

(AS FURNISHED) O.R. BOOK 3048 PAGE 502
PREPARER'S NOTE:

PART A - LAKESHORE APARTMENTS

COMMENCE AT THE NORTHEAST CORNER OF THE THOMAS NAPIER GRANT, TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19) AND TWENTY (20) EAST, ALACHUA COUNTY, FLORIDA, AND RUN NORTH 85°28'57" EAST 74.81 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 25(US HIGHWAY NO. 441), THENCE RUN NORTH 00°02'00" WEST ALONG SAID RIGHT OF WAY LINE, 941.66 FEET TO THE POINT OF BEGINING; THENCE RUN SOUTH 85°28'57" WEST, 275.00 FEET; THENCE RUN SOUTH 00°02'00" EAST, 321.00 FEET; THENCE RUN SOUTH 85°28'57" WEST, 624.79 FEET; THENCE RUN NORTH 07°33'01" EAST, 378.23 FEET; THENCE RUN 85°28'57" EAST, 849.72 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 25; THENCE RUN SOUTH 00°02'00" EAST ALONG THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 25, 50 FEET TO THE POINT OF BEGINING.

TAX PARCEL #: 15696-005-000

PART B - LAKESHORE VACANT LOT

COMMENCE AT THE NORTHEAST CORNER OF NAPIER GRANT, RUN EAST 74.81 FEET TO US HIGHWAY NO. 441 RIGHT-OF-WAY, THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY 620.66 FEET, THENCE RUN SOUTH 85 DEGREES WEST 899.79 FEET TO THE POINT OF BEGINING, RUN THENCE SOUTH 7 DEGREES WEST 332.66 FEET, RUN THENCE SOUTH 85 DEGREES WEST 899.79 FEET TO THE WEST LINE OF THE CLINCH GRANT, THENCE RUN NORTHERLY ALONG THE WEST LINE OF THE CLINCH GRANT TO A POINT SOUTH 85 DEGREES WEST OF THE POINT OF BEGINING, THENCE RUN NORTH 85 DEGREES EAST TO THE POINT OF BEGINING.

TAX PARCEL #: 15696-004-001

(PER O.R.B. 2309, PAGE 2358)

A TRACT OF LAND LYING IN THE D.L. CLINCH GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE THOMAS NAPIER GRANT, TOWNSHIP 10 SOUTH, RANGE 19 AND 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN NORTH 85 DEGREES, 28 MINUTES, 57 SECONDS EAST, 74.81 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 25 (U.S. HIGHWAY NO. 441); THENCE RUN NORTH 00 DEGREES, 02 MINUTES, 00 SECONDS WEST 820.66 FEET, ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES, 02 MINUTES, 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 121.00 FEET; THENCE RUN SOUTH 85 DEGREES, 28 MINUTES, 57 SECONDS WEST 275.00 FEET; THENCE RUN SOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS EAST 321.00 FEET; THENCE RUN NORTH 85 DEGREES, 28 MINUTES, 57 SECONDS EAST, 137.00 FEET; THENCE RUN NORTH 00 DEGREES, 02 MINUTES, 00 SECONDS WEST, 200 FEET; THENCE RUN NORTH 85 DEGREES, 28 MINUTES, 57 SECONDS EAST, 138.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL BUT NOT-EXCLUSIVE EASEMENT WHICH SHALL RUN WITH THE TITLE OF THE ABOVE-DESCRIBED LANDS ACROSS, OVER AND UPON THE FOLLOWING DESCRIBED LANDS; COMMENCE AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED ABOVE AND THENCE RUN NORTH 00 DEGREES, 02 MINUTES, 00 SECONDS WEST, 50 FEET; THENCE RUN SOUTH 85 DEGREES, 28 MINUTES, 57 SECONDS WEST 275 FEET; THENCE RUN SOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS EAST 50 FEET TO THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED TRACT; THENCE RUN NORTH 85 DEGREES, 28 MINUTES, 57 SECONDS EAST 275 FEET TO THE POINT OF BEGINNING; DATED FEBRUARY 26, 1962, AND FILED FEBRUARY 27, 1962 IN OR BOOK 176, PAGE 207, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TAX PARCEL #: 15696-003-000

