

~~XXXXXXXXXX~~
0607346

CITY OF GAINESVILLE PLANNING DIVISION
SUMMARY OF COMMENTS

Petition Number: 148LUC & 149PDA-06PB Reviewed by: Gene G. Francis
Gainesville Plan Board Meeting: November 16, 2006
Project Name/Description: University Corners PD and Land Use Amendment

I. Department Comments

- | | | |
|-----|----------------------------------|-----------------------------|
| 1. | Planning - | Approvable with conditions. |
| 2. | Public Works - | " " " |
| 3. | Gainesville Regional Utilities - | " " " |
| 4. | Police - | |
| 5. | Fire - | " " " |
| 6. | Building - | " " " |
| 7. | Arborist - | " " " |
| 8. | ACDEP/HASMAT | " " " |
| 9. | Concurrency - | " " " |
| 10. | Solid Waste - | Approvable as submitted |

II. Overall Recommendation

The PD Layout Plan, PD Plan Report and PD Elevations are approvable with conditions.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Petition No. <u>149 PDA-06PB</u>	Date Plan Rec'd: <u>10/31/06</u>	Review Type: <u>Planned Development</u>
Review For: <u>Plan Board</u>	Review Date: <u>11/16/06</u>	Project Agent:
Description, Agent & Location: <u>University Corners PD Amendment</u>		<u>Jay Brawley, Kimley-Horn & Assoc.</u>

APPROVABLE
(as submitted)

APPROVABLE
(subject to below)

DISAPPROVED

<input type="checkbox"/> Plan meets ordinance requirements as submitted <input checked="" type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	Comments By: <hr style="width: 80%; margin: 0 auto;"/> <p style="text-align: center;">Gene G. Francis Planner</p>
--	--

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is proposing to amend both the approved PUD Land Use and the PD Zoning for the University Corners Mixed-Use Development. Basically the petitioner is proposing to increase the maximum allowable dwelling units from 400 dwelling units to a new maximum of 490 dwelling units. They plan to accomplish this increase by deleting the two-story townhouse condo units and have condominiums that are all flats. In addition, they are proposing to eliminate most of the general office space that was located on the second story and also a portion of the second story retail. There will still be some second story retail/commercial located around an area created primarily as a food-court. The other major change is to eliminate the 3-block long underground parking garage that ran the full length of the project from University to NW 3rd Avenue. They will be providing a partial under/above ground level garage that is approximately half the original size. To make up for the lost underground garage, the petitioner is proposing to increase the height of the above ground parking structure by one (1) story and increasing the allowable height from 85 feet to 95 to the top of the guard rail. The University United Methodist Church, a use approved by the original PD is currently under review for "Final" site plan approval by City staff. Preliminary site plan review of the entire University Corners mixed-use development was approved by the DRB, Development Review Board, in the spring of 2005. Numerous conditions beyond the control of the petitioner have lead to this amendment request.

The propose zoning and land use plan amendment is approvable with the following conditions and recommendations:

1. The PD Layout Plan, PD Plan Report and Elevations may have to be revised slightly as required by City staff, Plan Board or City Commission.
2. The packet of colored floor plans and elevations are provided for illustrative purposes only. They will not be included as part of the PD and PUD amendment ordinances.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

3. The petitioner must correct the colored version of the Level 1 Floor Plan of the third (northern) block so that the vehicular circulation for the service drive is to the north only and not to the south as indicated. That would cause vehicular access problems on NW 3rd Avenue as drawn.
4. The vehicular circulation patterns indicated on the upper stories of the parking garage are incorrectly marked in the colored packet.
5. It is planning staff's understanding, that the cooling tower has been relocated to Level 1 in southwest corner of the parking garage building. It is being shown on the top level (roof) of the parking garage. In addition, if cooling tower is to be located on the roof, it must be located interior to the site so that it cannot be seen easily from the street.
6. A cross-section or sections through the main mixed-use building at the plaza location would help clear up several concerns planning staff has related to the drawings provided.
7. Exactly what is the petitioner proposing when they indicate "Reserve" on a floor plan?
8. If possible, planning staff would like for the petitioner to include the church elevations as part of the overall University Corners elevations.
9. Planning staff would like for the petitioner to continue to work on their colored floor plans so that it is easier for the public to understand what the different colors mean related to pedestrian circulation patterns and proposed uses within the mixed-use buildings.
10. The petitioner must correct the total square footage figure that is indicated in the text of the PD Plan Report and is very different than the square footages indicated in the table.
11. The petitioner should retain the Type II, College Park Special Area Plan, for the 2nd and 3rd Blocks west of the University Corners development in their PD Plan Report.
12. Under Statistical Information in the PD Plan Report, the petitioner should indicate "Maximum Building Lot Coverage"
13. The last page of the PD Plan Report, that illustrates the differences proposed by the PD Amendment, must be revised to reflect the PD Ordinance as amended.
14. The petitioner must revise their PD Layout Plan packet to indicate Maximum Building Lot Coverage and not Building Area.
15. The petitioner needs to submit their "Request For Extension Letter" to the City Commission by November 23, 2006, six months prior to May 23, 2007, the date that the petitioner must meet to begin construction of University Corners.

