

40' SURFACE PARKING
SETBACK LINE PER
(ULDC 407.68(c)1.a.)

Hodge Property

Small-Scale Comprehensive Plan Amendment, Rezoning, & College Park Special Area Plan Amendment

City of Gainesville
City Commission

May 17, 2012

Integrity • Excellence • Responsibility • Stewardship • Dedication



Neighborhood Workshop



**Focused on Excellence
Delivered with Integrity**

MEMORANDUM

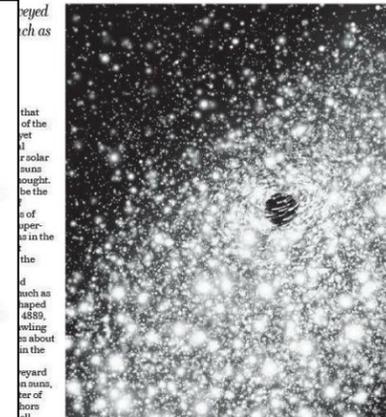
TO: Neighbors of the 1300 Block of NW 6th Avenue PN 11-0414
FROM: Gerry Dedenbach, AICP, LEED[®] AP, Director of Planning & GIS Services
DATE: Tuesday, December 6, 2011
RE: Neighborhood Workshop Public

Causseaux, Hewett, & Walpole, Inc. (CHW) is holding a public hearing to discuss a proposed Small-scale Comprehensive Plan Amendment or Special Area Plan (SAP) amendment on Tax Parcel 15239-000-000. The proposed change is to amend the zoning category from Residential-Medium (RM) to Residential Multi-Family 8 (RMF-8) and the SAP building type from Type III: Housing to Type I.

Date: Tuesday, December 20, 2011
Time: 6:00 p.m.
Place: The Holiday Inn University Center, 1250 W. University Avenue, Gainesville, FL 32601
Contact: Gerry Dedenbach, (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 their comments.

Astronomers find biggest black holes yet



TUESDAY, DECEMBER 6, 2011 THE GAINESVILLE SUN 15B

STATE Attorneys: Husband should not have left kids with mentally ill wife

TAMPA — Attorneys for a Florida woman accused of killing her two teenage children say her ex-husband was negligent to leave them in the mentally ill woman's care.

In a Monday court filing, The Tampa Tribune reported that attorneys for 50-year-old Julie Schenecker say Col. Parker Schenecker had a responsibility to his wife and children to make sure she received proper care. The husband had been deployed overseas with the Army in January earlier this year. That's when authorities say Julie Schenecker fatally shot their 16-year-old daughter, Calyx, and 13-year-old son, Beau, in their Tampa home.

Schenecker's attorneys have previously indicated they would use an insanity defense. She faces two counts of first-degree murder, and prosecutors are seeking the death penalty.

Senate president to join Gov. Scott on a trade mission to Israel

TALLAHASSEE — Senate President Mike Haridopolos will be joining Gov. Rick Scott on a week-long trade mission to Israel.

Both Haridopolos and his wife, Dr. Stephanie Haridopolos, are joining Scott and first lady Ann Scott on the trip to Tel Aviv and Jerusalem. Democratic Sen. Marcia Sachs of Delray Beach is also joining the group of nearly 50 on the trip. They leave Thursday.

Report: Woman tried to sell her 8-month-old son for \$7,000

MIAMI — Authorities say a South Florida woman tried to sell her infant son for \$7,000.

SIGN-IN SHEET

NEIGHBORHOOD WORKSHOP

Date: December 20, 2011
Time: 6:00 pm
Place: Holiday Inn University Center
 Gator Boardroom
 1250 W. University Avenue
 Gainesville, Florida 32601
RE: Hodge Property – Ss-CPA, Rezoning, & College Park Special Area Plan (SAP) Amendment Application

No.	Print Name	Street Address	Signature
1	Tom & Ray Merrill	NW 6 th Place	Thomas L. Merrill
2			

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment, Rezoning, and Special Area Plan (SAP) Amendment on a ±0.25-acre site located at Alachua County Tax Parcel 15239-000-000. The proposed changes will amend the Future Land Use category from Residential-Medium (RM) to Mixed-Use Low (MUL), the zoning district from Residential Multi-Family 8 (RMF-8) to Mixed-Use 1 (MU1), and the College Park SAP building type from Type III to Type I.