LAKESHORE
Planned Development (PD) Report

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DIVISION

Prepared for submission to:
The City of Gainesville

Prepared on behalf of:
Florida Southeast Development, LLC

Prepared by:



October 2006

EXHIBIT "B"

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DIVISION

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1. Planned Development Report

i) Statement of Intent

The proposed Lakeshore rezoning consists of three parcels located along SW 13th Street. Currently, there are two structures on the project site. The proposed zoning change is the second step in redeveloping and redesigning the site from an apartment complex and university supportive structure to a residential condominium and associated accessory recreational facilities. The proposed facilities will increase the residential home ownership population along the corridor, promoting the City of Gainesville's long-term revitalization goals for the area.

The parcels currently have a Future Land Use classification of Mixed-use Medium and Commercial. Submitted concurrently with the proposed rezoning is a Small-Scale Comprehensive Plan Amendment (CPA) to change the Future Land Use to Residential High Density. Therefore, to implement the new Future Land Use designation with specific design criteria, this rezoning to Planned Development is requested. The proposed change will provide for greater consistency and compatibility within the project site and along the corridor.

A Planned Development (PD) is required due to the uniqueness of the proposal. Lakeshore will consist of two multi-story buildings. The desired height for the two structures is 14 stories. Currently, there is no category within the City of Gainesville Land Development Code that accommodates the height of the proposed development. Furthermore, the PD will limit the allowable density of the project site to a maximum of 250 dwelling units. This will provide assurance of the overall compatibility and consistency of the development.

The parcels surrounding the project have a Future Land Use designation of Residential High Density, Commercial, or Education. Additionally, all parcels immediately to the north and south of the site carry a Zoning category of Residential High – 1 (RH-1). Table 7 illustrates the Future Land Use and Zoning designations surrounding the entire project site.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Residential High Density / Commercial	Residential High Density (RH-1) / Business, Tourism (BT)
East	Commercial	Business, General (BUS)
South	Residential High Density / Commercial	Residential High Density (RH-1) / Business, General (BUS)
West	Education	Education

Lakeshore intends to convert and rehabilitate the existing Lakeshore Towers apartment into a residential structure, containing condominiums and accessory structures for active recreation. There will be a total of two residential structures, associated accessory structures, a pool, and other outdoor court facilities. Additionally, Lakeshore intends to support the SW 13th Street redevelopment through the construction of additional residential buildings on the site and bring additional ownership residents to a commercial corridor needing higher density residential development for the promoting of redevelopment efforts.

ii) Statistical Information

Table 2: Statistical Information

Total Site		7.13 acres
Maximum Building Coverage		50 % of site
Maximum Impervious Ground Coverage		79 % of site
Minimum Residential Units		120 units
Maximum Residential Units		250 units
Non-Residential Land Uses:		
	Office	3,000 square feet
	Retail	7,000 square feet
Maximum Acreage by Use:		
	Residential	Up to 2.75 acres
	Non-Residential	Up to 0.19 acres
	Conservation	Up to 0.85 acres
Open Space and Recreation		
	Area devoted to publicly owned facilities	0 acres
	Area devoted to common area and usable open space	+/- 2.50 acres

iii) Stormwater Management

A comprehensive assessment of the SMFs will be performed during development review to determine if expansion of SMFs is necessary. If additional stormwater management is needed, the site design will locate SMFs in concert with existing topographical grades to ensure that the peak rate of post-development runoff does not exceed the pre-development runoff rate. If change is proposed, the development's design will take the 100-year critical duration rainfall depth into consideration.

