I'm actually employed at one love cafe. So like a majority of my life kind of happens. Instead of this PD zone. I have a few worries with this redevelopment or like, the redistricting primarily to #11. I don't know.

0:14:6.900 --> 0:14:15.250

Noah Turner

Like what necessarily the goal is with this because it seems that it kind of encourages more like medium residential housing in.

0:14:16.660 --> 0:14:20.890

Noah Turner

Kind of like what the retreat is as well as the apartments across the street on 50th.

0:14:39.330 --> 0:14:39.730

Sowell, David

Yeah.

0:14:22.150 --> 0:14:45.230

Noah Turner

And I will say currently I can see conflicts and clashes kind of happening between one love and the one love, Magnolia Park area and a development such as that. There's currently already been, I think to my knowledge at least one legal battle over sound complaints over because if you've ever been to Magnolia, Magnolia, part one left cafe, live music plays there Wednesday through Sunday.

0:14:45.870 --> 0:14:46.220

Sowell, David

Mm-hmm.

0:14:46.790 --> 0:14:58.40

Noah Turner

And so a redistricting into a, you know, 3-4 story residential, you know, full residential use as the potentiality. I could see a conflict coming in there. And I'm also.

0:15:23.730 --> 0:15:24.90

Sowell, David

Umm.

0:14:59.450 --> 0:15:29.370

Noah Turner

A little bit worried about drainage in the area as well. I know it sounds a little silly, but currently the area that that is, you know, we're talking about rezoning here and its undeveloped state, it's been pretty useful for keeping you know, water out of the streets though not everywhere there are certain areas where whenever we have high rainwater, we get flooding, even boiling over into the streets. And that parcel of land along with the bit of land that's a little bit outside of our zone that.

0:15:29.680 --> 0:15:31.190

Noah Turner

Has like the few lakes in it.

0:15:32.350 --> 0:15:40.540

Noah Turner

Bear the main brunt of all the drainage, and I'm also worried about, you know, a quick redeveloping or seeing all this turn into parking space.

0:15:41.640 --> 0:15:43.970

Noah Turner

Potentially affecting that is well.

0:15:44.590 --> 0:15:46.0

Sowell, David

Umm OK.

0:15:58.160 --> 0:15:58.790

Noah Turner

Umm.

0:15:47.500 --> 0:16:2.630

Sowell, David

Yeah. The so some of those questions, you know I maybe I didn't make it completely clear, this is the first step, you know, like I said, I think I use an analogy of like driving on the roads, but this is getting our license.

0:16:3.550 --> 0:16:14.390

Sowell, David

You know the rules and everything you've got to follow when you're on the roadway. We're going to demonstrate how we're following those when we submit our development plans and stormwater is a component of that.

0:16:15.420 --> 0:16:15.710

Noah Turner

Right.

0:16:15.200 --> 0:16:37.390

Sowell, David

So stormwater will be addressed at that point and we're the, the, the owner is definitely aware of the noise violations of I made. I'm aware of them as well. I am local. I am from Gainesville. So yeah, it is it is common knowledge that they do have quite a bit of noise complaints. So we're going to try to do some stuff to mitigate that, but.

0:16:38.290 --> 0:16:57.710

Sowell, David

But yeah, that those are all valid concerns. UM, we are going to maintain just so you know, we're going to maintain some sort of connection between the retreat and one love. So you know, you will be able to still to walk directly to it. We're not going to block that access off. I know that wasn't a concern, but it is something that we want to continue.

0:16:58.830 --> 0:16:59.460

Sowell, David

Umm.

0:17:1.290 --> 0:17:10.850

Sowell, David

I can't remember you had any other concerns besides just not thinking it's appropriate, which you know we can listen to. But you know, I I'm sure some other people would disagree, but.

0:17:12.750 --> 0:17:16.0

Sowell, David

I don't. I can't. As an engineer address that so.

0:17:16.390 --> 0:17:31.780

Noah Turner

Right, fair enough. But most of my concerns mainly come from like how this land will be used and how it will impact Gainesville. And like this section of the community, it's a very nice walkable area, has beautiful natural space in it, which I think is part of the charm of it.

0:17:35.380 --> 0:17:35.760

Sowell, David

Yeah.

0:17:35.820 --> 0:17:45.210

Noah Turner

Animals dear. You know, it's used as a common crossing spot. And so I think that's mainly where I'm coming from is you know as well, not only keeping my community walkable, but.

0:17:51.540 --> 0:17:52.510

Sowell, David

Yeah, I am.

0:17:46.690 --> 0:17:53.230

Noah Turner

I suppose harmonious and beautiful at the same time, that's all. But I understand you're an engineer. This is just my only concern. I wanted to put forward personally.

0:17:55.30 --> 0:17:55.350

Noah Turner

Hmm.

0:17:53.770 --> 0:18:4.340

Sowell, David

No, we're going to. We're going to try to keep all the connectivity, make sure it is still walkable and connected, you know, just keep in mind this, this was allowed to be developed. I'm going to show you the next slide.

0:18:5.740 --> 0:18:20.310

Sowell, David

Right here, if you see what was underneath here underneath this green, this is what's currently approved. So it it's approved for development. It's just not the type of development that we want for these Parsons, which is why we're asking for this so.

0:18:21.630 --> 0:18:33.240

Sowell, David

You know, we all love our natural spaces, but this was planned back in 1997 to not be a natural space. It's just happened to have not been developed yet just by the process of development. So.

0:18:34.400 --> 0:18:35.910

Sowell, David

Like I hear your concerns.

0:18:38.340 --> 0:18:38.860

Sowell, David

OK.

0:18:38.650 --> 0:18:39.0

Noah Turner

Alright.

0:18:39.900 --> 0:18:41.550

Sowell, David

And someone else.

0:18:42.940 --> 0:18:44.30

Sowell, David

Is Aaron.

0:18:47.740 --> 0:18:49.650

Sowell, David

So we're trying to allow your mic.

0:18:51.10 --> 0:18:53.610

Sowell, David

OK, you should be able to unmute.

0:18:55.850 --> 0:18:58.580

Eric N

Yeah. Were you looking to speak with Eric?

0:18:58.890 --> 0:19:5.720

Sowell, David

Eric, I'm sorry, my screen only shows an ER I and I thought I saw it in. It's actually Eric N. So, yeah. Sorry, Eric.

0:19:6.280 --> 0:19:15.350

Eric N

Yes, that's fine. Yeah, I unmuted myself when you told us that we could do that. So appreciate. Appreciate the opportunity to speak here this evening.

0:19:16.770 --> 0:19:19.110

Eric N

I used to live in in Magnolia.

0:19:20.430 --> 0:19:31.870

Eric N

Where the previous channel and mentioned there and you know I can understand some of his concerns. I however mine are a little bit more related to the potential increase of traffic.

0:19:33.110 --> 0:19:40.320

Eric N

And how adding and I think I joined just a little bit late, so I'm not sure I heard how many.

0:19:41.900 --> 0:19:42.530

Eric N

How many?

0:19:43.270 --> 0:19:45.870

Eric N

Domiciles will be included.

0:19:46.570 --> 0:19:50.230

Eric N

And the final product as you have laid it out.

0:19:49.850 --> 0:19:50.280

Sowell, David

Mm-hmm.

0:19:51.470 --> 0:20:17.100

Sowell, David

Yeah, I didn't specifically state that, except this would allow up to 390 residential units. However, that's not at all what this thing can tolerate from a just available real estate perspective. It's probably going to be closer to around 250 or so, so much more normal scale, which I know that's still sounds like a lot, but 250 is way more customary versus almost 400.

0:20:18.530 --> 0:20:23.300

Eric N

So. So then, assuming that you go with the 250?

0:20:24.80 --> 0:20:24.760

Eric N

Ohh.

0:20:26.240 --> 0:20:31.790

Eric N

How will you deal with the increased traffic? And I'm thinking in more specifically on the?

0:20:32.370 --> 0:20:36.270

Eric N

Uh, the roads and I don't know the exact.

0:20:37.130 --> 0:20:45.230

Eric N

Number of the road, but it's the one that goes to the South of 1 love and then also NW 51st St.

0:20:47.290 --> 0:20:52.330

Sowell, David

OK. Yeah, the. Basically you're going to see if I can go to a different slide. Ohh second.

0:20:55.760 --> 0:21:3.770

Sowell, David

OK, so you're probably thinking of 39th, the one that runs between the businesses that fund 39th Ave and the one the 39th place.

0:21:4.890 --> 0:21:5.460

Sowell, David

So.

0:21:5.740 --> 0:21:6.250

Eric N

Correct.

0:21:7.10 --> 0:21:15.100

Sowell, David

Yeah. So one thing to keep in mind is this, this was designed internally, it was a, it was meant to have these connection points, so.

0:21:16.630 --> 0:21:18.400

Sowell, David

Let's go back to this. You'll see.

0:21:19.300 --> 0:21:24.30

Sowell, David

Maybe not be completely visible, but there was a connection proposed here.

0:21:25.130 --> 0:21:42.810

Sowell, David

Two connections proposed on 39th place and two connections proposed on. I guess that was 41st if I remember correctly. So these were already approved connection points in general. So our traffic is.

0:21:42.890 --> 0:21:43.390

Sowell, David

Umm.

0:21:44.780 --> 0:21:58.840

Sowell, David

You know, so one of the problems with the way this PD was written in it, it's hard to kind of get down into the nitty gritty of this down in the weeds. But you don't normally limit residential uses by floor area.

0:22:4.970 --> 0:22:5.220

Eric N

Uh-huh.

0:22:0.400 --> 0:22:16.400

Sowell, David

Because that just encourages very, very tiny units. So we don't want to be limited by floor area. So it's hard to say how many residential units was really attended for these pods, but.

0:22:17.80 --> 0:22:23.250

Sowell, David

I have a feeling we aren't very 250 isn't much more than what it was already zoned to have.

0:22:24.360 --> 0:22:26.150

Sowell, David

Just based on my experience.

0:22:26.820 --> 0:22:46.510

Sowell, David

So I'm going with this is the internal St networks should have been planned for this. This traffic and 51st and 39th of that intersection that may require some signal timing alterations, but again, those were all mitigated and paid for all the improvements.

0:22:47.550 --> 0:22:57.140

Sowell, David

Back when this PD was originally designed, so you'll notice there's probably bus stops along 39th Ave that were installed with this and other things of that nature. So.

0:22:57.760 --> 0:23:0.150

Sowell, David

Those are the types of improvements they had to install.

0:23:2.250 --> 0:23:4.100

Sowell, David

But yeah, I mean I can't.

0:23:5.100 --> 0:23:15.790

Sowell, David

Sit here in this presentation and say, yeah, you're not going to see additional traffic. You will see more traffic than you see now. However, it was back in when this was originally planned to have traffic.

0:23:16.710 --> 0:23:46.340

Sowell, David

And ultimately, we will have a traffic study and that study will be submitted during development plan review. So public works and the city Planning Department reviews those and they will evaluate any changes that are needed to

things like signals and if there's turn lane improvements that are warranted, which there shouldn't be based on my experience then while they will, they will force those on us as well, so.

0:23:46.960 --> 0:23:49.670

Sowell, David

Just that's my two cents on that.

0:23:50.490 --> 0:23:55.880

Eric N

OK. Yeah. So NW 39th, which gives between the building or between the businesses.

0:23:56.980 --> 0:24:8.970

Eric N

Is not heavily trafficked and at this time, except when businesses are opening or closing. But I can envision that with an additional 250.

0:24:10.110 --> 0:24:11.750

Eric N

Possible residences.

0:24:12.470 --> 0:24:13.90

Eric N

In.

0:24:13.790 --> 0:24:16.580

Eric N

Yeah. Basically in our area.

0:24:17.900 --> 0:24:18.830

Eric N

51st.

0:24:19.700 --> 0:24:22.90

Eric N

We'll back up and it backs up now.

0:24:24.300 --> 0:24:27.590

Eric N

To a, you know, a fair degree at the busy times.

0:24:28.530 --> 0:24:31.50

Eric N

This will only add to it, and I understand.

0:24:32.40 --> 0:24:32.380

Sowell, David

Umm.

0:24:32.30 --> 0:24:32.420

Eric N

When?

0:24:41.950 --> 0:24:42.320

Sowell, David

Mm-hmm.

0:24:34.260 --> 0:24:42.370

Eric N

They're going to do a study, a feasibility study and maybe you say, well, we need to extend the light times things of that nature which are back up 30.

0:24:44.490 --> 0:24:56.360

Eric N

Which that won't make a lot of people happy, because that's already a fairly crowded intersection. Again, at the rush hours, but 39th will be an overflow.

0:24:57.670 --> 0:25:9.660

Eric N

Where people will, if they can't go out on to 51st easily, then 39th is going to be their likely other egress or you know.

0:25:10.130 --> 0:25:10.650

Sowell, David

Mm-hmm.

0:25:11.20 --> 0:25:25.750

Eric N

Point to leave and then they'll have to come out one or the other of the little streets that hits 39th. Those get backed up at all hours of the day trying to cross over traffic on 39th.

0:25:26.530 --> 0:25:35.160

Eric N

So I guess that is a concern that that I've got I work in the area I work in inside Negley Park.

0:25:37.230 --> 0:25:46.100

Eric N

So it's 250. While it may not seem like a large number based on what has been maximum approved.

0:25:47.950 --> 0:25:51.770

Eric N

It is still adding the potential for 250.

0:25:53.20 --> 0:25:56.710

Eric N

New, you know, at least 250 vehicles if assuming.

0:25:58.30 --> 0:25:59.740

Eric N

Every parking or every.

0:26:1.190 --> 0:26:11.320

Eric N

Apartment is probably going to be granted 2 parking spots. That could be a 500 more vehicles, and that's going to that's going to be a challenge.

0:26:12.760 --> 0:26:25.860

Sowell, David

Yes, I you know, I can't argue with you there about it will add extra traffic and you know our traffic studies should tell the city what changes are going to be needed although.

0:26:31.390 --> 0:26:31.670

Eric N

Yeah.

0:26:26.730 --> 0:26:45.720

Sowell, David

At the end of the day, it is a 0 sum game when it comes to green light time, so I unfortunately it's just one of those things that you give and take. So maybe we could convince the city to give us a little bit more green time on our southbound leg on 51st.

0:26:46.920 --> 0:26:50.770

Sowell, David

But you know that that's all going to come out during development review.

0:26:52.170 --> 0:26:55.150

Sowell, David

At this point, it's just a tad bit too early.

0:26:55.810 --> 0:27:5.380

Sowell, David

Not that we're not thinking about it, but the fixes that are going to be or the changes that are going to be associated with traffic caused by this development or coming in a future submittal.

0:27:6.240 --> 0:27:6.510

Eric N

OK.

0:27:6.70 --> 0:27:19.790

Sowell, David

So and just so everybody knows, we're going to have to have another one of these before we submit our full development plans. So a lot of these concerns will be fully understood next time we meet.

0:27:20.790 --> 0:27:37.270

Eric N

OK. Well, and again as a as a as a citizen, certainly appreciative of you all coming out and giving us the opportunity to hear what plans are being made and opportunity to speak. So that's all I had.

0:27:38.260 --> 0:27:46.170

Sowell, David

OK. Yeah. No, thank you everybody for your input and we do want to hear it so.

0:27:46.840 --> 0:27:53.890

Sowell, David

They yeah. This isn't the final opportunity and there's no guarantee that the city is going to approve this, but it is. This is the first step so.

0:27:55.880 --> 0:27:58.870

Sowell, David

Ohm I think.

0:27:59.760 --> 0:28:0.650

Sowell, David

See.

0:28:3.190 --> 0:28:6.960

Sowell, David

So Eric, you were the last person you had your hand raised. So I think I can.

0:28:7.760 --> 0:28:13.510

Sowell, David

Put your hand down lower hand. OK, so I'm not seeing any other hands.

0:28:15.320 --> 0:28:19.850

Sowell, David

Uh, Eric, what's the? You have another one. Unless you just put a. OK, that fixed it.

0:28:20.730 --> 0:28:22.320

Sowell, David

Ohk OK.

0:28:24.90 --> 0:28:25.0

Sowell, David

So.

0:28:25.920 --> 0:28:27.120

Sowell, David

No, it has a question now.

0:28:32.860 --> 0:28:33.180

Sowell, David

Sure.

0:28:38.920 --> 0:28:39.240

Sowell, David

Umm.

0:28:29.50 --> 0:28:58.240

Noah Turner

Ohh, I actually first started like to again. Thank you for your time because I do appreciate that y'all put up those signs is how I found out this was going on. Actually it's a sign that the city put up about it. I just had a question because since there's this desire to redistrict or not redistrict but rezone and you know changed around the parameters of what could be built. Does that mean that there's already I'm under little familiar with all this? Is there any idea of what is desired to be built?

0:28:58.320 --> 0:28:59.150

Noah Turner

There are like.

0:28:59.910 --> 0:29:7.960

Noah Turner

To be hoped to be built there, or is that just completely undecided? And first they want to see what they can get by redefining our terms here?

0:29:9.320 --> 0:29:13.370

Sowell, David

So the intent is to develop something like this. Let me jump to the page.

0:29:14.920 --> 0:29:17.930

Sowell, David

You know, and this is, this is a concept. This is not at all.

0:29:18.820 --> 0:29:28.490

Sowell, David

Is not necessarily what will happen at the final submittal, but we want to put liner buildings around each pod up to four stories tall.

0:29:29.880 --> 0:29:37.950

Sowell, David

And clubhouse and some additional parking over here and some interior parking to these two pods here.

0:29:38.840 --> 0:29:42.560

Sowell, David

And some additional parking along 39th place.

0:29:43.960 --> 0:29:44.630

Sowell, David

So.

0:29:43.900 --> 0:29:49.860

Noah Turner

OK, so we're so definitely like medium density residential development, some apartment complexes.

0:29:49.980 --> 0:30:1.610

Sowell, David

Ohh yeah that that I would describe this as mid-rise and medium density. Yes, which you know is really the same allowed use that was there before.

0:30:2.400 --> 0:30:9.480

Sowell, David

The There's this was kind of a few key components that we need to change to make this sort of development possible.

0:30:10.460 --> 0:30:17.310

Sowell, David

But there is still a current the current PD still allows development in that area.

0:30:21.950 --> 0:30:22.310

Sowell, David

Umm.

0:30:20.50 --> 0:30:23.450

Noah Turner

All right. Thank you. That's my question. I appreciate it. Thank you for answering.

0:30:22.990 --> 0:30:23.960

Sowell, David

Sure, no problem.

0:30:28.510 --> 0:30:29.520

Sowell, David

The lower.

0:30:30.240 --> 0:30:30.610

Sowell, David

Oops.

0:30:32.70 --> 0:30:37.80

Sowell, David

OK, so I think not see any more questions.

0:30:38.910 --> 0:30:39.800

Sowell, David

And.

0:30:42.350 --> 0:30:43.170

Sowell, David

It's going to give it.

0:30:44.670 --> 0:30:45.660

Sowell, David

10 more seconds.