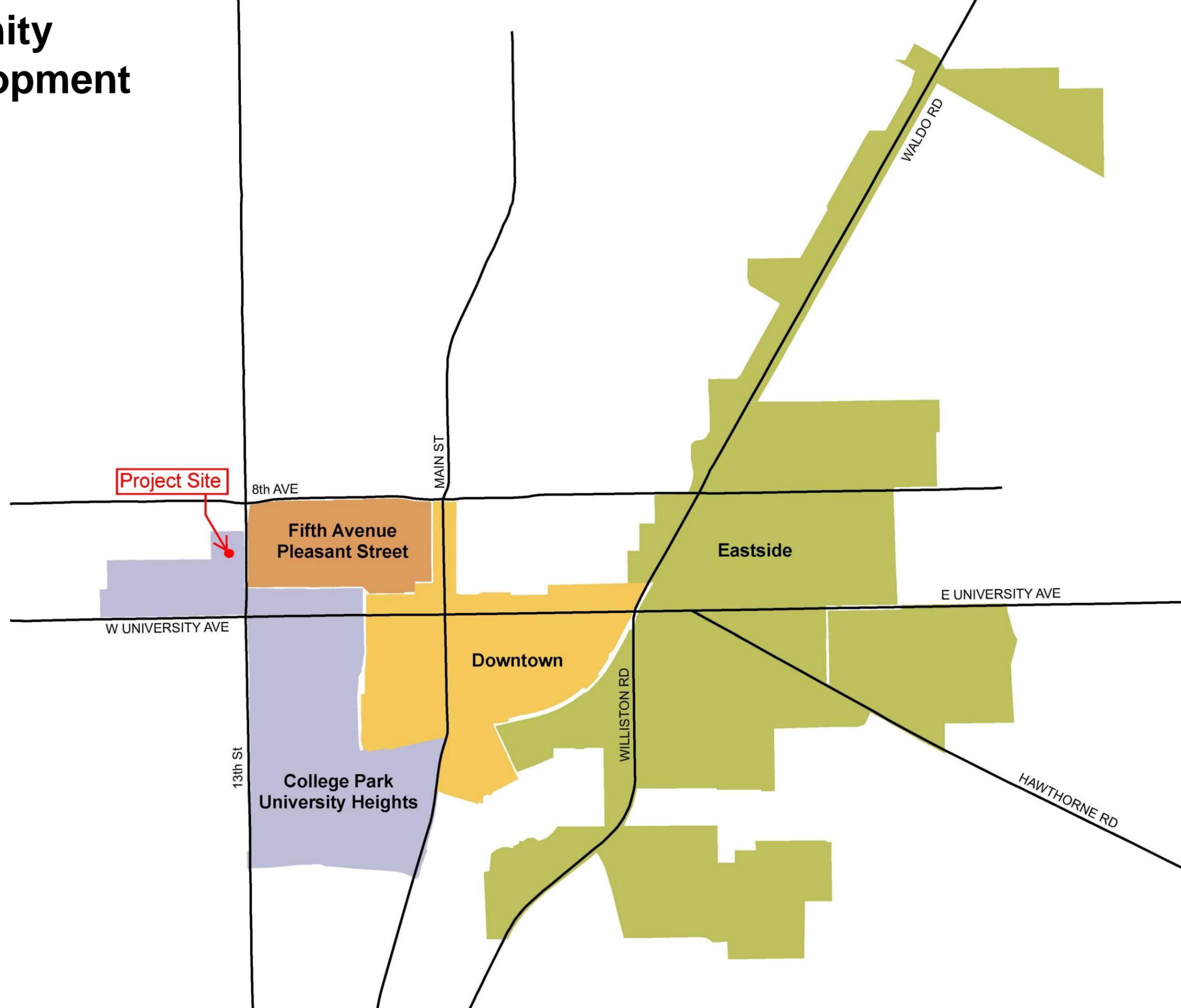
This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

