

Heritage Investments Group of Gainesville, LLC SsCPA & Rezoning

PB-12-165 LUC

PB-12-166 ZON

PB-12-171 TCH

City of Gainesville

City Commission

May 2, 2013



CAUSSEAU, HEWETT, & WALPOLE, INC.

Civil **Engineering** Land **Surveying** Land **Planning** Construction Engineering **Inspection**

Public Notification



Focused on Excellence
Delivered with Integrity

MEMORANDUM

TO: Neighbors of the 700 Block of SW 5th Avenue PN 12-0365
FROM: Craig Brashier, AICP
DATE: Wednesday, November 14, 2012
RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, and Walpole, Inc. will hold a neighborhood workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a site located on Alachua County Tax Parcels 13431-000-000 and 13432-000-000. The proposed changes will amend the Future Land Use category from Residential High-Density (RH) to Urban Mixed-Use 2 (UMU-2) and the Zoning district from Residential High-Density (RH-1) to Urban Mixed-Use 2 (UMU-2).

Date: Thursday, November 29, 2012

Time: 6:00 p.m.

Place: The Alachua County Library Headquarters, Foundation Room
401 East University Avenue
Gainesville, FL 32601

Contact: Craig Brashier, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposal's nature and to seek comments. We look forward to seeing you at the workshop.

www.gainesville.com

TEACHERS: Awards are 'well deserved'

Continued from IB
 dealerships, said the goal is to support teachers. "They are one of our most valuable assets," he said.
 April Griffin, chair of the Alachua County School Board, said the honor teachers received was well-deserved. "They don't get enough thank-you and recognition," she said.
 Emma Lipsky, who teaches third grade at Stephen Foster Elementary, said it was a special honor because of the kind words she received from her students. "The students are why I'm here," she said.

Contact Joy Fleisch at 352-338-0100 or joy.fleisch@gainesville.com.

Teachers appreciated

Here is the list of Gainesville's 2012 Teacher Appreciation Award recipients:
Alachua Elementary: Katie Estelita, fourth grade
Archer Elementary: Dawn Bowers, first grade
Bishop Middle: Cindy Duray, reading and language arts
Buckhead High: Martin Rother, chemistry
Calle Elementary: Laura Vanickie, third grade
Deval Elementary: Bryan Lopez, third grade
Eastlake High School: Ann Hildebrand, first grade
J.J. Flavin Elementary: Emily Merida, fourth grade
Fort Clarke Middle: Shana Dyer
Gainesville High: Stephen Foster Elementary, Emma Lopez, 3rd grade
Greenwood Middle: Kelly Corbett, science teacher
Green Springs Elementary: Carolyn Cary, fourth grade
Northshore Jr./Sr. High: Elizabeth Teese, math, technology and journalism
Hidden Oak Elementary: Jennifer Goin, second grade
High Springs Elementary: Jessie Michael, fourth grade
Horizon: John Hernandez, fourth grade
Idylwood Elementary: Sandy Powers, first grade
Idylwood Middle: Lynn Sanchez, second grade
A. Quinn Jones Center: Susan Hutchings
Kanawha Middle: Amy Storch
Lake Forest Elementary: Amanda Hoogstra
Skidaway Lanier Center: Cassandra Anderson
Lincoln Middle: Johanna Fock, second math
Littlewood Elementary: Denise VanValk
Madisonbrook Elementary: Dawn Moore, second grade
Mcabee Middle: Amanda Rose, first-year teacher
75th Park Middle: Michele Elementary
Sunny Hill Elementary: Jake Williams
Westwood High: Darcy Wells
Wolfson Elementary: Lily Finland, first grade
Woodward: Olivia King
Old View Middle: Barbara Brock
Rainwater Elementary: Rob Stenk
Santa Fe High School: Kate Binn, band director
Shell Elementary: Lynn Emmerich
Talbot Elementary: Kaita Malinowski
Terrillville Elementary: Evelyn Jackson
Waldo Elementary: Dana Faler
Westwood Middle: Curtis Erickson, seventh grade science
Wiles Elementary: Cheryl Ferguson
Williams Elementary: Anna Spring

PARKER: She was praised for being ready to listen
Continued from IB
 she said in an interview earlier in the day. "We are five people privileged to decide for all the citizens."
 In late 2007, Parker joined the commission without opposition to finish a year left on an unexpired term. The next year, she won election to a full four-year term. City commissioner is one in the long list of roles she has held in life. Some others include widowed, single mother, co-occurring officer, caretaker to her mother and other family members and an involved citizen. "I have always been a take-charge person," she said.
 Some 50 years ago, Parker's husband, a Columbus, Ohio, police officer, died in a flash flood while fishing. At the time, she had a young child and was seven months' pregnant. With \$50 in the bank, she got work in the criminal justice and jail system to support her family and rose to the rank of sergeant before retiring in 1978.
 A few years later, she moved to Gainesville and then Archer, where she reunited with and took care of the mother who had left her family when Parker was only 7. Her mother passed away and then, in 2002, her last living brother died. It was then that Parker decided to honor. Just as Lopez talked Parker into attending meetings, it was Lopez who talked her into filling the vacancy on the commission in late 2007, Lopez said Parker turned out to be an "excellent" commissioner — ready to listen to the citizens while always voicing her own opinion on issues.
 Mayor Frank Ogborne recalled that Parker's hard work in helping to secure grant funding for the renovation of the city's community center included delivering grant documents to Tallahassee in person. Ogborne described Parker as a "woman who has given freely of her time, her wisdom and her energy with no expectation of anything in return." Parker would not call "Timothy" retirement but a "change of position." She said she plans to remain involved in city government and continue attending commission meetings.

