



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

Family Resource Festival Saturday

Man gets two life sentences in molestation case

Female inmates join Paws on Parole program

Ohio crime lab chief dies while scuba diving in Fla.

OUTAGE: Damaged equipment cited

ESPINOSA: Says 'business-friendly environment' is needed

PUTNAM: Says getting people involved in the state's dense history is his ultimate goal

PUBLIC NOTICE

CHW

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A Neighborhood Workshop will be held 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).

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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

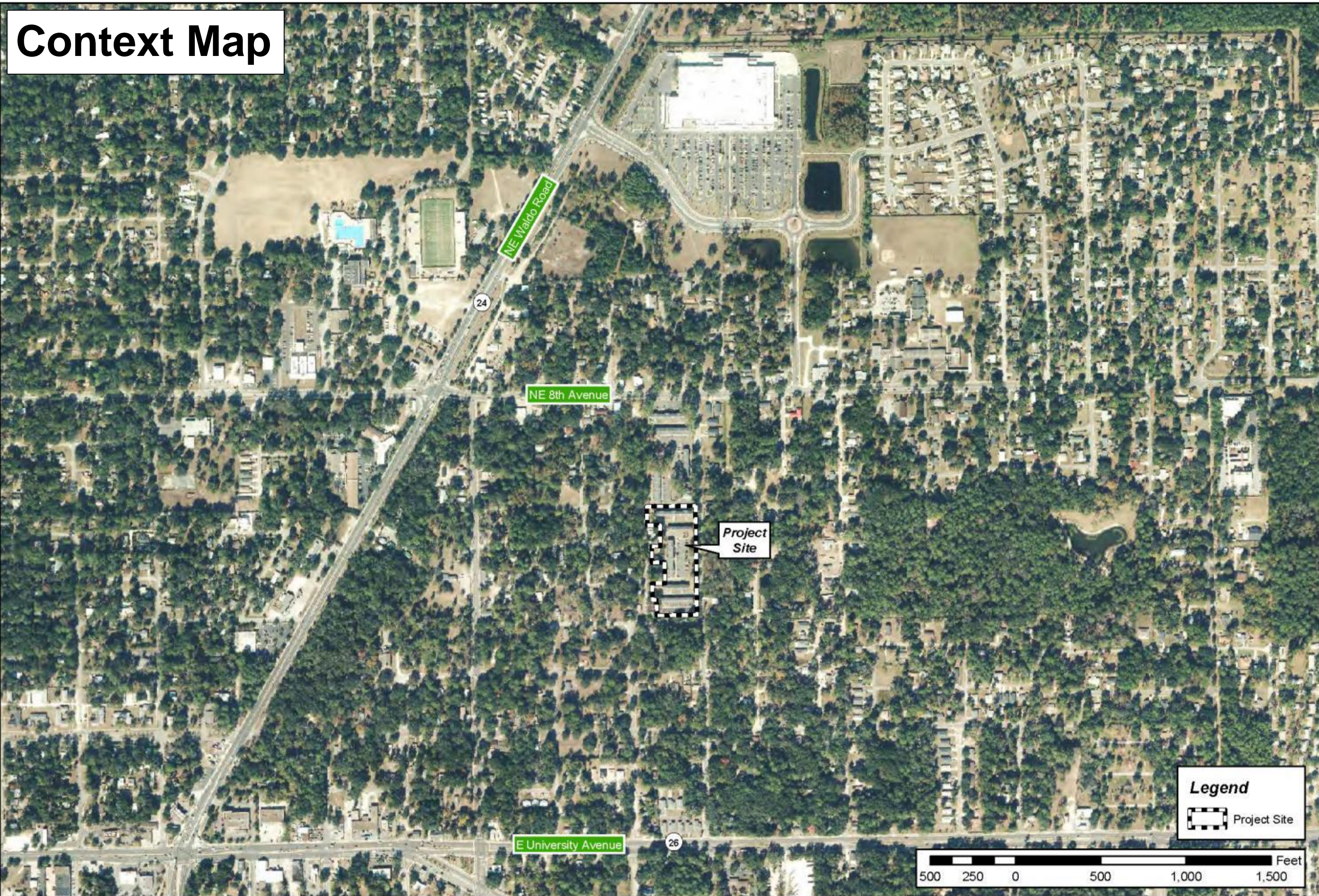


ILLUSTRATION 1A:
CONTEXT MAP

**Gardenia Garden Apartments
SsCPA & Rezoning Applications**




Prepared by: Gribben, 900
Project No. W01103, Staff: Barry
Florida, North, FPG, 0600, Feet
Professional: Landon, Coastal, Civil
File No. 1000000000
Cavalier, North, 84, 5000000
Standard, Park, 1, 26, 050000
Landscape, 100, 200, 000000
DCS, No. 19, Area, 100, 1000

