



Gardenia Garden Apartments SsCPA & Rezoning

City of Gainesville City
Commission
July 18, 2013



CAUSSEAUX, 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 Gardenia Garden Apartments
FROM: Craig Brashier, AICP
DATE: Friday, January 25, 2013
RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, and Walpole, Inc. (CHW) will hold a neighborhood workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a site located on a portion of Alachua County Tax Parcel 10970-000-000. The proposed changes will amend the Future Land Use category from Residential Low-Density (up to 12 units/ac) to Residential Medium-Density (8-30 units/ac) and the Zoning district from Residential Low-Density (RMF-5) to Multiple-family Medium Density (RMF-7).

Date: Monday, February 11, 2013
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.

Expert: Students' race, socioeconomic status not factors in teacher ratings
TALLAHASSEE — Studies show students' race and socioeconomic status have virtually no correlation with their teachers' performance evaluations scores, a top Florida education official said in a legislative panel Thursday.

Family Resource Festival Saturday
The annual Family Resource Festival will be held at City College, 2001 NW Fourth Blvd., from 9 a.m. to 2 p.m., with registration starting at 8:30 a.m.

Man gets two life sentences in molestation case
A convicted sex offender accused for an assault against a child in his home in the 1980s was sentenced to two life sentences in a case that shocked the community.

Female inmates join Paws on Parole program
The Paws on Parole program was created by Alachua County Animal Services to help female inmates of the Alachua County Jail to train dogs and cats to help them find jobs and live independently after release.

Ohio crime lab chief dies while scuba diving in Fla.
A former Ohio State University police chief died while scuba diving in Florida.

OUTAGE: Damaged equipment cited
A power outage in Gainesville was caused by damaged equipment at a power plant.

ESPINOSA: Says 'business-friendly environment' is needed
Gainesville Mayor Espinosa said a business-friendly environment is needed to attract more investment to the city.

PUTNAM: Says getting people involved in the state's dense history is his ultimate goal
Gov. Rick Scott's pick for Florida's history commissioner said his goal is to get people more involved in the state's rich history.

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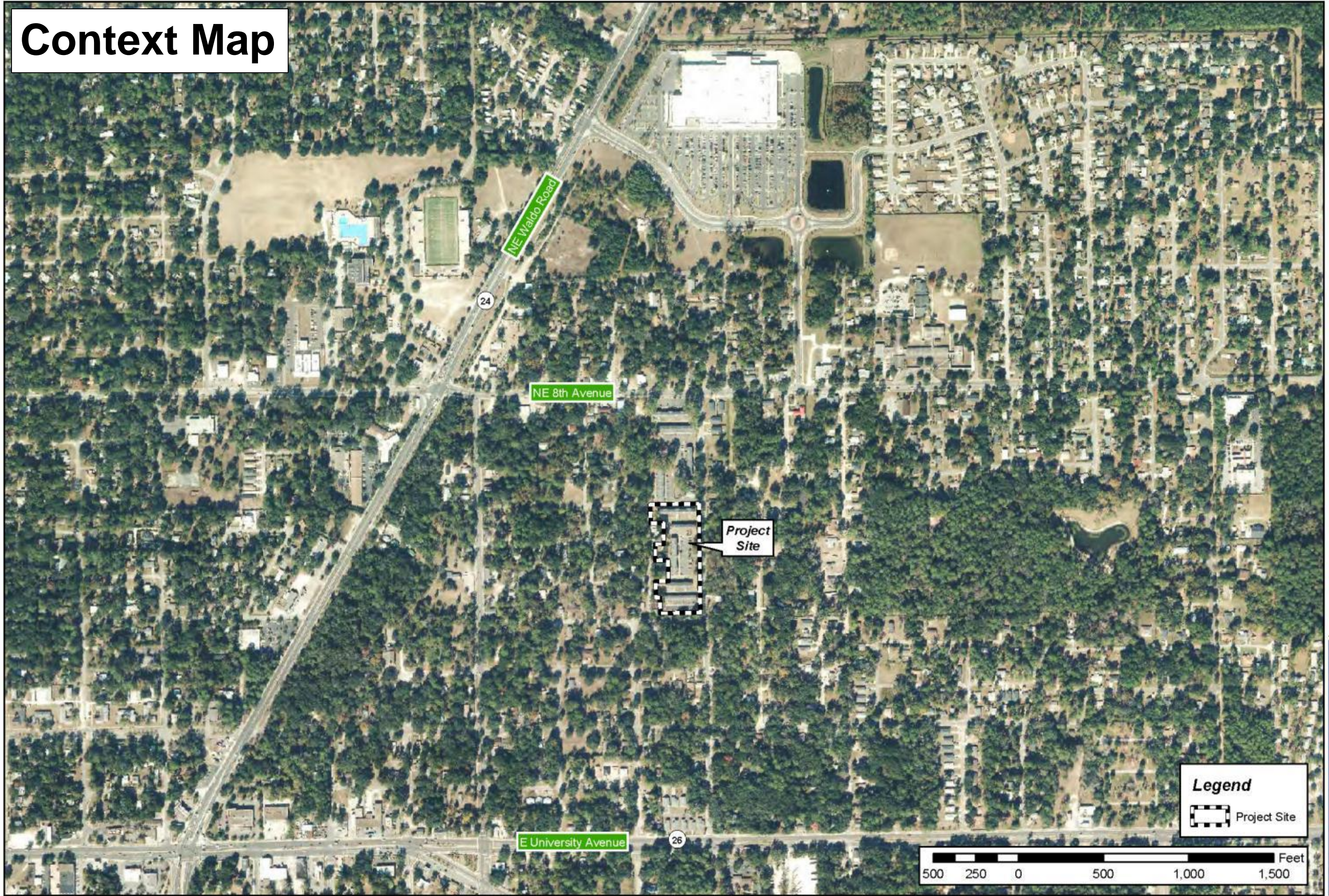
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The workshop is Monday, February 11, 2013, at 6:00 p.m. at the Alachua County Library Headquarters, Foundation Room, 401 East University Avenue, Gainesville, FL 32601.

