

# 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 5<sup>th</sup> 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*

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-recipient 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 Ogborn recalled that Parker's hard work in helping to secure grant funding for the renovation of the city's community center included delivering great documents to Tallahassee in person.

Ogborn 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 "Tomb Raider" 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 to regulate 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 risk factors to get screened because she was diagnosed six months ago with hypoglycemia, a condition in which blood-sugar levels are too low. Bilodeau's blood

was normal Tuesday.

"I just ate a Snickers, so that probably helped," Bilodeau said, adding that diabetes runs in her family, so she pays even more attention to what she eats. "I eat a lot of coconut, who normally walk away."

While Type 2 diabetes is for the most part a preventable condition with lifestyle modification, Type 1 runs in families and is harder to prevent. Schatz said that if you have a relative with Type 1 diabetes, you have a 15-fold increase of getting it, compared with the general population.

Type 1 diabetes also is increasing by about 3 percent per year in children under age 10, Schatz said. UF researchers are on the forefront of trying to understand risk factors to get screened because she was diagnosed six months ago with hypoglycemia, a condition in which blood-sugar levels are too low. Bilodeau's blood

Complex. UF will host three more screening events this week. Parker said she hopes to top the number of people — 220 — who got screened last year. She said it's particularly important to get the people who normally walk away.

"If you have a drop of blood and five seconds," she said, adding that people with lifestyle modification can avoid a diagnosis card and consult their doctor if they are at high risk of diabetes.

To make diabetes awareness week more fun, organizers are hosting a hula hoop competition at 3 p.m. today. "The goal of diabetes awareness is a circle, under age 10, Schatz said. UF researchers are on the forefront of trying to understand risk factors to get screened because she was diagnosed six months ago with hypoglycemia, a condition in which blood-sugar levels are too low. Bilodeau's blood

**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 17th St & 2nd Ave. Near Publix.

**PUBLIC NOTICE**

A Neighborhood Workshop will be held 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).

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop is Thursday, November 29, 2012, 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

**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.

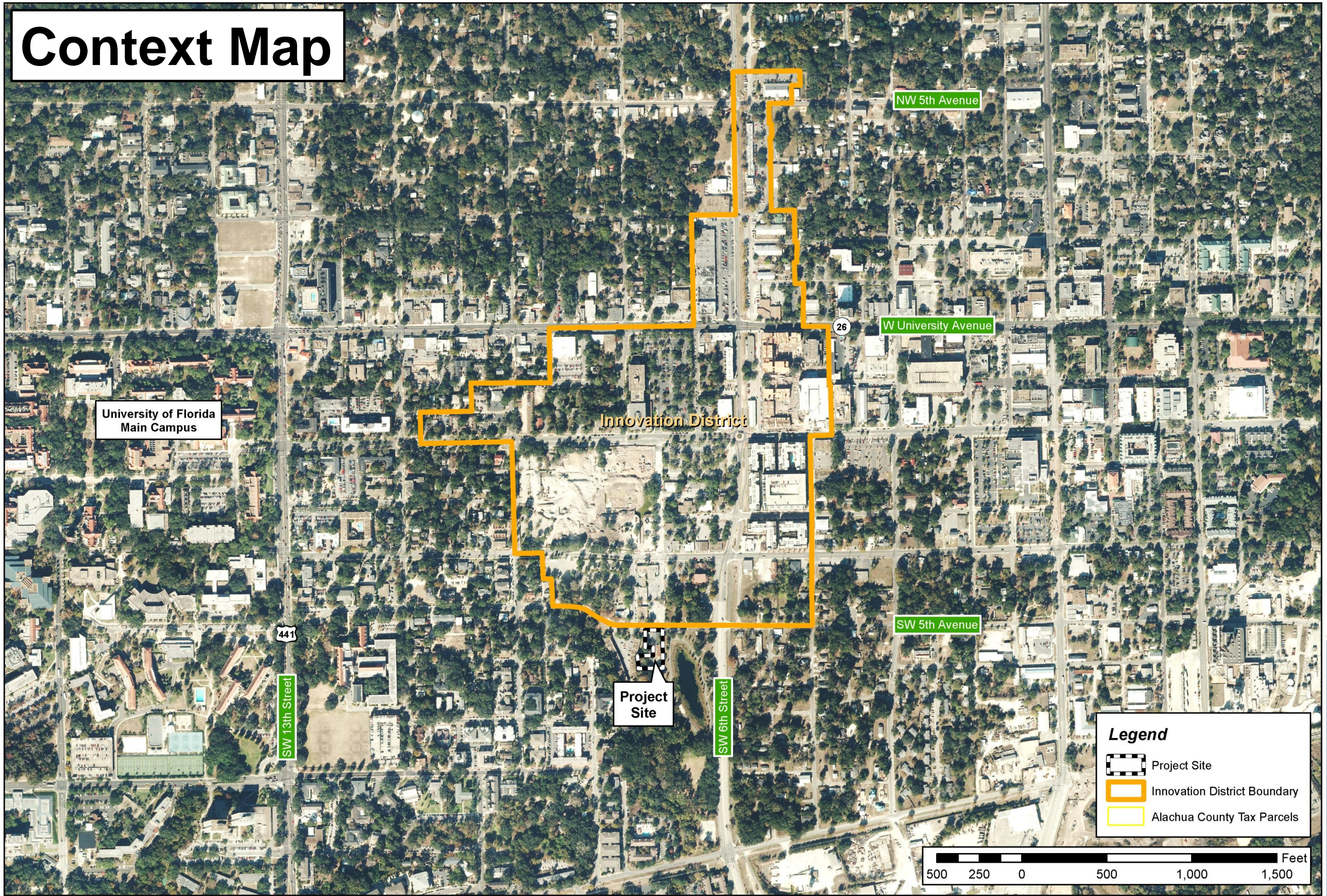
"If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceeding, and for such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

