

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-yous and recognition," she said.

Emma Lipicky, who teaches third grade at Stephen Foster Elementary, said it was a special honor because of the hard work she received from her students.

"The students are why I'm here," she said.

Contact: Joy Flechas at 352-338-0100 or joy.flechas@gvlivesun.com.

Teachers appreciated

Here is the list of Gainesville teachers who were honored at the Alachua County Teacher Appreciation event:

- Alachua Elementary: Katie Estabrook, fourth grade
- Archer Elementary: Cynthia Lopez, first grade
- Bishop Middle: Cindy Duray, reading and language arts
- Boehm High: Martin Boehr, chemistry
- Calles Elementary: Laura VanKirk, third grade
- Deval Elementary: Ryan Lopez, third grade
- Eastlake High School: J.J. Flay Elementary: Emily Monda, fourth grade
- Fort Clarke Middle: Shanna Dyer
- Stephen Foster Elementary: Emma Lipicky, 3rd grade
- Galinsworth High School: Kelly Corbett, science teacher
- Glen Springs Elementary: Carolyn Cary, fourth grade
- Northshore Jr./Sr. High: Elizabeth Teese, math, technology and journalism
- Wildes Dale Elementary: Jennifer Giblin, second grade
- High Springs Elementary: Jessie Michael
- Hunter: Jim Hernandez
- Idylwild Elementary: Sandy Powers, first grade
- Idylwild Elementary: Lynn Sanchez, second grade
- A. Quinn Jones Center: Susan Hutchings
- Kanapaha Middle: Amy Storch
- Lake Forest Elementary: Amanda Hoogstra
- Sidney Lanier Center: Cassandra Anderson
- Lincoln Middle: Johanna Fick, second math
- Littlewood Elementary: Denise VanValk
- Madisonbrook Elementary: Dawn Moore, second grade
- Mebane Middle: Amanda Rose, first-year teacher
- 75th grade reading: Michele Elementary: Sissy Hoo
- Hewitt Elementary: Jake Williams
- Hewitt Elementary: Dana Dickey
- Wells
- Jefferson Elementary: Lily Finland, first grade
- Kindergron
- Old View Middle: Barbara Brock
- Rawlings Elementary: Rob Steink
- Santa Fe High School: Kate Blain, band director
- Shell Elementary: Lynn Emmerich
- Talbot Elementary: Kara Malinowski
- Terrill Elementary: Evelyn Jackson
- Wildes Elementary: Dana Faler
- Westwood Middle: Curtis Brown, 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 was elected 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-owner of a business, 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 raise 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 former City Commissioner Robert Lopez stopped by Parker's house while campaigning door to door. They forged a friendship and Lopez encouraged Parker to get involved in city government and attend

commission meetings. Parker became a regular at City Hall and decided that more residents in northwestern Alachua County should do the same. To draw them in, she started an "honors table" program in 2010 to commemorate the contributions of the city's everyday people.

A local business owner, Cris Crawford was one of the people Parker decided to honor.

"She ended up being a real good friend," Crawford said. "You could always tell her what was on your mind and she could relate. She's down to earth."

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 grant 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 'insulin 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 assessment 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 Afton, 1800 Archer Road.
 11 a.m.-4 p.m.: At Student Health Care Center, 280 Frisbie Drive.
 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, HPPF Complex, Room G-103, 1225 Center Drive.
 8 a.m.-2 p.m. and Saturday 9 a.m.-noon: Racquet driver Ryan Reed, who has Type 1 diabetes, will meet fans and show people his Fort Fisher simulator show at Grid between Health Professionals/Nursing/Pharmacy Complex and the Biomedical Sciences Building.

sugar 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 I walk to get."

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 assessment and prevention of Type 1 diabetes and will present some of their recent findings Friday morning at the Health Professionals/Nursing/Pharmacy

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, passed the state former Fla.Mist program coordinator, and 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.

Drummond's regular commission meeting was the last for Commissioners Paula DeLaney and Winston Bradley, who will be replaced by incoming board members Robert "Hank" Hinchinson and state Rep. Charles S. "Chuck" Chase 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. Bradley, 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," Bradley 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 352-334-0300 or morgan.watkins@gvlivesun.com.

WEDNESDAY, NOVEMBER 14, 2012 THE GAINESVILLE SUN 15B

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!
 6:00 AM - 6:00 PM
 Near Publix.

For more information:
 352-338-0177
 obit@gvlivesun.com
 Fax: (352) 338-3131

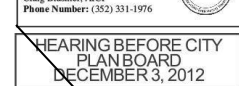
PUBLIC NOTICE

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.