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

Context Map

ILLUSTRATION 1A:
CONTEXT MAP




**Gardenia Garden Apartments
SsCPA & Rezoning Applications**

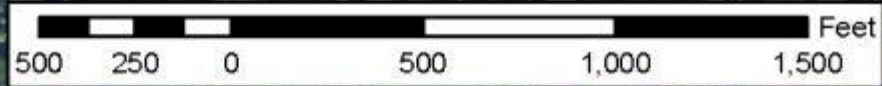


Prepared by: Graham 900
Project No: 1003, Staff: Barry
Florida, North, FPG, 0600, Feet
Professional: Landon, Catherine, Cole
Date: 10/11/2011
File No: 10030000
Cavalier, North, 84, 5000000
Standard: Park, 1, 26, 050000
Landscape: 10/11/2011, 20100000
DCS, No. 19, Area, 1063

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>



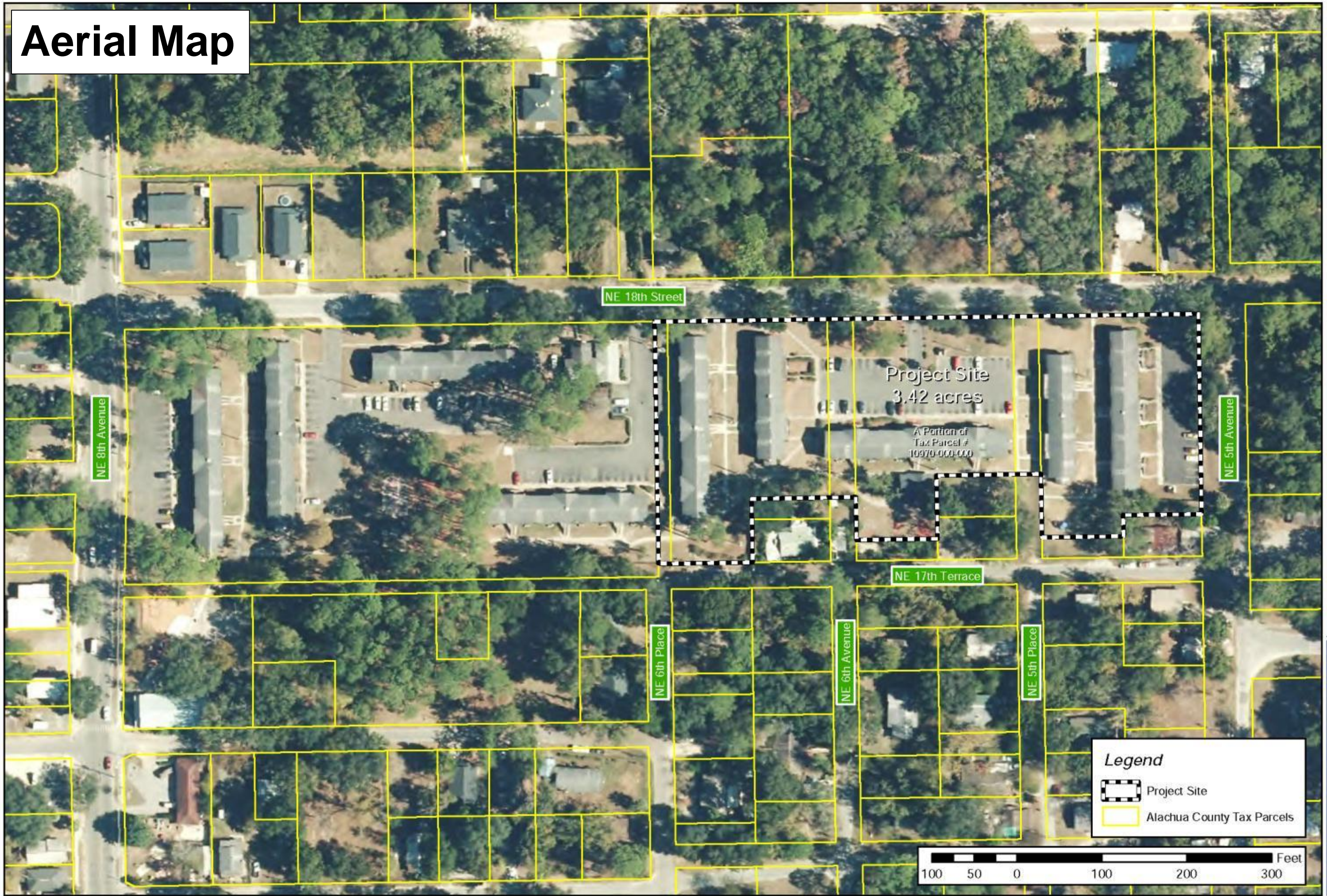
Legend
 Project Site



File: 10030000\10030000\10030000.dwg Date: Jan 1, 2012

Aerial Map

ILLUSTRATION 1B:
AERIAL MAP



NE 18th Street

NE 8th Avenue

NE 5th Avenue

NE 17th Terrace

NE 6th Place



NE 6th Avenue

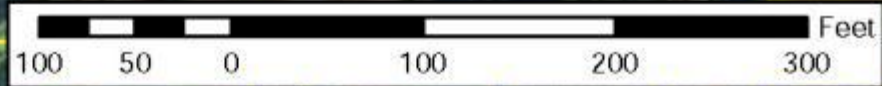
NE 5th Place

Project Site
3.42 acres

A Portion of
Tax Parcel #
10970-000-000

Legend

-  Project Site
-  Alachua County Tax Parcels



Gardenia Garden Apartments
SsCPA & Rezoning Applications



Prepared by: Englewood, LLC
Projection: NAD_1983_StatePlane
Florida_North_FLGS_2000_Feet
Projection: Lambert_Conformal_Cone
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 28.953333
Standard Parallel 2: 28.953333
Latitude of Origin: 30.000000
Datum: NAD_1983
Units: Feet
Date: Jan 1, 2012