0:30:48.30 --> 0:31:1.0

Sowell, David

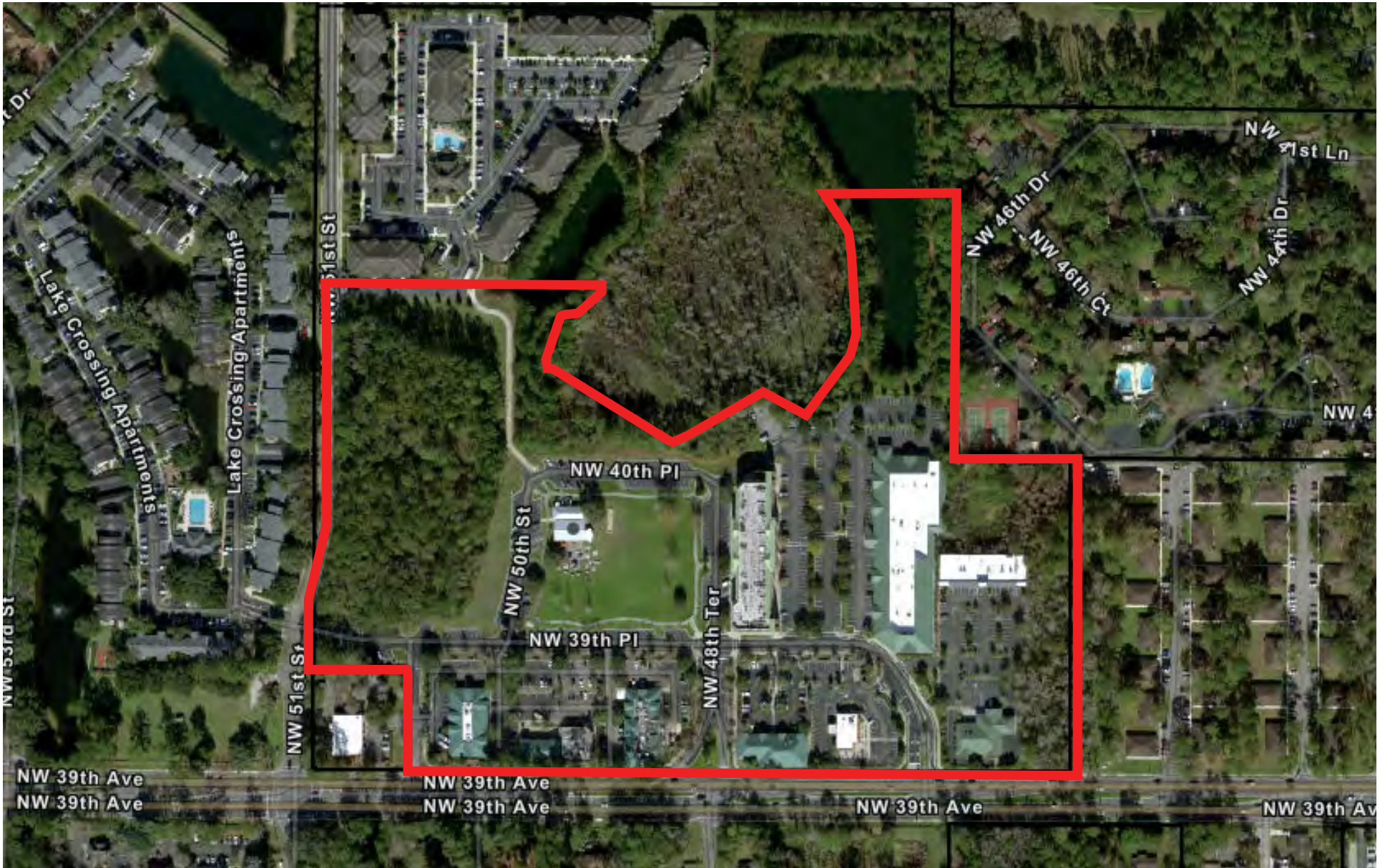
But I appreciate everyone's time to attend this and if you have any questions, feel free to reach out to me again the info was on your Mailer and it's also right here on the screen.

0:31:1.990 --> 0:31:12.460

Sowell, David

So with that said, I'm gonna conclude the meeting and we'll see you in probably six months when we talk about the real development. So alright, take care everybody. Bye.

EXHIBIT 10
SITE LOCATION MAP



Magnolia Parke Planned Development
Aerial Map

Legend
Project Site



Kimley»Horn
Expect More. Experience Better.



Magnolia Parke Planned Development
Site Location Map








Legend
Project Site

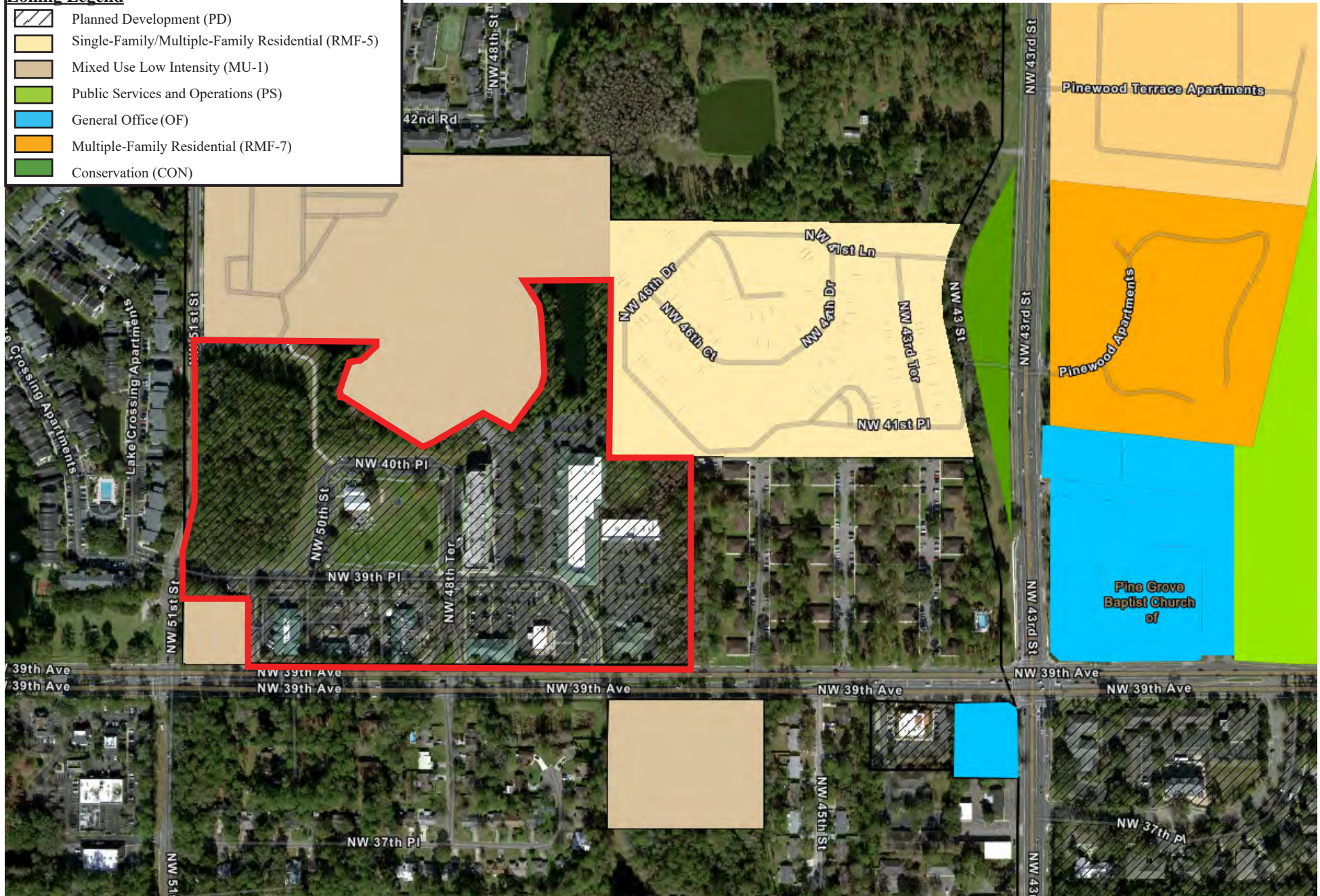


Kimley»Horn
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EXHIBIT 11
EXISTING ZONING

Zoning Legend

-  Planned Development (PD)
-  Single-Family/Multiple-Family Residential (RMF-5)
-  Mixed Use Low Intensity (MU-1)
-  Public Services and Operations (PS)
-  General Office (OF)
-  Multiple-Family Residential (RMF-7)
-  Conservation (CON)



Magnolia Parke Planned Development
Existing Zoning Map

Legend
Project Site 










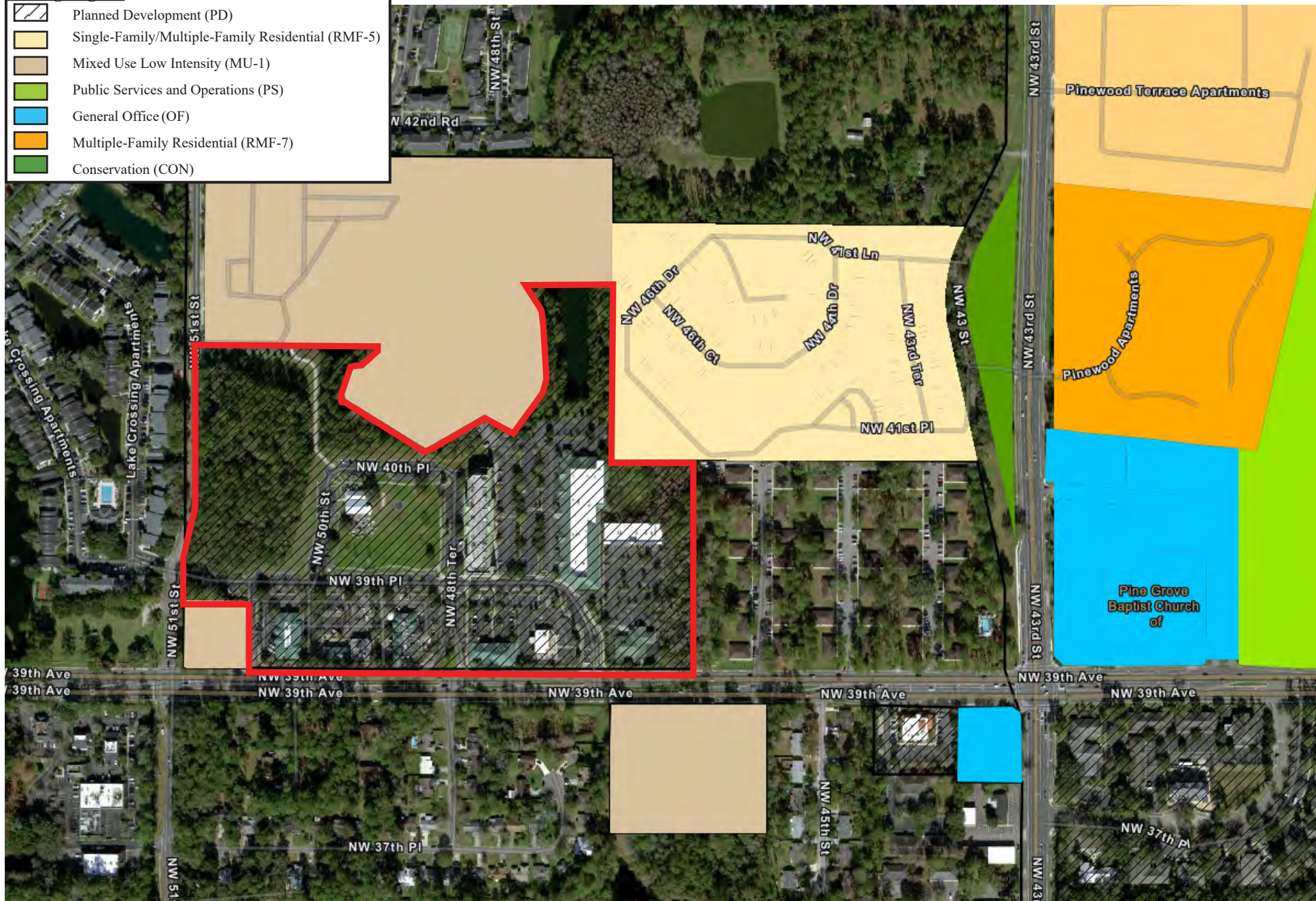
Kimley»Horn
Expect More. Experience Better.

EXHIBIT 12

PROPOSED ZONING

Zoning Legend

-  Planned Development (PD)
-  Single-Family/Multiple-Family Residential (RMF-5)
-  Mixed Use Low Intensity (MU-1)
-  Public Services and Operations (PS)
-  General Office (OF)
-  Multiple-Family Residential (RMF-7)
-  Conservation (CON)



Magnolia Parke Planned Development
Proposed Zoning Map








Legend
Project Site

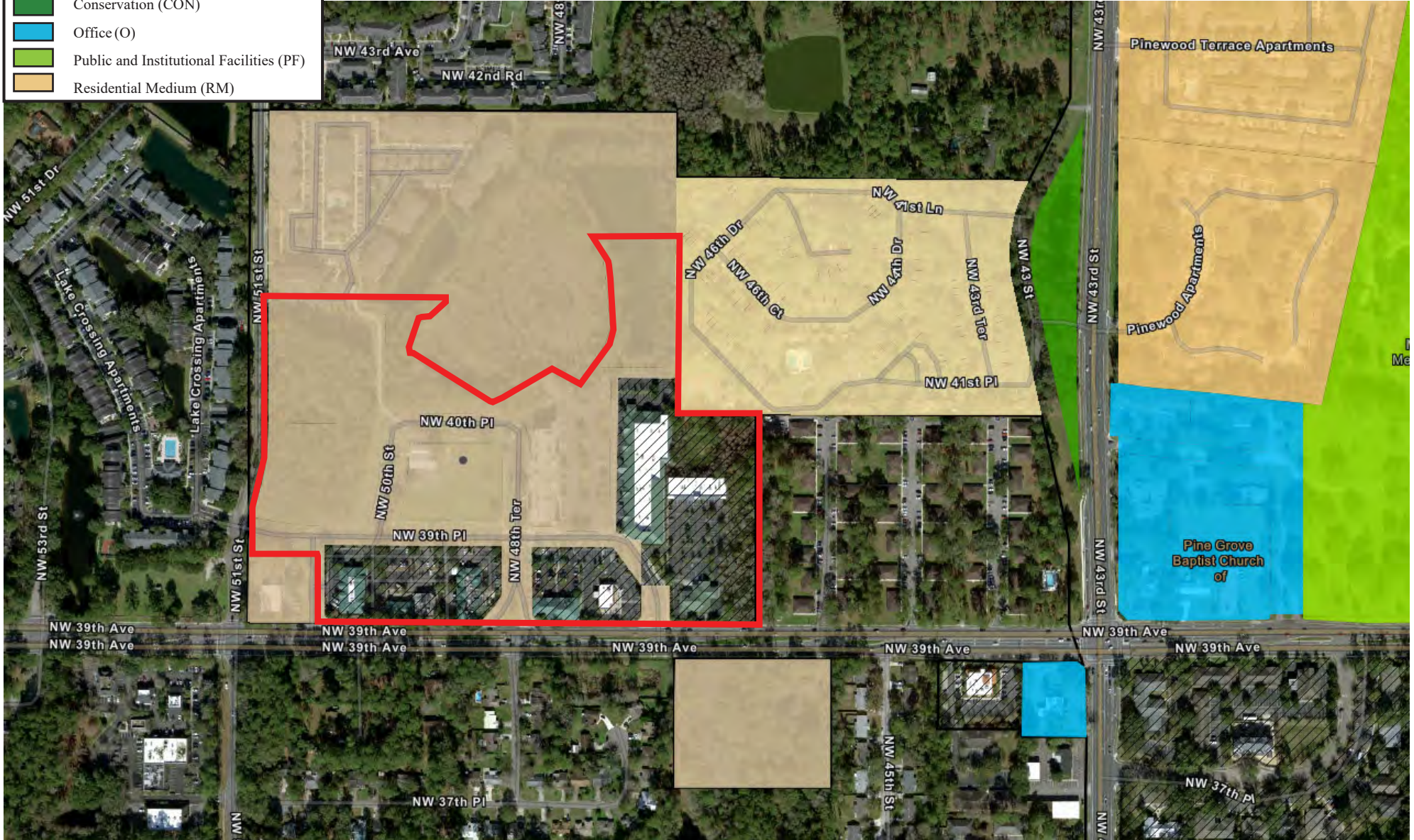


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EXHIBIT 13
EXISTING LAND USE

Land Use Legend

	Planned Use Development (PUD)
	Mixed-Use Low (MUL)
	Residential Low (RL)
	Conservation (CON)
	Office (O)
	Public and Institutional Facilities (PF)
	Residential Medium (RM)



Magnolia Parke Planned Development
 Land Use Map

Legend
 Project Site



EXHIBIT 14

**PARKING ANALYSIS
MEMORANDUM**



MEMORANDUM

To: Scott Davis
Platform Management Group, LLC

From: Vincent Spahr, P.E.
Kimley-Horn and Associates, Inc.

Date: February 2, 2023

**Subject: Magnolia Parke PD – Preliminary Parking Analysis; Gainesville, FL
Kimley-Horn Project No. 242143001**

INTRODUCTION

This parking analysis is provided in support of the proposed multi-family apartment complex within Pods D and E of the Magnolia Parke Planned Development (PD), located on NW 39th Avenue in the City of Gainesville, Florida. The analysis is based on the parking demand data compiled in the Urban Land Institute (ULI) *Shared Parking Manual, 3rd Edition*, the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 5th Edition*, and the existing and proposed parking accommodations within the PD.

EXISTING DEVELOPMENT

The Magnolia Parke PD site is located on the north side of NW 39th Avenue east of NW 51st Street in the City of Gainesville, Florida. The Magnolia Parke PD was originally approved by the City of Gainesville in 1997 and last updated by ordinance in 2014. To date, the Magnolia Parke PD has been developed to include a variety of retail, restaurant, office, and residential land uses between Pods A, B, C, F, G, and I on approximately 20 acres. There are approximately 940 shared parking spaces provided within the existing Magnolia Parke PD, according to the 2022 *Magnolia Parke Planned Development Feasibility Study* (see **Attachment A**).

PROPOSED DEVELOPMENT

The proposed development will be located within Pods D and E of the Magnolia Parke PD and will be comprised of approximately 248 multi-family units. A conceptual site plan is provided in **Attachment B**. As shown in the site plan, the proposed development will provide approximately 314 new parking spaces within the overall Magnolia Parke PD site.

PARKING GENERATION

The *Shared Parking Manual, 3rd Edition* and *Parking Generation Manual, 5th Edition* were reviewed to estimate the peak parking demand for the overall Magnolia Parke PD under existing conditions and with the proposed development. Peak weekday and weekend parking demand rates were calculated for each land use within in the Magnolia Parke PD. The parking demand by time-of-day for each land use was calculated and summed to determine the overall peak demand within the Magnolia Parke PD during any one hour. Excerpts from *Shared Parking Manual* and *Parking Generation Manual* are provided in **Attachment C**.

EXISTING PARKING CONDITIONS

Existing parking demand calculations for a typical weekday are summarized in **Table 1**, provided in **Attachment D**. The combined peak parking demand on a typical weekday for the existing Magnolia Parke PD is expected to occur at 2:00 PM and requires approximately 748 spaces.

Existing parking demand calculations for a typical weekend are summarized in **Table 2**, provided in **Attachment D**. The combined peak parking demand on a typical weekend for the existing Magnolia Parke PD is expected to occur at 6:00 PM and requires approximately 324 spaces.

The existing shared parking capacity of approximately 940 spaces provides approximately 192 additional spaces beyond the peak parking demand for the overall development on a typical weekday.

PROPOSED PARKING CONDITIONS

The proposed multi-family development on Pods D and E features approximately 248 units, including 112 one-bedroom units, 115 two-bedroom units, and 21 three-bedroom units. The development is planned to add approximately 314 parking spaces that will be shared with the overall Magnolia Parke PD.

Proposed parking demand calculations for a typical weekday are summarized in **Table 3**, provided in **Attachment D**. The combined peak parking demand on a typical weekday for the proposed Magnolia Parke PD is expected to occur at 6:00 PM and would require approximately 936 spaces.

Proposed parking demand calculations for a typical weekend are summarized in **Table 4**, provided in **Attachment D**. The combined peak parking demand on a typical weekend for the proposed Magnolia Parke PD is expected to occur at 10:00 PM and would require approximately 576 spaces.

The proposed shared parking capacity of approximately 1,254 spaces (940 existing spaces plus 314 proposed spaces) would provide approximately 321 additional spaces beyond the peak parking demand for the overall development on a typical weekday.

CONCLUSION

This parking analysis is provided in support of the proposed multi-family apartment complex within Pods D and E of the Magnolia Parke PD. The analysis utilized the peak parking demand and time-of-day data published in the ULI *Shared Parking Manual, 3rd Edition* and the ITE *Parking Generation Manual, 5th Edition* and compared the calculated peak demand for the overall site to the existing and proposed parking accommodations.

The existing parking capacity of approximately 940 spaces throughout the Magnolia Parke PD is higher than the peak parking demand of 748 spaces. The proposed parking capacity of approximately 1,254 spaces (940 existing spaces plus 314 proposed spaces) is higher than the anticipated peak parking demand of 936 spaces. The Magnolia Parke PD is anticipated to have adequate shared parking under proposed conditions with the addition of the proposed multi-family development and 314 new spaces.