PERSONS HEARING SPECIAL ACCOMMODATION SHOULD CONTACT THE EQUAL OPPORTUNITY DEPARTMENT AT 352-334-5067 (TDD) 352-334-5066 (VOICE) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.

Prepared by the Planning Dept. - GIS Section November 2012

# Context Map

ILLUSTRATION 1A:  
CONTEXT MAP



University of Florida  
Main Campus

Innovation District

Project  
Site

NW 5th Avenue




W University Avenue

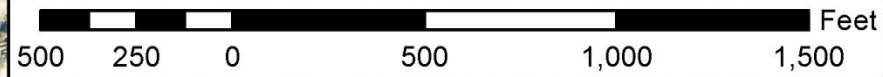
SW 5th Avenue

SW 6th Street

SW 13th Street

### 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

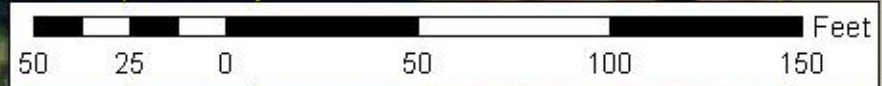
**Alachua County Tax Parcel #'s  
13431-000-000 & 13432-000-000  
Due Diligence**



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  
Date: October 1, 2017

**Legend**

- Project Site
- Alachua County Tax Parcels

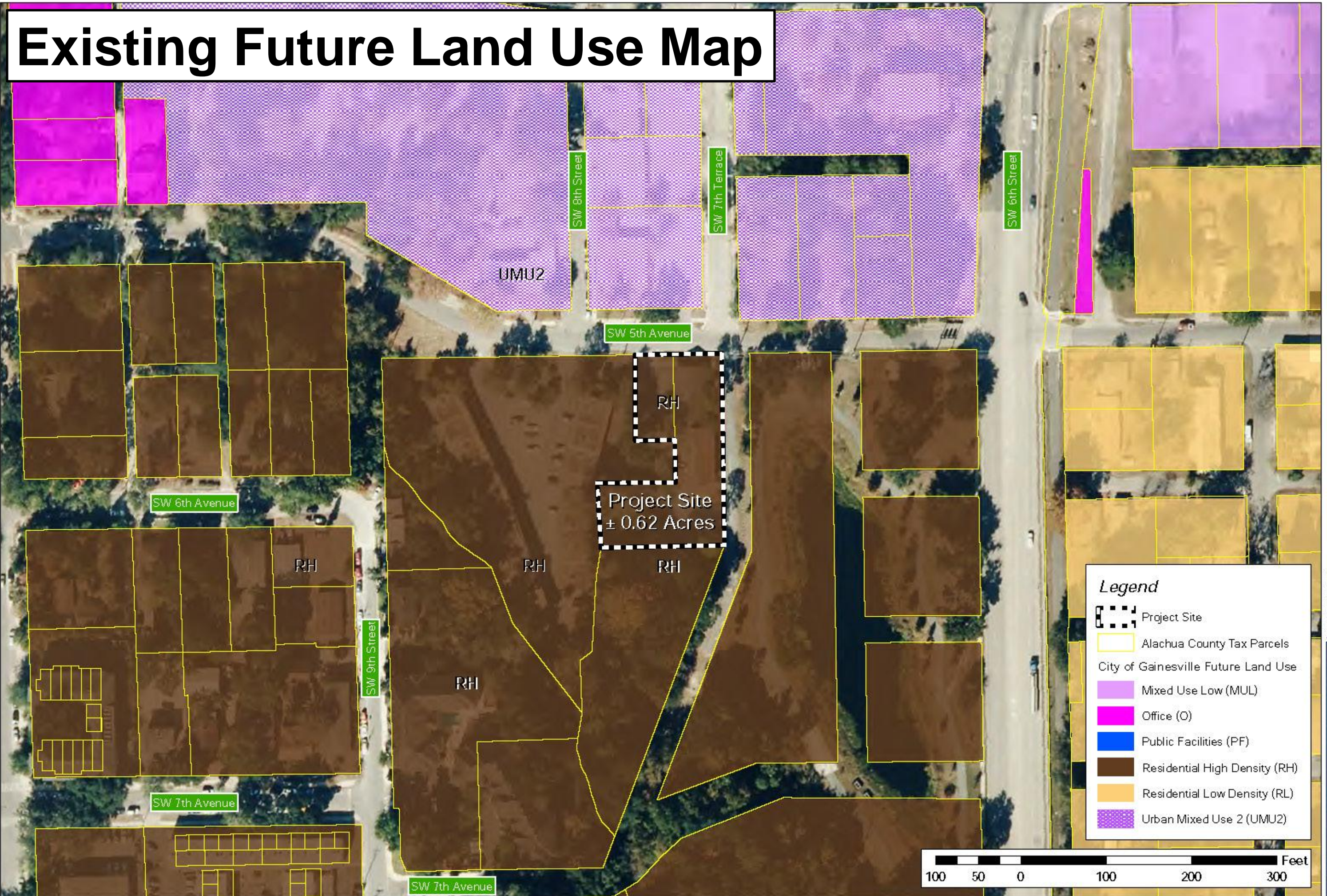


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# Existing Future Land Use Map