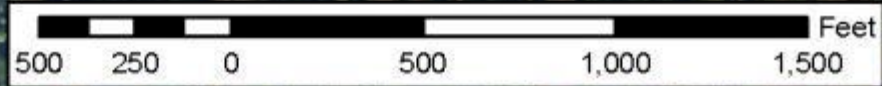
06/11/2012

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>



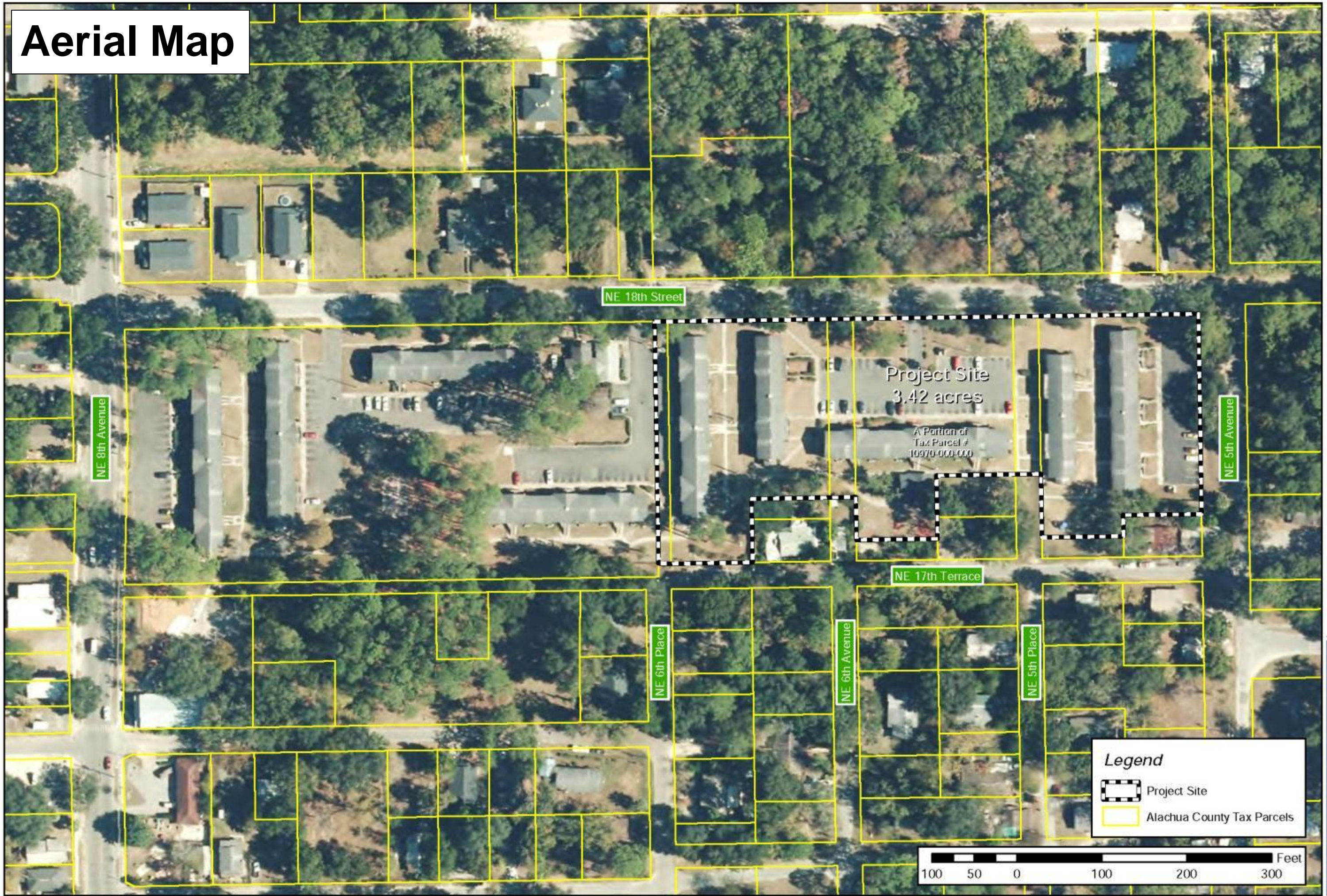
File: 1103530315_04816 BW1051A.dwg

Legend
 Project Site



Aerial Map

ILLUSTRATION 1B:
AERIAL MAP



NE 18th Street

NE 8th Avenue

NE 5th Avenue

NE 17th Terrace

NE 6th Place



NE 6th Avenue

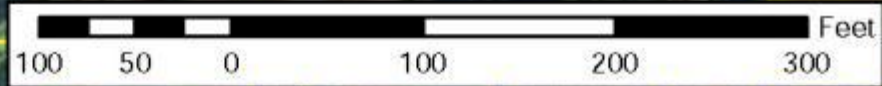
NE 5th Place