Attachments: Attachment A: Magnolia Parke Planned Development Feasibility Study Excerpt
Attachment B: Proposed Site Plan
Attachment C: Parking Generation Excerpts
Attachment D: Parking Calculation Tables

K:\GVL_Civil\242143001-Magnolia Parke PD Update\TPTO\Parking Analysis\doc\Magnolia Parke Parking Analysis.docx



ATTACHMENT A:
MAGNOLIA PARKE PLANNED DEVELOPMENT
FEASIBILITY STUDY EXCERPT

Magnolia Parke Planned Development

Feasibility Study

Prepared For:
Platform Management Group, LLC
3113 W. Tambay Avenue
Tampa, FL 33611
(904) 482-7434 – scott@pmgliving.com

Prepared By:
Stuart I. Cullen, PE
2174 SW 35th Court
Gainesville, FL 32608
(352) 318-9461 – scullen.eng@gmail.com

May 1, 2022

Master Drainage Plan. An evaluation of the existing constructed impervious area, and permit modifications, for the drainage area will be necessary to show conformance for any proposed development. It is expected that enough impervious area is available for the expected development intensity. Future construction will be expected to verify compliance with the master permit through SJRWMD and the letter modification process.

- g. Floodplain/FEMA – There is not a mapped floodplain for Pod E.
- h. Access – Pod E vehicle access will connect on the south of the Pod to the internal roadway system of the development and on the north to the adjacent apartment development’s connection to NW 51st Street. Pedestrian access will be provided by connection to the internal sidewalk system and to NW 51st Street.
- i. Parking – Parking for the specific uses in the Pod will be required based on the City’s Land Development Code. Due to the area of the Pod designated only for parking, it is expected that proposed development will have an excess of parking and blend well with the mixed-use development’s shared parking program. Previous development areas have utilized the shared parking model, therefore it is expected to be provided with future development. During the development review process the shared parking model will be reviewed and approved by the City of Gainesville Staff. Parking spaces must be located within the parking envelopes defined on the Master PD Layout Plan. **Approximately 940 parking spaces have been constructed within the entire development** including approximately 20 spaces within the limits of Pod E.
 - i. Multi-family
 - 1. Residential Vehicle Parking Required – One parking space per bedroom.
 - 2. Bicycle Parking Required – 1.33 times City Standard. City Standard is 10% of required vehicle parking spaces, therefore 13.3% of required vehicle parking spaces.
 - 3. Motorcycle & Scooter Parking Required – One per 40 vehicle spaces.
 - ii. Other Uses – To be defined based on the specific use proposed.
- j. Building Requirements – Most building requirements are defined by the PD zoning ordinance. The 2014 ordinance contains 59 conditions within Section 4 and Exhibits A, B, C & D. Applicable sections are:
 - i. Exhibit C – Maps
 - 1. Existing Conditions Map
 - 2. PD Layout Plan
 - ii. Exhibit D – Magnolia Parke PD Standards and Conditions
 - 1. Table 1 – Development Intensities/Densities
 - 2. Table 2 – Standards for Setbacks
 - 3. Table 2-1 – Standards for Building Use and Landscaping
 - 4. Table 2-2 – Standards for Buffers
 - 5. Table 2-3 – Standards for Vehicle and Bicycle Parking, and Access
 - 6. Table 2-4 – Standards for Sidewalks and Transit
 - 7. Table 2-5 – Standards for Auto Circulation and Drive Through Facilities
 - 8. Table 2-6 – Standards for Lighting
 - 9. Table 3 – General Standards and Conditions
 - 10. Table 4 – Uses
 - iii. Commercial Intensity – Total amount of non-residential use for the entire development shall not exceed 290,000 square feet of gross floor area. Approximately 134,000 square feet of gross floor area has been constructed. Maximum square feet of non-residential in Pod E is 38,000 limited to the ground floor.
 - iv. Residential Density – Minimum required square feet of residential is 40,000. Limited to floors 2, & 3. Maximum of 20 dwelling units per acre for the entire development, except Pod G which is 15 dwelling units per acre. The entire



ATTACHMENT B:
PROPOSED SITE PLAN

2023-615A

MULTI-FAMILY

2 BUILDINGS @ 61 U/B = 122 UNITS

2 BUILDINGS @ 63 U/B = 126 UNITS

TOTAL UNITS = 248 UNITS

PARKING

GAINESVILLE CODE MAXIMUM - 1/PER BDRM

1 BDRM = 45% = 112 UNITS = 112 SPACES

2 BDRM = 46% = 115 UNITS = 230 SPACES

3 BDRM = 9% = 21 UNITS = 63 SPACES

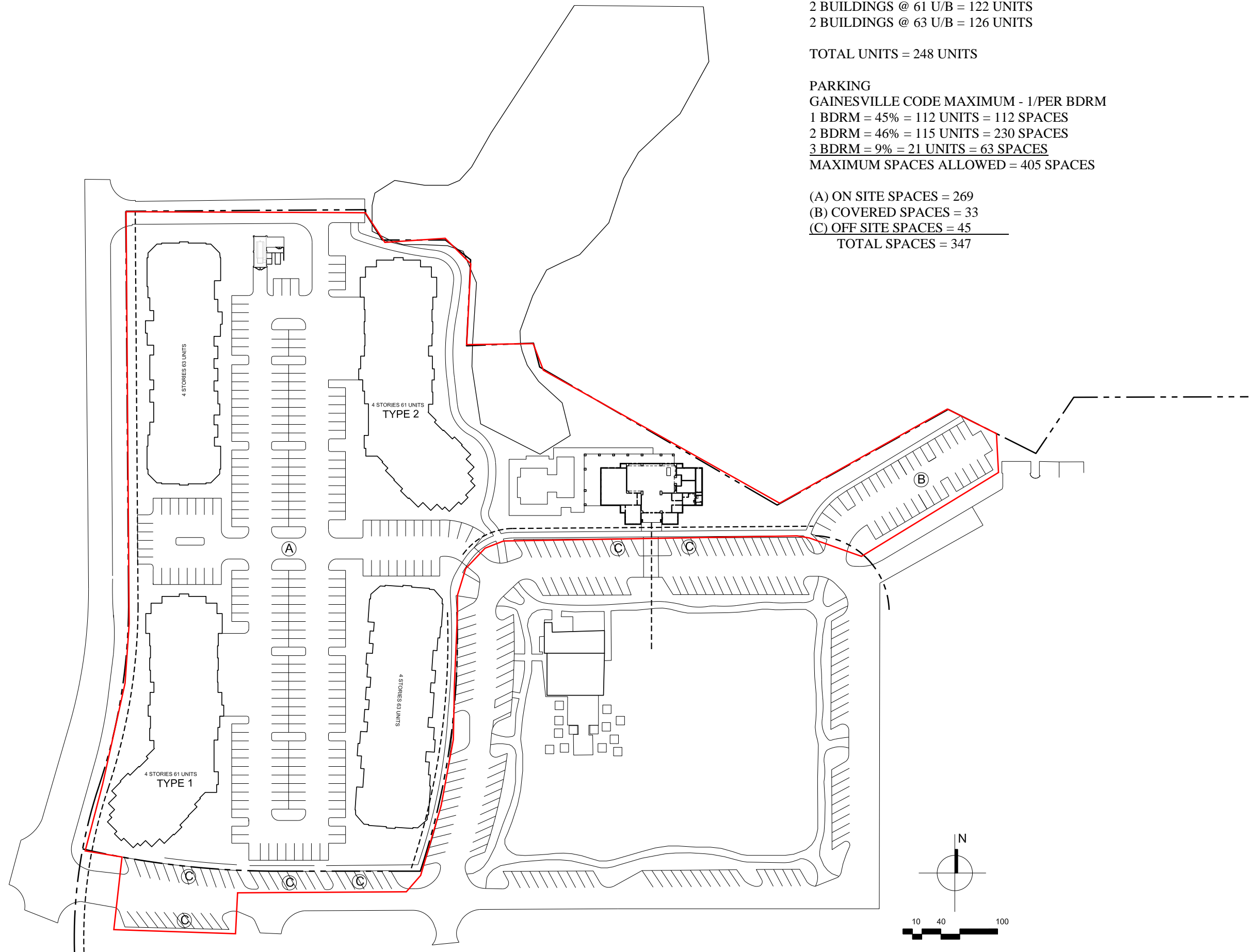
MAXIMUM SPACES ALLOWED = 405 SPACES

(A) ON SITE SPACES = 269

(B) COVERED SPACES = 33

(C) OFF SITE SPACES = 45

TOTAL SPACES = 347





ATTACHMENT C:
PARKING GENERATION EXCERPTS

FIGURE 2-2 Base Parking Ratios

Land use	Weekday (parking spaces/unit land use)		Weekend (parking spaces/unit land use)		Peak ratio	Units	Source
	Visitors	Employees	Visitors	Employees			
Retail <400,000 sq ft	2.90	0.70	3.20	0.80	4.00	ksf GLA	1
Retail 400,000–600,000 sq ft	sliding scale between <400,000 and 600,000				scaled 4.00 to 4.50	ksf GLA	1
Retail 600,000–1 million sq ft	3.20	0.80	3.60	0.90	4.50	ksf GLA	1
Retail 1 million–2 million sq ft	sliding scale between 1 million and 2 million sq ft				scaled 4.00 to 4.50	ksf GLA	2
Retail >2 million sq ft	2.90	0.70	3.20	0.80	4.00	ksf GLA	2
Supermarket/grocery	4.00	0.75	4.00	0.75	4.75	ksf GLA	2,3
Pharmacy	3.00	0.40	3.00	0.40	3.40	ksf GLA	3
Discount stores/ superstores	3.40	0.85	3.80	0.95	4.75	ksf GLA	3
Home improvement stores/garden	3.10	0.80	3.45	0.90	4.35	ksf GLA	2
Fine/casual dining	13.25	2.25	15.25	2.50	17.75	ksf GLA	2,3
Family restaurant	15.25	2.15	15.00	2.10	17.10	ksf GLA	2,3
Fast casual/fast food	12.40	2.00	12.70	2.00	14.70	ksf GLA	3
Bar/lounge/nightclub	15.25	1.25	17.50	1.50	19.00	ksf GLA	2
Family entertainment	1.80	0.20	2.50	0.25	2.75	ksf GLA	2
Active entertainment	1.50	0.15	1.80	0.20	2.00	ksf GLA	2
Amusement park/ water park	3.00	0.30	3.70	0.37	4.07	ksf GLA	2
Adult active entertainment	9.00	1.00	10.00	1.20	11.20	ksf GLA	2
Cineplex	0.15	0.01	0.24	0.01	0.25	seat	2,3
Specialty movie theater	0.18	0.02	0.29	0.01	0.30	seat	2,3
Live theater	0.30	0.07	0.33	0.07	0.40	seat	2,3
Outdoor amphitheater	0.30	0.07	0.33	0.07	0.40	seat	2
Public park/ destination open space	4.00	0.40	5.00	0.50	5.50	acre	2
Museum/aquarium	4.00	0.40	4.50	0.50	5.00	ksf GLA	2
Public library	2.00	0.25	1.90	2.00	3.90	ksf GLA	2
Health club	6.60	0.40	5.50	0.25	7.00	ksf GLA	2,3
Daycare center	1.50	2.00			3.50	ksf GFA	2,3
Convention center	5.50	0.50	5.50	0.50	6.00	ksf GFA	2

(continued on next page)

FIGURE 2-2 (continued)

Land use	Weekday (parking spaces/unit land use)		Weekend (parking spaces/unit land use)		Peak ratio	Units	Source
	Visitors	Employees	Visitors	Employees			
Hotel-business	1.00	0.15	1.00	0.15	1.15	key	2,3
Hotel-leisure	1.00	0.15	1.00	0.15	1.15	key	2,3
Restaurant/lounge	6.67	1.20	7.67	1.33	9.00	ksf GLA	2,3
Meeting/banquet (0-20 sq ft/key)	scaled from 0 to 30	scaled from 0 to 2.0	scaled from 0 to 20	scaled from 0 to 2.0	scaled from 0 to 32	ksf GLA	2,3
Meeting/banquet (20-50 sq ft/key)	scaled from 30 to 20	scaled from 2 to 1.5	scaled from 20 to 10	scaled from 2 to 1.5	scaled from 32 to 21.5	ksf GLA	2,3
Meeting/banquet (50-100 sq ft/key)	scaled from 20 to 10	scaled from 1.5 to 1.0	scaled from 10 to 5.5	scaled from 1.5 to 1.0	scaled from 21.5 to 11.1	ksf GLA	2,3
Convention (100-200 sq ft/key)	scaled from 10 to 5.5	scaled from 1 to 0.5	5.50	scaled from 1 to 0.5	scaled from 11.1 to 6	ksf GLA	2,3
Convention (>200 sq ft/key)	use convention center but adjust for captive on site						2,3
Residential							
Studio efficiency	0.10	0.85	0.15	0.85	1.00	unit	2,3
1 bedroom	0.10	0.90	0.15	0.90	1.05	unit	2,3
2 bedrooms	0.10	1.65	0.15	1.65	1.80	unit	2,3
3+ bedrooms	0.10	2.50	0.15	2.50	2.65	unit	2,3
Senior housing	0.55	0.30	0.42	0.30	0.85	unit	2,3
Office <25,000 sq ft	0.30	3.50	0.03	0.35	3.80	ksf GFA	3
Office 25,000-100,000 sq ft	sliding scale between <25,000 and 100,000				scaled from 3.8 to 3.4	ksf GFA	3
Office = 100,000 sq ft	0.25	3.15	0.03	0.32	3.40	ksf GFA	3
Office 100,000-500,000 sq ft	sliding scale between 100,000 and 200,000				scaled from 3.4 to 2.8	ksf GFA	3
Office >500,000 sq ft	0.20	2.60	0.02	0.26	2.80	ksf GFA	3
Open plan/ high-density office	0.25	5.75	0.03	0.58	6.00	ksf GFA	2
Medical/dental office	3.00	1.60	0.00	0.00	4.60	ksf GFA	2,3
Bank (drive-in branch)	3.50	2.50	3.00	1.75	6.00	ksft GFA	2,3
Arena	0.27	0.03	0.30	0.03	0.33	seat	2
Pro football stadium	0.30	0.01	0.30	0.01	0.31	seat	2
Pro baseball stadium	0.31	0.01	0.34	0.01	0.35	seat	2

Sources:

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, DC: ULI, 1999).
2. Developed by Team Members from a combination of sources.
3. *Parking Generation*, 5th ed. (Washington, DC: Institute of Transportation Engineers, 2019).

Note: New land uses and changes to second edition titles shown in **bold**. Changes or new ratios are highlighted in blue.

FIGURE 2-4 Weekday Time-of-Day Adjustments

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Retail typical	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Supermarket/ grocery	Visitors	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Pharmacy	Visitors	5%	20%	30%	60%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Discount stores/ superstores	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
	Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	75%	25%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/ food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	75%	50%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	90%	60%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	70%	60%	45%	0%	0%	0%	0%	0%
	Employees	0%	0%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	70%	55%	10%	5%	5%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	80%	65%	40%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%
All	Employees	0%	0%	0%	0%	0%	10%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%
Public park/ destination open space	Visitors	1%	5%	10%	25%	50%	65%	85%	95%	100%	95%	90%	70%	90%	100%	100%	100%	80%	50%	10%
	Employees	5%	10%	25%	50%	75%	100%	100%	100%	100%	100%	100%	80%	100%	100%	100%	100%	100%	60%	20%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%

(continued on next page)

FIGURE 2-4 (continued)

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Entertainment (continued)																				
Pro football stadium 8 p.m. start	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Pro baseball stadium	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Health club	Visitors	70%	40%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	90%	80%	70%	35%	10%	0%
	Employees	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public library	Visitors	0%	0%	0%	100%	100%	98%	98%	78%	72%	65%	70%	79%	60%	50%	40%	0%	0%	0%	0%
	Employees	0%	10%	50%	100%	100%	100%	100%	100%	100%	100%	100%	90%	75%	50%	20%	10%	0%	0%	0%
Daycare center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel and residential																				
Hotel-business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel-leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/ lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/banquet (<100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (>100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	40%	40%	20%	0%	0%	0%
Residential guest	Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential suburban	Residents	95%	80%	67%	55%	50%	45%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
Residential urban	Residents	95%	85%	75%	65%	60%	55%	50%	50%	50%	55%	60%	65%	70%	75%	80%	85%	95%	97%	100%
Active senior housing	Visitors & employees	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
	Residents	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
Office																				
Office	Visitors	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employees unreserved	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
	Employees reserved	00%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/ dental office	Visitors	0%	0%	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%	67%	30%	15%	0%	0%	0%	0%
	Employees	0%	20%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%	0%	0%	0%	0%
Bank (drive-in branch)	Visitors	0%	0%	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%

Source: See chapter 4 discussions for each land use.

FIGURE 2-5 Weekend Time-of-Day Adjustments

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Retail typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Supermarket/ grocery	Visitors	10%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Pharmacy	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Discount stores/ superstores	Visitors	10%	15%	20%	30%	45%	65%	85%	95%	100%	100%	100%	95%	80%	60%	45%	30%	10%	5%	1%
	Employees	20%	25%	30%	40%	55%	75%	95%	100%	100%	100%	100%	100%	90%	70%	55%	40%	20%	15%	0%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/ food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	90%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
All	Employees	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public park/ destination open space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%
	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	0%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%

(continued on next page)

FIGURE 2-5 (continued)

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Entertainment (continued)																				
Pro football stadium 8 p.m. start	Visitors	0%	0%	1%	1%	5%	5%	50%	100%	100%	85%	25%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	5%	10%	20%	30%	30%	100%	100%	100%	100%	25%	10%	5%	5%	0%	0%	0%	0%	0%
Pro baseball stadium	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	90%	100%	100%	100%	100%	0%
	Employees	0%	0%	0%	5%	5%	5%	5%	5%	5%	5%	20%	75%	75%	100%	100%	100%	100%	100%	100%
Health club	Visitors	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%	0%
	Employees	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public library	Visitors	0%	0%	0%	0%	100%	90%	80%	65%	50%	35%	11%	5%	5%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	10%	50%	100%	100%	100%	100%	100%	50%	10%	10%	10%	10%	0%	0%	0%	0%	0%
Daycare center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel and residential																				
Hotel-business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel-leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/ lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/banquet (<100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (>100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	10%	10%
Residential guest	Visitors	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential suburban	Residents	100%	95%	88%	80%	75%	70%	68%	65%	65%	68%	71%	74%	77%	80%	83%	86%	89%	92%	100%
Residential urban	Residents	90%	85%	80%	75%	70%	69%	68%	67%	66%	55%	60%	55%	50%	55%	65%	75%	85%	90%	100%
Active senior housing	Visitors	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
	Employees	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
Office																				
Office	Visitors	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees unreserved	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/ dental office	Visitors	0%	0%	90%	90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	20%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Bank (drive-in branch)	Visitors	0%	0%	25%	40%	75%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	90%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Source: See chapter 4 discussions for each land use.