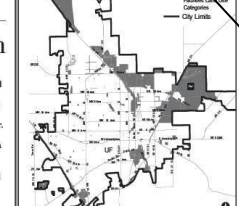
The workshop is Thursday, November 29, 2012, at 6:00 p.m. at the Alachua County Library Headquarters, Foundation Room, 401 East University Avenue, Gainesville, FL 32601.

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 for 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 (VOICE) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE. Prepared by the Planning Dept. - GIS Section November 2012

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.

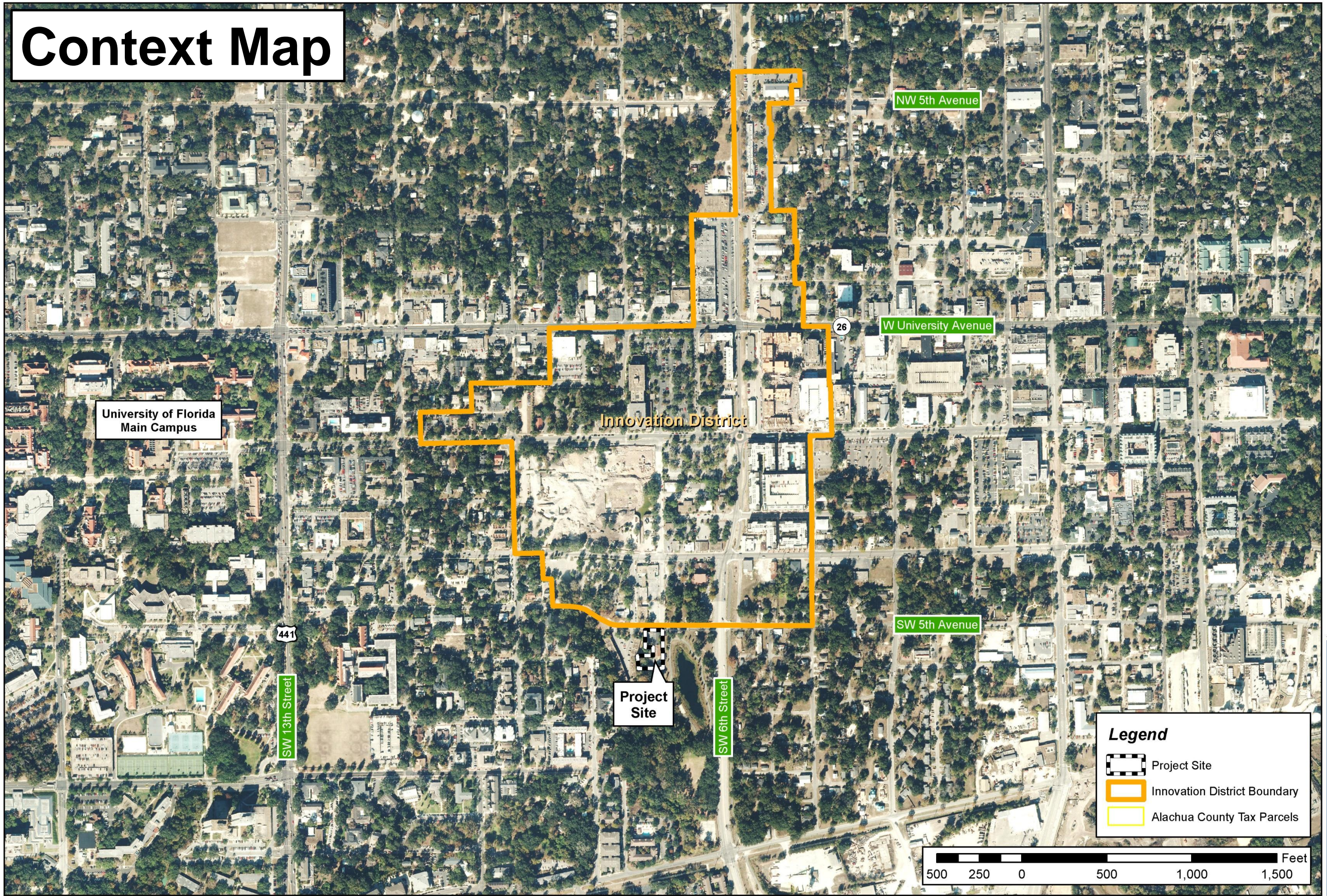
The workshop is Thursday, November 29, 2012, at 6:00 p.m. at the Alachua County Library Headquarters, Foundation Room, 401 East University Avenue, Gainesville, FL 32601.