DIABETES: Childhood obesity a factor
Continued from IB
 enough exercise," said Kathryn A. Parker, the program manager for diabetes education and nutrition therapy at UF's Shands. The pancreas produces insulin, a hormone that regulates the body's blood-sugar level. "Your pancreas has only so much insulin that it will produce. If you take in too many calories, the body wears out its 'pitching machine,'" said Parker, who compares the body's production of insulin to a baseball pitcher's capacity to pitch over a lifetime. The pitcher has to take periodic breaks just like the pancreas, Parker said.
 But people who have grown up "paper-sipping" are now being diagnosed with diabetes. "We're beginning to see the results of childhood obesity," Parker said. "This isn't an endocrine problem. It's a lifestyle problem."
 At the screening, Parker displayed blood vials filled with sugar to show how much sugar is in a 12-ounce soda. While the tactic has worked to discourage people from certain dietary choices, Parker puts more emphasis on exercise for diabetes prevention. "People who exercise use their insulin very efficiently," Parker said.
 "Exercise is the elixir. You don't have to run a marathon. Just get up and move a little under age 10, Schatz said. UF researchers are on the forefront of trying to understand what to get screened for and prevention of Type 1 diabetes and will present some of their recent findings Friday morning at the Health Professionals/Nursing/Pharmacy
Diabetes Awareness Week events
TODAY
 11 a.m.-2 p.m.: Screening at Shands UF Antium, 1000 Archer Road.
 11 a.m.-4 p.m.: At Student Health Care Center, 280 Frick Ave.
 5:30 p.m.: World Diabetes Day lighting of UF Century Tower
THURSDAY
 11 a.m.-2 p.m.: Screening at UF Shands Family Medicine at Main Street Clinic, 1707 N. Main St.
FRIDAY
 9 a.m.-noon: Research and Patient Care presentation, HPOF Complex, Room G-103, 1225 Center Drive.
 8 a.m.-2 p.m. and Saturday 9 a.m.-noon: Racecar driver Ryan Reed, who has Type 1 diabetes, will meet fans and show people his Ford Focus simulator show at Crick between Health Professionals/Nursing/Pharmacy Complex and the Biomedical Sciences Building.
Obituary information
 All obituaries are paid notices and are placed by the funeral home or crematory handling the arrangements as a service to the family.
EYECARE EXPRESS
 375-6133
 OPEN SATURDAYS!
 Corner of HW 19th St & 6th Ave. Near Publix.
 For more information: 352-338-0100 or 352-338-3131
 www.gainesville.com
 Fax: (352) 338-3131
PUBLIC NOTICE
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 Contact: Craig Brashier, AICP
 Phone Number: (352) 331-1976

HEARING BEFORE CITY PLAN BOARD DECEMBER 3, 2012
 The Plan Board of the City of Gainesville, FL will discuss the following item at a Public Hearing scheduled on Monday, December 3, 2012 starting at 6:30 P.M. or as soon thereafter as may be heard, in the City Hall Building, 1st floor City Commission Auditorium, located at 200 E. University Avenue, Gainesville, FL. FOR INFORMATION CALL 352-334-5022.

Petition No. PB-12-134 CPA
 City Plan Board. Amend the City of Gainesville Comprehensive Plan Future Land Use Element to change the permitted uses in the Industrial and Public Facilities land use categories.
 "If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceeding, and for such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."
 PERSONS NEEDING SPECIAL ACCOMMODATION SHOULD CONTACT THE EQUAL OPPORTUNITY DEPARTMENT AT 352-334-5001 (TDD) 352-334-5002 (VOLUME) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.
 Prepared by the Planning Dept. - US Section November 2012

COUNTY: Opts out of septic inspection
Continued from IB
 using interest revenue from the CHOICES fund was diminished by county Manager Richard Drummond called it economically unviable. Cue Tran, a 28-year-old University of Florida doctor, visited and former Fla.Mist program coordinator, said she was excited to see local government support an important public health effort. "It's such a unique opportunity," she said. "And everyone sees the value in it."
 The commission also voted unanimously Tuesday to opt out of a state health system inspection program that would have required tank inspections and a coinciding pumping out of their systems.
 Draddy's regular commission meeting was the last for Commissioners Paula DeLaney and Winston Draddy, who will be replaced by incoming board members Robert "Hank" Hinchinson and state Rep. Charles S. "Chuck" Chester IV when they are sworn into office on Nov. 20.
 Both received engraved gifts for their service, including the traditional gift of a gavel for DeLaney as the outgoing chair. Draddy, who was appointed to the board in February as former Commissioner Rodney Long's replacement, said it was a challenging but rewarding experience. "I'll have my regrets, my greatest regret is really that we were not able to give the employees a raise, and I'm hoping the new commission will be able to do that," Draddy said.
 DeLaney, who was elected to the board in 2004 and before that served on the Gainesville City Commission and as mayor, thanked county staff across all departments for their support. "Service by local government has truly been the most exciting and educational experience of my life, and I am very proud to have had this opportunity," she said.
 Contact Morgan Watkins at 352-334-0309 or morgan.watkins@gainesville.com.

