

# Neighborhood Meeting

090344D

for

International Brotherhood of Electrical Workers (IBEW)

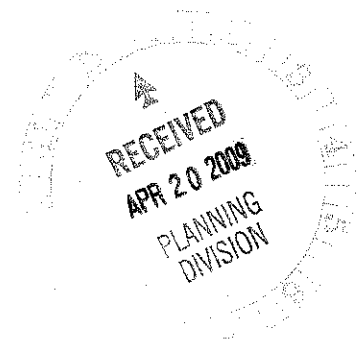
and

Gainesville Joint Apprenticeship Training Committee (JATC)

Gainesville, Florida

Date

April 20, 2009



**BROWN &  
CULLEN  
INC.**

CIVIL ENGINEERS  
and  
LAND PLANNERS

3530 N.W. 43<sup>rd</sup> Street  
Gainesville, FL 32606  
Phone: (352) 375-8999 Fax: (352) 375-0833  
E-mail: bci@brown-cullen.com

State of Florida Board of Professional Engineering  
Certificate of Authorization No. 8263

Stuart I. Cullen, P.E. (FL Registration No. 51337)

090344D

IBEW/JATC LEGAL DESCRIPTION

ENTIRE TAX PARCEL NO. 08314-000-000

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 20 EAST AND RUN NORTH 0 DEGREES 52 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER (SW 1/4) 940 FEET; THENCE RUN SOUTH 89 DEGREES 17 MINUTES 16 SECONDS WEST 25.9 FEET TO THE WEST RIGHT-OF-WAY OF N.W. 6th STREET, AND THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 00 MINUTES 44 SECONDS EAST ALONG SAID RIGHT-OF-WAY 280.0 FEET; THENCE RUN SOUTH 89 DEGREES 17 MINUTES 16 SECONDS WEST 501.18 FEET, THENCE RUN NORTH 1 DEGREE 07 MINUTES 44 SECONDS WEST 280.0 FEET, THENCE RUN NORTH 89 DEGREE 17 MINUTES 16 SECONDS EAST 501.65 FEET TO THE WEST RIGHT-OF-WAY OF N.W 6th STREET AND THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 20 EAST, GAINESVILLE, ALACHUA COUNTY. CONTAINING 3.22 ACRES, MORE OR LESS.

CPA & RE-ZONE AREA

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 20 EAST AND RUN NORTH 0 DEGREES 52 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER (SW 1/4) 940 FEET; THENCE RUN SOUTH 89 DEGREES 17 MINUTES 16 SECONDS WEST 25.9 FEET TO THE WEST RIGHT-OF-WAY OF N.W. 6th STREET, THENCE RUN SOUTH 89 DEGREES 17 MINUTES 16 SECONDS WEST 200.0 FEET, AND THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 00 MINUTES 44 SECONDS EAST 148.0 FEET; THENCE RUN SOUTH 89 DEGREES 17 MINUTES 16 SECONDS WEST 191.4 FEET, THENCE RUN NORTH 1 DEGREE 07 MINUTES 44 SECONDS WEST 148.0 FEET, THENCE RUN NORTH 89 DEGREE 17 MINUTES 16 SECONDS EAST 194.4 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 20 EAST, GAINESVILLE, ALACHUA COUNTY. CONTAINING 0.65 ACRES, MORE OR LESS.

RECORDED  
JAN 15 2009

090344D

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	Union Electrical Workers, Inc.
Address:	2510 NW 6 <sup>th</sup> Street Gainesville, Florida 32609-2946
Phone:	(352)376-7701 Fax: (352)376-9922
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

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

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

[Signature]  
Owner/Agent Signature

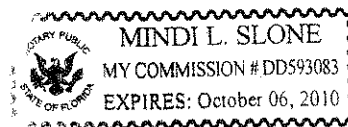
April 17 2009  
Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 17 day of April 2009, by  
(Name) Matt Meadows