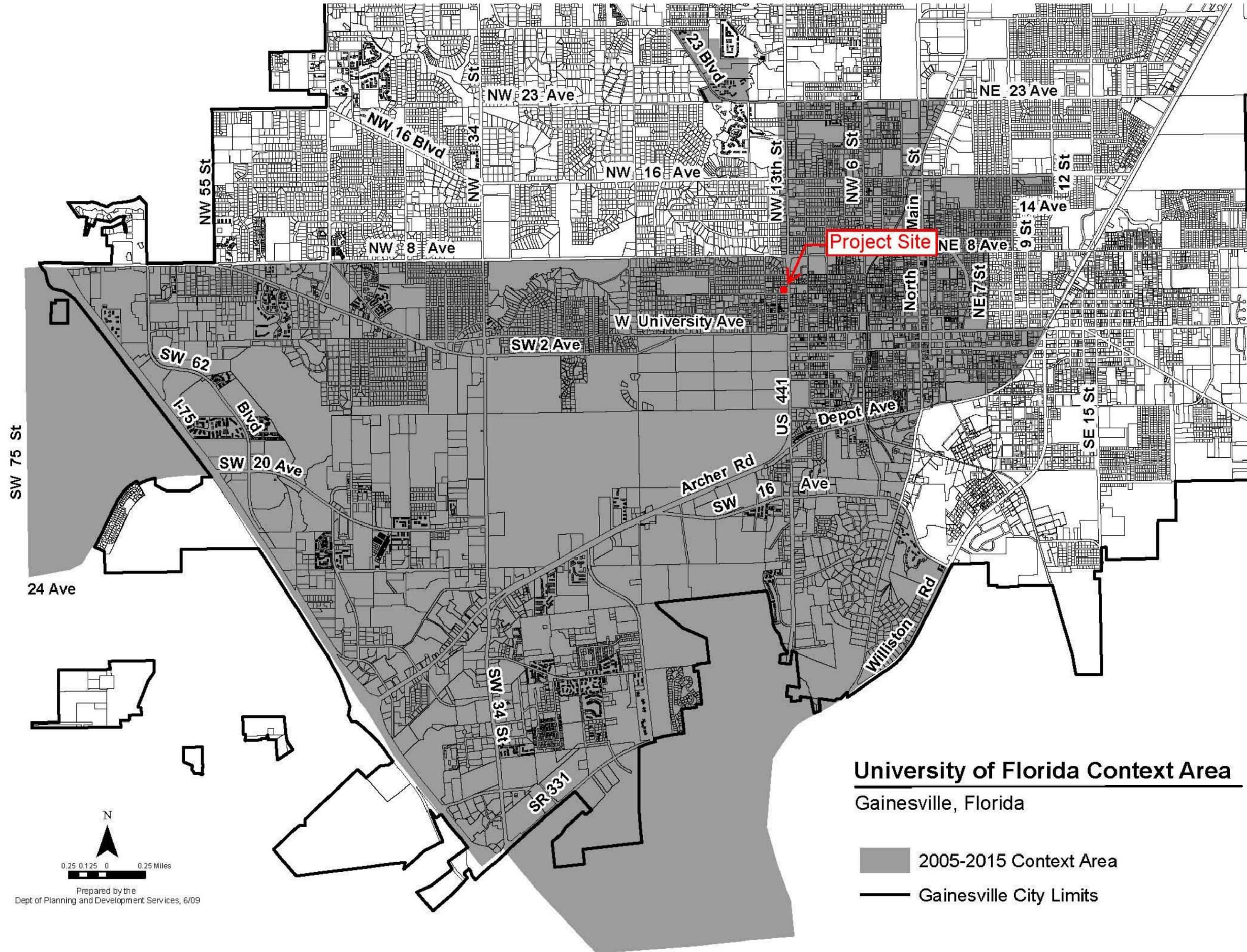
The workshop is Tuesday, December 20, 2011 at 6:00 p.m. at The Holiday Inn University Center, Gator Boardroom, 1250 W. University Avenue, Gainesville, FL 32601.