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



Context Map

ILLUSTRATION 1A:
CONTEXT MAP



University of Florida
Main Campus

Innovation District

Project
Site

NW 5th Avenue




W University Avenue

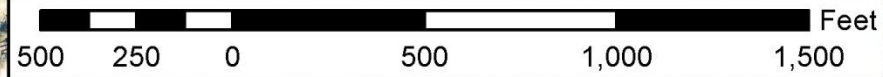
SW 5th Avenue

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
Datum: 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

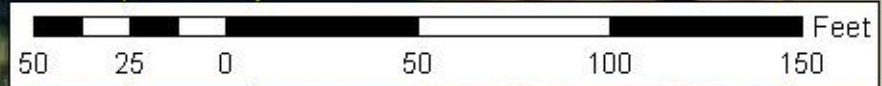
**Alachua County Tax Parcel #'s
13431-000-000 & 13432-000-000
Due Diligence**



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: Feet
Date: October 1, 2017

Legend

- Project Site
- Alachua County Tax Parcels

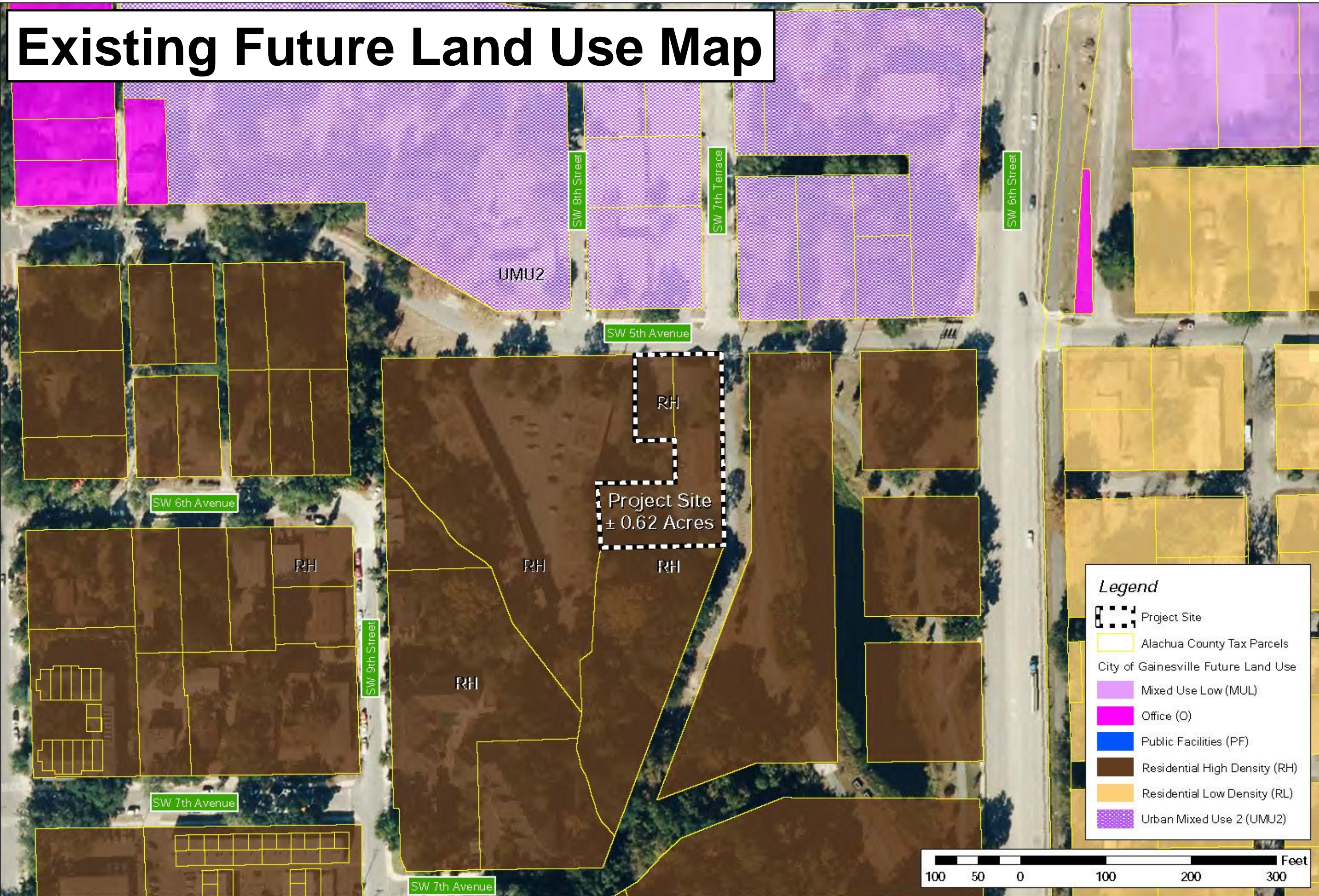


Causseaux, Hewett, & Walpole, Inc.
Engineering - Surveying - Planning - CEI
132 NW 76th Drive, Gainesville, FL 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>