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: Engineer, SDC
Projection: NAD_1983_StatePlane
Florida_North_FL_2000_Feet
Projection: Lambert_Conformal_Cone
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 28.953333
Standard Parallel 2: 28.953333
Datum: NAD83
Units: Feet
Date: Jan 1, 2012

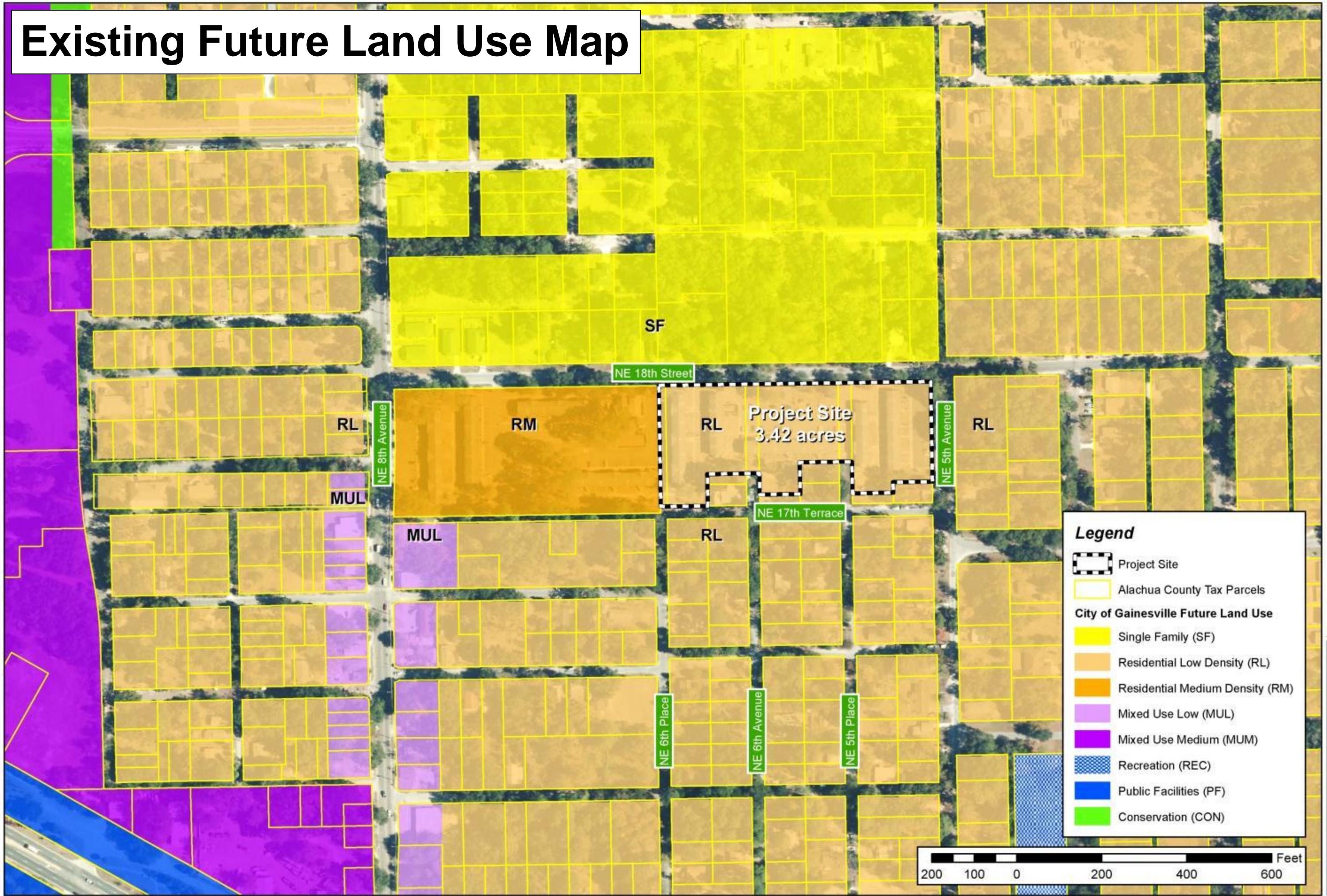
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File: I:\GIS\030315_08716\030315.mxd