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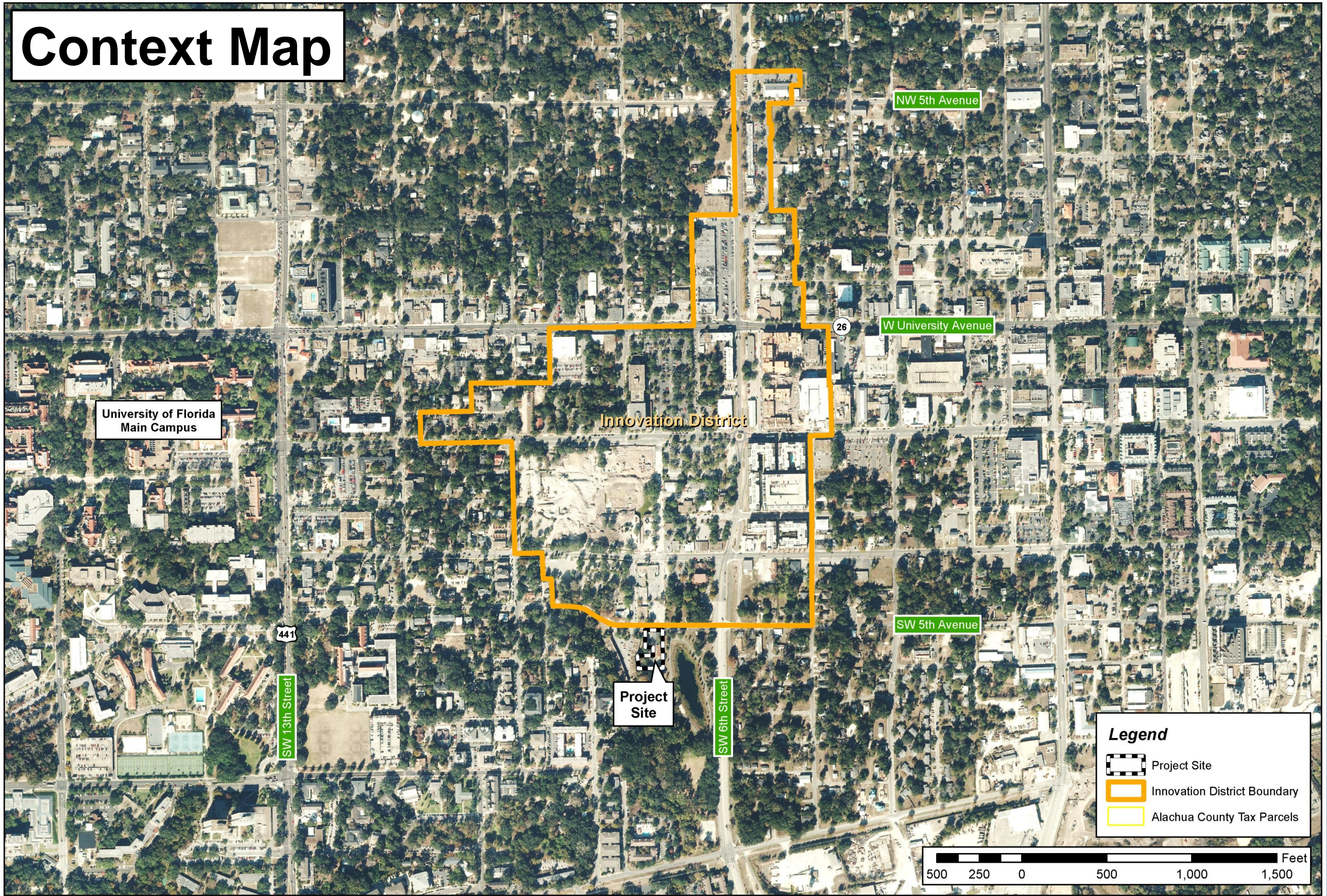
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Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976



Context Map

ILLUSTRATION 1A:
CONTEXT MAP



University of Florida
Main Campus

Innovation District

NW 5th Avenue

W University Avenue




SW 5th Avenue

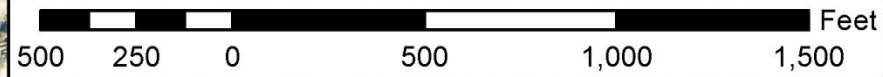
SW 13th Street

SW 6th Street

Project Site

Legend

-  Project Site
-  Innovation District Boundary
-  Alachua County Tax Parcels



Alachua County Tax Parcel #'s
13431-000-000 & 13432-000-000
Due Diligence



Prepared by: Employee 348
Projection: NAD_1983_StatePlane
Florida_North_FIPS_0603_Feet
Projection: Lambert_Conformal_Conic
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.568333
Standard Parallel 2: 29.000000
Latitude of Origin: 29.000000
GCS: North_American_1983
Date: October 1, 2012

Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning • CEI
132 NW 76th Drive, Gainesville, FL 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>



Aerial Map



ILLUSTRATION 1B:
AERIAL MAP

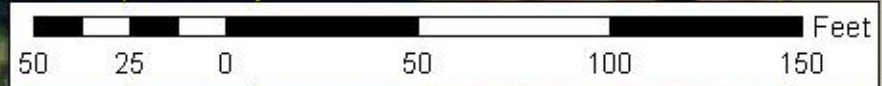
**Alachua County Tax Parcel #'s
13431-000-000 & 13432-000-000
Due Diligence**