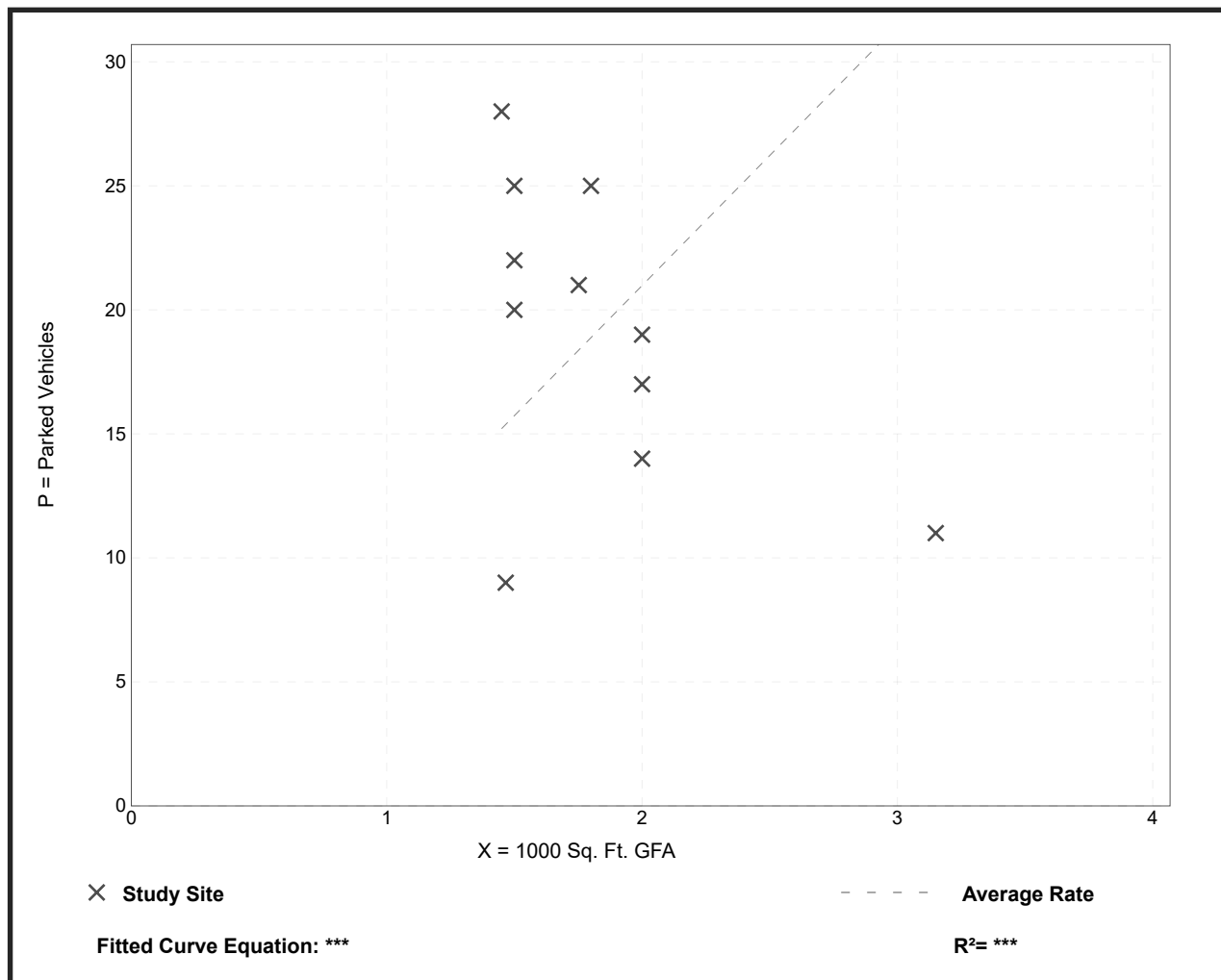
Coffee/Donut Shop without Drive-Through Window (936)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 7:00 - 8:00 a.m.
 Number of Studies: 11
 Avg. 1000 Sq. Ft. GFA: 1.8

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
10.49	3.49 - 19.31	8.44 / 17.20	***	4.96 (47%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Land Use: 936 Coffee/Donut Shop without Drive-Through Window

Description

This land use includes single-tenant coffee and donut restaurants without drive-through windows. Freshly brewed coffee and a variety of coffee-related accessories are the primary retail products sold at these sites. They may also sell other refreshment items, such as donuts, bagels, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. Some sites may also sell newspapers, music CDs, and books. The coffee and donut shops contained in this land use typically hold long store hours (more than 15 hours) with an early morning opening. Limited indoor seating is generally provided for patrons, but table service is not provided. Coffee/donut shop with drive-through window (Land Use 937), coffee/donut shop with drive-through window and no indoor seating (Land Use 938), bread/donut/bagel shop without drive-through window (Land Use 939), and bread/donut/bagel shop with drive-through window (Land Use 940) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (three study sites) and a Saturday (three study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	73	100
8:00 a.m.	100	90
9:00 a.m.	63	80
10:00 a.m.	57	65
11:00 a.m.	42	62
12:00 p.m.	39	40
1:00 p.m.	27	32
2:00 p.m.	–	–
3:00 p.m.	–	–
4:00 p.m.	–	–
5:00 p.m.	–	–
6:00 p.m.	–	–
7:00 p.m.	–	–
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

Additional Data

The average parking supply ratio for the four study sites with parking supply information is 7.1 spaces per 1,000 square feet GFA.

The sites were surveyed in the 1990s, the 2000s, and the 2010s in California, New Jersey, Oregon, Pennsylvania, and Washington.

Source Numbers

298, 399, 428, 431, 531



ATTACHMENT D:
PARKING CALCULATION TABLES

Table 1: Parking Demand Calculations - Existing Weekday

POD	Land Use	Units	Peak Parking Demand Rate ¹	Max Parking Demand ²	Parking Demand by Time of Day ¹																		
					6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
A	Bank (drive-in branch)	3.180 KSF	Visitors	3.50	11	0	0	6	10	11	6	6	6	8	6	9	11	0	0	0	0	0	0
			Employees	2.50	8	0	0	5	8	8	8	8	8	8	8	8	8	8	0	0	0	0	0
	Coffee Shop without Drive-through	3.100 KSF		10.49	33	0	24	33	20	19	14	13	9	0	0	0	0	0	0	0	0	0	0
B	Retail <400,000 sq ft	4.300 KSF	Visitors	2.90	12	0	1	2	4	7	9	12	12	12	11	11	11	11	10	8	6	2	1
			Employees	0.70	3	0	0	1	1	2	3	3	3	3	3	3	3	3	3	3	2	1	1
	Fine/casual dining	7.473 KSF		13.25	99	0	0	0	0	15	40	74	74	64	40	50	74	94	99	99	99	94	74
C	Fine/casual dining (pub)	4.250 KSF	Visitors	13.25	56	0	0	0	0	8	23	42	42	37	23	28	42	53	56	56	56	53	42
			Employees	2.25	10	0	2	5	7	9	9	9	9	9	7	7	10	10	10	10	10	10	10
	Retail <400,000 sq ft	11.572 KSF		2.90	34	0	2	5	12	20	25	34	34	32	29	29	29	30	27	22	15	5	2
F	Residential - 3+ bedrooms	10 units	Visitors	0.10	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1
			Residents	2.50	25	24	21	19	16	15	14	13	13	13	14	15	16	18	19	20	21	24	24
	Medical/dental office	38.834 KSF		3.00	117	0	0	105	105	117	117	35	105	117	117	105	93	78	35	17	0	0	0
G	Fast casual/fast food	1.800 KSF	Visitors	12.40	22	1	2	4	7	12	19	22	22	20	13	12	13	19	18	11	7	4	2
			Employees	2.00	4	1	1	1	1	3	4	4	4	3	3	2	3	3	3	2	1	1	1
	Medical/dental office	45.006 KSF		3.00	135	0	0	122	122	135	135	41	122	135	135	122	108	90	41	20	0	0	0
I	Bank (drive-in branch)	2.700 KSF	Visitors	3.50	9	0	0	5	9	9	5	5	7	5	8	9	0	0	0	0	0	0	0
			Employees	2.50	7	0	0	4	7	7	7	7	7	7	7	7	7	0	0	0	0	0	0
	Fast casual/fast food	1.800 KSF		12.40	22	1	2	4	7	12	19	22	22	20	13	12	13	19	18	11	7	4	2
J	Health club	4.789 KSF	Visitors	6.60	32	22	13	13	22	22	25	19	22	22	22	25	28	32	28	25	22	11	3
			Employees	0.40	2	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1	1	0	0
	Medical/dental office	15.289 KSF		3.00	46	0	0	41	41	46	46	14	41	46	46	41	37	31	14	7	0	0	0
Total Parking Demand					52	105	545	576	660	714	569	746	748	685	676	703	628	459	363	270	231	178	78

Note 1: Peak parking demand rates and time-of-day distributions were determined based on the ULI Shared Parking Manual, 3rd Edition and the ITE Parking Generation Manual, 5th Edition.
 Note 2: The max parking demand was calculated as the product of the development intensity and peak parking demand rate.

Table 2: Parking Demand Calculations - Existing Weekend

POD	Land Use	Units	Peak Parking Demand Rate ¹	Max Parking Demand ²	Parking Demand by Time of Day ¹																		
					6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
A	Bank (drive-in branch)	3.180 KSF	Visitors 3.00 Employees 1.75	10 6	0	0	2	4	7	10	9	0	0	0	0	0	0	0	0	0	0	0	0
	Coffee Shop without Drive-through	3.100 KSF	14.44	45	0	45	40	36	29	28	18	14	0	0	0	0	0	0	0	0	0	0	0
	Retail <400,000 sq ft	4.300 KSF	Visitors 3.20 Employees 0.80	14 3	0	1	4	7	10	12	13	14	14	13	12	11	10	10	9	7	4	1	0
B	Fine/casual dining	7.473 KSF	Visitors 15.25 Employees 2.50	114 19	0	0	0	0	0	17	57	63	51	51	68	103	108	114	103	103	103	57	
	Fine/casual dining (pub)	4.250 KSF	Visitors 15.25 Employees 2.50	65 11	0	0	0	0	0	10	32	36	29	29	29	39	58	62	65	58	58	32	
	Retail <400,000 sq ft	11.572 KSF	Visitors 3.20 Employees 0.80	37 9	0	2	11	19	26	33	35	37	37	35	33	30	28	26	24	19	11	4	0
C	Residential - 3+ bedrooms	10 units	Visitors 0.15 Residents 2.50	2 25	0	0	0	0	0	0	0	0	0	0	1	1	2	2	2	2	2	1	1
	Medical/dental office	38.834 KSF	Visitors 0.00 Employees 0.00	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F	Fast casual/fast food	1.800 KSF	Visitors 12.70 Employees 2.00	23 4	1	2	5	7	13	19	23	23	21	14	13	14	19	18	11	7	5	2	1
G	Medical/dental office	45.006 KSF	Visitors 0.00 Employees 0.00	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
I	Bank (drive-in branch)	2.700 KSF	Visitors 3.00 Employees 1.75	8 5	0	0	2	3	6	8	7	0	0	0	0	0	0	0	0	0	0	0	0
	Fast casual/fast food	1.800 KSF	Visitors 12.70 Employees 2.00	23 4	1	2	5	7	13	19	23	23	21	14	13	14	19	18	11	7	5	2	1
	Health club	4.789 KSF	Visitors 5.50 Employees 0.25	26 1	21	12	9	13	9	13	13	8	7	8	14	26	25	16	8	3	0	0	0
	Medical/dental office	15.289 KSF	Visitors 0.00 Employees 0.00	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Parking Demand					50	96	124	156	182	240	301	278	238	219	219	266	324	321	305	265	247	223	133

Note 1: Peak parking demand rates and time-of-day distributions were determined based on the ULI Shared Parking Manual, 3rd Edition and the ITE Parking Generation Manual, 5th Edition.

Note 2: The max parking demand was calculated as the product of the development intensity and peak parking demand rate.

Table 3: Parking Demand Calculations - Proposed Weekday

POD	Land Use	Units	Peak Parking Demand Rate ¹	Max Parking Demand ²	Parking Demand by Time of Day ¹																		
					6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
A	Bank (drive-in branch)	3.180 KSF	Visitors	3.50	11	0	0	6	10	11	6	6	6	8	6	9	11	0	0	0	0	0	0
			Employees	2.50	8	0	0	5	8	8	8	8	8	8	8	8	8	8	0	0	0	0	0
	Coffee Shop without Drive-through	3.100 KSF		10.49	33	0	24	33	20	19	14	13	9	0	0	0	0	0	0	0	0	0	0
B	Retail <400,000 sq ft	4.300 KSF	Visitors	2.90	12	0	1	2	4	7	9	12	12	12	11	11	11	11	10	8	6	2	1
			Employees	0.70	3	0	0	1	1	2	3	3	3	3	3	3	3	3	3	3	2	1	1
	Fine/casual dining	7.473 KSF		13.25	99	0	0	0	0	15	40	74	74	64	40	50	74	94	99	99	99	94	74
C	Fine/casual dining (pub)	4.250 KSF	Visitors	13.25	56	0	0	0	8	23	42	42	37	23	28	42	53	56	56	56	56	53	42
			Employees	2.25	10	0	2	5	7	9	9	9	9	7	7	10	10	10	10	10	10	10	10
	Retail <400,000 sq ft	11.572 KSF		2.90	34	0	2	5	12	20	25	34	34	32	29	29	29	30	27	22	15	5	2
D/E ³	Residential - 3+ bedrooms	10 units	Visitors	0.10	1	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1
			Residents	2.50	25	24	21	19	16	15	14	13	13	13	14	15	16	18	19	20	21	24	24
	Medical/dental office	38.834 KSF		3.00	117	0	0	105	105	117	117	35	105	117	117	105	93	78	35	17	0	0	0
F	Residential - 1 bedroom	112 units	Visitors	0.10	11	0	1	2	2	2	2	2	2	2	2	2	4	7	11	11	11	11	9
			Residents	0.90	101	96	86	76	66	60	55	50	50	50	55	60	66	71	76	81	86	96	98
	Residential - 2 bedroom	115 units		0.10	12	0	1	2	2	2	2	2	2	2	2	5	7	12	12	12	12	9	
G	Residential - 3+ bedrooms	21 units	Visitors	0.10	2	0	0	0	0	0	0	0	0	0	0	1	1	2	2	2	2	2	2
			Residents	2.50	53	50	45	39	34	32	29	26	26	26	29	32	34	37	39	42	45	50	51
	Fast casual/fast food	1.800 KSF		12.40	22	1	2	4	7	12	19	22	22	20	13	12	13	19	18	11	7	4	
I	Medical/dental office	45.006 KSF	Visitors	3.00	135	0	0	122	122	135	135	41	122	135	135	122	108	90	41	20	0	0	
			Employees	1.60	72	0	14	72	72	72	72	72	72	72	72	72	72	72	48	22	11	0	0
	Bank (drive-in branch)	2.700 KSF		3.50	9	0	0	5	9	9	5	5	5	7	5	8	9	0	0	0	0	0	
I	Fast casual/fast food	1.800 KSF	Visitors	12.40	22	1	2	4	7	12	19	22	22	20	13	12	13	19	18	11	7	4	
			Employees	2.00	4	1	1	1	1	3	4	4	4	3	3	2	3	3	3	2	1	1	1
	Health club	4.789 KSF		6.60	32	22	13	13	22	22	25	19	22	22	22	25	28	32	28	25	22	11	
I	Medical/dental office	15.289 KSF	Visitors	3.00	46	0	0	41	41	46	46	14	41	46	46	41	37	31	14	7	0	0	
			Employees	1.60	24	0	5	24	24	24	24	24	24	24	24	24	24	16	7	4	0	0	0
	Total Parking Demand				378	399	806	803	870	906	744	921	923	877	886	936	884	741	663	587	582	531	435

Note 1: Peak parking demand rates and time-of-day distributions were determined based on the ULI Shared Parking Manual, 3rd Edition and the ITE Parking Generation Manual, 5th Edition.

Note 2: The max parking demand was calculated as the product of the development intensity and peak parking demand rate.

Note 3: The proposed development has partial area on both PODs D and E.

Table 4: Parking Demand Calculations - Proposed Weekend

POD	Land Use	Units	Peak Parking Demand Rate ¹	Max Parking Demand ²	Parking Demand by Time of Day ¹																		
					6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
A	Bank (drive-in branch)	3.180 KSF	Visitors 3.00 Employees 1.75	10 6	0 0	0 0	2 5	4 6	7 6	10 6	9 6	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	
	Coffee Shop without Drive-through	3.100 KSF	14.44	45	0	45	40	36	29	28	18	14	0	0	0	0	0	0	0	0	0	0	
	Retail <400,000 sq ft	4.300 KSF	Visitors 3.20 Employees 0.80	14 3	0 0	1 1	4 1	7 3	10 3	12 3	13 3	14 3	14 3	13 3	12 3	11 3	10 3	10 3	9 3	7 2	4 2	1 1	0 0
B	Fine/casual dining	7.473 KSF	Visitors 15.25 Employees 2.50	114 19	0 0	0 4	0 6	0 11	0 14	17 14	57 14	63 14	51 14	51 14	68 19	103 19	108 19	114 19	103 19	103 19	103 16	57 9	
	Fine/casual dining (pub)	4.250 KSF	Visitors 15.25 Employees 2.50	65 11	0 0	0 2	0 3	0 6	0 8	10 8	32 8	36 8	29 8	29 8	29 11	39 11	58 11	62 11	65 11	58 11	58 9	32 5	
	Retail <400,000 sq ft	11.572 KSF	Visitors 3.20 Employees 0.80	37 9	0 1	2 1	11 4	19 7	26 8	33 9	35 9	37 9	37 9	35 9	33 9	30 9	28 8	26 7	24 7	19 6	11 4	4 1	0 0
C	Residential - 3+ bedrooms	10 units	Visitors 0.15 Residents 2.50	2 25	0 23	0 21	0 20	0 19	0 18	0 17	0 17	0 17	0 17	0 14	1 15	1 14	2 13	2 14	2 16	2 19	2 21	1 23	1 25
	Medical/dental office	38.834 KSF	Visitors 0.00 Employees 0.00	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	
D/E ³	Residential - 1 bedroom	112 units	Visitors 0.15 Residents 0.90	17 101	0 91	3 86	3 81	3 76	3 71	3 70	3 69	3 68	3 67	3 55	7 60	10 50	17 55	17 50	17 55	17 66	13 76	8 86	
	Residential - 2 bedroom	115 units	Visitors 0.15 Residents 1.65	17 190	0 171	3 161	3 152	3 142	3 133	3 131	3 129	3 127	3 125	3 104	7 114	10 95	17 104	17 104	17 123	14 142	14 161	9 171	
	Residential - 3+ bedrooms	21 units	Visitors 0.15 Residents 2.50	3 53	0 47	1 45	1 42	1 39	1 37	1 36	1 36	1 35	1 35	1 29	1 32	2 29	3 26	3 29	3 34	3 39	3 45	2 47	
F	Fast casual/fast food	1.800 KSF	Visitors 12.70 Employees 2.00	23 4	1 1	2 1	5 1	7 1	13 3	19 4	23 4	23 4	21 3	14 3	13 2	14 3	19 3	18 3	11 2	7 1	5 1	2 1	
G	Medical/dental office	45.006 KSF	Visitors 0.00 Employees 0.00	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0		
I	Bank (drive-in branch)	2.700 KSF	Visitors 3.00 Employees 1.75	8 5	0 0	0 0	2 4	3 5	6 5	8 5	7 5	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0		
	Fast casual/fast food	1.800 KSF	Visitors 12.70 Employees 2.00	23 4	1 1	2 1	5 1	7 1	13 3	19 4	23 4	23 4	21 3	14 3	13 2	14 3	19 3	18 3	11 2	7 1	5 1		
	Health club	4.789 KSF	Visitors 5.50 Employees 0.25	26 1	21 1	12 1	9 1	13 1	9 1	13 1	13 1	8 1	7 1	8 1	14 1	26 1	25 1	16 1	8 1	3 0	0 0		
	Medical/dental office	15.289 KSF	Visitors 0.00 Employees 0.00	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0		
Total Parking Demand					359	395	406	420	430	484	542	515	472	414	432	469	517	546	565	559	576	562	496

Note 1: Peak parking demand rates and time-of-day distributions were determined based on the ULI Shared Parking Manual, 3rd Edition and the ITE Parking Generation Manual, 5th Edition.

Note 2: The max parking demand was calculated as the product of the development intensity and peak parking demand rate.

Note 3: The proposed development has partial area on both PODs D and E.

APPENDIX B

**Comprehensive Plan Goals, Objectives,
and Policies**

Goals, Objectives & Policies



Future Land Use Element

- GOAL 1** **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**
- Objective 1.1** **Adopt urban design principles that adhere to timeless (proven successful), traditional principles.**
- Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.
- Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
- Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Policy 1.1.4 The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.
- Policy 1.1.5 The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.



Policy 1.1.6 The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City’s central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.1 The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Policy 1.2.2 The City should use design standards in the Land Development Code to ensure that higher densities are livable.

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Policy 1.2.4 The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6 The City should encourage or require buildings to put “eyes on the street” with front facade windows and doors.

Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Policy 1.2.8 Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.

Policy 1.2.9 The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.



Policy 1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

Policy 1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

Policy 1.5.2 The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Policy 1.5.5 The City recognizes Alachua County’s use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

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

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE,



Policy 3.6.2 Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.