Existing Future Land Use Map

ILLUSTRATION 2A:
FUTURE LAND
USE MAP



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

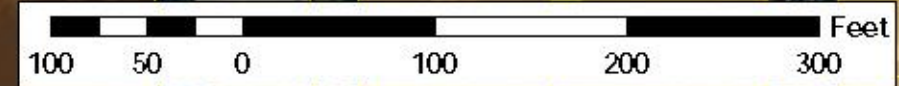


Legend

- 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)

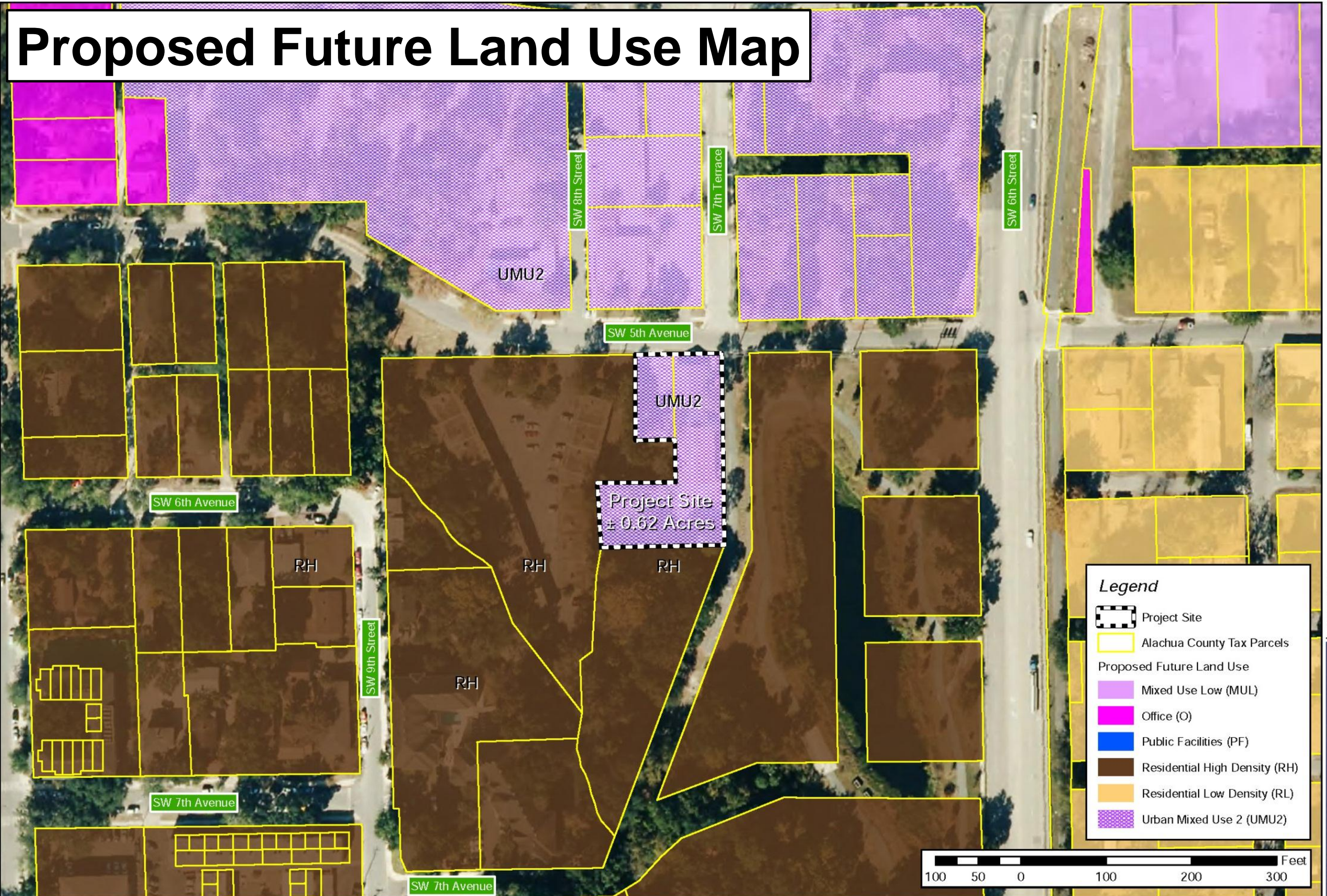
Prepared by: Employees 3.05
Project: 13431-000-000, 13432-000-000
File: 13431-000-000_13432-000-000
Scale: 1" = 100 Feet
Date: 06/16/2011