Prepared by: Employee 343
Parcels: 140, 132, 340
Scale: 1" = 100'
Projection: UTM
Datum: NAD 83
Spheroid: GRS 1980
Datum Shift: 1100000
Zone: 18N
Units: Meter
Datum: NAD 83
Spheroid: GRS 1980
Datum Shift: 1100000
Zone: 18N
Units: Meter

Legend

- Project Site
- Alachua County Tax Parcels



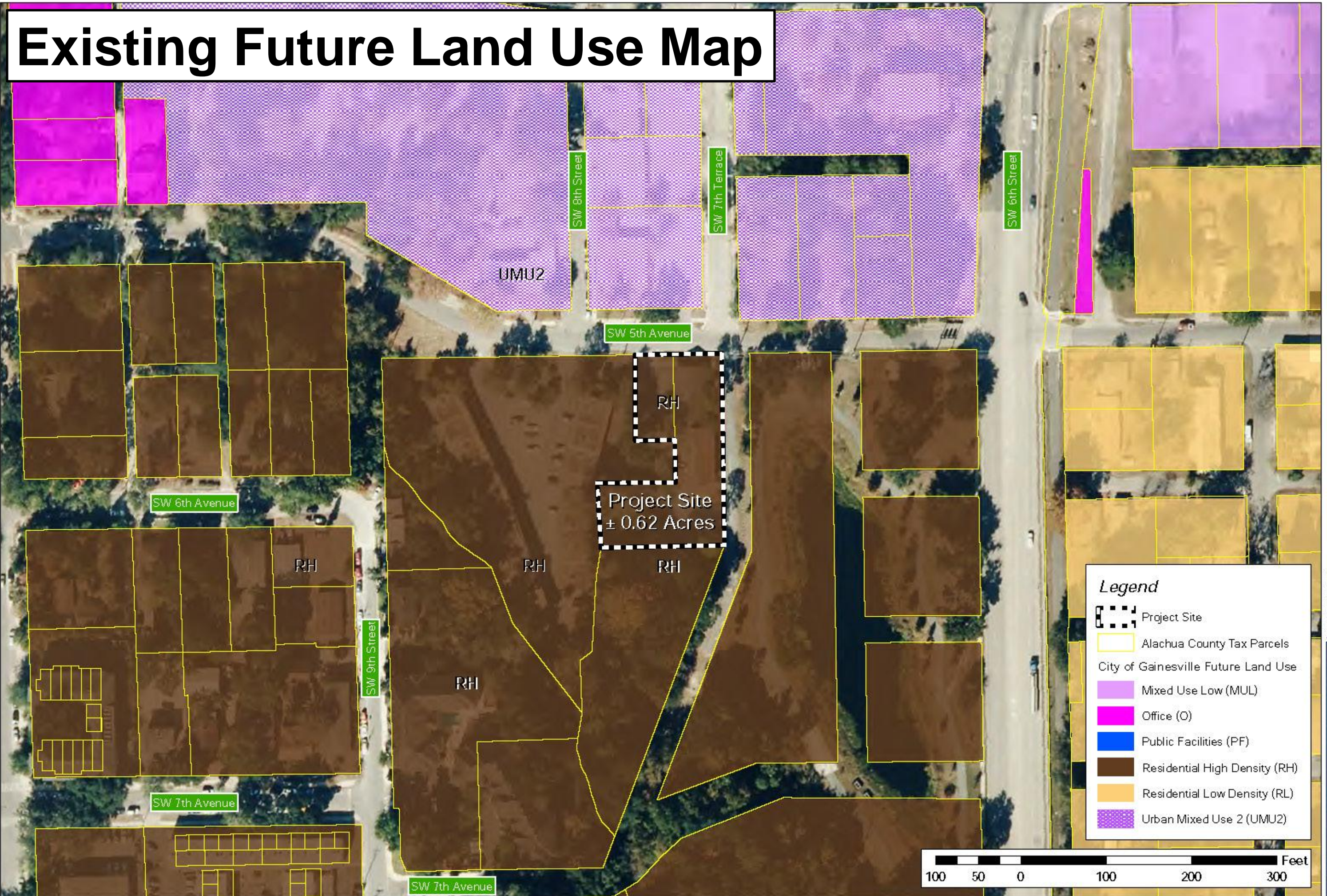
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File: L:\03\0077\JOB\03\0077\03\0077_18.mxd Date: October 1, 2017

Existing Future Land Use Map

ILLUSTRATION 2A:
FUTURE LAND
USE MAP



Alachua County Tax Parcel #'s
13431-000-000 & 13432-000-000
Due Diligence

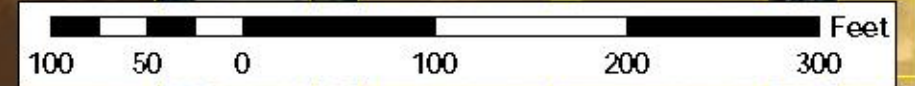


Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Future Land Use
 - Mixed Use Low (MUL)
 - Office (O)
 - Public Facilities (PF)
 - Residential High Density (RH)
 - Residential Low Density (RL)
 - Urban Mixed Use 2 (UMU2)