Contact: Gerry Dedenbach, AICP, LEED[®] AP
 Phone Number: (352) 331-1976



Community Redevelopment Area



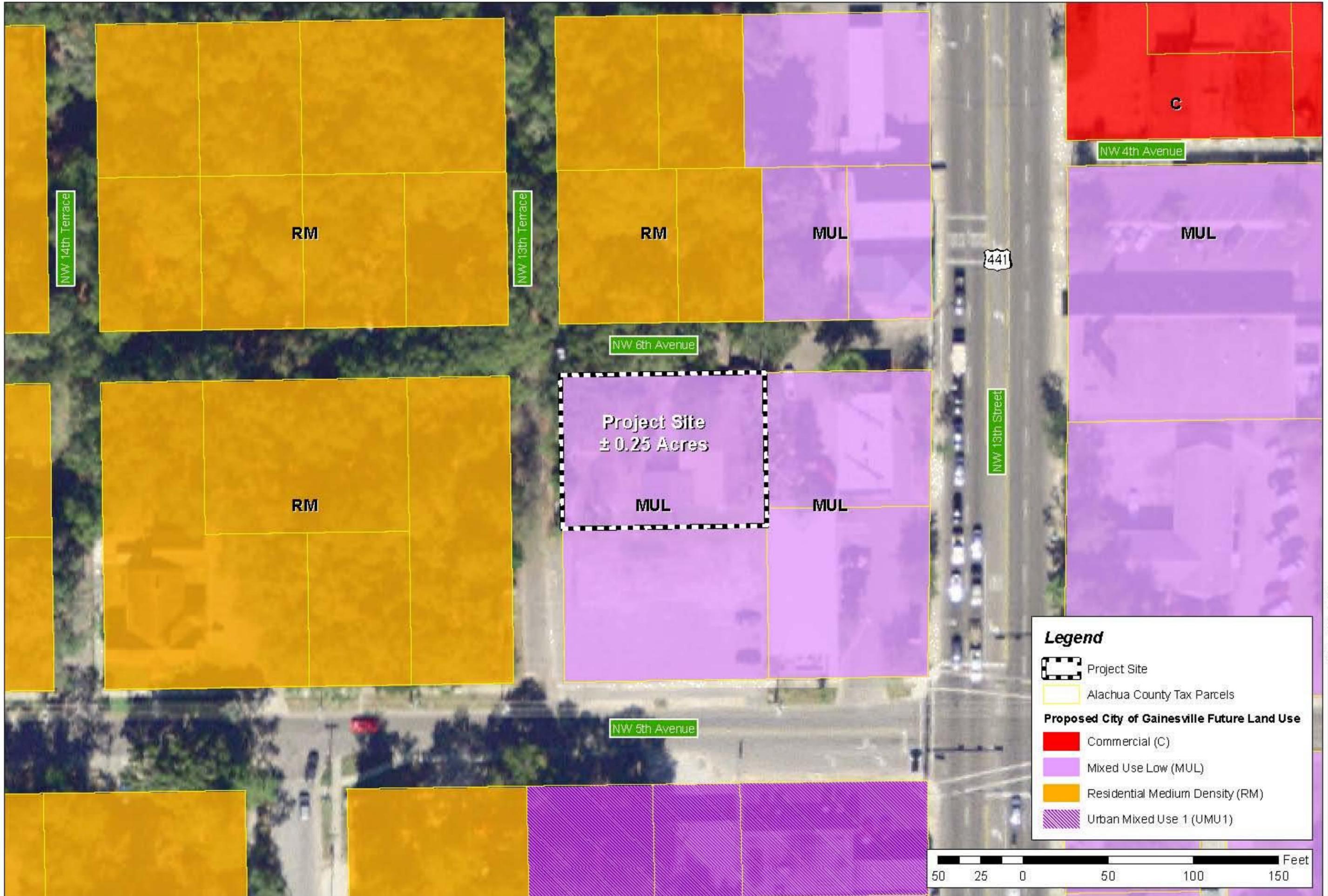


University of Florida Context Area
 Gainesville, Florida

- 2005-2015 Context Area
- Gainesville City Limits

Prepared by the
 Dept of Planning and Development Services, 6/09





Hodge Property
Ss-CPA, Rezoning, & SAP Amendment



Prepared by: Employee 349
Project No: 14011-001-349
Scale: 1" = 100'
Date: 4/11/2011
City of Gainesville, Florida
SAP Amendment No. 2011-0001
SAP Amendment No. 2011-0001
SAP Amendment No. 2011-0001
SAP Amendment No. 2011-0001
SAP Amendment No. 2011-0001