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>



Proposed Future Land Use Map

ILLUSTRATION 2B:
PROPOSED
FUTURE LAND
USE MAP

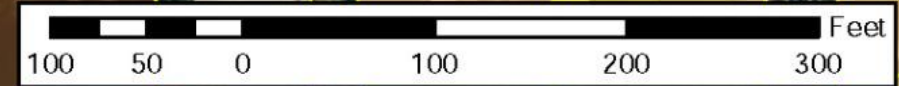


Alachua County Tax Parcel #'s
13431-000-000 & 13432-000-000
Ss-CPA & Rezoning



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
Projection: NAD_1983_StatePlane
Florida_North_FLRS_0000_Feet
Image Date: 10/1/2015 10:00:00 AM
Image Path: I:\GIS\Projects\2015\0000000000
False Northing: 0.000000
Center Meridian: -84.500000
Standard Parallel 1: 29.253333
Standard Parallel 2: 29.253333
Latitude of Origin: 29.000000
GCS: North_American_1983
Date: October 1, 2015

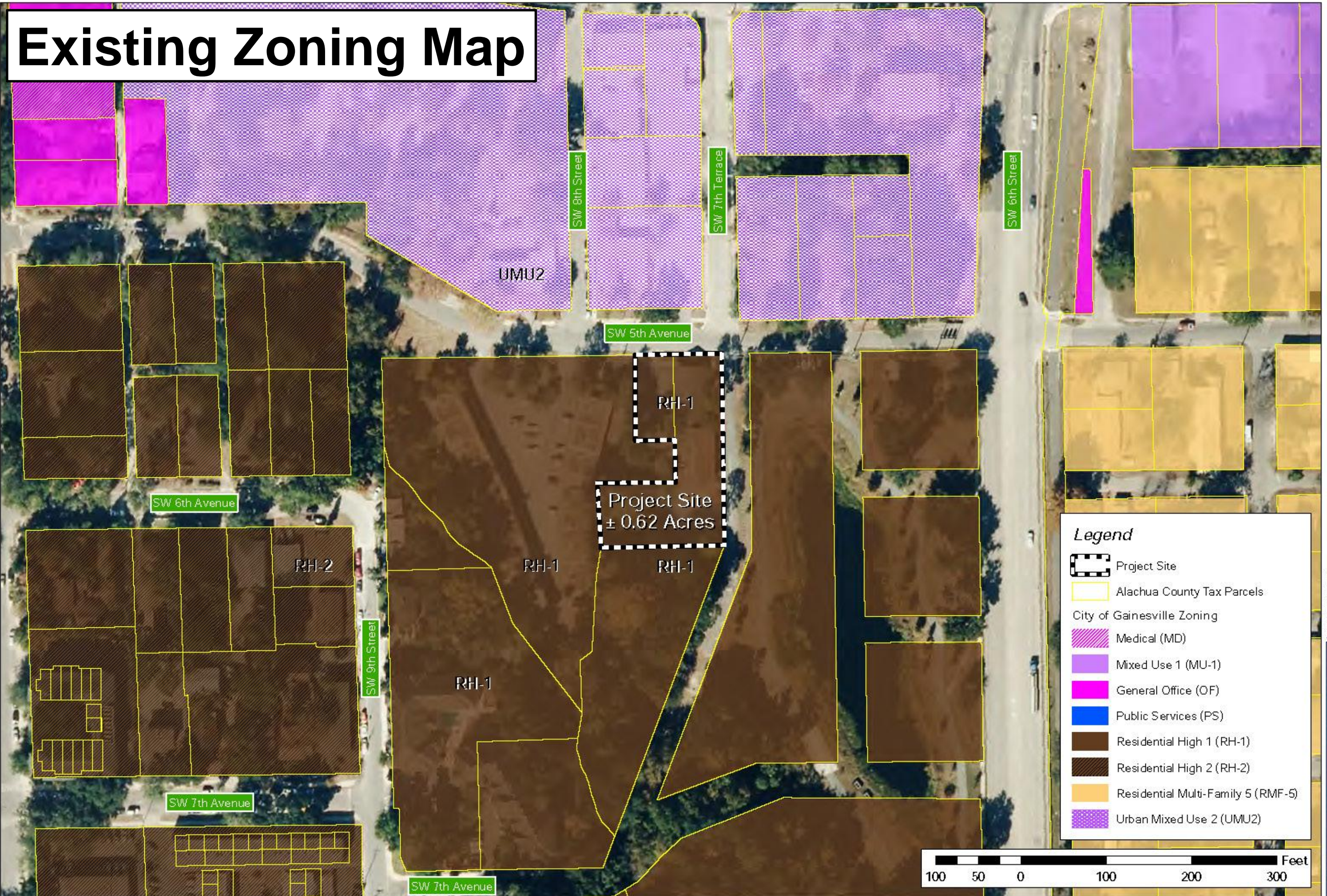
Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning • CEI
132 NW 76th Drive, Gainesville, FL 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>