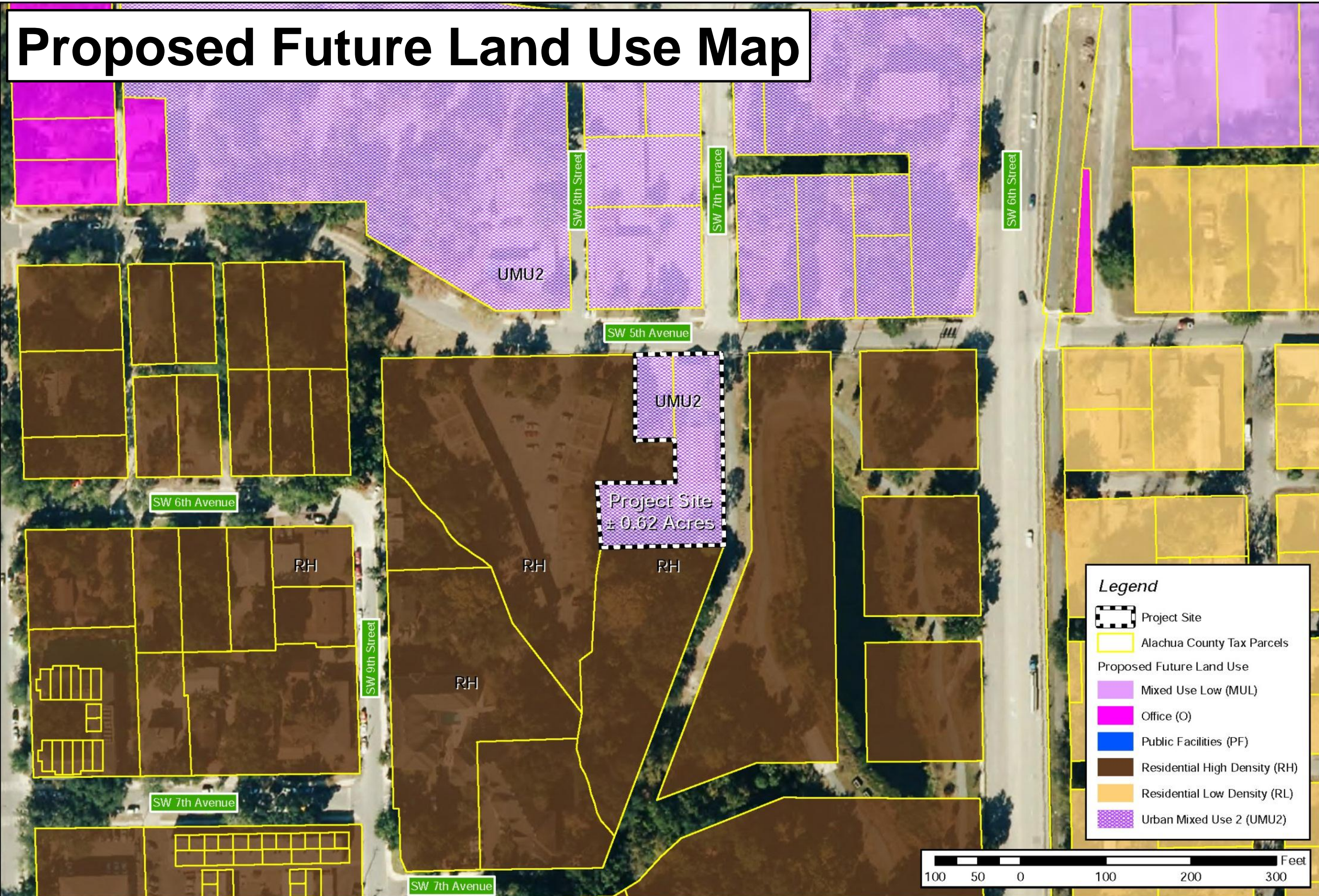
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Proposed Future Land Use Map

ILLUSTRATION 2B:
PROPOSED
FUTURE LAND
USE MAP

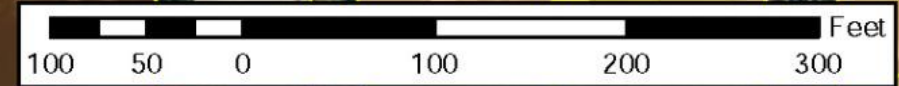


Alachua County Tax Parcel #'s
13431-000-000 & 13432-000-000
Ss-CPA & Rezoning



Legend

-  Project Site
-  Alachua County Tax Parcels
- Proposed Future Land Use
 -  Mixed Use Low (MUL)
 -  Office (O)
 -  Public Facilities (PF)
 -  Residential High Density (RH)
 -  Residential Low Density (RL)
 -  Urban Mixed Use 2 (UMU2)



Prepared by: Employee 348
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Florida_North_FIPS_0803_Feet
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Units: North_American_1983
Date: October 1, 2015

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File: I:\GIS\Projects\2015\0803\0803_C08.mxd