Legend

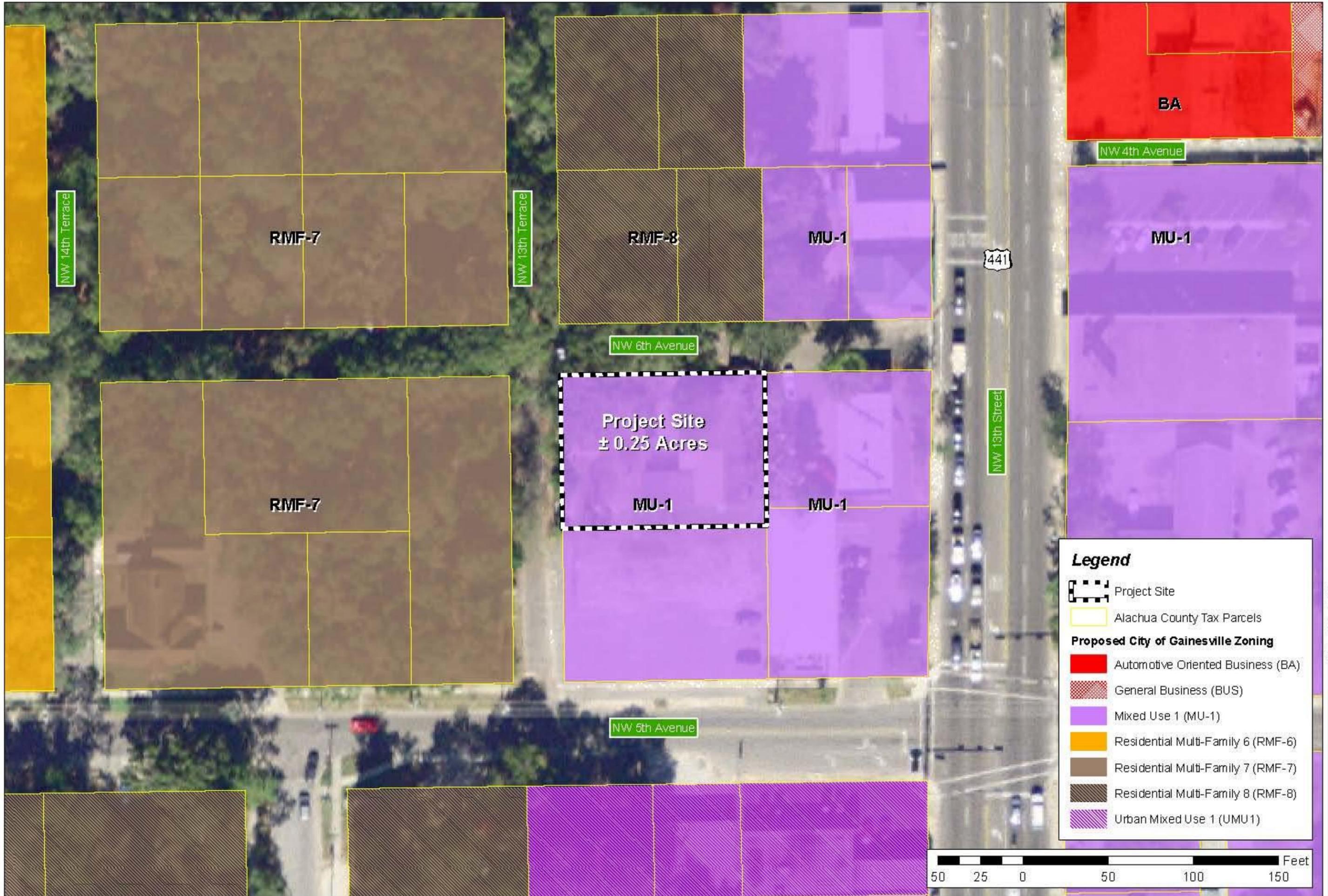
-  Project Site
-  Alachua County Tax Parcels
- Proposed City of Gainesville Future Land Use**
-  Commercial (C)
-  Mixed Use Low (MUL)
-  Residential Medium Density (RM)
-  Urban Mixed Use 1 (UMU1)



Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
http://www.chw-inc.com



Doc: April 11, 2011
No. 14011-001-349-14011-001-349-010.mxd



Hodge Property
Ss-CPA, Rezoning, & SAP Amendment

Legend

- Project Site
- Alachua County Tax Parcels

Proposed City of Gainesville Zoning

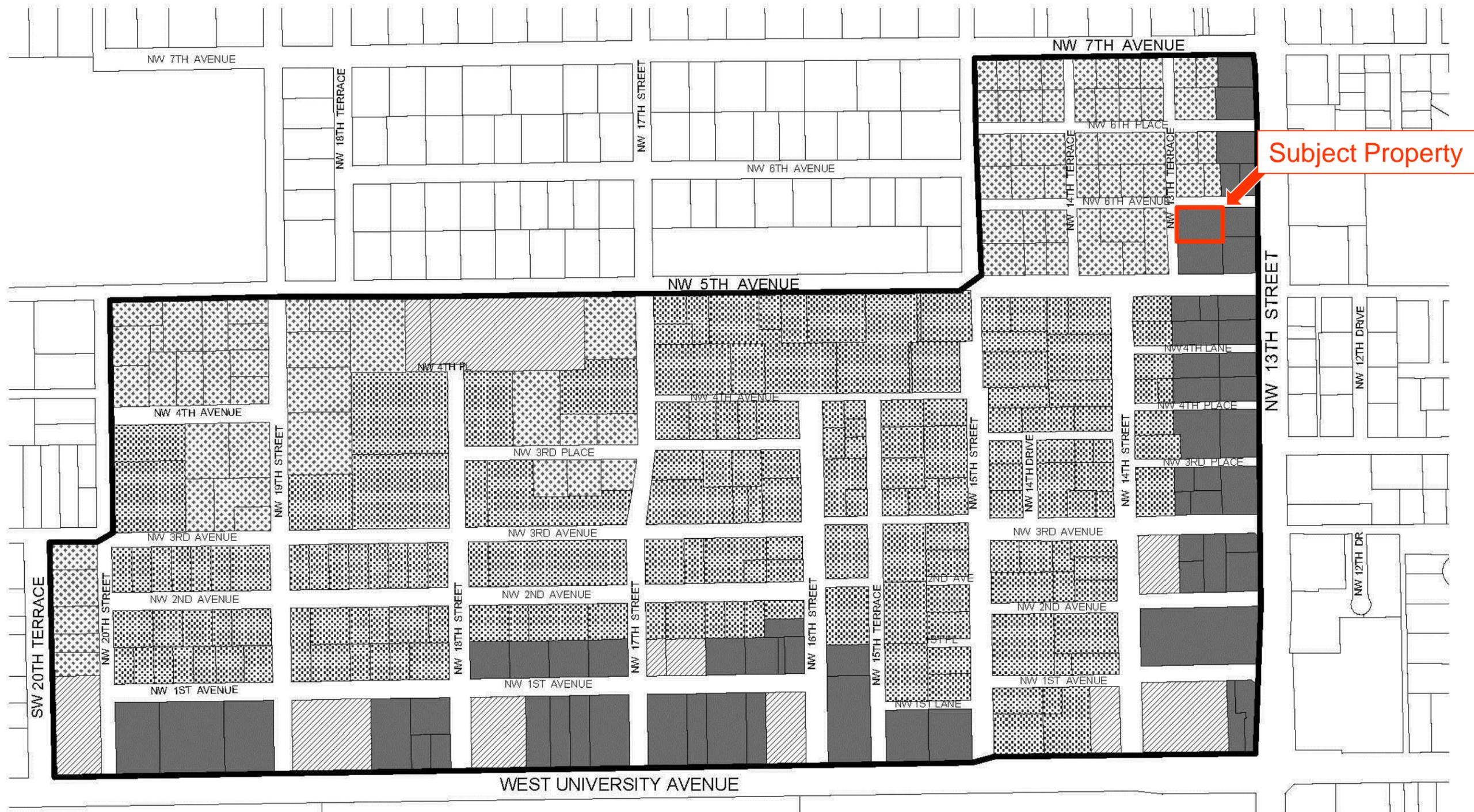
- Automotive Oriented Business (BA)
- General Business (BUS)
- Mixed Use 1 (MU-1)
- Residential Multi-Family 6 (RMF-6)
- Residential Multi-Family 7 (RMF-7)
- Residential Multi-Family 8 (RMF-8)
- Urban Mixed Use 1 (UMU1)