ILLUSTRATION 2A:  
FUTURE LAND  
USE MAP

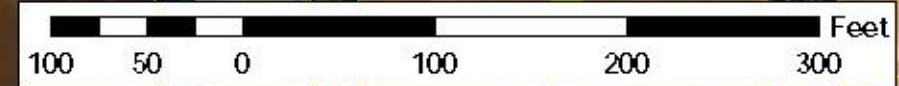


Alachua County Tax Parcel #'s  
13431-000-000 & 13432-000-000  
Due Diligence



**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)



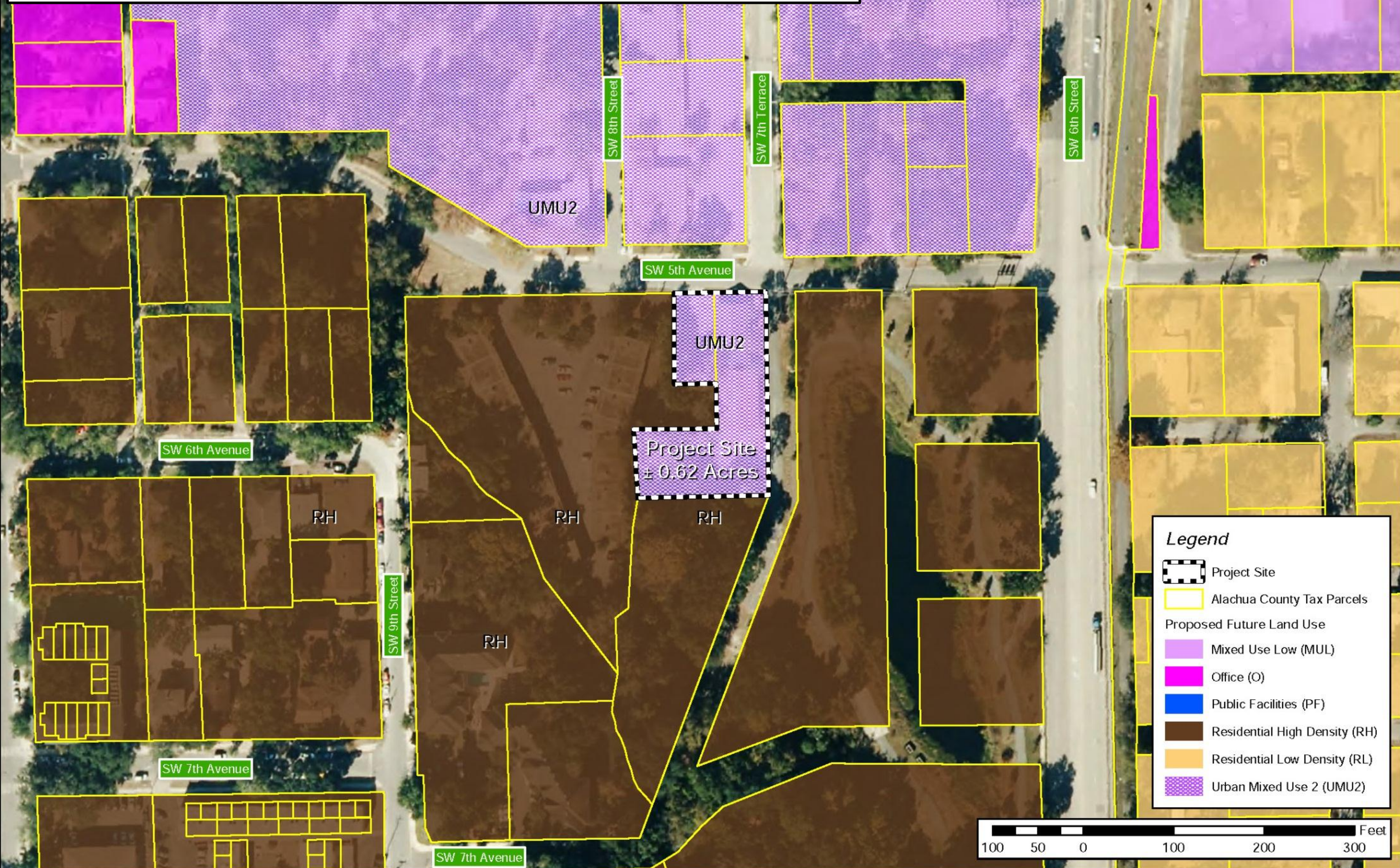
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 Author: chh  
 Date: 11/19/2012 10:00:00 AM  
 Date: 11/19/2012 10:00:00 AM

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# Proposed Future Land Use Map

ILLUSTRATION 2B:  
PROPOSED  
FUTURE LAND  
USE MAP

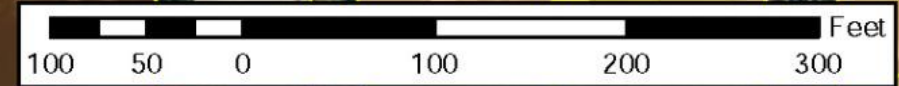


Alachua County Tax Parcel #'s  
13431-000-000 & 13432-000-000  
Ss-CPA & Rezoning