Existing Zoning Map

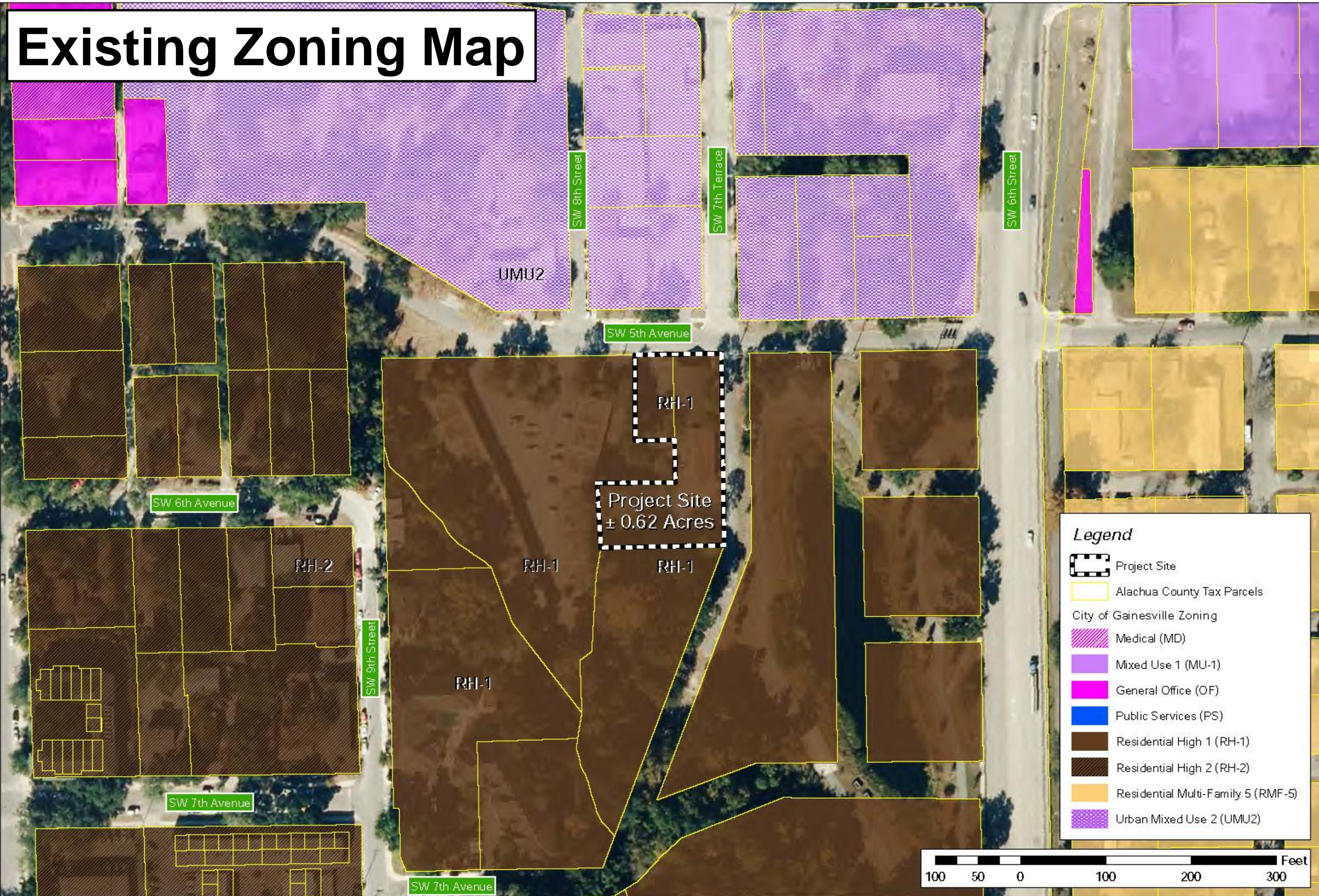
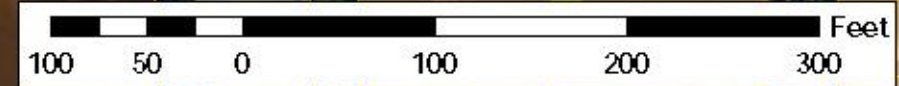


ILLUSTRATION 3A:
ZONING MAP

Alachua County Tax Parcel #'s
13431-000-000 & 13432-000-000
Due Diligence

Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Zoning
 - Medical (MD)
 - Mixed Use 1 (MU-1)
 - General Office (OF)
 - Public Services (PS)
 - Residential High 1 (RH-1)
 - Residential High 2 (RH-2)
 - Residential Multi-Family 5 (RMF-5)
 - Urban Mixed Use 2 (UMU2)



Prepared by: Employees 3/05
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Standard: 13431-000-000
Standard: 13432-000-000
Date: 03/05/05 10:00:00
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Proposed Zoning Map