Where applicable, best management practices such as landscape berms, retention walls, and/or detention basins will be constructed to mitigate the potential impacts of 100-year critical duration rainfall depth. Any proposed SMFs within the development will be strategically located and constructed in the form meeting best management practices, designed to percolate 80 percent of the runoff from a three year, one-hour design storm, within 72 hours after the storm event. All proposed development must provide SMF's that will comply with Sec. 30-270 of the City of Gainesville Code of Ordinances.

Furthermore, as required by the St. John's River Water Management District, there will be no direct discharge of stormwater into delineated wetlands. This will be achieved through efficient and correct engineering of the SMFs to contain any site runoff. These SMFs will be designed to allow stormwater to percolate into the soil, rather than run directly into wetland areas.

iv) Design Standards

Streets, parking facilities, and loading facilities will be designed in conformance with all applicable regulations for the RH-2 zoning district set forth in the Land Development Code, except when expressly indicated in the PD report or PD Layout Plan Map. In addition, a portion of the project site is designated within the SW 13th Street Special Area Plan (SAP). The proposed building development within the Lakeshore PD is proposed outside of the SAP. Therefore, the setback requirements are not applicable for the proposed structures.

However, do to the area containing bicycle and motorcycle parking, the Southwest 13th Street SAP Exhibit A(n) governs how parking lots should be screened along the corridor. A minimum 3 feet high screening wall will be located between the sidewalk and the parking area. The screening wall may be constructed of brick, stone, stucco materials and/or landscaping materials reaching at least 75% opacity. Furthermore, the individual parking areas shall not extend for a width of greater than 70 feet along the street frontage as stipulated by Exhibit A(m)2.

The proposed screening wall provides structured development along the build to lines of the SAP satisfying the overall intent. In addition, landscaping and median beautification is consistent with improving the sense of place along the SW 13th Street Corridor further creating a sense of place and arrival to the Corridor and creating a positive southern gateway into and out of Gainesville.

v) Development Schedule

Pending approval of the Small-Scale Comprehensive Plan Amendment (CPA) and PD applications, the applicant intends to submit development plans for review within 24 months of the effective date of the PD ordinance. The PD shall be effective for 3 years from the effective date of the PD ordinance.

Prior to expiration of the time limits established herein, the applicant may request a one-time extension before the CPB and the CC. If the time limit for obtaining development review expires, the applicant may apply for a text amendment to the PD. If the time limit for the PD expires a new PD application will be required.

vi) Proposed Signage

Signage on the site will be erected in conformance with the SW 13th Street SAP (Appendix A, Section 7) and may be integrated into the screening wall. Onsite signage will be accordance with the provision of the City of Gainesville sign code Article IX, Division 1.

vii) Enumeration of Zoning Differences

The proposed PD will comply and permit to the following conditions:

- 1) Sidewalks shall be provided between the residential buildings, the new residential building and the existing recreation area, the new residential building and the sidewalk along Southwest 13th Street, and the existing residential building and the new recreation area to the west.
- 2) The development must provide for sidewalk connections between the development and sidewalk along Southwest 13th Street. Development must provide at least 5 feet of unobstructed width for all sidewalk connections from the development to the public sidewalk, in accordance with Policy 2.1.16 of the Transportation Mobility Element of the Comprehensive Plan.
- 3) During development plan review, all existing development adjacent to wetland areas will be delineated and the wetland setback will be maintained to the greatest extent possible.
- 4) Wetland areas shall be protected from further encroachment that has already occurred from existing development. This may include physical barriers or other effective measures determined during the development review.
- 5) The development shall propose landscaping on the west side of the property to achieve a compatible relationship between the building, access way, and adjacent residential and pedestrian walkways.
- 6) Surface parking shall not exceed one (1) parking space per bedroom.
- 7) Where new vehicular use areas exist adjacent to residential areas to the north and south of a project, a 15-foot landscape buffer shall be provided with appropriate screening or fence material to be determined at development plan review.
- 8) The setbacks for construction of the new tower shall be a minimum of 65 feet from the north and south property lines.
- 9) Transmitter towers shall be allowed only in accordance with Section 30-98 of the City of Gainesville's Land Development Code.
- 10) Project must provide an internal pedestrian and bicycle circulation plan that is safe, accessible, efficient and clearly separated from vehicular use circulation. Pedestrian and bicycle circulation shall be linked to the external pedestrian network.
- 11) Area "E" land use designated on the Planned Development Layout map shall permit only the following uses: Pedestrian, Bicycle, Stormwater management, Wetland Buffer and Passive and Active Recreation.