[Signature]  
Signature - Notary Public

Personally Known  OR Produced Identification  (Type) \_\_\_\_\_



***See attached Comprehensive Plan Amendment and Rezoning Report for additional information.***

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

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

NO X YES \_\_\_\_\_

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

NO X YES \_\_\_\_\_

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

Redevelopment \_\_\_\_\_

Urban Infill X

Activity Center \_\_\_\_\_

Urban Fringe \_\_\_\_\_

Strip Commercial \_\_\_\_\_

Traditional Neighborhood \_\_\_\_\_

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

***See attached Comprehensive Plan Amendment and Rezoning Report.***

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

***See attached Comprehensive Plan Amendment and Rezoning Report.***

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

Roadways

Recreation

Water and Wastewater

Solid Waste

Mass Transit

***See attached Comprehensive Plan Amendment and Rezoning Report.***

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

NO \_\_\_\_\_

YES X (please explain)

***See attached Comprehensive Plan Amendment and Rezoning Report for additional information.***

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

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

A. What are the existing surrounding land uses?

Direction	Future Land Use	Zoning	Property Use
North	Residential Low Density, Office	RMF-5	Single Family Residences, Multi-family apartments (Bel-Air)
South	Single Family, Mixed Use Low	RSF-3, MU-1	Single Family Residences, Retail Lighting Gallery
East	Office	OF	Existing IBEW Office Building
West	Residential Low Density	RMF-5	Single Family Residences

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

NO X

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

*See attached Comprehensive Plan Amendment and Rezoning Report for additional information.*

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

Residential streets

Noise and lighting

*See attached Comprehensive Plan Amendment and Rezoning Report.*

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

NO X

YES \_\_\_\_\_ (If yes, please explain below)

PZ-09-46 LLC

090344D

RECEIVED  
 APR 20 2009  
 PLANNING  
 DIVISION

**APPLICATION - CITY PLAN BOARD**  
**Planning & Development Services**

<b>OFFICE USE ONLY</b>	
Petition No. <u>PZ-09-46, 47</u>	Fee: \$ <u>4290.00</u>
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 <input checked="" type="checkbox"/>	
Account No. 001-670-6710-1124 (Enterprise Zone) <input type="checkbox"/>	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) <input type="checkbox"/>	

Owner(s) of Record (please print)	
Name:	<b>Union Electrical Workers, Inc.</b>
Address:	<b>2510 NW 6<sup>th</sup> Street</b> <b>Gainesville, Florida 32609-2946</b>
Phone:	<b>(352)376-7701 Fax: (352)376-9922</b>
<b>(Additional owners may be listed at end of applic.)</b>	

Applicant(s)/Agent(s), if different	
Name:	
Address:	
Phone:	Fax:

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

**REQUEST**

Check applicable request(s) below:

<b>Future Land Use Map</b> <input checked="" type="checkbox"/>	<b>Zoning Map</b> <input checked="" type="checkbox"/>	<b>Master Flood Control Map</b> <input type="checkbox"/>
Present designation: <b>Conservation</b>	Present designation: <b>CON</b>	Other <input type="checkbox"/> Specify:
Requested designation: <b>Office</b>	Requested designation: <b>OF</b>	

**INFORMATION ON PROPERTY**

1. Street address: <b>2510 NW 6<sup>th</sup> Street, Gainesville, Florida 32609-2946</b>
2. Map no(s): <b>3650</b>
3. Tax parcel no(s): <b>08314-000-000</b>
Tax parcel No(s): <b>08314-000-000</b>
4. Size of property: <u>1.93</u> acre(s)

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

**Certified Cashier's Receipt:**

**PAID**  
 APR 20 2009  
 CK #1541



CIVIL ENGINEERS and LAND PLANNERS  
3530 N.W. 43rd Street • Gainesville, Florida 32606  
Tel. (352) 375-8999 Fax (352) 375-0833

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### Neighborhood Workshop Summary March 26, 2009

The neighborhood workshop for the International Brotherhood of Electrical Workers (IBEW) and Gainesville Electrical Joint Apprenticeship & Training Committee (JATC) Comprehensive Plan Land Use Amendment and Rezoning changes was advertised for March 26<sup>th</sup> at 6:00 pm at the IBEW offices and lodge. Stuart Cullen, P.E. of Brown & Cullen Inc. was in attendance to present the project.

Fourteen neighbors and project representatives attended the meeting. Stuart Cullen presented the existing Land Use and zoning and the proposed changes to the Comprehensive Plan and Zoning Map. In addition, Mr. Cullen described the future plans for the site and the reasons for requesting the changes. As part of the presentation Mr. Cullen informed the guests about previous discussions with City Staff, possible alternatives that were discussed, and the future processes that will be necessary to complete the development scheme. With support from the Client, the uses of the existing building and the future building were discussed.