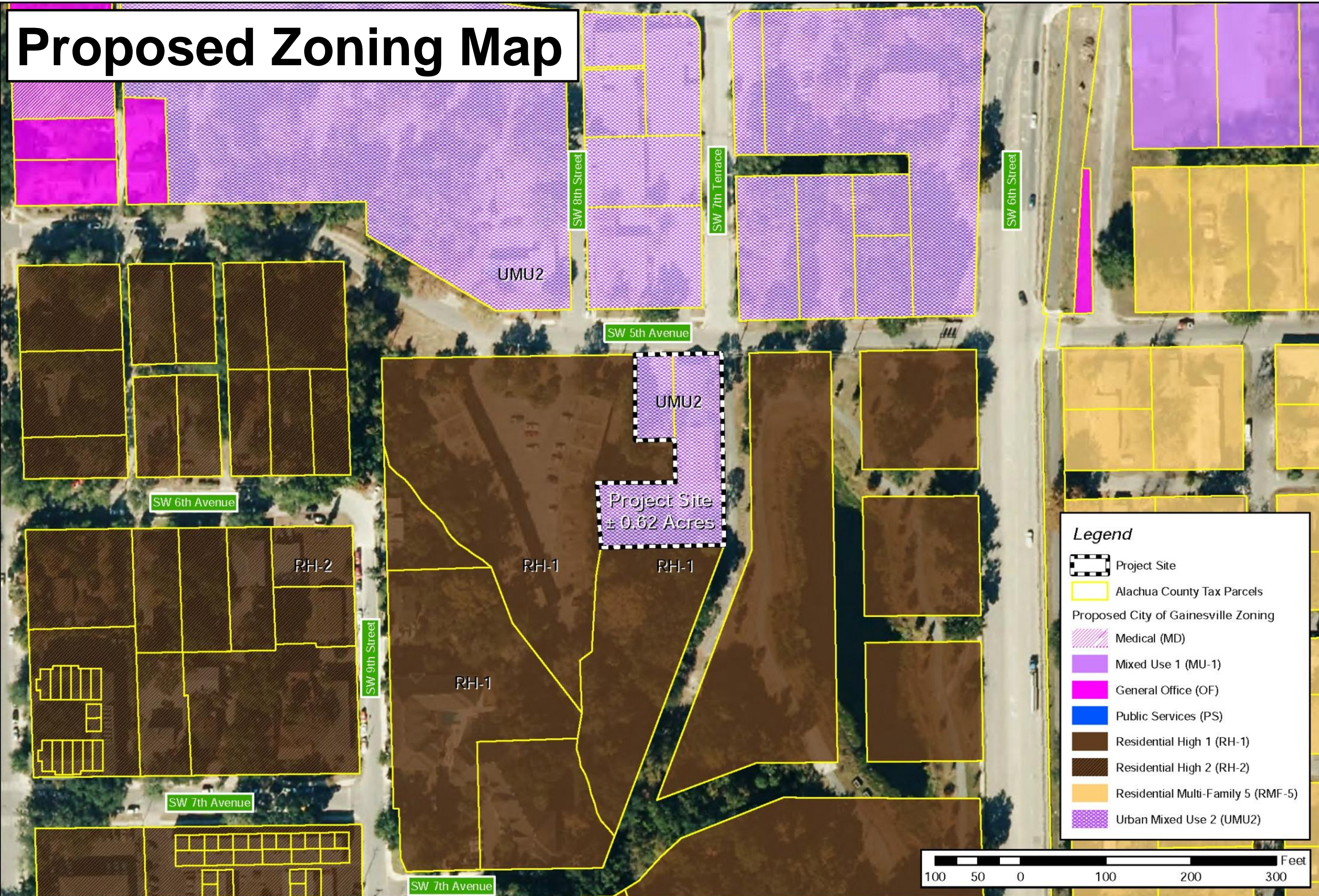
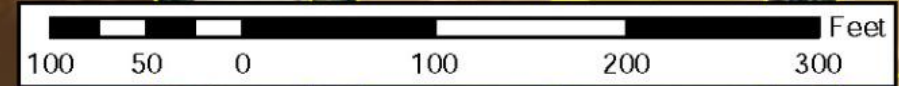


ILLUSTRATION 3B:
PROPOSED
ZONING MAP

Alachua County Tax Parcel #'s
13431-000-000 & 13432-000-000
Ss-CPA & Rezoning

Legend

- Project Site
- Alachua County Tax Parcels
- Proposed City of Gainesville Zoning**
- Medical (MD)
- Mixed Use 1 (MU-1)
- General Office (OF)
- Public Services (PS)
- Residential High 1 (RH-1)
- Residential High 2 (RH-2)
- Residential Multi-Family 5 (RMF-5)
- Urban Mixed Use 2 (UMU2)



Prepared by: Employee 348
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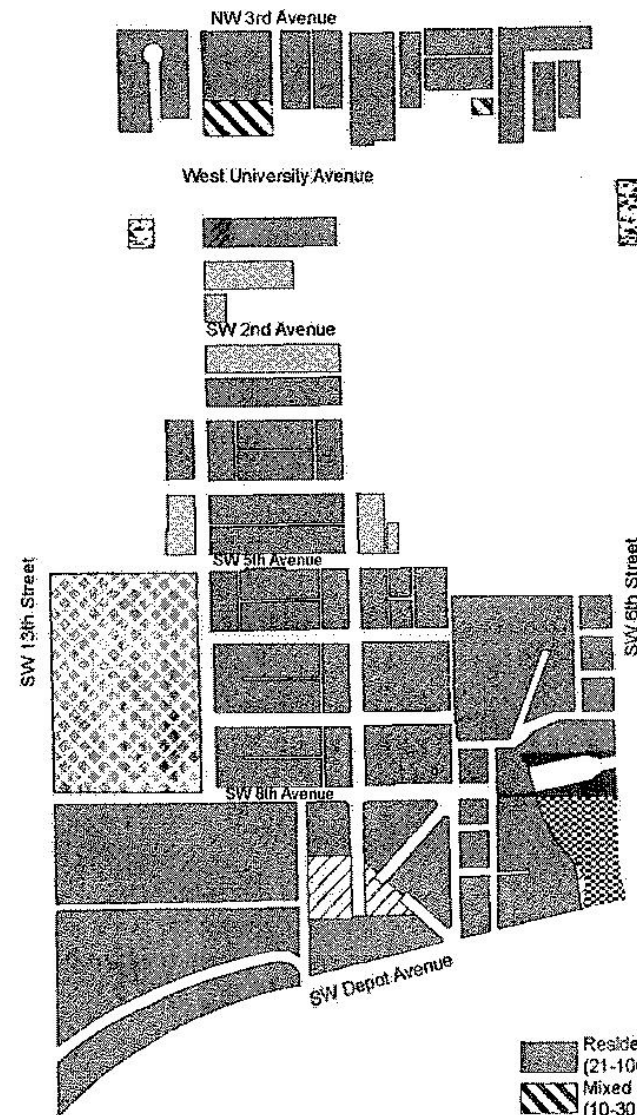
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University Heights Special Area Plan