Existing Future Land Use Map

ILLUSTRATION 2A:
FLU MAP



Legend

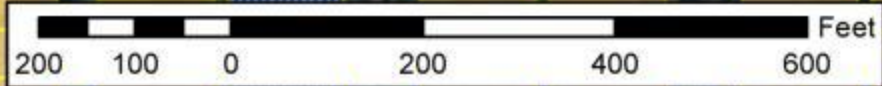
- Project Site
- Alachua County Tax Parcels
- City of Gainesville Future Land Use**
- Single Family (SF)
- Residential Low Density (RL)
- Residential Medium Density (RM)
- Mixed Use Low (MUL)
- Mixed Use Medium (MUM)
- Recreation (REC)
- Public Facilities (PF)
- Conservation (CON)

Gardenia Garden Apartments
SsCPA & Rezoning Applications



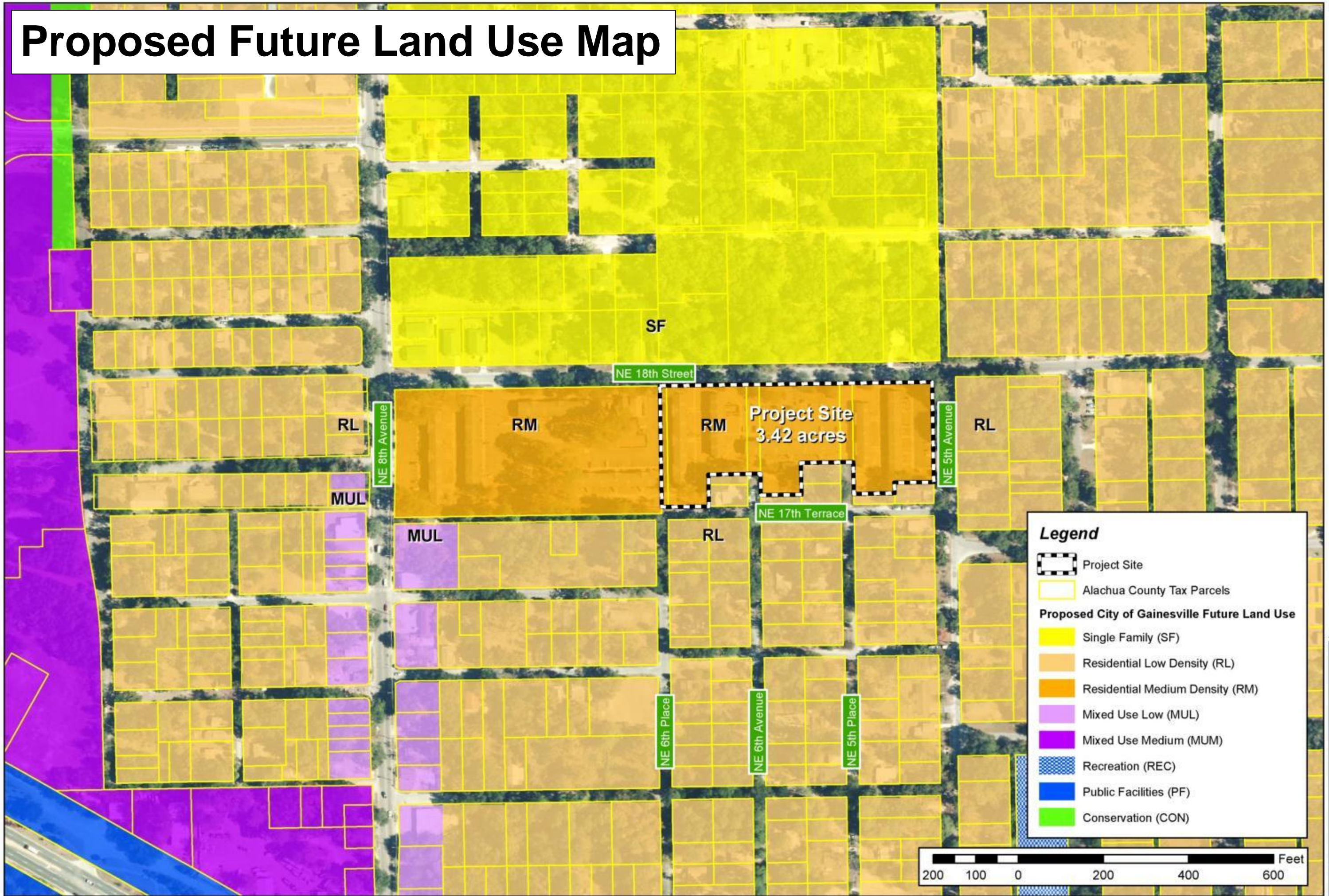
Prepared by: Enclosure 200
 Projection: NAD 1983 StatePlane
 Florida North FIPS 1602 Feet
 Projection: Lambert Conformal Conic
 False Northing: 10,000,000
 Central Meridian: -84.5000000
 Standard Parallel 1: 26.5653333
 Standard Parallel 2: 23.0330000
 UTM Zone Number: 18Q
 UTM Zone Name: 18Q
 UTM Zone Letter: 18Q
 UTM Zone Number: 18Q

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Proposed Future Land Use Map

ILLUSTRATION 2B:
PROPOSED
FLU MAP



Gardenia Garden Apartments
SsCPA & Rezoning Applications

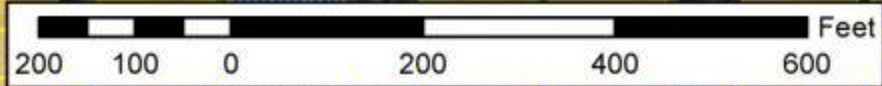


Legend

- 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)