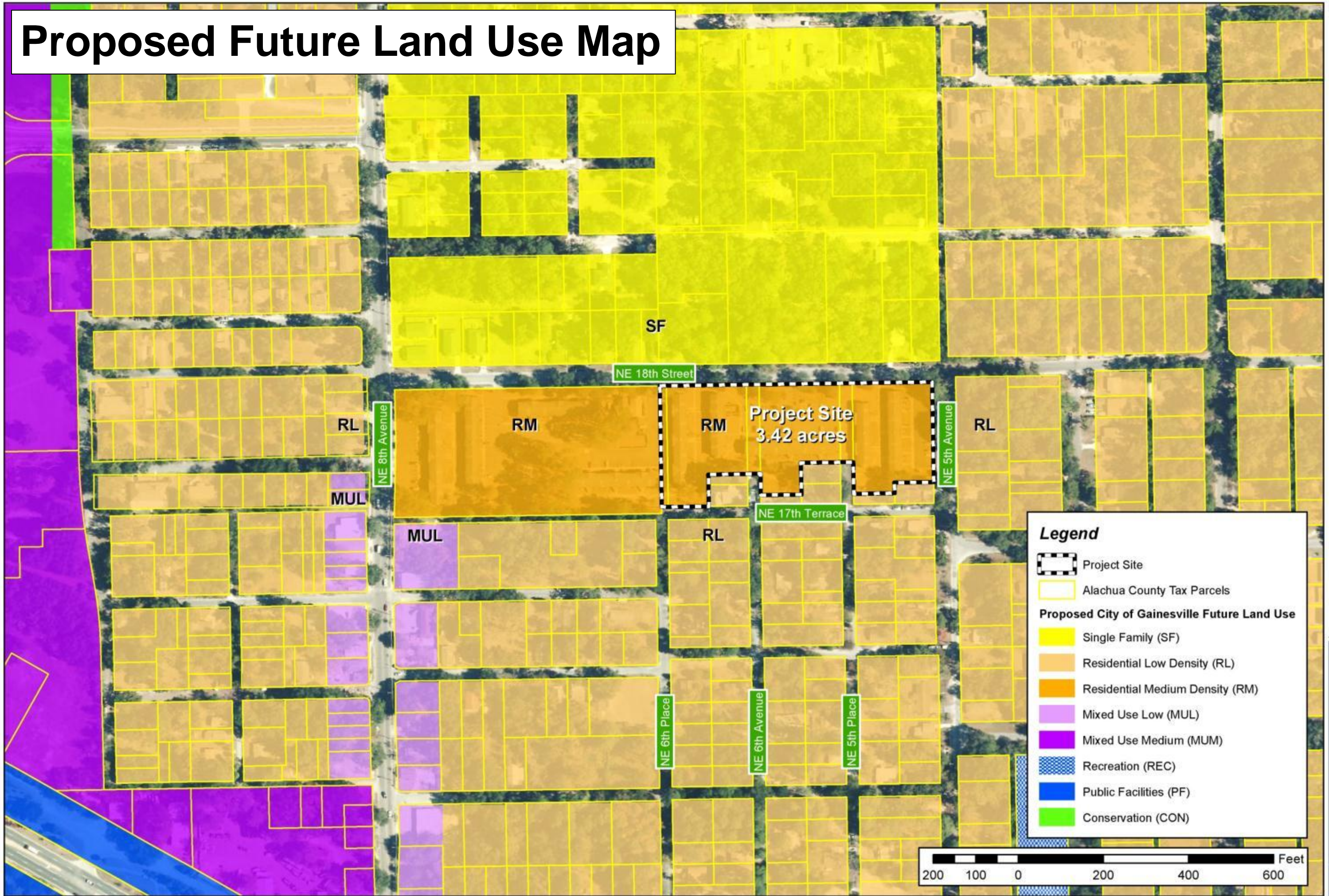
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File: I:\GIS\030315_087\GIS\MRC018.mxd

Proposed Future Land Use Map

ILLUSTRATION 2B:
PROPOSED
FLU MAP



Legend

- Project Site
- Alachua County Tax Parcels

Proposed City of Gainesville Future Land Use

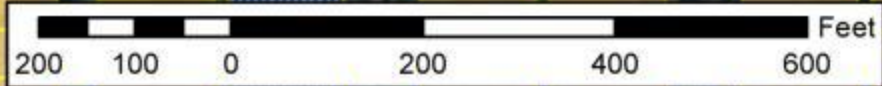
- Single Family (SF)
- Residential Low Density (RL)
- Residential Medium Density (RM)
- Mixed Use Low (MUL)
- Mixed Use Medium (MUM)
- Recreation (REC)
- Public Facilities (PF)
- Conservation (CON)