Land Use and Building Type Matrix



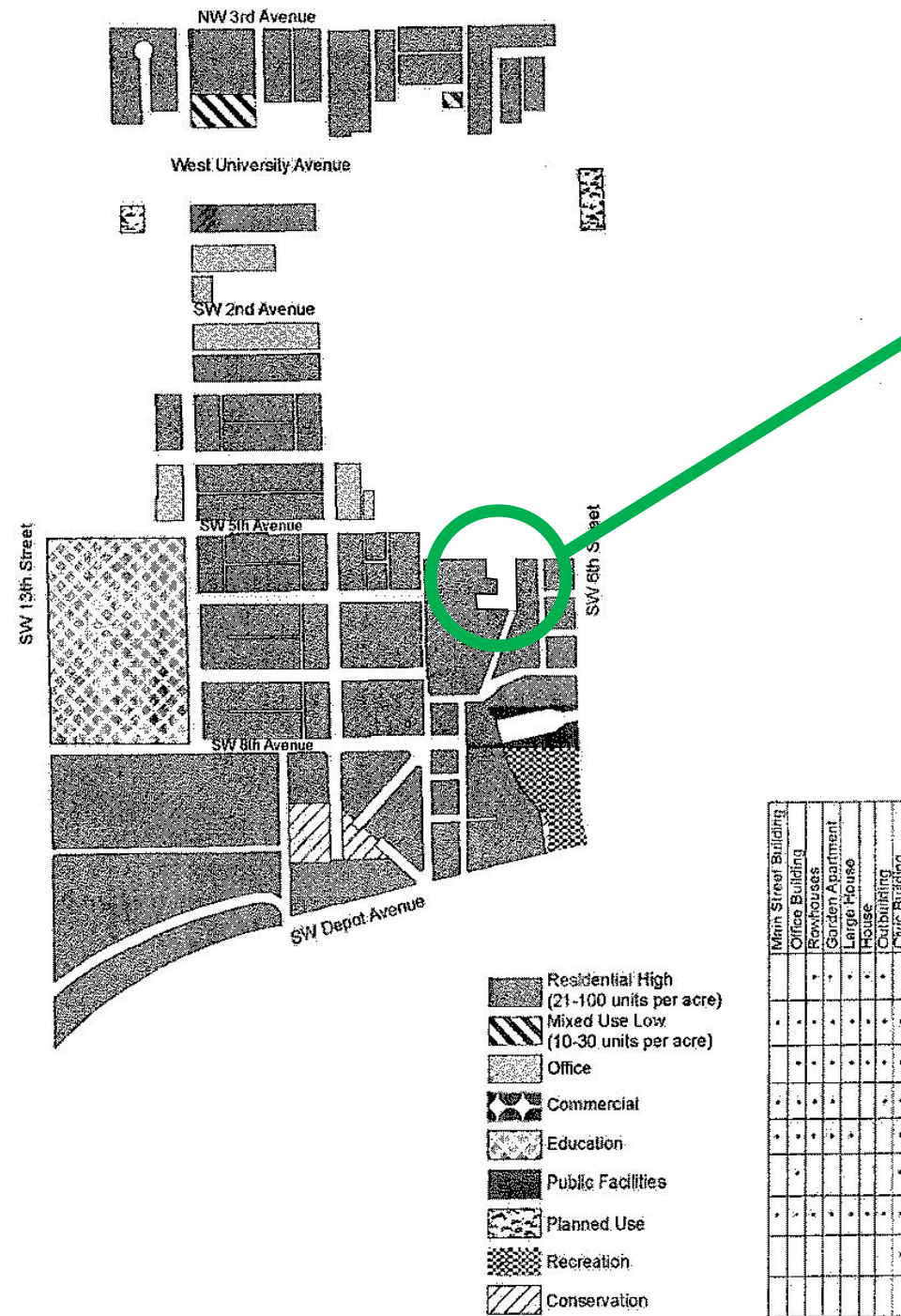
- Residential High (21-100 units per acre)
- Mixed Use Low (10-30 units per acre)
- Office
- Commercial
- Education
- Public Facilities
- Planned Use
- Recreation
- Conservation

	Main Street Building	Office Building	Rowhouses	Garden Apartment	Large House	House	Outbuilding	Chico Building
Residential High								
Mixed Use Low								
Office								
Commercial								
Education								
Public Facilities								
Planned Use								
Recreation								
Conservation								

University Heights Special Area Plan



Land Use and Building Type Matrix



Remove Parcels from the University Heights Special Area Plan

Justification



- Redevelop a vacant, boarded-up structure
- Positive example of infill development
- Supports the Innovation District's intended development pattern
- Enhance the aesthetics of the neighborhood
- UMU-2 development standards allow increased utilization of the site area

Heritage Investments Group of Gainesville, LLC SsCPA & Rezoning

PB-12-165 LUC

PB-12-166 ZON

PB-12-171 TCH

City of Gainesville

City Commission

May 2, 2013



CAUSSEAU, HEWETT, & WALPOLE, INC.

Civil **Engineering** Land **Surveying** Land **Planning** Construction Engineering **Inspection**