Policy 3.6.3 To the extent feasible, all development shall minimize alteration of the existing natural topography.

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.

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.

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

Single-Family (SF): up to 8 units per acre

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.



populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

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

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

Mixed-Use Office/Residential (MOR): up to 20 units per acre

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in 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 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Mixed-Use Low-Intensity (MUL): 8-30 units per acre

This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may



be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest front setbacks.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

Mixed-Use Medium-Intensity (MUM): 12-30 units per acre

This land use category allows a mixture of residential, office, and business uses concentrated in mapped areas. When implemented by the Corporate Park zoning district, this category is appropriate for corporate office facilities and mixed-use office oriented development. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code.

Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as a neighborhood center serving multiple neighborhoods or a community-serving retail and/or office center. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas, and provide guidelines for the compatibility of permitted uses. Residential development shall be limited to 12 to 30 units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities.

Buildings in this land use category shall face the street and have modest front setbacks.



Public and Institutional Facilities (PF)

This land use category identifies lands used for: administrative, operational, and utility governmental functions; private utilities; cemeteries; and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. Maximum lot coverage in this category shall not exceed 80 percent, except in areas where lot coverage is not limited by land development regulations.

Planned Use District (PUD)

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

Policy 4.1.2 Underlying densities and intensities of development within the future land use categories shall be consistent with the policies in the Conservation, Open Space and Groundwater Recharge, and Future Land Use Elements providing standards and criteria established for the protection of environmentally sensitive land and resources.

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

1. Consistency with the Comprehensive Plan;
2. Compatibility and surrounding land uses;
3. Environmental impacts and constraints;
4. Support for urban infill and/or redevelopment;
5. Impacts on affordable housing;

6. Impacts on the transportation system;
7. An analysis of the availability of facilities and services;
8. Need for the additional acreage in the proposed future land use category;
9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.;

APPENDIX C
Environmental Report

Environmental impacts and constraints on the Magnolia Parke PD Amendment

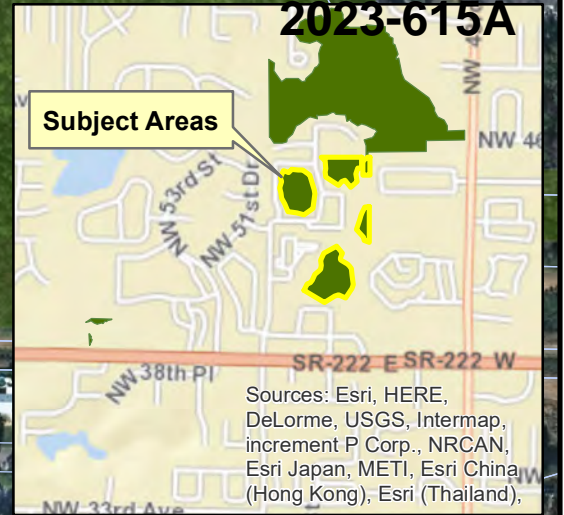
The Magnolia property has been reviewed for considerations relating to environmental resources which are regulated by the City's Land Development Code (LDC) Article VIII, Division 3, *Natural and Archaeological Resources*, or Division 4, *Surface Waters and Wetlands*. Though regulated natural resources have been identified within and adjacent to site boundaries from both historical records and staff field investigation, they have been accounted for and are a part of a larger Environmental Resource Permit that was approved by the St. John's Water Management District in 1997.

Review of National Wetlands Inventory (NWI), Alachua County wetlands data, and USDA soil data indicated that there may have been wetlands within the parcel historically, however, the changes in impervious area and drainage patterns have significantly changed water on the western portion of 06061-003-000, and development on the eastern portion of the same parcel that abuts the Conservation Easement (CE 1) Wetland will need to adhere to Alachua County Wide Wetland code, Chapter 77, Article II and Chapter 78 of the Countywide Code and Sec. 30-8.20 of the City of Gainesville Land Development Code. Historical aerials indicate that the surrounding area had been moderately forested and had pocketed wetlands, but much of the natural landscape had been altered by the the time of the earliest available data from the 1930's, most likely for agricultural purposes. There are no wetlands identified within the 06061-001-000 parcel. All potential further drainage patterns and potential wetland impacts will be evaluated with the St. John's Water Management District under their current permit 15621-1.

Property boundaries are not within a Strategic Ecosystem as defined by Alachua County, nor do they fall within the Murphree Wellfield Protection Zone. This parcel is not adjacent to a strategic ecosystem, nor near enough to a protected area where it could serve as a wildlife corridor, and is surrounded by residential development on the east, west, and south side. The FNAI species index lists potential gopher tortoise habitat on site, and though none were identified by staff, a full Gopher Tortoise survey will need to be conducted before site work approval. Further development to the site should have no ecological impact should proper boundaries detailed in the Land Development Code be respected, however, development proposals will be reviewed at the time of submittal.

2023-615A

Subject Areas

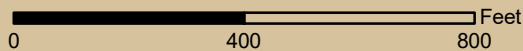


MAGNOLIA PARKE MASTER DRAINAGE PLAN
Alachua County
ORB 2168 Page 615

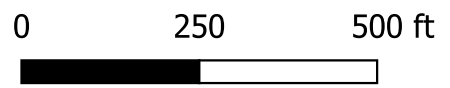
The St. Johns River Water Management District prepares and uses this information for its own purposes and this information may not be suitable for other purposes. This information is provided as is. Further documentation of this data can be obtained by contacting St. Johns River Water Management District Geographic Information Systems Program management. P.O. Box 1429, 4049 Reid Street, Palatka, Florida 32178



2013 Digital Imagery

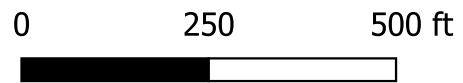


1:4,000



Magnolia Parke
Aerial of 1964





Magnolia Parke
Aerial of 1982



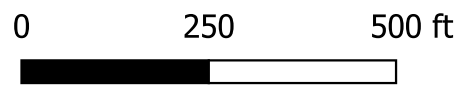
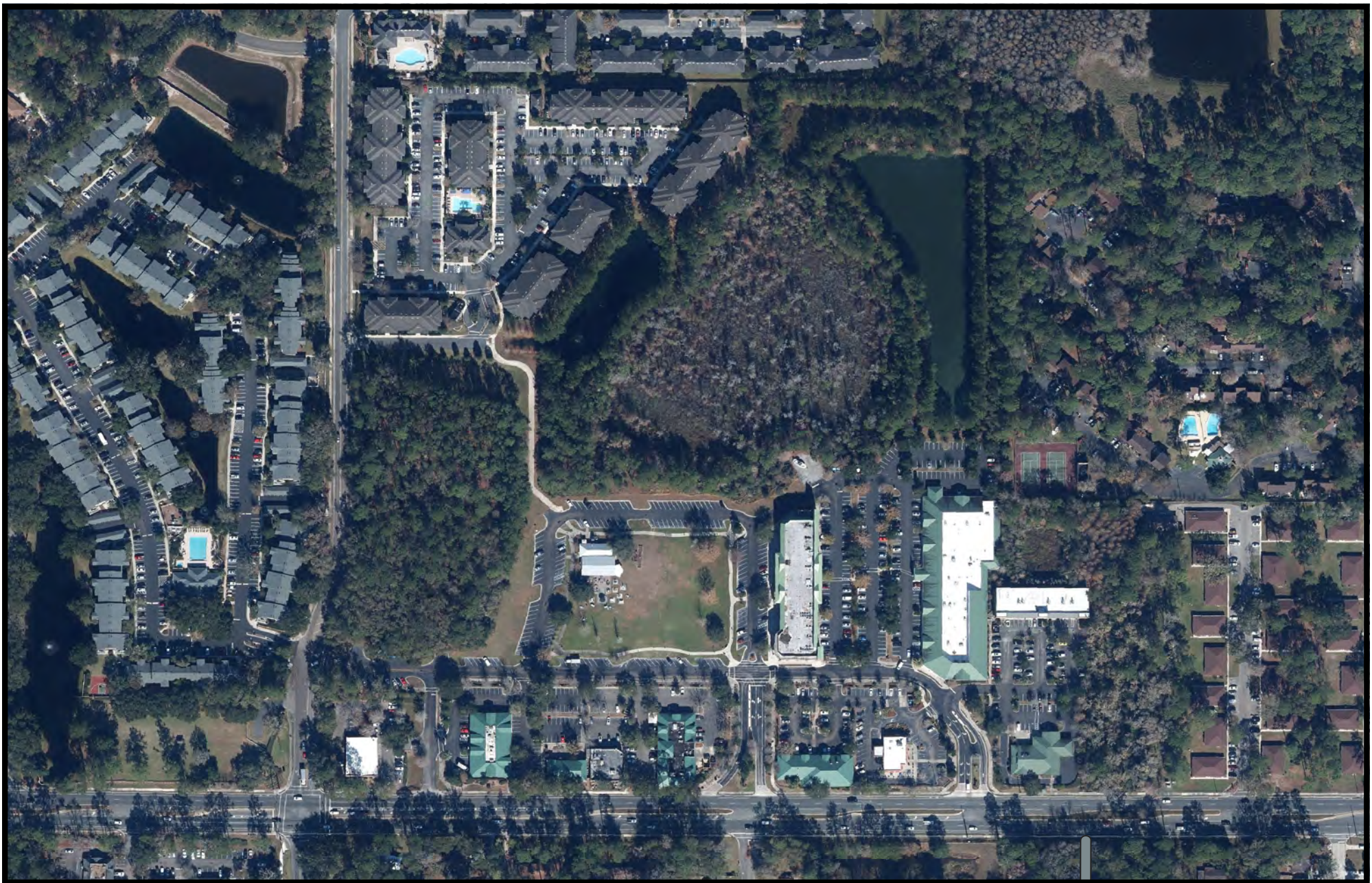


0 250 500 ft



Magnolia Parke
Historical Aerial of 2008





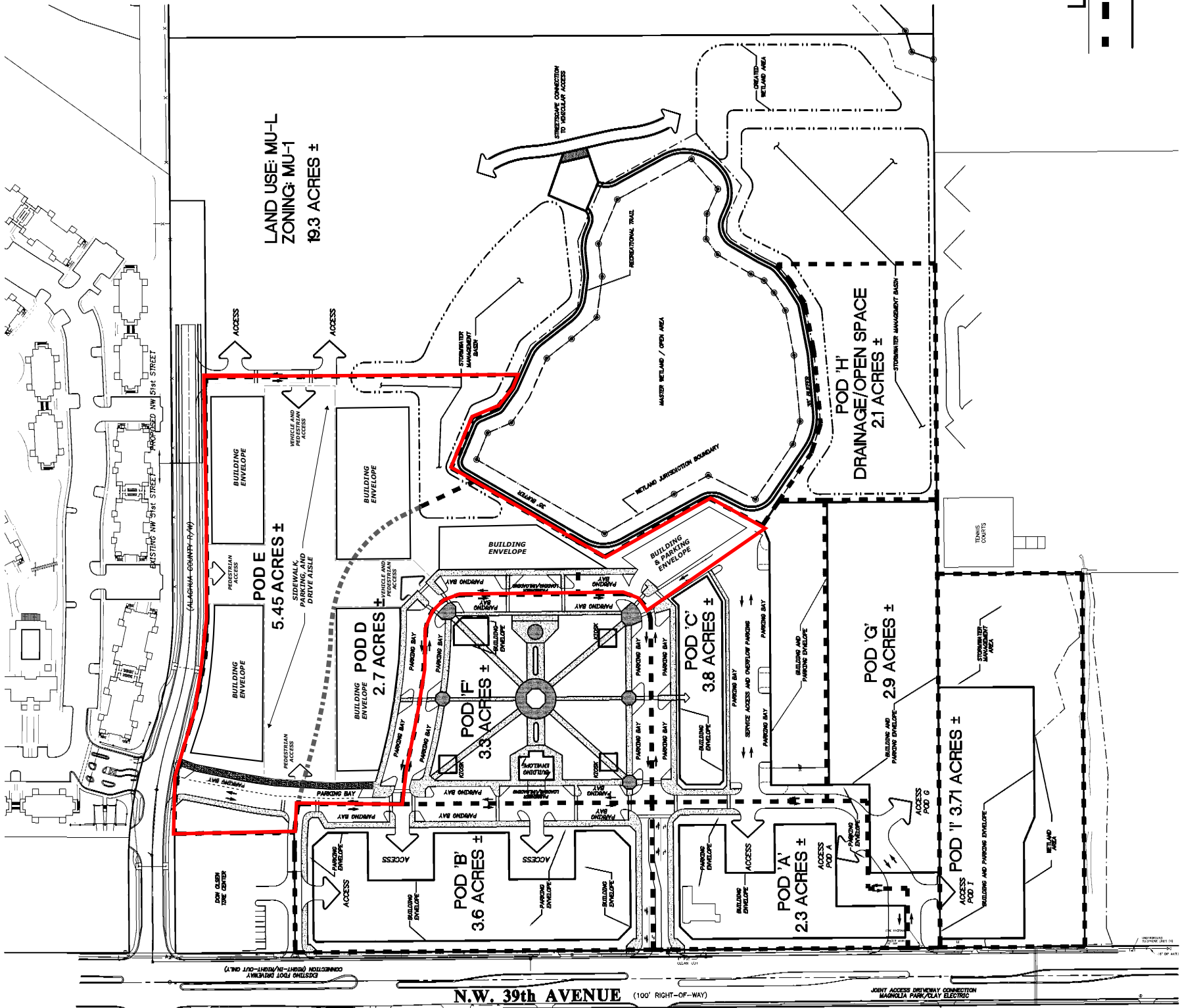
Magnolia Parke
Aerial of 2023



APPENDIX D
PD Layout Plan and PD
Standards

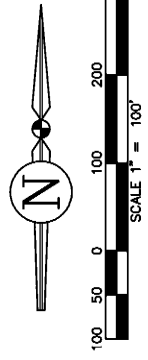
EXHIBIT 6

PD CONCEPTUAL PLAN



LEGEND

- POD BOUNDARY
- BUILDING ENVELOPES
- PARKING ENVELOPES



2023-615A

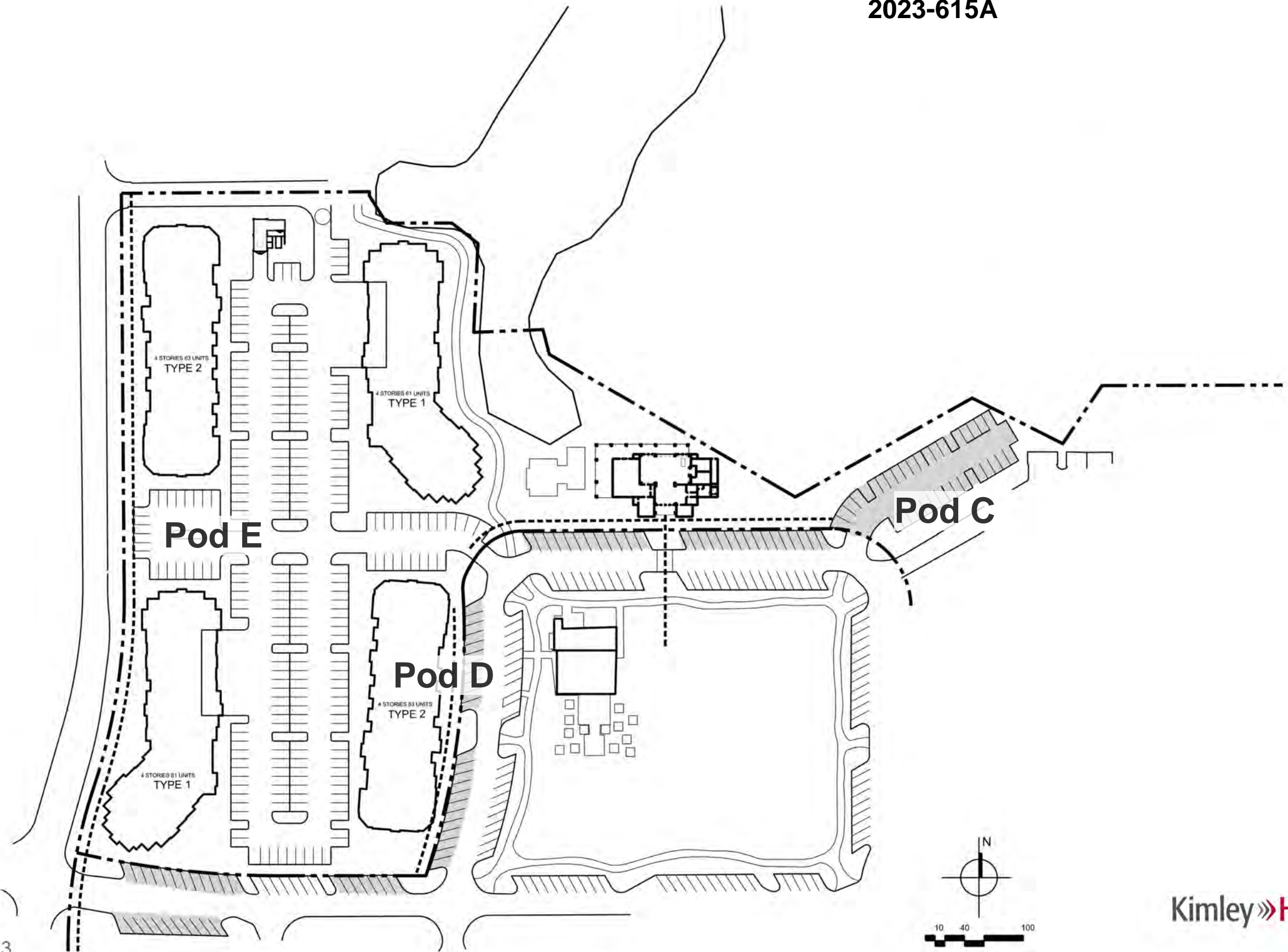
THE LAYOUT FOR PODS D, E, AND PORTIONS OF C WAS TRANSCPOSED OVER A PD LAYOUT PLAN PREPARED BY BROWN AND CULLEN, INC. DATED MAY 2007. THIS PLAN IS NOT INTENDED TO BE STRICTLY INTERPRETED DURING DEVELOPMENT REVIEW

MAGNOLIA PARKE

REVISED PD LAYOUT

PLAN FOR PODS D & E

FEBRUARY 2023



CONCEPT 3

PLATFORM
MANAGEMENT GROUP

DISCLAIMER

Drawings are conceptual in nature based upon preliminary data provided by the Owner. This scheme has not been valued or presented to state, local planning or transportation agencies which will have review and permitting authority over development. ACI provides no warranty to the accuracy of the presented drawings without a updated certified site survey.

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This drawing is the property of ACI Architects and an instrument of service to be used by the Owner for this project.

Kimley»Horn

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11/09/22

EXHIBIT 7A
PD REPORT – REDLINE

MAGNOLIA PARKE
PLANNED DEVELOPMENT
STANDARDS AND CONDITIONS

~~August, 2013~~ March 2023,
as revised June 2023

Table 1: Development Intensities/Densities

2023-615A

Pod	Max No. of Principle Structures	Max/ FAR Includes Residential /Non-residential	*Maximum Square Feet of Non-residential	*Maximum Square Feet of Non-residential ground floor	*Minimum Required Square Feet of Residential	Maximum Units per Acre/Max. Total Units	Allowable Uses by Floor	Floor max/min
A	2	.20 N/A	16,000 (12,000 max. per building)	16,000	N/A		1&2, & 3 retail/office, <u>residential</u>	2 3/1
B	3	.20	24,000 (12,000 max. per building)	24,000	N/A		1&2 retail/office	2/1
C	N/A	N/A .3	56,000	28,000	20,000		1&2 retail/office, <u>residential</u> - 2, 3, & 4 residential	4/ 2 1
D	N/A	N/A .3	72,000	36,000	20,000		1&2 retail/office, <u>residential</u> , 2, 3, & 4 residential	4/ 1 2
E	N/A	N/A .48	38,000	38,000	40,000		<u>1&2</u> retail/office, <u>residential</u> , 1 retail/office, 2, 3 & <u>4</u> residential	4 3/ 1 2
F	N/A	.10 N/A	10,000****	10,000****	N/A		1 civic, office, retail, public facilities, <u>open space and</u> <u>recreation facilities</u>	N/A
***G	N/A	.55	30,000	30,000	N/A		self-service storage	1
**G	N/A	.35	44,000	44,000	N/A	15 U/A	1&2 retail, office, residential	2/1
**I	N/A	.35	30,000	30,000	N/A		1&2 retail/office	2/1
H	N/A	N/A	N/A	N/A	N/A	N/A	drainage/ office space	N/A
Intensity	N/A	N/A	**290,000	**226,000	80,000	N/A 20 U/A/400 (average, o ver MUL area)	N/A	N/A

*Square footage figures are in terms of gross square feet.