Gardenia Garden Apartments
SsCPA & Rezoning Applications

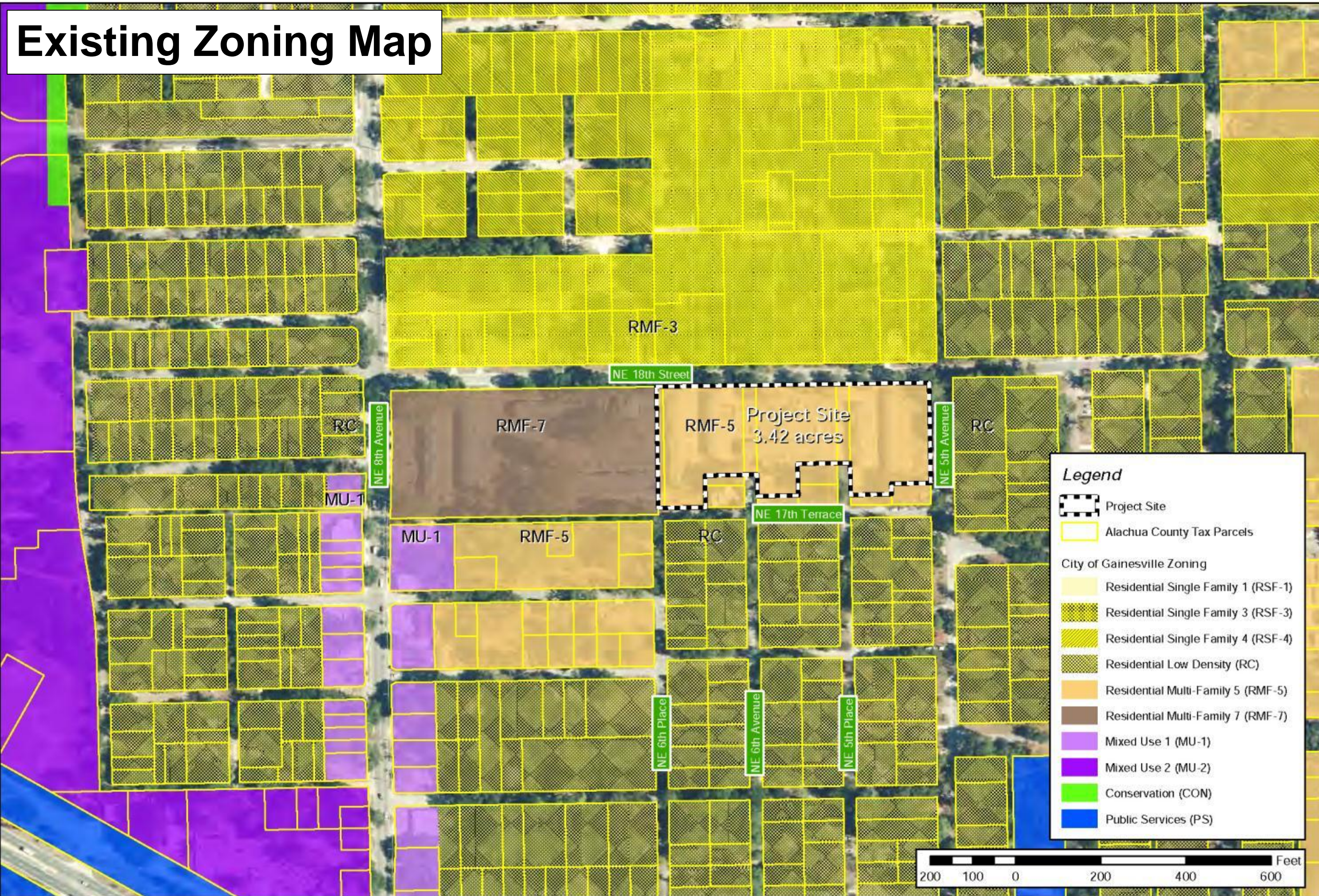


Prepared by: Encompass 200
 Projection: NAD 1983 StatePlane
 Florida North FIPS 1602 Feet
 Projection: Lambert Conformal Conic
 False Northing: 10,000,000
 Central Meridian: -84.5000000
 Standard Parallel 1: 26.5653333
 Standard Parallel 2: 23.0333333
 UTM Zone Number: 18Q
 UTM North America, 1983

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Existing Zoning Map



Legend

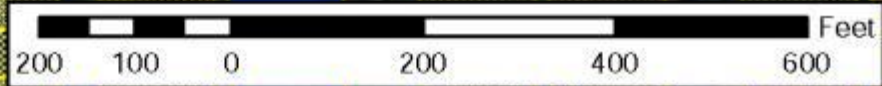
- Project Site
- Alachua County Tax Parcels
- City of Gainesville Zoning
 - Residential Single Family 1 (RSF-1)
 - Residential Single Family 3 (RSF-3)
 - Residential Single Family 4 (RSF-4)
 - Residential Low Density (RC)
 - Residential Multi-Family 5 (RMF-5)
 - Residential Multi-Family 7 (RMF-7)
 - Mixed Use 1 (MU-1)
 - Mixed Use 2 (MU-2)
 - Conservation (CON)
 - Public Services (PS)

Gardenia Garden Apartments
SsCPA & Rezoning Applications



Prepared by: Engstrom, 200
Projection: NAD_1983_StatePlane
Florida_North_FIG_1000_Feet
Projection: Lambert_Conformal_Cone
False Northing: 1000000
Central Meridian: -84.500000
Standard Parallel 1: 28.553333
Standard Parallel 2: 28.553333
Latitude of Origin: 28.000000
Datum: NAD_1983
Units: Meter, International, 1983

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Justification for Amendments



- Establish consistency between existing use and Future Land Use and Zoning designations;
- Ensures there is no legal non-conforming use status;
- Supports the long-term ability to provide affordable housing and obtain financing for improvements.

Consistency with Comprehensive Plan



- **FLUE Policy 1.1.3**
 - Promotes a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries
- **Transportation Mobility Element Overall Goal**
 - Promotes affordable multi-family residential development in close proximity to public transportation
- **Housing Element Objective 1.2**
 - Provides a variety of housing types and densities for low-income, very low-income, extremely low-income, and moderate-income people



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