File: I:\GIS\Projects\2015\0000000000.mxd

Existing Zoning Map

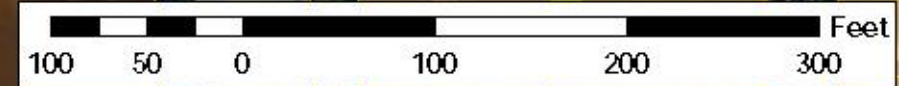
ILLUSTRATION 3A:
ZONING MAP



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 3/15
Project: 13431-000-000 & 13432-000-000
File: 13431-000-000_P-01.dwg
Date: 10/26/2010 10:58:00 AM
User: chw
Scale: 1/8"=1'-0"
Standard: 1000
Standard Path: C:\Users\chew\Documents\13431-000-000 & 13432-000-000
© 2010 CHW, Inc. All rights reserved.

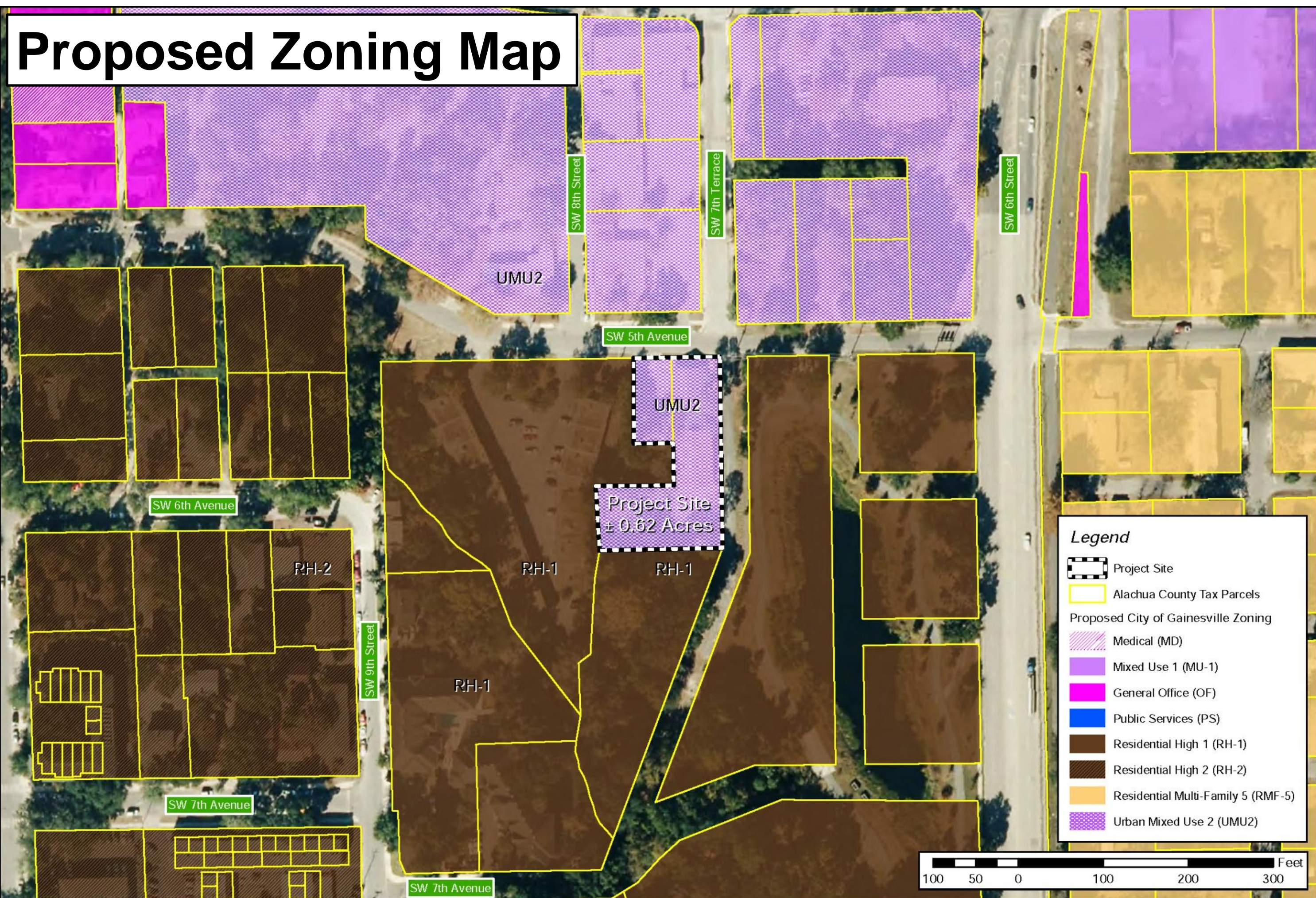
Causseaux, Hewett, & Walpole, Inc.
Engineering - Surveying - Planning - CEI
132 NW 76th Drive, Gainesville, FL 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>