Revised by Community Development Staff for June 16, 1997, City Commission Meeting.

**PD Amendment dated February 14, 2000

2023-615A

*** The total maximum square footage is 276,000 if Pod G is developed as self-service storage.

**** Open air structures and non-conditioned spaces do not count towards this quantity.

Table 2: STANDARDS FOR SETBACKS

POD	A & I	B	C	D	E	F	G
STANDARDS							
Front setback from sidewalk	Development Envelope Min. 10', Max 20' along 39 th Ave. The setback area must be landscaped as a greenbelt. The setback area frontage along NW 39th - Avenue shall be landscaped as per PD requirements in the following document and punctuated by pedestrian connections.	Development Envelope Min. 10', Max. 20' along 39 th Ave. The setback area must be landscaped as a Greenbelt. The setback area frontage along NW 39th -Avenue shall be landscaped as per PD - punctuated by pedestrian connections.	Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Building Min. 5', Max. 30' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to building front. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. Roof elements may encroach up to 3' into the sidewalk clear corridor.	Building Min. 5', Max. 30' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to building front. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. Roof elements may encroach up to 3' into the sidewalk clear corridor.	Where Building Min. 5', Max. 30' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to building front. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. Roof elements may encroach up to 3' into the sidewalk clear corridor.	N/A	Min. 5'
Side setback	Development Envelope Min. 10', Max. 20' along Main Entrance Driveway	Development Envelope Min. 10', Max. 20' along Main Entrance. The development envelope setback from the westernmost	Building Envelope Min. 0', Max. 15'; if additional area used for outdoor seating and service. Pedestrian treatment must be extended to front sidewalk and	Building Envelope Min. 0', Max. 15' if additional area used for outdoor seating and service. <u>If developed together with another Pod, there is no maximum</u>	Building Envelope Min. 0', Max. 15'; if additional area used for outdoor seating and service. <u>If developed together with another Pod, there is no maximum setback between buildings within the</u>	N/A	Min. 0' to parking and loading area, Min. 15' to adjacent

		entrance shall be a minimum of 15 feet and a maximum of 20 feet.	building sides.	<u>setback between buildings within the development.</u> Pedestrian treatment must be extended to front sidewalk and building sides.	<u>development.</u> Pedestrian treatment must be extended to front sidewalk and building sides.		driveway .
Rear setback	Min. 10'	Min. 10'	Min. <u>50'</u> , Max. 15'	Min. <u>05'</u> , Max. 15'	Min. <u>50'</u> , Max. 15'	N/A	Min. 20' from eastern property line.

Table 2-1: STANDARDS FOR BUILDING USE AND LANDSCAPING

POD	A&I	B	C	D	E	F	G
Building Use	per Table -1	per Table 1	per Table 1	per Table 1	per Table I	per Table 1	per Table 1
Landscaping	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39 th Avenue site line. The street buffer along 39 th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscaping buffer for a commercial development, except where otherwise provided in the PD Ordinance. <u>Street trees shall meet the requirements for adjacent vehicular use perimeter trees</u>	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39 th Avenue site line. The street buffer along 39 th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscaping buffer for a commercial development, except where otherwise provided in the PD Ordinance. <u>Street trees shall meet the requirements for adjacent vehicular use perimeter trees</u>	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. <u>To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.</u>	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. <u>To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.</u>	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. <u>To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.</u> <u>Street trees shall be planted every 50' along the NW 51st Street frontage. Street trees to be high quality shade trees unless utility conflicts require understory trees. Street trees shall meet the requirements for adjacent vehicular use perimeter trees. Shrubs required for vehicular use screening shall meet the requirements in Sec. 30-8.4.A.5.a. of the City of Gainesville Land Development Code (LDC);LDC. -The development of Pod E shall meet the requirements of Sec. 30-8.5. of the LDC for compatibility buffers for a commercial development, except where otherwise provided in the PD Ordinance.</u>	Trees adequate to effect 50% shading of parking and pedestrian areas on the exterior of the building at 20 years growth.	

Table 2-2: STANDARDS FOR BUFFERS

POD	A&I	B	C	D	E	F	G
Buffers	<p>The street buffer area along N.W. 39th Avenue shall be a minimum of 10 feet, <u>nine feet</u>.</p> <p>Min. 10'-9' landscaped between interior parking and sidewalks.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	<p>The street buffer area along N.W. 39th Avenue shall be a minimum of 10-9 feet.</p> <p>Min. 10'-9' landscaped between interior parking and sidewalks. At the westernmost entrance on 39th Avenue, a 5' min. buffer shall be provided from the edge of the roadway to the sidewalk.</p> <p>In this buffer area, all existing regulated trees shall remain in their natural state. The landscape area shall, at a minimum, meet the adjacent use buffer requirements of the Land Development Code to provide screening from the automotive use to the west. During development plan review, the appropriate reviewing board may require additional vegetation to satisfy screening requirements for the adjacent use buffer.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	N/A	N/A	N/A	N/A	<p>If the property is developed with a self-service storage use, a 50-foot buffer shall exist along the eastern boundary of the property described in Section 1 of this ordinance where it abuts tax parcel number 6063-000-000 (Bellamy Forge Condominiums). The buffer shall remain in its natural state, except: 1) where it is necessary to provide a drainage swale based on existing conditions; or 2) where landscape materials are required to meet adjacent use buffer requirements for an industrial use, as required by the Land Development Code. If the property is developed with a use other than self-service storage, the building shall be setback 50 feet and the buffering requirements of Section 30-253 of the Land Development Code shall apply where the property abuts tax parcel number 6063-000-000.</p>

Table 2-3: STANDARDS FOR VEHICLE AND BICYCLE PARKING, AND ACCESS

POD	A&I	B	C	D	E	F	G
Parking Location	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	Angle parking along linear lots at front and rear of building. <u>General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design</u>	Angle parking along linear lots at front and rear of buildings and access to freestanding lot north of Pod D. <u>General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design</u>	Angle parking along linear lots at front and rear of building freestanding lot northeast section of Pod E, accessed from Pod D, adjacent property and 51st Street. <u>General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design</u>	Angle parking along linear lots at outer border of plaza.	Parking configuration to be established at site design.
Parking Space Dimensions	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.
Parking Requirement	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses within the Pod.	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses within the Pod.	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses throughout the site. <u>Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD.</u>	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses throughout the site. <u>Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD.</u>	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses throughout the site. <u>Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD</u>	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses throughout the site.	City of Gainesville Standards
Bicycle Access	Bicycle lanes shall be provided along main driveways to the first intersection.	Bicycle lanes shall be provided along main driveways to the first intersection.			Bicycle lanes shall <u>may</u> be provided along main driveways to the first intersection.	Shared auto travel lanes.	N/A

Bicycle Parking	1.5 x City of Gainesville Standard at building.	1.5 x City of Gainesville Standard at building.	1.33 x City of Gainesville Standard at centralized locations to be shared by Pods C, D, E, and F.	1.33 x City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	1.33 x City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	1.33 x City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	N/A
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Table 2-4: STANDARDS FOR SIDEWALKS AND TRANSIT

POD	A&I	B	C	D	E	F	G
Sidewalk <u>Clear</u> Width	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear corridor width when connecting main sidewalk and building entrance and at rear of buildings.	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear corridor width when connecting main sidewalk and building entrance and at rear of buildings.	Min. 7.5' clear corridor width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 7.5' clear corridor width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 7.5' clear corridor width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 7.5' clear corridor width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	N/A
Sidewalk Connections	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39th Avenue and buildings.	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39 Avenue and buildings.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances, from N.W. 51st Street.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances, from N.W. 51st Street.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.	At all cross walks and connecting main sidewalks to building entrances, and designated activity areas. Sidewalks shall be provided from all vehicular entrances, from N.W. 51st Street.	At crosswalks as shown on layout plan.
Transit Facilities	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.

Table 2-5: STANDARDS FOR AUTO CIRCULATION AND DRIVE-THROUGH FACILITIES

POD	A&I	B	C	D	E	F	G
Auto Circulation	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.
Drive-through Facilities	One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas. Pod G or I shall be allowed only one drive-through facility and only in association with a financial institution or eating place.	One-drive through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.	Not allowed.	Not allowed.	Not allowed.		One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod G or Pod I, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.

Table 2-6: STANDARDS FOR LIGHTING

POD	A&I	B	C	D	E	F	G
Lighting	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Security lighting of the self-service storage facility shall be designed such that the cone of illumination is limited to the self-service storage facility and shall not spill over onto the adjacent development and other residential lands. Lighting shall be used and designed such that it only reflects internally to the facility.</p>

TABLE 2-7: STANDARDS FOR POD G WITH USES OTHER THAN SELF- SERVICE STORAGE

Standards for Setbacks

Sidewalks	To be determined at development review.
Side	(East) Building shall be setback a minimum 50' where abutting tax parcel 6063-000-000 (Bellamy Forge Condominiums) and a 75' building setback north to tax parcel 6063-000-000 (Bellamy Forge Condominiums). Any allowable uses that encroach beyond the building envelope shall be subject to the standards of Pod G, as modified for non-self storage uses.
Building Use	Per Table 1.
Landscaping	Trees adequate to effect 50% shading on parking and pedestrian areas at 20 years growth.
Buffers	The building shall be set back 50' and the buffering requirements of section 30-253 of the Land Development Code shall apply where the property abuts tax parcel number 6063-000-000 (Bellamy Forge Condominiums).
Parking Location	Parking configuration to be established at site design.
Parking Space Requirements	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses with the Pod.
Bicycle Parking	1.33 x City of Gainesville Standards at centralized locations to be shared by Pods C and I.
Sidewalk Width	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.
Sidewalk Connections	Sidewalks will be provided which connect parking and crosswalk to building entrances.

TABLE: 2-8: STANDARDS FOR POD G WITH USES OTHER THAN SELF-SERVICE STORAGE

Transit Facilities	In accordance with R.T.S. locational standards.
Auto Circulation	Generally shown on layout plan. Exact location, dimensions and movement and circulation will be established at the time of development review.
Drive-through Facilities	<p>One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod G or Pod I, but not both. Direct access to the drive-through shall not be permitted from N.W. 39th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes.</p> <p>Designed to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.</p>
Lighting	Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.
Signs	Building signs in Pod G shall not exceed the size permitted by the requirements of the Land Development Code but may be additionally regulated by development covenants.

TABLE 3: GENERAL STANDARDS AND CONDITIONS 2023-615A

USES	STANDARDS
Outdoor Activities	
Outdoor cafes are allowed to operate on sidewalks, including area within the setback and in courtyards provided pedestrian circulation and access to store entrances are not impaired.	<ol style="list-style-type: none"> 1. A minimum of clear pedestrian sidewalk path must be maintained and a 5' clear path leading to the entrance must be maintained free of tables and chairs. 2. Planters, posts with ropes, or other removable enclosures are encouraged to be used as a way of defining the area occupied by the cafe. 3. Awnings or canopies may be extended from the building over the cafe area and large umbrellas are permitted to provide shade from cafe customers.
Retail sales, entertainment activities and other promotional events shall be permitted in the community plaza.	<ol style="list-style-type: none"> 1. Tents, booths and canopies and stages erected for special events can remain in place for only 30 days out of each 90-day period. 2.1. Lighting for special events in the community plaza must be screened from off-site residential development, must not shine directly into <u>public</u> roadways or driveways and must be used only during business hours <u>the operating hours of the special event</u>. Small ornamental lights may be installed in trees.
<p>Sidewalk displays are permitted, except in the front of buildings along 39th Avenue.</p> <p>Outdoor storage shall be prohibited throughout the development.</p>	<ol style="list-style-type: none"> 1. Displays must be located directly in front of the building but must not hinder pedestrian access to the entrance of the building. 2. At least a 7' of clear pedestrian sidewalk path must be maintained. 3. Displays must be located adjacent to the front wall of the building and may not extend more than five feet from the wall. 4. Displays may extend a maximum of <u>75%</u> of the length of the building front. 5. Displays must be removed at the end of normal business hours.
Outdoor uses.	<u>All</u> outdoor uses, including but not limited to, entertainment activities and other promotional events which occur in Pod F, shall comply with the City's noise ordinance. Flea markets shall be prohibited.
Building Characteristics for Pods A, B, C, D, E, F, G (non-self storage) and I.	
Tinted glass is not permitted in windows on the first floor.	Stained glass is permitted in doors or may be hung inside windows as long as it does not obscure more than 30% of the required window area per building front.
Exterior metal building wall are not permitted. Vinyl siding of a minimum specified gauge can be used.	
Gable and hipped roofs are encouraged.	<ol style="list-style-type: none"> 1. Pitched roofs shall have a minimum slope of 4:12. 2. <u>Roof</u> pitch and parapets not included in height limitation.
Buildings with flat roofs shall be designed with parapets.	Parapets on flat roofs shall be of sufficient height to screen all roof mounted equipment from the view of pedestrians within 200 feet of the building.
Entrances, outdoor gardens, and cafes shall be lighted with building mounted lights.	<ol style="list-style-type: none"> 1. Low pressure sodium and mercury vapor lights are not permitted as building mounted lights. Building mounted lights shall be ornamental, and shall be designed and located as appropriate to provide light while preventing glare for pedestrians. 2. 3. Additional building mounted lighting will be required to meet minimum IES standards for pedestrian lighting where overhangs, canopies, awnings or roof structures interfere with pedestrian lighting from sidewalk lampposts.
All air conditioning units, HVAC systems, elevator housing, satellite dishes and other telecommunication receiving devices shall be screened from view from the public right-of-way and from adjacent properties.	Screen devices may include walls, fencing, roof elements, penthouse type screening devices, or landscaping.
Exit stairs shall not be permitted on a building's front façade <u>façade if abutting a public right-of-way.</u>	

<p>Solid metal security gates or solid roll-down metal devices shall not be permitted. Grill or link type security devices shall be permitted.</p>	<p>Such security devices are permitted only if installed from the inside, within the window or door frames.</p>
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TABLE 3: GENERAL STANDARDS AND CONDITIONS 2023-615A

USES	STANDARDS
Shutters	Non-operable shutters and those not made of wood or metal shall be prohibited. Shutters must be operable and proportioned to cover half of the width of the window opening.
Building Characteristics for Pods A, B, C, D, E, F, G (non-self storage) and I.	
Long uninterrupted walls along pedestrian areas are discouraged in the following minimum guidelines:	<p>Store front<u>Non-Residential</u> facades shall meet minimum standards set below.</p> <ol style="list-style-type: none"> 1. Building walls on ground floors adjacent to main pedestrian areas shall be designed to include architectural relief a minimum of every 20 feet to include setback variations inset or projecting planters, windows, pilasters or bays, etc. 2. There shall be at least one building entrance every 100 linear feet.
<u>Where topographic constraints do not exist,</u> Ground level finished floor elevations shall be built at grade level to provide for accessibility and pedestrian orientation.	Sidewalks to entrances may not exceed 1:24 in slope to preclude the need for rails. <u>Buildings shall have at least one accessible route from the adjacent parking area and adjacent pods.</u>
Maximum individual building footprint in Pods C, D and E is 5,000 sq. ft. (excluding Pod G)	
Building entrances shall face pedestrian areas <u>or sidewalks</u> . Corner buildings may have offset entrances to provide architectural interest. Entrances to Pod G shall be determined at site plan review.	<ol style="list-style-type: none"> 1. <u>Where feasible,</u> Pods C and D <u>shall be oriented toward community plazas to activate the pedestrian environment.</u> shall face the should be oriented towards a community plaza, natural area, or internally towards the center of the Pod. 2. <u>Where feasible,</u> Entrances to buildings in Pod E <u>will shall face sidewalks and/or pedestrian circulation areas (i.e., sidewalk connections, plaza space, civic space, etc.) connections.</u> 3. Entrances to Pod A will face pedestrian connections. 4. Entrances to Pod B shall face the community plaza while meeting building front transparency requirements along 39th Avenue.
Window and door area shall be provided along ground floor facades to provide pedestrian interest.	<p>1. Aside from where residential is located on the first floor, Pods C, D, E and F building front minimum transparency standards by maximum front facade length in feet: 20 feet- 25%; 30 feet- 30%; 40 feet- 40%; 60 feet- 55%; 60 feet and over - 60%.</p> <p>1.<u>1-2.</u> Buildings in Pods A, B, and I shall meet the above minimum standards on the side facing the Community Plaza and shall meet 2/3 the above minimum standards on the side facing 39th Avenue.</p>
Front building facades in Pods C, D and E shall extend the entire front building setback except for spaces dedicated to entrances, and pedestrian corridors, <u>landscape, and other amenities</u> . Pods A and B will meet reduced standards for facade line.	<ol style="list-style-type: none"> 1. Gaps left in the building facade to accommodate courtyards for cafes and gardens shall be enclosed by garden wall or decorative fencing of 3 feet in height except for entrances. 2. Decorative fencing or garden walls shall be incorporated into landscape plans for areas adjacent to pedestrian corridors in Pods A and B. 3. Breaks in the fencing and/or walls shall correspond to pedestrian connections. Facade extensions along 39th Avenue will meet a minimum of 60% including fences and garden walls.
Courtyards may be created by side yard setbacks.	<ol style="list-style-type: none"> 1. Courtyards may extend a maximum of 15 feet along the building front setback line. 2. Each must be enclosed (except for entrances) by a garden wall, fence or landscape line. 3. The streetscape materials must be extended over the surface of the courtyard. 4. Courtyards must not extend through to the rear setback line but must be enclosed on three sides by building, landscaping, elements of street furniture or walls to create a sense of enclosure.
Upper floor overhangs, balconies and vertical structural supports, canopies, awnings, entry roofs and architectural features are encouraged.	<ol style="list-style-type: none"> 1. Listed features may encroach into the setback. 2. Roof elements may extend up to 3' past the setback line.

Non-Residential Building Signs

Within the development, signage shall be governed by the standards provided in the PD ordinance. Signs permitted for individual buildings: Each business is entitled to one primary, one secondary and one directional building sign which are designed to provide information, direction and design interest without obscuring architectural detail or creating a cluttered appearance.

1. Signs shall be affixed to the front facade of the building.
2. Maximum size is 24 square feet.
3. Signs shall not extend above the second floor eaves line.
4. The height of letters, number shall not exceed 10 inches.
5. Secondary signs of up to 10 square feet are permitted on any side or rear entrance open to the public or used for deliveries.
6. Directional signs of up to 4 square feet are allowed and must be placed above or adjacent to the entrance leading to the advertised business.
7. Projecting signs (installed perpendicular to the building) may be installed as long as the surface of the sign does not exceed 8 square feet and the other requirements for the primary sign are met. This sign would be permitted in place of not in addition to the primary wall mounted sign.
8. Painted window or door signs are allowed as long as the area of the sign does not exceed four square feet and the height of the letters and numbers does not exceed 4 inches. Limit is one sign per business.
9. Awning signs are allowed as long as the sign area is no more than 24 square feet. This sign would be permitted in place of, not in addition to, the primary wall mounted sign.
10. Each business is permitted one sign or light post mounted sign in place of the directional sign. Such signs must be in keeping with the design of the sign post or light post and be consistent with the architectural character of the street furniture.
11. Hanging signs of up to 2 square feet which are attached under awnings or canopies are permitted in place of the directional sign.
12. In addition to the above, restaurants and cafes shall be permitted a wall mounted display featuring the actual menu or specials. The display shall be contained in a shallow case and clearly visible to pedestrians. It must be attached to the wall near the main entrance and shall not exceed a total area of 2 square feet. It may be lighted.
13. Building signs in Pods A, Band I shall exceed the size permitted by the requirements of the Land Development Code but may be additionally regulated by development covenants.

Residential Building Signs

1. Residential building signs will comply with the City of Gainesville Land Development Code Article IX in effect at the time of PUD approval.