**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)



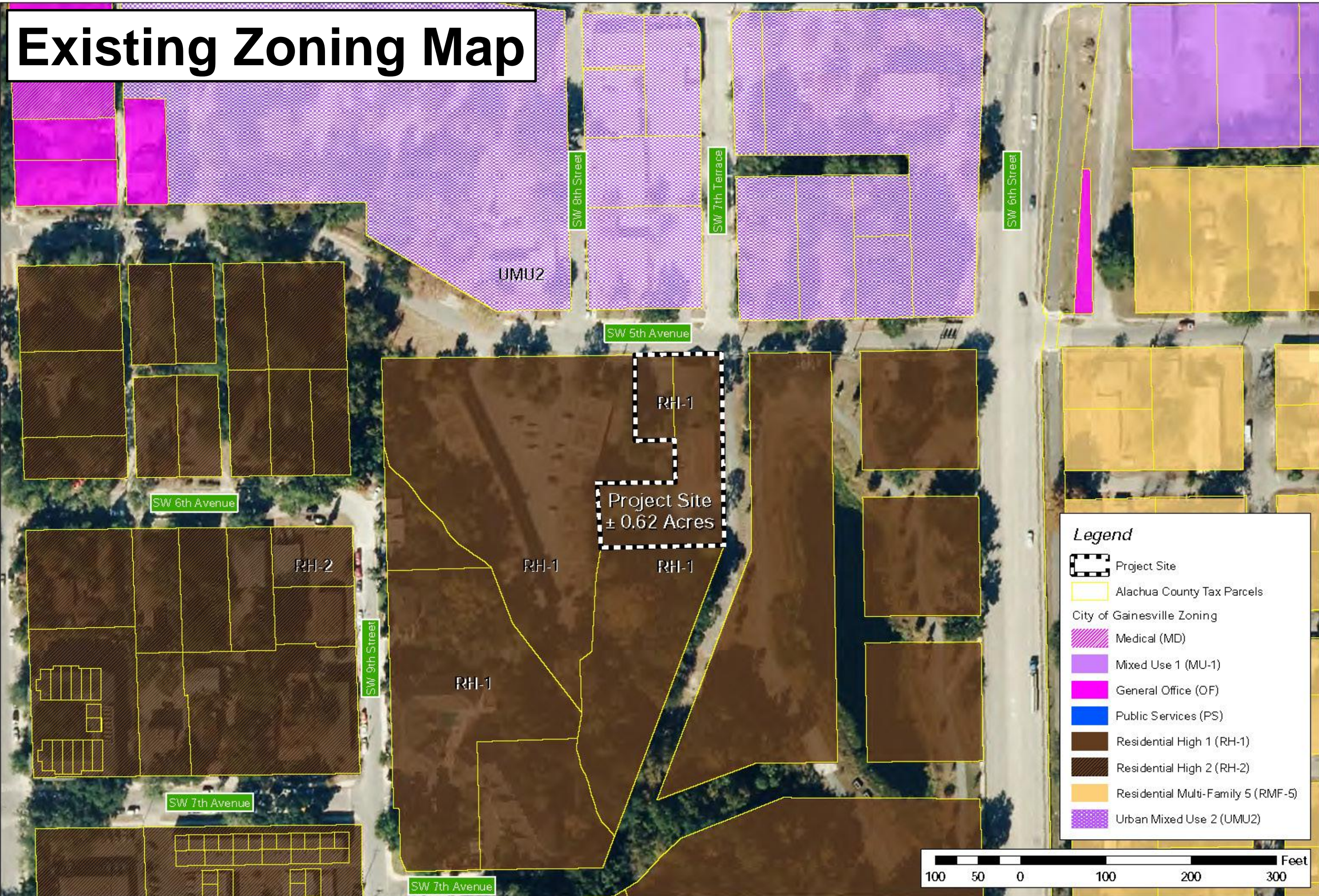
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Standard Parallel 2: 29.251333  
Latitude of Origin: 29.000000  
Datum: GCS\_North\_American\_1983  
Date: October 1, 2015

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# Existing Zoning Map

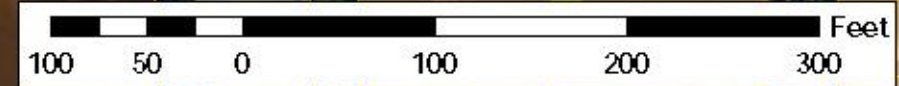
ILLUSTRATION 3A:  
ZONING MAP



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  
Project: 13431-000-000, 13432-000-000  
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Project: 13431-000-000, 13432-000-000  
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© 2005, Hewlett-Packard Development Company, L.P.