Following the presentation, questions were requested. A neighbor asked a question regarding the timing of the development program, which was answered by Mr. Cullen. A neighbor asked what would be the expected traffic on NW 26<sup>th</sup> Avenue. Mr. Cullen discussed the number of parking spaces in the proposed parking lot and how the traffic impact would be calculated. A general discussion was held. After the question and answer session, Mr. Cullen stated that there will be several other neighborhood workshops and public hearings for the project, and solicited comments and attendance from all parties.

The neighborhood meeting was adjourned around 7:15 pm.

# SIGN-IN SHEET

090344D

IBEW - JATC

Neighborhood Workshop

Thursday, March 26th, 2009 6:00 PM

	<u>NAME</u>	<u>PHONE #</u>	<u>EMAIL ADDRESS</u>
1.	S. Jaishanker	393-8422	jaishanker@cityofgainesville.org
2.	PETER ELIAZAR	373-0212	eliazarus@gmail.com
3.	Richard Holmes	373-6759	richardholmespro@yahoo.com
4.	Amy Herbert	372-0676	
5.	John N. Herbert	372-0676	
6.	Michael Pellett	262-5111	mpellett@cox.net
7.	Larry Cogburn	904-358-7344	lcogburn@cogburnbras.com
8.	BILL FOLEY JR	904-981-0241	BFOLEYJR@MECOJAX.COM
9.	Shawn Graves	(352) 376-8375	gainesvillejatc@bellsouth.net
10.	Lauren Poe	352-871-0895	comm1p@cityofgainesville.org
11.	JOE SUGGS	(352) 494-1920	jsuggs@mecojax.com
12.	Pam Suggs	(352) 495-3568	SOUTHERNmomme69@uphoo.com
13.	Letcher Worley	352-376-8701	letcher-worley@IBEW1205.org
14.	Matt Meadows	352-376-7701	MattM1205@gmail.com
15.			
16.			
17.			
18.			
19.			
20.			



090344D

### **Neighborhood Workshop**

A Neighborhood Workshop will be held to discuss a Comprehensive Plan Amendment and Zoning Change for Tax Parcel #08314-0-0 and The International Brotherhood of Electrical Workers (IBEW) and The Joint Apprenticeship Training Committee (JATC), proposed zoning district is OF, Office.

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the Comprehensive Plan Amendment and Zoning change for the existing site while maintaining the existing lodge located at 2510 NW 6<sup>th</sup> Street, Gainesville, FL and to seek their comments.

Date: Thursday, March 26<sup>th</sup>, 2009

Time: 6:00 pm

Place: Union of Electrical Workers  
2510 NW 6<sup>th</sup> Street  
Gainesville Florida

Contact person: Stuart Cullen (352) 375-8999

Mailed – March 10, 2009

090344D

## PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Comprehensive Plan Amendment and Zoning Change for Tax Parcel #08314-0-0 and The International Brotherhood of Electrical Workers (IBEW) and The Joint Apprenticeship Training Committee (JATC), proposed zoning district is OF, Office.

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the Comprehensive Plan Amendment and Zoning change for the existing site while maintaining the existing lodge located at 2510 NW 6<sup>th</sup> Street, Gainesville, FL and to seek their comments.

The meeting will be held on Thursday, March 26<sup>th</sup>, 2009 at 6:00 P.M. at the existing lodge located @ 2510 NW 6<sup>th</sup> Street, Gainesville, FL.

Contact person: Stuart Cullen at (352) 375-8999

090344D

2B THE GAINESVILLE SUN WEDNESDAY, MARCH 11, 2009

### PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Comprehensive Plan Amendment and Zoning Change for Tax Parcel #08314-0-0 and The International Brotherhood of Electrical Workers (IBEW) and The Joint Apprenticeship Training Committee (JATC), proposed zoning district is: OF, Office.

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the Comprehensive Plan Amendment and Zoning change for the existing site while maintaining the existing lodge located at 2510 NW 6th Street, Gainesville, FL and to seek their comments.

The meeting will be held on Thursday, March 26th, 2009 at 6:00 P.M. at the existing lodge located @ 2510 NW 6th Street, Gainesville, FL.

Contact person: Stuart Cullen at (352) 375-8999