Prepared by: Employee 310
Project: 1403111-00-1403111-00-0001
Title: 1403111-00-1403111-00-0001
Date: 11/15/2011 10:00:00 AM
User: chwh
Scale: 1:10000
Drawing Path: 1403111-00-1403111-00-0001.dwg
Last Modified: 11/15/2011 10:00:00 AM
D:\CS\1403111-00-1403111-00-0001

Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>

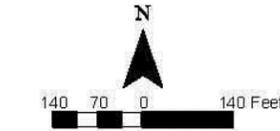




College Park

Master Plan & Regulating Plan for New Construction

-  Type I - Shopfront/Office/Apartment
-  Type II - Apartment/House
-  Type III - House
-  Type IV - Civic
-  College Park Boundary



City of Gainesville, FL
 Prepared by the
 Dept of Community Development
 March 2003

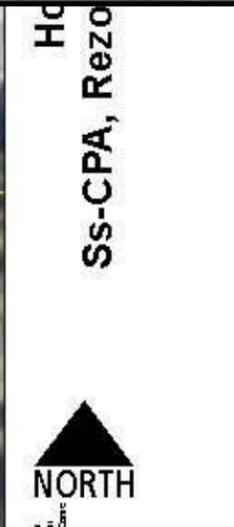


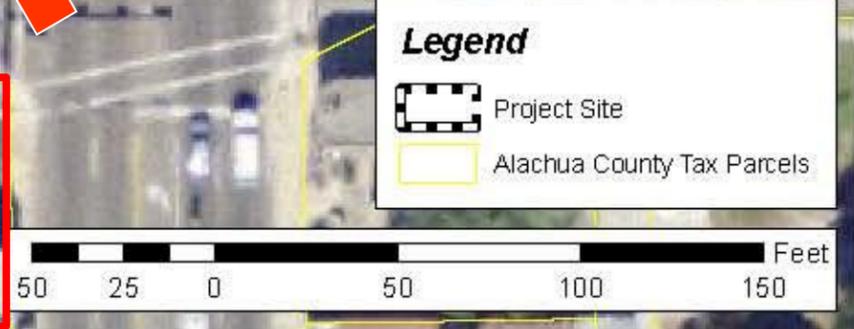
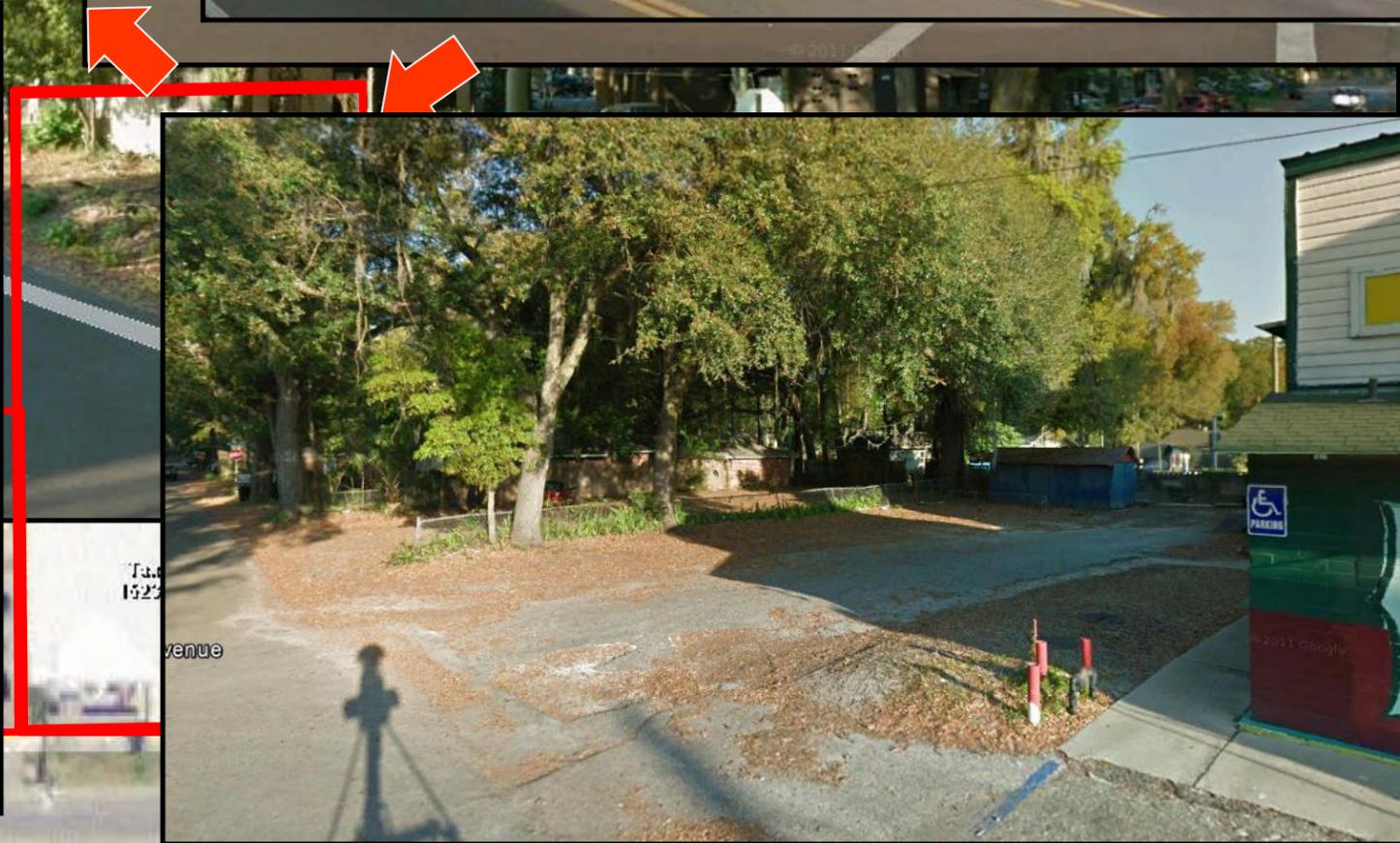
Ss-CPA & Rezoning Justification

Approval of this proposal:

- Creates cohesive Future Land Use (FLU) and zoning designations that allow redevelopment opportunities for the entire block;
- Unifies a City block and creates an opportunity for a mixed-use development, in lieu of single-use piecemeal development;
- Allows redevelopment opportunities consistent with College Park Special Area Plan (SAP) design standards; and
- Promotes beneficial continuity with the College Park SAP while allowing redevelopment.

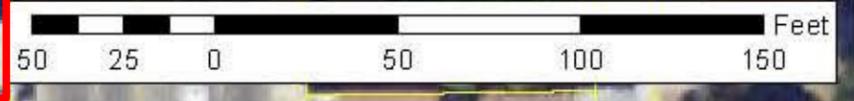






Legend

- Project Site
- Alachua County Tax Parcels



Causseaux, Hewett, & Engineering, Surveyors
 6011 NW 1st Place Gainesville
 Phone: (352) 331-1976 Fax
<http://www.chw-h.com>

PROJ: 16-0046-001-01-11-10050001-1

40' SURFACE PARKING
SETBACK LINE PER
(ULDC 407.68(c)1.a.)

Hodge Property

Small-Scale Comprehensive Plan Amendment, Rezoning, & College Park Special Area Plan Amendment

City of Gainesville
City Commission

May 17, 2012

Integrity • Excellence • Responsibility • Stewardship • Dedication