Free-standing Signs

1. The development may be allowed three free-standing signs along the N.W. 39th Avenue frontage. The maximum height may not exceed ~~ten~~ fourteen (14) feet. The maximum width may not exceed fifteen (15) feet. Signage shall be allowed as follows: ~~752 square feet sign face area for two (2) primary frontage entrance signs- main entrance sign; a 32 square foot self service storage sign, and a 16 square foot west entrance sign~~ 60 square feet sign face area for a third primary frontage entry sign. Free-standing signs shall be separated by a minimum of ~~300~~ 50 feet. ~~Free-standing signs shall not be internally illuminated. No additional free-standing signs shall be allowed for individual buildings or pods.~~
2. ~~Two~~ Only one secondary free-standing signs shall be permitted along N.W. 51st Street. The maximum height of the sign shall be 8 feet. The maximum width may not exceed twelve (12) feet. The maximum size of the sign face area shall not exceed ~~24~~ 50 square feet.
- ~~2.3.~~ Identification signs shall be permitted at entries for residential developments at a size of 50 square feet sign face area for the primary entry and 30 SF for additional entries. In lieu of the 24 square foot sign, a residential sign may be permitted. If the residential sign is free standing, the maximum size shall not exceed 24 number square feet. A residential wall mounted sign may be allowed, not to exceed 24 square feet on one side of the wall. The signs shall not be internally illuminated.
- ~~3.~~ The base of all free-standing signs shall be landscaped up to a minimum of 3 feet from the supports of the sign. Landscape materials and vegetation shall be used to

	<p>achieve a terraced-like effect.</p> <p>4. The leading edge of all free-standing signs shall maintain a setback of ten (10) feet from the property line <u>or back of sidewalk provided the sign does not obstruct a vehicular line of sight.</u></p>
<p>Prohibited Signs: Certain signs interfere with the pedestrian scales and quality of the development and will not be allowed.</p>	<ol style="list-style-type: none">1. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting, plastic panels or rear-lighting are prohibited.2. Signs may not be installed on roofs, dormers and balconies, penthouses or parapets.

TABLE 3: GENERAL STANDARDS AND CONDITIONS **2023-615A**

USES	STANDARDS
Storage Buildings Standards	
The exterior wall of the outer storage building will be constructed of split faced block. Its roof will be pre-formed metal.	<ol style="list-style-type: none"> 1. The maximum height of self-service storage buildings shall be one story, not to exceed 10 feet in height above finished floor elevation; roof pitch may exceed that height. Will be designed with architectural relief a maximum of every 50 linear feet. 2. The self-service storage facility shall be designed in a "U" configuration, with storage doors facing the interior courtyard, or with all storage doors facing internal hallways, or in some other manner such that all storage doors face internally to the facilities. No such opening shall be visible off-site or from within the development. 3. The roof of the exterior units on the east and north sides of the building will slope inward so as not to be visible from the ground to the outside. 4. There will be no entrance or exit or other break in the outside wall along the east or north sides. 5. The resident manager office/apartment may be two stories but will not be located along the northern 2/3s of the eastern wall or along the northern walls of the building.
The storage operation will be conducted in a manner which ensures compatibility with the adjacent residential use.	<ol style="list-style-type: none"> 1. Electrical receptacles shall not be provided within any storage units. 2. Storage units will be a maximum of 20 feet deep and 20 feet wide. 3. No noxious odors or obnoxious noises will emanate from the site. 4. The storage units will be used for the purpose of storing personal and business materials only. 5. In order to encourage a pedestrian scale and avoid the storage of unsafe or visually obtrusive goods, the maximum size of any one unit shall not exceed 400 square feet. The following activities shall not be permitted within the self-service storage facility: storage of hazardous materials, habitation of units, music rehearsal studios, auctions, flea markets, other sales activities, service, repair, fabrication, or transfer/storage businesses, operation of power tools, any activities which generate odor, noise, fumes, vibration, or dust of a nuisance level. All storage shall be within completely enclosed buildings. Only dead storage shall be permitted. 6. No bathroom facilities will be installed in any storage unit 7. The outside wall will not be lit on the north or east sides. 8. A wood fence will be extended from the wall to connect to the fence on the south side of the Bellamy Forge property. Another wood fence, to be maintained by Magnolia Parke, will be installed along the east property line from the fence along the south property line of Bellamy Forge to the north border of the Bellamy Forge property. 9. The storage building will not extend northward beyond the north fence of the Bellamy Forge tennis courts. 10. The storage building will be set back a minimum of 50 feet from the east property line. 11. The 50-foot eastern setback may contain a drainage swale and landscaping replanted to create a drainage and vegetative buffer. 12. The maximum hours of operation shall be Monday-Friday 6:30 AM - 7:00 PM, Saturday 7:00 AM-7:00PM, Sunday 10:00AM-5:00 PM. 13. Closed circuit video will be installed for security. 14. Any trash receptacles shall be interior to the self-service storage. 15. Highway style guardrail, chain-link fencing, or barbed wire or razor wire are prohibited
Garbage Collection	Garbage collection, recycling and other utility areas shall be screened around their perimeters, with enclosures of wood, brick or decorative masonry with a roof , or by brick walls; with a minimum height of 7 feet, and shall extend on 3 sides of such an area, where applicable, with a gate or door on the fourth side. Such a wall shall be capped on 3 sides, where applicable. A landscape planting strip a minimum of 3 feet wide shall be located on exposed, non-gated sides of such a facility.

Fencing	Fences shall not be more than 4 feet high where they abut a public right-of-way. Solid board fences shall not be permitted. Walls and fences shall comply with the building standards contained in the PD Report, which shall be architecturally compatible with the style, materials, and color of buildings.
Wetlands and Stormwater Management	<p>The removal, fill or disturbance of wetlands shall be in accordance with the requirements of the St. John's River Water Management District and the City's Comprehensive Plan and Land Development Code.</p> <p>Sufficient area must be provided for the stormwater management basins. If it is determined by the Public Works Director that additional area is needed, then provision of additional off-site property by the owner/developer or a PD amendment shall be required.</p> <p>The stormwater management system shall be designed so that there is not an increase in the pre- development rate and volume of run-off for the 25 year critical duration storm event in the post- development conditions.</p> <p>Amendments to floodplain elevations must be in accordance with the City of Gainesville Flood Control Ordinance and the Federal Emergency Management Agency (FEMA) regulations.</p>

TABLE 3: GENERAL STANDARDS AND CONDITIONS 2023-615A

USES	STANDARDS
Transportation Issues	<p>An ingress and egress easement shall be provided between Pod G and Pod I. No direct access into Pod I from NW 39th Avenue shall be permitted.</p> <p>The extension of N.W. 51st within the PD shall be designated and constructed by the petitioner in such a manner as to accommodate the future connection of N.W. 42nd Lane within the Huntington Development.</p> <p>Sidewalks shall be provided by the developer at his or her own cost and expense, form the public sidewalks along N.W. 39th Avenue to all buildings fronting N. W. 39th Avenue and from all vehicular entrances to the development. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.</p> <p>Crosswalks shall be provided where necessary and appropriate and in the general location shown on the PD Layout Plan. The exact location of the crosswalks shall be determined at development plan review. Crosswalks shall be of a safe and efficient design as determined by the Public Works Department and shall be distinguished by grade, texturing or paint, consistent with the standards contained in the PD Report.</p> <p>Sidewalks shall be provided in the general location as shown on the PD Layout Plan. The exact location of sidewalks shall be determined at development plan review.</p>
Development Schedule	<p>Pod G, if developed with a self-service storage use, shall be issued a building certificate of occupancy only after a certificate of occupancy has been issued for a minimum of: 1) one building in Pod A; 2) two buildings in Pod B; and 3) 15,000 gross square feet of gross floor area including residential development in Pod C.</p>
General Provisions	<p>The project shall maintain an architectural review board with a licensed architect on the board.</p> <p>All streets within the PD shall be private and shall be identified by street numbers with reference to 39th Avenue and 51st Street.</p> <p>Unless otherwise provided for in this ordinance, the subject property shall be regulated by the Land Development Code and must comply with all applicable regulations.</p> <p>At the time of development plan review, a tree survey shall be provided. <u>Tree mitigation required for removal of regulated trees as defined in the LDC shall be calculated per individual Pods and shall meet Sec. 30-8.7 LDC requirements. If there is insufficient space within an individual Pod to plant all required mitigation trees-, then those mitigation trees that do not fit and are in addition to other code requirement plantings may be planted within any other Pod within the PD. These mitigation trees shall only provide mitigation credit to the original Pod they serve, and if removed by future development would need to be replaced 1:1. Regulated trees shall be preserved in accordance with the Land Development Code and in coordination with the City Arborist. The methodology in determining the tree shaded areas shall meet the requirements of the Land Development Code.</u></p> <p>Parking lot layout, landscaping, buffering and screening shall avoid spill-over light onto adjacent properties, in particular residential properties. Parking lots in Pods A and B exposed to view from 39th Avenue shall be buffered by a minimum of a 3' high hedge or wall along all parking spaces adjacent to 39th Avenue.</p> <p>The parking lot shown on the PD Layout Plan between Pods G and C will not be developed until needed, as determined by the Development Review Board.</p>

SIC	Uses	Conditions
	Residential (up to 20 dwelling units per acre development <u>maximum 400 total units</u>)	15 du/a in Pod G
	Residential use buffer	
	Compound uses	
	Any accessory uses customarily and clearly incidental to any principal use	
	Family day care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Eating places	Including outdoor cafes as either principal or accessory uses. Excluding adult entertainment establishments as defined by City of Gainesville Code of Ordinances. Drive-throughs are allowed as accessory to an eating place consistent with Condition 13 in the PD ordinance.
	Places of religious assembly	
	Repair services for household needs	As defined in Article II
	Bed and breakfast establishments	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with Article VI
GN-078	Landscape and horticultural services	
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger service	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	
GN-482	Telegraph and other message communications	

TABLE 4: USES

2023-615A

SIC	Uses	Conditions
GN-483	Radio and television broadcasting stations	Excluding freestanding towers
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
MG-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	
GN-533	Auto and home supply stores	Excluding garage and installation facilities
MG-56	Apparel and accessory stores	
MG-57	Furniture, home furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963), fuel dealers (IN-5983); including liquor stores (IN-5921), limited to 2,000 square feet and excluding onsite consumption; inside storage for all uses
Div.H	Finance, insurance and real estate	Excluding cemeteries (IN-6553). <u>Drive-throughs are allowed as accessory to a financial institution consistent with Condition 13 in the PD ordinance.</u>
MG-72	Personal services	Excluding funeral services and crematories, and linen
Mg-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified
GN-752	Automobile parking <u>and parking structures</u>	Associated with uses located in development
MG-76	Miscellaneous repair services	Excluding GN-769
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports GN-794
MG-80	Health services	Including nursing and intermediate care facilities, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Education services	Private schools, in accordance with Article VI of the City land development regulations, Chapter 30

SIC	Uses	Conditions
MG-83	Social services	Including day care centers as defined in, excluding residential care rehabilitation centers, halfway houses, social service homes, and residences for the destitute people defined in Chapter 30 of the City of Gainesville Code of Ordinances
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding (IN-8734) testing laboratories and (IN-8744) facilities support management services
Div. J	Public Administration	
MG-89	Services, not elsewhere classified	
	Alcoholic Beverage establishments	Allowed in Pods C and D only. 3000 square feet maximum per establishment, excluding drive-throughs.
	Rooming houses and boardinghouses	
	<u>Self-service storage</u>	<u>In accordance with the Magnolia Parke PD standards.</u>

EXHIBIT 7B
PD REPORT – CLEAN

**MAGNOLIA PARKE
PLANNED DEVELOPMENT
STANDARDS AND CONDITIONS**

March 2023, as revised June 2023

Table 1: Development Intensities/Densities

2023-615A

Pod	Max No. of Principle Structures	Max/ FAR Includes Residential /Non-residential	*Maximum Square Feet of Non-residential	*Maximum Square Feet of Non-residential ground floor	*Minimum Required Square Feet of Residential	Maximum Units per Acre/Max. Total Units	Allowable Uses by Floor	Floor max/min
A	2	N/A	16,000 (12,000 max. per building)	16,000	N/A		1, 2, & 3 retail/office, residential	3/1
B	3	.20	24,000 (12,000 max. per building)	24,000	N/A		1&2 retail/office	2/1
C	N/A	N/A	56,000	28,000	20,000		1&2 retail/office, residential 2, 3 & 4 residential	4/1
D	N/A	N/A	72,000	36,000	20,000		1&2 retail/office, residential, 2, 3, & 4 residential	4/1
E	N/A	N/A	38,000	38,000	40,000		1&2 retail/office, residential, 2, 3 & 4 residential	4/1
F	N/A	N/A	10,000****	10,000****	N/A		civic, office, retail, public facilities, open space and recreation facilities	N/A
***G	N/A	.55	30,000	30,000	N/A		self-service storage	1
**G	N/A	.35	44,000	44,000	N/A	15 U/A	1&2 retail, office, residential	2/1
**I	N/A	.35	30,000	30,000	N/A		1&2 retail/office	2/1
H	N/A	N/A	N/A	N/A	N/A	N/A	drainage/ office space	N/A
Intensity	N/A	N/A	**290,000	**226,000	80,000	N/A/ 400 (average over MUL area)	N/A	N/A

*Square footage figures are in terms of gross square feet.

Revised by Community Development Staff for June 16, 1997, City Commission Meeting.

**PD Amendment dated February 14, 2000

*** The total maximum square footage is 276,000 if Pod G is developed as self-service storage.

**** Open air structures and non-conditioned spaces do not count towards this quantity.

Table 2: STANDARDS FOR SETBACKS

POD	A & I	B	C	D	E	F	G
STANDARDS							
Front setback from sidewalk	Development Envelope Min. 10', Max 20' along 39 th Ave. The setback area frontage along NW 39 th Avenue shall be landscaped as per PD requirements and punctuated by pedestrian connections.	Development Envelope Min. 10', Max. 20' along 39 th Ave. The setback area frontage along NW 39 th Avenue shall be landscaped as per PD requirements and punctuated by pedestrian connections.	Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback.	Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback.	Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback.	N/A	Min. 5'
Side setback	Development Envelope Min. 10', Max. 20' along Main Entrance Driveway	Development Envelope Min. 10', Max. 20' along Main Entrance. The development envelope setback from the westernmost entrance shall be a minimum of 15 feet and a maximum of 20 feet.	Building Envelope Min. 0', Max. 15'; if additional area used for outdoor seating and service. Pedestrian treatment must be extended to front sidewalk and building sides.	Building Envelope Min. 0', Max. 15' if additional area used for outdoor seating and service. If developed together with another Pod, there is no maximum setback between buildings within the development. Pedestrian treatment must be extended to front sidewalk and building sides.	Building Envelope Min. 0', Max. 15'; if additional area used for outdoor seating and service. If developed together with another Pod, there is no maximum setback between buildings within the development. Pedestrian treatment must be extended to front sidewalk and building sides.	N/A	Min. 0' to parking and loading area, Min. 15' to adjacent driveway
Rear setback	Min. 10'	Min. 10'	Min. 0', Max. 15'	Min. 0', Max. 15'	Min. 0', Max. 15'	N/A	Min. 20' from eastern property line.

Table 2-1: STANDARDS FOR BUILDING USE AND LANDSCAPING

POD	A&I	B	C	D	E	F	G
Building Use	per Table 1	per Table 1	per Table 1	per Table 1	per Table I	per Table 1	per Table 1
Landscaping	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39 th Avenue site line. The street buffer along 39 th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscaping buffer for a commercial development, except where otherwise provided in the PD Ordinance. Street trees shall meet the requirements for adjacent vehicular use perimeter trees	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39 th Avenue site line. The street buffer along 39 th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscaping buffer for a commercial development, except where otherwise provided in the PD Ordinance. Street trees shall meet the requirements for adjacent vehicular use perimeter trees	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod. Street trees shall be planted every 50' along the NW 51 st Street frontage. Street trees to be high quality shade trees unless utility conflicts require understory trees. Street trees shall meet the requirements for adjacent vehicular use perimeter trees. Shrubs required for vehicular use screening shall meet the requirements in Sec. 30-8.4.A.5.a. of the LDC. The development of Pod E shall meet the requirements of Sec. 30-8.5. of the LDC for compatibility buffers for a commercial development, except where otherwise provided in the PD Ordinance.	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.	Trees adequate to effect 50% shading of parking and pedestrian areas on the exterior of the building at 20 years growth.

Table 2-2: STANDARDS FOR BUFFERS

POD	A&I	B	C	D	E	F	G
Buffers	<p>The street buffer area along N.W. 39th Avenue shall be a minimum of nine feet.</p> <p>Min. 9' landscaped between interior parking and sidewalks.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	<p>The street buffer area along N.W. 39 Avenue shall be a minimum of 9 feet.</p> <p>Min. 9' landscaped between interior parking and sidewalks. At the westernmost entrance on 39th Avenue, a 5' min. buffer shall be provided from the edge of the roadway to the sidewalk.</p> <p>The landscape area shall, at a minimum, meet the adjacent use buffer requirements of the Land Development Code to provide screening from the automotive use to the west. During development plan review, the appropriate reviewing board may require additional vegetation to satisfy screening requirements for the adjacent use buffer.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	N/A	N/A	N/A	N/A	<p>If the property is developed with a self-service storage use, a 50-foot buffer shall exist along the eastern boundary of the property described in Section 1 of this ordinance where it abuts tax parcel number 6063-000-000 (Bellamy Forge Condominiums). The buffer shall remain in its natural state, except: 1) where it is necessary to provide a drainage swale based on existing conditions; or 2) where landscape materials are required to meet adjacent use buffer requirements for an industrial use, as required by the Land Development Code. If the property is developed with a use other than self-service storage, the building shall be setback 50 feet and the buffering requirements of Section 30-253 of the Land Development Code shall apply where the property abuts tax parcel number 6063-000-000.</p>

Table 2-3: STANDARDS FOR VEHICLE AND BICYCLE PARKING, AND ACCESS

POD	A&I	B	C	D	E	F	G
Parking Location	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	Angle parking along linear lots at front and rear of building. General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design	Angle parking along linear lots at outer border of plaza.	Parking configuration to be established at site design.
Parking Space Dimensions	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.
Parking Requirement	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards. Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD.	City of Gainesville Standards. Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD.	City of Gainesville Standards. Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD	City of Gainesville Standards.	City of Gainesville Standards
Bicycle Access	Bicycle lanes shall be provided along main driveways to the first intersection.	Bicycle lanes shall be provided along main driveways to the first intersection.			Bicycle lanes may be provided along main driveways to the first intersection.	Shared auto travel lanes.	N/A
Bicycle Parking	1.5 x City of Gainesville Standard at building.	1.5 x City of Gainesville Standard at building.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E, and F.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	N/A

Table 2-4: STANDARDS FOR SIDEWALKS AND TRANSIT

POD	A&I	B	C	D	E	F	G
Sidewalk Clear Width	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear width when connecting main sidewalk and building entrance and at rear of buildings.	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear width when connecting main sidewalk and building entrance and at rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	N/A
Sidewalk Connections	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39th Avenue and buildings.	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39 Avenue and buildings.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.	At all cross walks and connecting main sidewalks to building entrances, and designated activity areas. Sidewalks shall be provided from all vehicular entrances.	At crosswalks as shown on layout plan.
Transit Facilities	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.

Table 2-5: STANDARDS FOR AUTO CIRCULATION AND DRIVE-THROUGH FACILITIES

POD	A&I	B	C	D	E	F	G
Auto Circulation	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.
Drive-through Facilities	One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas. Pod G or I shall be allowed only one drive-through facility and only in association with a financial institution or eating place.	One-drive through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.	Not allowed.	Not allowed.	Not allowed.		One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod G or Pod I, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.