File: 13431-000-000 & 13432-000-000.dwg

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
Projection: NAD_1983_StatePlane
Florida_North_FIPS_0603_Feet
Image Date: 11/19/2013 10:00:00 AM
Image Path: \\server\GIS\MapInfo\MapInfo_Corps
File Name: 13431-000-000.mxd
Central Meridian: -84.500000
Standard Parallel 1: 29.553333
Standard Parallel 2: 29.553333
Latitude of Origin: 29.000000
Datum: North_American_1983
Units: Feet
Date: October 1, 2012

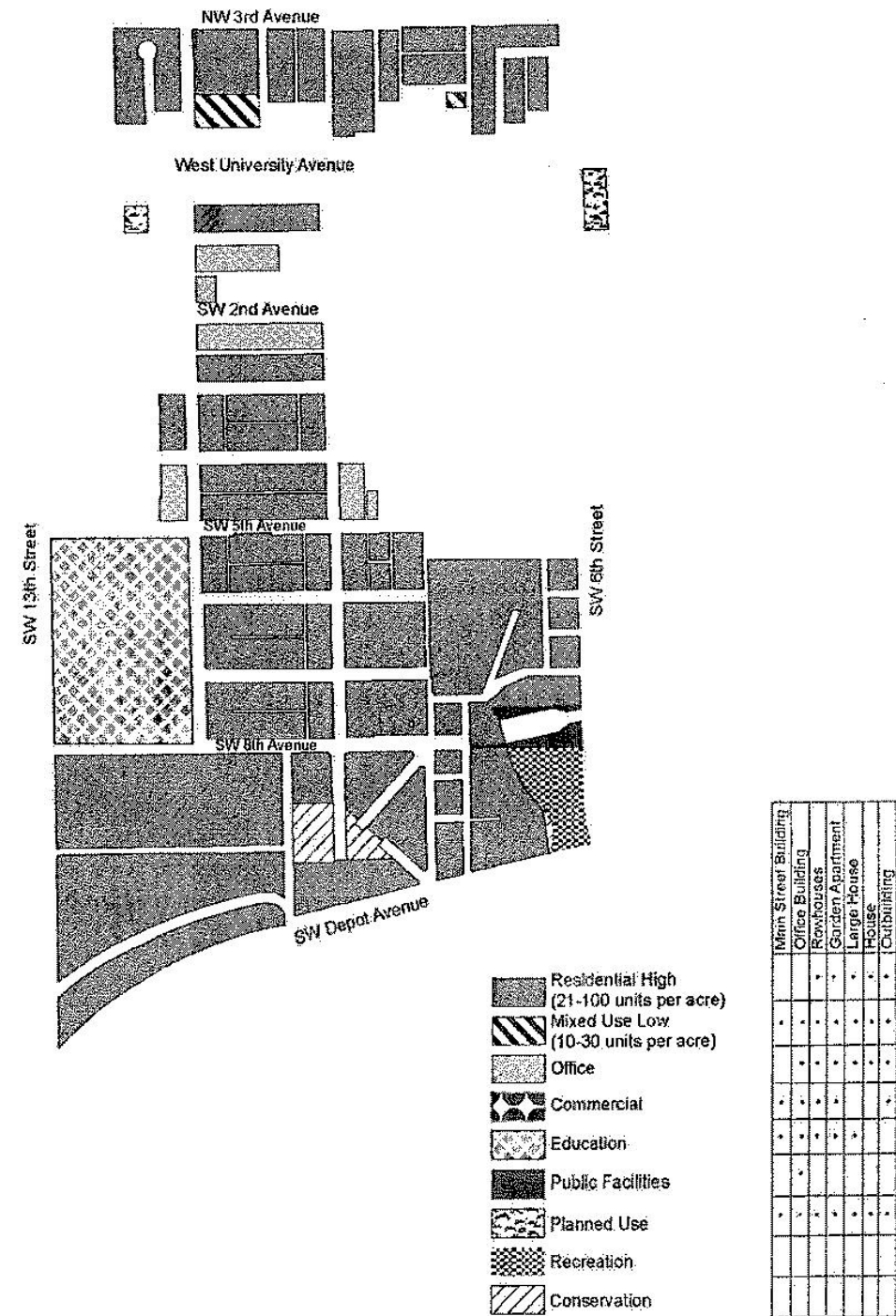
Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning • CEI
132 NW 76th Drive, Gainesville, FL 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>