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING ROOM 158, THOMAS CENTER "B"
306 Northeast 6th Avenue 334-5023

16. The petitioner is requesting that this PD and PUD amendment revise the old time frames approved under the old ordinance/s.

17. The petitioner is also requesting that the date for submitting the "Request for Extension Letter" to the City Commission, be reduced from 6-months to 3-month.

18. Bike racks will be required along all sides and blocks of the mixed-use development. The colored floor plans appear not to indicate bike racks along NW 13th Street (US 441).

19. The basement level of the garage indicates hotel, "Back of House" that should be renamed/labeled.

20. The petitioner need to correct or better identify the color elevations for the buildings fronting on NW 2nd Avenue and add northwest to the 2nd Avenue north elevation.

CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

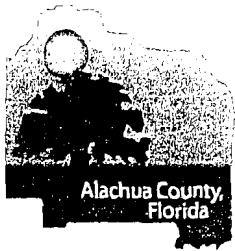
Sheet 1 of 2

Petition	149PDA-06PB	Date Received	10/31/06	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date 11/6/06	<input type="checkbox"/> Final
Project Name	University Corners PD			<input type="checkbox"/> Amendment
Location	W. Univ. Ave/NW 13 th St.			<input type="checkbox"/> Special Use
Agent/Applicant Name	Kimley-Horn			<input checked="" type="checkbox"/> Planned Dev.
Reviewed by	Onelia Lazzari			<input type="checkbox"/> Design Plat
				<input type="checkbox"/> Concept

Approvable (as submitted)
 Approvable (subject to below)
 Insufficient Information
 PD Concept (Comments only)
 Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. Please add a trip generation note to the PD Layout Plan.
2. New concurrency paperwork is required for this submittal because of the extent of the changes. Please provide a Concurrency long form and a Deferral of Water/Wastewater Capacity Form.
3. Trip generation information should be included in the PD Report. Please include this information in the next submittal.



Alachua County Environmental Protection Department

Chris Bird, Director

November 20, 2006

Lawrence Calderon
City of Gainesville Community Development Department
Current Planning Division
306 NE 6th Ave.
Gainesville, FL 32602

Re: Site Plan Review – November 13, 2006 agenda
Please circulate the following comments to appropriate planners.

The following comments are based on a limited review of the environmental impacts of the proposed development. This review is confined to an evaluation of the proposed project's ability to comply with the requirements of the Alachua County Hazardous Materials Management Code (HMMC), Chapter 353, Alachua County Code.

Petition 149PDA-06PB: University Corners

ACEPD has completed the review of the Remedial Action Implementation and Post Injection Monitoring Report, conducted at the former Plaza Cleaners, 204 NW 13th Street, Gainesville, Florida. The remedial action is being conducted under the supervision of the State of Florida Environmental Protection Department, Waste Cleanup Section.

Based on the available information, ACEPD has the following comments:

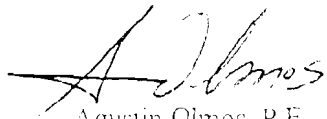
1. The Report should be signed and sealed by a Florida licensed professional engineer.
2. The Report should include a Figure indicating the location and extent of the area excavated, including the location of the confirmatory samples.



Page 2

3. Table 3. Soil Analytical Results, should include the sample depth for all soil samples collected.
4. Analytical results for the samples labeled as W and NE are above the SCTL leachability standard.
5. Additional groundwater monitoring is recommended in order to take into account seasonal fluctuations.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Olmos". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Agustin Olmos, P.E.
Hazardous Materials Program Supervisor

cc: Chris Bird (e-mail)
John Mousa (e-mail)
Tim Ramsey (email)

Alachua County Environmental Protection Department

Chris Bird, Director

September 25, 2006

Lawrence Calderon
City of Gainesville Community Development Department
Current Planning Division
306 NE 6th Ave.
Gainesville, FL 32602

Re: Site Plan Review – September agenda
Please circulate the following comments to appropriate planners.

The following comments are based on a limited review of the environmental impacts of the proposed development. This review is confined to an evaluation of the proposed project's ability to comply with the requirements of the Alachua County Hazardous Materials Management Code (HMMC), Alachua County Code, Chapter 353.