Table 2-6: STANDARDS FOR LIGHTING

POD	A&I	B	C	D	E	F	G
Lighting	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Security lighting of the self-service storage facility shall be designed such that the cone of illumination is limited to the self-service storage facility and shall not spill over onto the adjacent development and other residential lands. Lighting shall be used and designed such that it only reflects internally to the facility.</p>

TABLE 2-7: STANDARDS FOR POD G WITH USES OTHER THAN SELF- SERVICE STORAGE

Standards for Setbacks

Sidewalks	To be determined at development review.
Side	(East) Building shall be setback a minimum 50' where abutting tax parcel 6063-000-000 (Bellamy Forge Condominiums) and a 75' building setback north to tax parcel 6063-000-000 (Bellamy Forge Condominiums). Any allowable uses that encroach beyond the building envelope shall be subject to the standards of Pod G, as modified for non-self storage uses.
Building Use	Per Table 1.
Landscaping	Trees adequate to effect 50% shading on parking and pedestrian areas at 20 years growth.
Buffers	The building shall be set back 50' and the buffering requirements of section 30-253 of the Land Development Code shall apply where the property abuts tax parcel number 6063-000-000 (Bellamy Forge Condominiums).
Parking Location	Parking configuration to be established at site design.
Parking Space Requirements	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses with the Pod.
Bicycle Parking	1.33 x City of Gainesville Standards at centralized locations to be shared by Pods C and I.
Sidewalk Width	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.
Sidewalk Connections	Sidewalks will be provided which connect parking and crosswalk to building entrances.

TABLE: 2-8: STANDARDS FOR POD G WITH USES OTHER THAN SELF-SERVICE STORAGE

Transit Facilities	In accordance with R.T.S. locational standards.
Auto Circulation	Generally shown on layout plan. Exact location, dimensions and movement and circulation will be established at the time of development review.
Drive-through Facilities	<p>One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod G or Pod I, but not both. Direct access to the drive-through shall not be permitted from N.W. 39th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes.</p> <p>Designed to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.</p>
Lighting	Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.
Signs	Building signs in Pod G shall not exceed the size permitted by the requirements of the Land Development Code but may be additionally regulated by development covenants.

TABLE 3: GENERAL STANDARDS AND CONDITIONS 2023-615A

USES	STANDARDS
Outdoor Activities	
Outdoor cafes are allowed to operate on sidewalks, including area within the setback and in courtyards provided pedestrian circulation and access to store entrances are not impaired.	<ol style="list-style-type: none"> 1. A minimum of clear pedestrian sidewalk path must be maintained and a 5' clear path leading to the entrance must be maintained free of tables and chairs. 2. Planters, posts with ropes, or other removable enclosures are encouraged to be used as a way of defining the area occupied by the cafe. 3. Awnings or canopies may be extended from the building over the cafe area and large umbrellas are permitted to provide shade from cafe customers.
Retail sales, entertainment activities and other promotional events shall be permitted.	<ol style="list-style-type: none"> 1. Lighting for special events must be screened from off-site residential development, must not shine directly into public roadways or driveways and must be used only during the operating hours of the special event. Small ornamental lights may be installed in trees.
<p>Sidewalk displays are permitted, except in the front of buildings along 39th Avenue.</p> <p>Outdoor storage shall be prohibited throughout the development.</p>	<ol style="list-style-type: none"> 1. Displays must be located directly in front of the building but must not hinder pedestrian access to the entrance of the building. 2. At least a 7' of clear pedestrian sidewalk path must be maintained. 3. Displays must be located adjacent to the front wall of the building and may not extend more than five feet from the wall. 4. Displays may extend a maximum of 75% of the length of the building front. 5. Displays must be removed at the end of normal business hours.
Outdoor uses.	All outdoor uses, including but not limited to, entertainment activities and other promotional events which occur in Pod F, shall comply with the City's noise ordinance. Flea markets shall be prohibited.
Building Characteristics for Pods A, B, C, D, E, F, G (non-self storage) and I.	
Tinted glass is not permitted in windows on the first floor.	Stained glass is permitted in doors or may be hung inside windows as long as it does not obscure more than 30% of the required window area per building front.
Exterior metal building wall are not permitted. Vinyl siding of a minimum specified gauge can be used.	
Gable and hipped roofs are encouraged.	<ol style="list-style-type: none"> 1. Pitched roofs shall have a minimum slope of 4:12. 2. Roof pitch and parapets not included in height limitation.
Buildings with flat roofs shall be designed with parapets.	Parapets on flat roofs shall be of sufficient height to screen all roof mounted equipment from the view of pedestrians within 200 feet of the building.
Entrances, outdoor gardens, and cafes shall be lighted with building mounted lights.	<p>Low pressure sodium and mercury vapor lights are not permitted as building mounted lights. Building mounted lights shall be ornamental, and shall be designed and located as appropriate to provide light while preventing glare for pedestrians.</p> <p>Additional building mounted lighting will be required to meet minimum IES standards for pedestrian lighting where overhangs, canopies, awnings or roof structures interfere with pedestrian lighting from sidewalk lampposts.</p>
All air conditioning units, HVAC systems, elevator housing, satellite dishes and other telecommunication receiving devices shall be screened from view from the public right-of-way and from adjacent properties.	Screen devices may include walls, fencing, roof elements, penthouse type screening devices, or landscaping.
Exit stairs shall not be permitted on a building's front façade if abutting a public right-of-way.	
Solid metal security gates or solid roll-down metal devices shall not be permitted. Grill or link type security devices shall be permitted.	Such security devices are permitted only if installed from the inside, within the window or door frames.

TABLE 3: GENERAL STANDARDS AND CONDITIONS 2023-615A

USES	STANDARDS
Shutters	Non-operable shutters and those not made of wood or metal shall be prohibited. Shutters must be operable and proportioned to cover half of the width of the window opening.
Building Characteristics for Pods A, B, C, D, E, F, G (non-self storage) and I.	
Long uninterrupted walls along pedestrian areas are discouraged in the following minimum guidelines:	Non-Residential facades shall meet minimum standards set below. <ol style="list-style-type: none"> Building walls on ground floors adjacent to main pedestrian areas shall be designed to include architectural relief a minimum of every 20 feet to include setback variations inset or projecting planters, windows, pilasters or bays, etc. There shall be at least one building entrance every 100 linear feet.
Where topographic constraints do not exist, ground level finished floor elevations shall be built at grade level to provide for accessibility and pedestrian orientation.	Buildings shall have at least one accessible route from the adjacent parking area and adjacent pods.
Building entrances shall face pedestrian areas or sidewalks. Corner buildings may have offset entrances to provide architectural interest. Entrances to Pod G shall be determined at site plan review.	<ol style="list-style-type: none"> Where feasible, Pods C and D shall be oriented toward community plazas to activate the pedestrian environment. Where feasible, entrances to buildings in Pod E shall face sidewalks and/or pedestrian circulation areas (i.e., sidewalk connections, plaza space, civic space, etc.) . Entrances to Pod A will face pedestrian connections. Entrances to Pod B shall face the community plaza while meeting building front transparency requirements along 39th Avenue.
Window and door area shall be provided along ground floor facades to provide pedestrian interest.	<ol style="list-style-type: none"> Aside from where residential is located on the first floor, Pods C, D, E and F building front minimum transparency standards by maximum front facade length in feet: 20 feet- 25%; 30 feet- 30%; 40 feet- 40%; 60 feet- 55%; 60 feet and over - 60%. Buildings in Pods A, B, and I shall meet the above minimum standards on the side facing the Community Plaza and shall meet 2/3 the above minimum standards on the side facing 39th Avenue.
Front building facades in Pods C, D and E shall extend the entire front building setback except for spaces dedicated to entrances, pedestrian corridors, landscape, and other amenities. Pods A and B will meet reduced standards for facade line.	<ol style="list-style-type: none"> Gaps left in the building facade to accommodate courtyards for cafes and gardens shall be enclosed by garden wall or decorative fencing of 3 feet in height except for entrances. Decorative fencing or garden walls shall be incorporated into landscape plans for areas adjacent to pedestrian corridors in Pods A and B. Breaks in the fencing and/or walls shall correspond to pedestrian connections. Facade extensions along 39th Avenue will meet a minimum of 60% including fences and garden walls.
Courtyards may be created by side yard setbacks.	<ol style="list-style-type: none"> Courtyards may extend a maximum of 15 feet along the building front setback line. Each must be enclosed (except for entrances) by a garden wall, fence or landscape line. The streetscape materials must be extended over the surface of the courtyard. Courtyards must not extend through to the rear setback line but must be enclosed on three sides by building, landscaping, elements of street furniture or walls to create a sense of enclosure.
Upper floor overhangs, balconies and vertical structural supports, canopies, awnings, entry roofs and architectural features are encouraged.	<ol style="list-style-type: none"> Listed features may encroach into the setback. Roof elements may extend up to 3' past the setback line.

<p>Non-Residential Building Signs</p>	<ol style="list-style-type: none"> 1. Signs shall be affixed to the front facade of the building. 2. Maximum size is 24 square feet. 3. Signs shall not extend above the second floor eaves line. 4. The height of letters, number shall not exceed 10 inches. 5. Secondary signs of up to 10 square feet are permitted on any side or rear entrance open to the public or used for deliveries. 6. Directional signs of up to 4 square feet are allowed and must be placed above or adjacent to the entrance leading to the advertised business. 7. Projecting signs (installed perpendicular to the building) may be installed as long as the surface of the sign does not exceed 8 square feet and the other requirements for the primary sign are met. This sign would be permitted in place of not in addition to the primary wall mounted sign. 8. Painted window or door signs are allowed as long as the area of the sign does not exceed four square feet and the height of the letters and numbers does not exceed 4 inches. Limit is one sign per business. 9. Awning signs are allowed as long as the sign area is no more than 24 square feet. This sign would be permitted in place of, not in addition to, the primary wall mounted sign. 10. Each business is permitted one sign or light post mounted sign in place of the directional sign. Such signs must be in keeping with the design of the sign post or light post and be consistent with the architectural character of the street furniture. 11. Hanging signs of up to 2 square feet which are attached under awnings or canopies are permitted in place of the directional sign. 12. In addition to the above, restaurants and cafes shall be permitted a wall mounted display featuring the actual menu or specials. The display shall be contained in a shallow case and clearly visible to pedestrians. It must be attached to the wall near the main entrance and shall not exceed a total area of 2 square feet. It may be lighted. 13. Building signs in Pods A, Band I shall exceed the size permitted by the requirements of the Land Development Code but may be additionally regulated by development covenants.
<p>Residential Building Signs</p>	<ol style="list-style-type: none"> 1. Residential building signs will comply with the City of Gainesville Land Development Code Article IX in effect at the time of PUD approval.
<p>Free-standing Signs</p>	<ol style="list-style-type: none"> 1. The development may be allowed three free-standing signs along the N.W. 39th Avenue frontage. The maximum height may not exceed fourteen (14) feet. The maximum width may not exceed fifteen (15) feet. Signage shall be allowed as follows: 75 square feet sign face area for two (2) primary frontage entrance signs; 60 square feet sign face area for a third primary frontage entry sign. Free-standing signs shall be separated by a minimum of 50 feet.. 2. Two secondary free-standing signs shall be permitted along N.W. 51st Street. The maximum height of the sign shall be 8 feet. The maximum width may not exceed twelve (12) feet. The maximum size of the sign face area shall not exceed 50 square feet. 3. Identification signs shall be permitted at entries for residential developments at a size of 50 square feet sign face area for the primary entry and 30 SF for additional entries. 4. The leading edge of all free-standing signs shall maintain a setback of ten (10) feet from the property line or back of sidewalk provided the sign does not obstruct a vehicular line of sight.
<p>Prohibited Signs: Certain signs interfere with the pedestrian scales and quality of the development and will not be allowed.</p>	<ol style="list-style-type: none"> 1. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting, plastic panels or rear-lighting are prohibited. 2. Signs may not be installed on roofs, dormers and balconies, penthouses or parapets.

TABLE 3: GENERAL STANDARDS AND CONDITIONS **2023-615A**

USES	STANDARDS
Storage Buildings Standards	
The exterior wall of the outer storage building will be constructed of split faced block. Its roof will be pre-formed metal.	<ol style="list-style-type: none"> 1. The maximum height of self-service storage buildings shall be one story, not to exceed 10 feet in height above finished floor elevation; roof pitch may exceed that height. Will be designed with architectural relief a maximum of every 50 linear feet. 2. The self-service storage facility shall be designed in a "U" configuration, with storage doors facing the interior courtyard, or with all storage doors facing internal hallways, or in some other manner such that all storage doors face internally to the facilities. No such opening shall be visible off-site or from within the development. 3. The roof of the exterior units on the east and north sides of the building will slope inward so as not to be visible from the ground to the outside. 4. There will be no entrance or exit or other break in the outside wall along the east or north sides. 5. The resident manager office/apartment may be two stories but will not be located along the northern 2/3s of the eastern wall or along the northern walls of the building.
The storage operation will be conducted in a manner which ensures compatibility with the adjacent residential use.	<ol style="list-style-type: none"> 1. Electrical receptacles shall not be provided within any storage units. 2. Storage units will be a maximum of 20 feet deep and 20 feet wide. 3. No noxious odors or obnoxious noises will emanate from the site. 4. The storage units will be used for the purpose of storing personal and business materials only. 5. In order to encourage a pedestrian scale and avoid the storage of unsafe or visually obtrusive goods, the maximum size of any one unit shall not exceed 400 square feet. The following activities shall not be permitted within the self-service storage facility: storage of hazardous materials, habitation of units, music rehearsal studios, auctions, flea markets, other sales activities, service, repair, fabrication, or transfer/storage businesses, operation of power tools, any activities which generate odor, noise, fumes, vibration, or dust of a nuisance level. All storage shall be within completely enclosed buildings. Only dead storage shall be permitted. 6. No bathroom facilities will be installed in any storage unit 7. The outside wall will not be lit on the north or east sides. 8. A wood fence will be extended from the wall to connect to the fence on the south side of the Bellamy Forge property. Another wood fence, to be maintained by Magnolia Parke, will be installed along the east property line from the fence along the south property line of Bellamy Forge to the north border of the Bellamy Forge property. 9. The storage building will not extend northward beyond the north fence of the Bellamy Forge tennis courts. 10. The storage building will be set back a minimum of 50 feet from the east property line. 11. The 50-foot eastern setback may contain a drainage swale and landscaping replanted to create a drainage and vegetative buffer. 12. The maximum hours of operation shall be Monday-Friday 6:30 AM - 7:00 PM, Saturday 7:00 AM-7:00PM, Sunday 10:00AM-5:00 PM. 13. Closed circuit video will be installed for security. 14. Any trash receptacles shall be interior to the self-service storage. 15. Highway style guardrail, chain-link fencing, or barbed wire or razor wire are prohibited
Garbage Collection	Garbage collection, recycling and other utility areas shall be screened around their perimeters, with enclosures of wood, brick or decorative masonry, or by brick walls; with a minimum height of 7 feet, and shall extend on 3 sides of such an area, where applicable, with a gate or door on the fourth side. Such a wall shall be capped on 3 sides, where applicable.

Fencing	Fences shall not be more than 4 feet high where they abut a public right-of-way. Solid board fences shall not be permitted. Walls and fences shall comply with the building standards contained in the PD Report, which shall be architecturally compatible with the style, materials, and color of buildings.
Wetlands and Stormwater Management	<p>The removal, fill or disturbance of wetlands shall be in accordance with the requirements of the St. John's River Water Management District and the City's Comprehensive Plan and Land Development Code.</p> <p>Sufficient area must be provided for the stormwater management basins. If it is determined by the Public Works Director that additional area is needed, then provision of additional off-site property by the owner/developer or a PD amendment shall be required.</p> <p>The stormwater management system shall be designed so that there is not an increase in the pre- development rate and volume of run-off for the 25 year critical duration storm event in the post- development conditions.</p> <p>Amendments to floodplain elevations must be in accordance with the City of Gainesville Flood Control Ordinance and the Federal Emergency Management Agency (FEMA) regulations.</p>

TABLE 3: GENERAL STANDARDS AND CONDITIONS 2023-615A

USES	STANDARDS
Transportation Issues	<p>An ingress and egress easement shall be provided between Pod G and Pod I. No direct access into Pod I from NW 39th Avenue shall be permitted.</p> <p>The extension of N.W. 51st within the PD shall be designated and constructed by the petitioner in such a manner as to accommodate the future connection of N.W. 42nd Lane within the Huntington Development.</p> <p>Sidewalks shall be provided by the developer at his or her own cost and expense, from the public sidewalks along N.W. 39th Avenue to all buildings fronting N. W. 39th Avenue and from all vehicular entrances to the development. Sidewalks shall be provided from all vehicular entrances.</p> <p>Crosswalks shall be provided where necessary and appropriate and in the general location shown on the PD Layout Plan. The exact location of the crosswalks shall be determined at development plan review. Crosswalks shall be of a safe and efficient design as determined by the Public Works Department and shall be distinguished by grade, texturing or paint, consistent with the standards contained in the PD Report.</p> <p>Sidewalks shall be provided in the general location as shown on the PD Layout Plan. The exact location of sidewalks shall be determined at development plan review.</p>
Development Schedule	<p>Pod G, if developed with a self-service storage use, shall be issued a building certificate of occupancy only after a certificate of occupancy has been issued for a minimum of: 1) one building in Pod A; 2) two buildings in Pod B; and 3) 15,000 gross square feet of gross floor area including residential development in Pod C.</p>
General Provisions	<p>All streets within the PD shall be private and shall be identified by street numbers with reference to 39th Avenue and 51st Street.</p> <p>Unless otherwise provided for in this ordinance, the subject property shall be regulated by the Land Development Code and must comply with all applicable regulations.</p> <p>At the time of development plan review, a tree survey shall be provided. Tree mitigation required for removal of regulated trees as defined in the LDC shall be calculated per individual Pods and shall meet Sec. 30-8.7 LDC requirements. If there is insufficient space within an individual Pod to plant all required mitigation trees, then those mitigation trees that do not fit and are in addition to other code requirement plantings may be planted within any other Pod within the PD. These mitigation trees shall only provide mitigation credit to the original Pod they serve, and if removed by future development would need to be replaced 1:1.</p> <p>Parking lot layout, landscaping, buffering and screening shall avoid spill-over light onto adjacent properties, in particular residential properties.</p>

TABLE 4: USES

2023-615A

SIC	Uses	Conditions
	Residential (maximum 400 total units)	15 du/a in Pod G
	Residential use buffer	
	Compound uses	
	Any accessory uses customarily and clearly incidental to any principal use	
	Family day care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Eating places	Including outdoor cafes as either principal or accessory uses. Excluding adult entertainment establishments as defined by City of Gainesville Code of Ordinances. Drive-throughs are allowed as accessory to an eating place consistent with Condition 13 in the PD ordinance.
	Places of religious assembly	
	Repair services for household needs	As defined in Article II
	Bed and breakfast establishments	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with Article VI
GN-078	Landscape and horticultural services	
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger service	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	
GN-482	Telegraph and other message communications	

TABLE 4: USES

2023-615A

SIC	Uses	Conditions
GN-483	Radio and television broadcasting stations	Excluding freestanding towers
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
MG-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	
GN-533	Auto and home supply stores	Excluding garage and installation facilities
MG-56	Apparel and accessory stores	
MG-57	Furniture, home furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963), fuel dealers (IN-5983); including liquor stores (IN-5921), limited to 2,000 square feet and excluding onsite consumption; inside storage for all uses
Div.H	Finance, insurance and real estate	Excluding cemeteries (IN-6553). <u>Drive-throughs are allowed as accessory to a financial institution consistent with Condition 13 in the PD ordinance.</u>
MG-72	Personal services	Excluding funeral services and crematories, and linen
Mg-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified
GN-752	Automobile parking and parking structures	Associated with uses located in development
MG-76	Miscellaneous repair services	Excluding GN-769
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports GN-794
MG-80	Health services	Including nursing and intermediate care facilities, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Education services	Private schools, in accordance with Article VI of the City land development regulations, Chapter 30

SIC	Uses	Conditions
MG-83	Social services	Including day care centers as defined in, excluding residential care rehabilitation centers, halfway houses, social service homes, and residences for the destitute people defined in Chapter 30 of the City of Gainesville Code of Ordinances
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding (IN-8734) testing laboratories and (IN-8744) facilities support management services
Div. J	Public Administration	
MG-89	Services, not elsewhere classified	
	Alcoholic Beverage establishments	Allowed in Pods C and D only. 3000 square feet maximum per establishment, excluding drive-throughs.
	Rooming houses and boardinghouses	
	<u>Self-service storage</u>	<u>In accordance with the Magnolia Parke PD standards.</u>