University Heights Special Area Plan



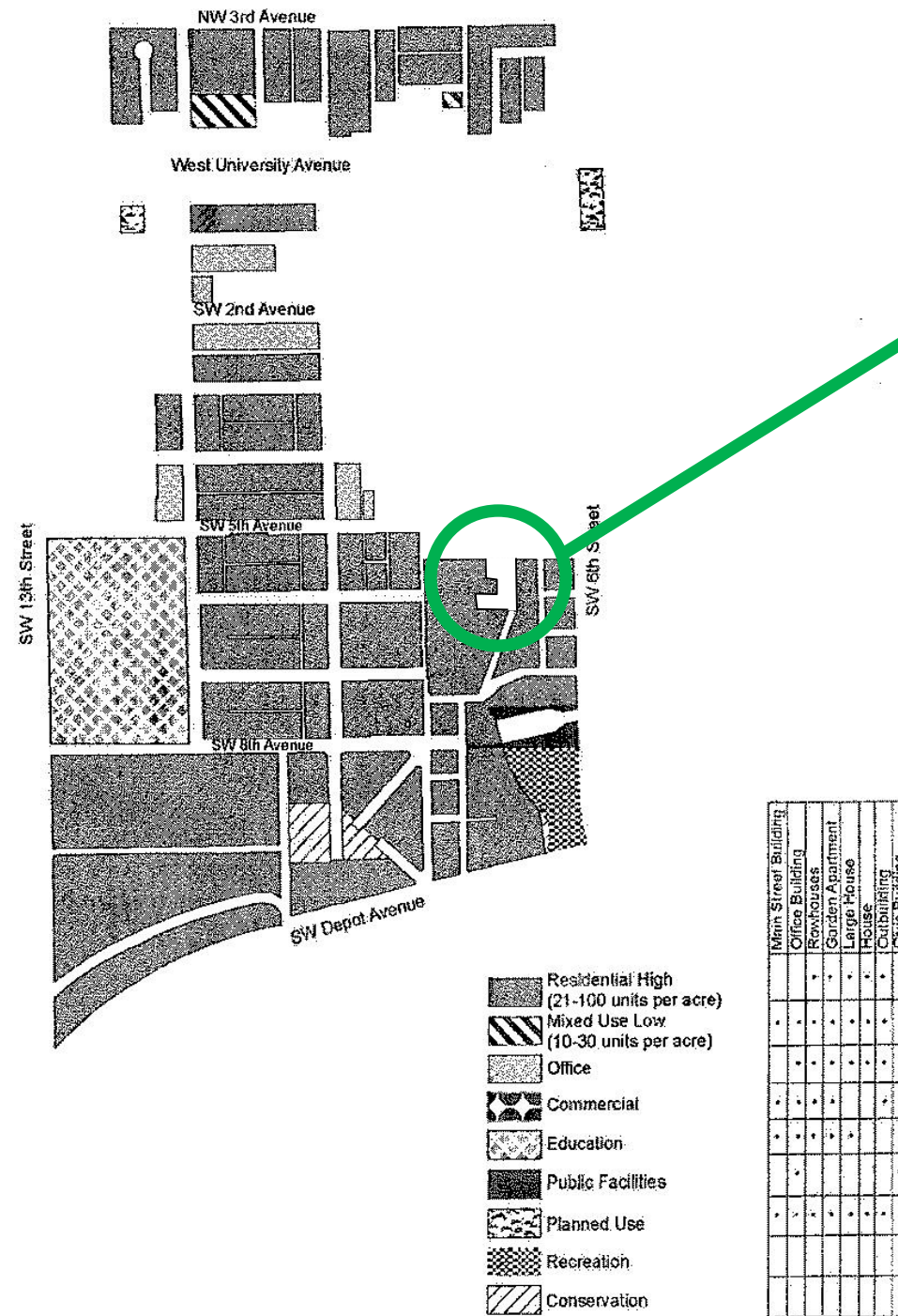
Land Use and Building Type Matrix



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**