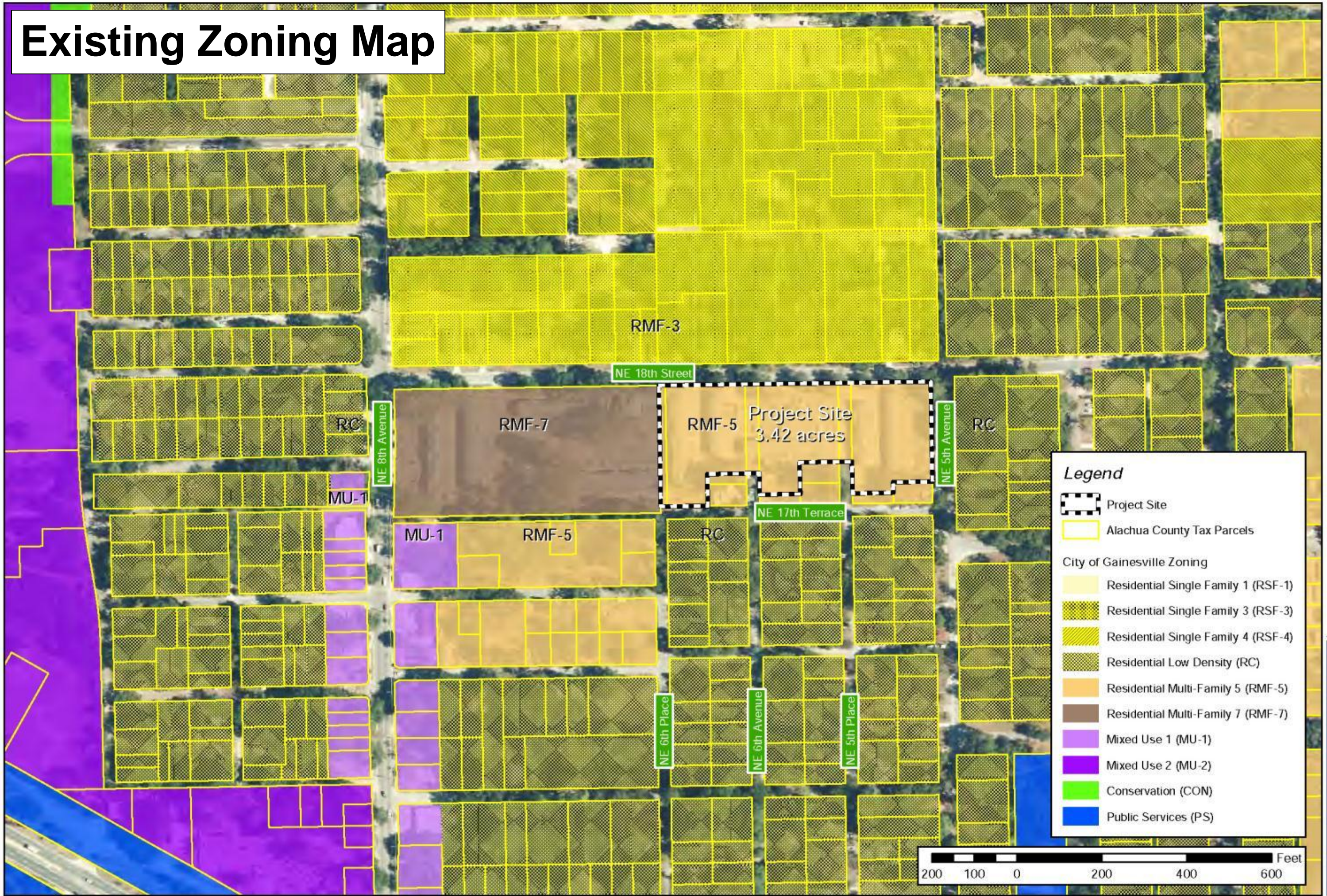
Prepared by: Enclosure 2B
Projection: NAD 1983 StatePlane
Florida, North, FIPS 3102, Feet
Projection: Lambert Conformal, Conic
False Northing: 10,000,000
Central Meridian: -84.500000
Standard Parallel 1: 26.565333
Standard Parallel 2: 23.033167
Latitude of Origin: 32.000000
GCS: North_American_1983

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File: I:\080001010-0467\080001010.mxd Date: June 1, 2012

Existing Zoning Map



Legend

- Project Site
- Alachua County Tax Parcels

City of Gainesville Zoning

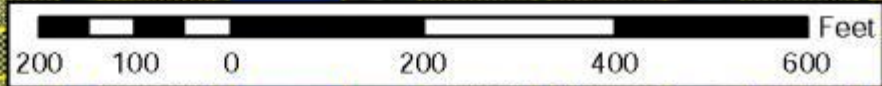
- Residential Single Family 1 (RSF-1)
- Residential Single Family 3 (RSF-3)
- Residential Single Family 4 (RSF-4)
- Residential Low Density (RC)
- Residential Multi-Family 5 (RMF-5)
- Residential Multi-Family 7 (RMF-7)
- Mixed Use 1 (MU-1)
- Mixed Use 2 (MU-2)
- Conservation (CON)
- Public Services (PS)

Gardenia Garden Apartments
SsCPA & Rezoning Applications



Prepared by: Engineers, SDC
 Projection: NAD_1983_StatePlane
 Florida_North_FLG_2000_Feet
 Projection: Lambert_Conformal_Cone
 False Northing: 0.000000
 Central Meridian: -81.500000
 Standard Parallel 1: 28.553333
 Standard Parallel 2: 28.553333
 Lambert Azimuthal Equal Area
 UTM Zone Number: 18Q
 UTM Zone Name: 18Q
 UTM Zone Datum: 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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