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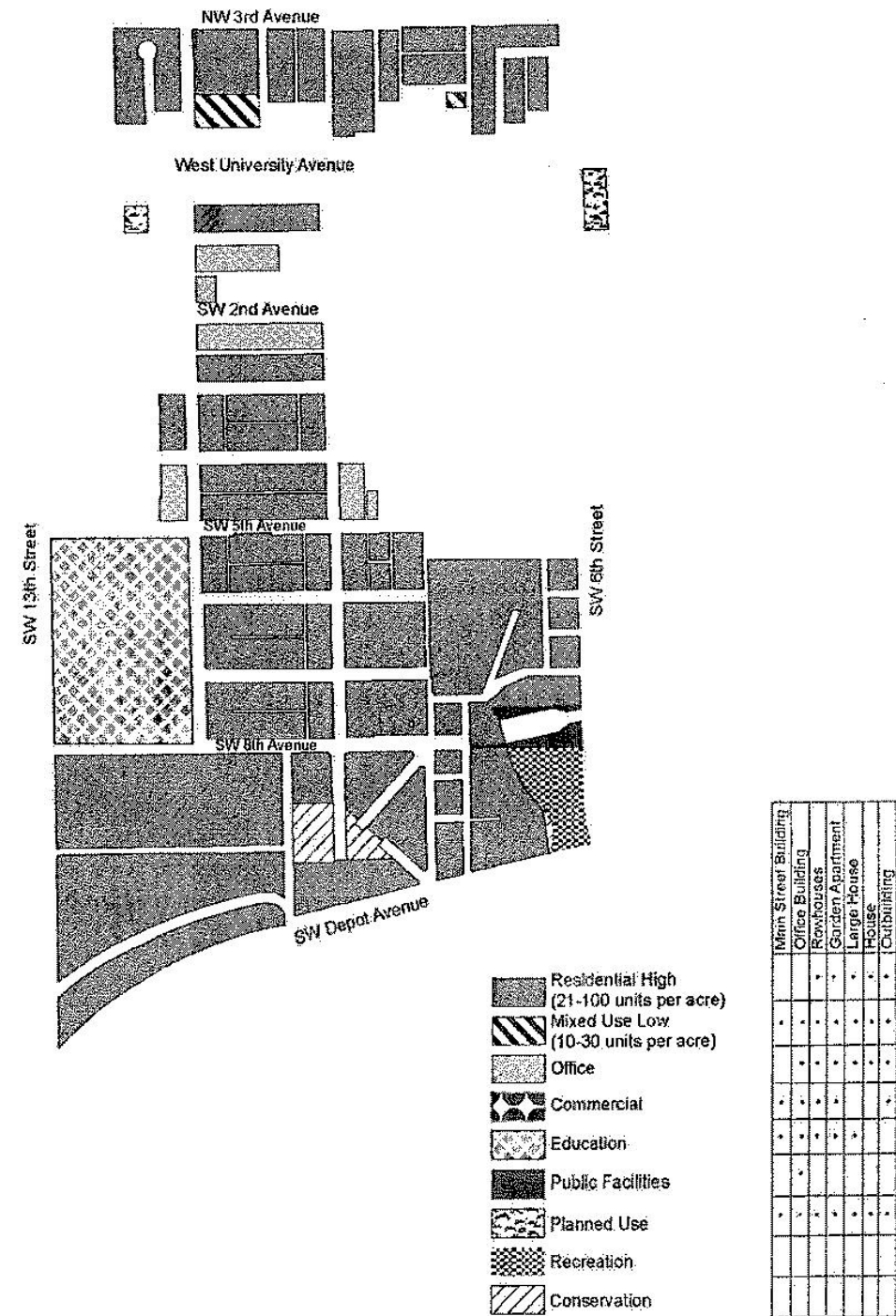




# University Heights Special Area Plan



Land Use and Building Type Matrix





# 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

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