- 12) The area of the subject property within the SAP may develop a maximum of 5,000 square feet of commercial as allowed in the BUS zoning district.
- 13) One access point is allowed off Southwest 13th Street. Design and turning movements shall be subject to traffic analysis and Florida Department of Transportation (FDOT) requirements.
- 14) During development plan review, RTS shall determine whether a bus shelter is needed. If a bus shelter is needed, it shall be provided at the developer's expense and shall be designed in accordance with the requirements of RTS, to be compatible and complimentary to the architectural forms and styles of the development and wall.
- 15) The façade and orientation of the ground level buildings and infrastructure shall provide architectural relief, garden walls, landscaping, streetscape and compatible hardscape that will be consistent with the intent of the Southwest 13th Street Special Area Plan. A three-foot architecturally compatible wall shall be provided within the area forward of the build-to line. The design is to achieve 75% opacity, except where specifically addressed. The criteria and design shall be determined during the development review.
- 16) Except as specifically provided, the development shall be regulated in accordance with the RH-2 zoning district.
- 17) Floors above three stories shall incorporate architectural design to provide the existing and proposed buildings with a prominent façade towards Southwest 13th Street.
- 18) Future development within the SAP shall be in accordance with development standards of the Southwest 13th Street Special Area Plan or as included within the PD to specifically address the intent of the Southwest 13th Street Special Area Plan district.
- 19) The development shall be required to landscape the adjacent median consistent with the SAP.
- 20) Vehicular use areas, and those areas for vehicular storage or parking of vehicles shall have no more than a double row of parking within 40 feet of the east property line.
- 21) Maximum lot coverage shall not exceed 50%, maximum building height for area B shall be limited to 14 stories, and 5 stories by right and up to 8 stories by SUP for area F.
- 22) The maximum density on the entire parcel shall not exceed 50 dwelling units per acre.
- 23) A conservation easement or other similar land preservation technique shall be provided over the wetland portions of the property to the west.
- 24) The developer will coordinate with the City of Gainesville Arborist or designee during the site plan review process in identification of trees (if any) for removal, as well as landscaping and buffer requirements.

- 25) An invasive exotics species plan will be submitted at the time of filing for the development plan review. This plan must include appropriate financial bonding and monitoring plan for a minimum of three (3) years.
- 26) All development must comply with requirements of the wetlands and environmental ordinances during development review.
- 27) Prior to final development plan approval, all wetlands shall be delineated. The developer shall provide information from the Florida Fish and Wildlife Conservation Commission related to activity status of the eagle's nest.
- 28) Sidewalks shall be provided to connect the adjacent developments to the west, east and south, and shall be hard surfaced and may vary in width between 5 feet to 10 feet, depending on location and function.
- 29) The PD shall be valid for a period of two years from the date of final adoption. At a minimum, a preliminary development plan must be filed prior to the expiration of the PD. A final development plan shall be filed no later than six months after the preliminary development plan has been approved.
- 30) Application for a building permit must be filed within one year of obtaining final development plan approval. Construction must commence no later than one year after obtaining a final development plan approval or one year after receiving a building permit, whichever is later.
- 31) The City Commission may approve a one-time, one-year extension of the PD. This also includes the valid period for obtaining a building permit and commencing construction.

EXHIBIT “C”

(Due to bulk and size, Exhibit “C” is not attached, but is on file in the Office of the Clerk of the Commission.)