Petition 149PDA-06PB: University Corners

Provide an update on the status of the Limited Scope Remedial Action performed at the former Plaza Cleaners, 204 NW 13th Street, Gainesville, Florida

Sincerely,

Agustin Olmos, P.E.
Hazardous Materials Program Supervisor

cc: Chris Bird (e-mail)
John Mousa (e-mail)
Tim Ramsey (email)

SITE PLAN EVALUATION SHEET

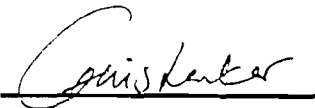
PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>149PDA-06PB</u>	Review Date: <u>10/20/06</u>	Review Type:
Review For: <u>Plan Board</u>	Plan Reviewed: <u>10/20/2006</u>	<u>Preliminary Final</u>
Description, Agent & Location: <u>University Corners</u>		Project Planner:
<u>Kimley Horn and Associates - W Univ. NW 3 Av, US 441 & NW 14th St</u>		<u>Gene Francis</u>

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

<input type="checkbox"/> Alachua County Environmental Review Required <input type="checkbox"/> Alachua County Environmental Review Not Required <input checked="" type="checkbox"/> 100 Yr. critical duration storm event must be analyzed. <input checked="" type="checkbox"/> SJRWMD stormwater permit is required. <input checked="" type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) <input type="checkbox"/> Approved for Concurrency	Comments By:  Sundaram (Jai) Jaishankar E.I. Development Review Engineer
--	--

REVISIONS / RECOMMENDATIONS:

1. Please submit NW 14th St. streetscape and roadway - construction plans.
2. Show both short term and long term loading and unloading areas on the plans.
3. Please submit NW 3rd Ave streetscape and roadway construction plans
4. NW 13th St. side – the bus bay -- coordinate with FDOT/RTS.
5. Coordinate NW 2nd Ave access onto 13th St. with FDOT for conversion to right in/right out.
6. Concern about work zones, pedestrian safety and truck delivery routes
7. Stormwater - If the intent is to discharge into the 5th Ave basin) you will need to comply with the attached checklist. Otherwise you will need to provide for onsite storage and treatment.
8. Obtain St. John's Water Management District permit / approval
9. Must meet with Public Works staff for additional review of site plan



CITY OF GAINESVILLE

Public Works Department

August 15, 2006

To Potential Users of S.W. 5th Avenue Stormwater Facility

Re: Remaining Facility Credits

The table on the following page summarizes the committed treatment credit allocations and potential credits allocation for known proposed projects. The subtotals illustrate that there are more requests for credits than can be accommodated between now and the end of 2009. Our estimate of additional credits being available after 2009 is dependent on the Florida Department of Transportation (FDOT) beginning their South Main Street reconstruction project in 2008 and having the drainage element of the work complete in 2009. When their drainage is complete the 'Temporary' projects can be moved out of the S.W. 5th Avenue facility and into the Depot Park facility. This transfer of credits will allow about 3,750 credits for additional projects to gain permanent status in the S.W. 5th facility.

To Acquire Permanent Status

Developers desiring permanent status must:

- 1) Prepare and file for a permit modification for the SW 5th Avenue facility.
- 2) Pay the Capital Recovery Fee determined by the City at the time of filing for the permit modification.
- 3) Abide by all conditions listed below in consideration of the City endorsing the permit modification to the Water Management District.

Conditions for the endorsement are:

- A) The use of the SW 5th Avenue facility is granted exclusively to the project developer for the project and site upon which the permit modification is based.
- B) The credit allocation for a project is not transferable and reverts back to the City if the site construction does not proceed within 12 months of the issuance of the modified permit unless extended by the City in writing.
- C) One extension will be considered by the City to extend the schedule for beginning the site construction, written application must be made 30 days in advance of the expiration date of the of the permit modification with justification as to the necessity of the extension. The City will consider the request and respond prior to the expiration date of the schedule.
- D) The developer shall also provide the City with a construction schedule for the site development. If the site construction is not completed within the site construction schedule, the schedule must be modified in writing. To extend the schedule for the site construction, written application must be made 30 days in advance of the

expiration date of the of the original completion date (reference date - the date of the temporary certificate of occupancy) with justification as to the necessity of the extension. The City will consider the request and respond prior to the expiration date of the schedule.

- E) If the developer defaults on the project for the site, the City will, at its sole discretion, determine the amount of the Capital Recovery Fee, less permit modification costs, to be returned to the developer and the credits to be allocated to any completed portion of the project.

Credit Summary

The table below recaps the capacity of the basin and the individual allocations for the categories of projects. The capacity of the basin is defined in pounds of suspended solids (# SS).

Description	Detail	# SS	Status
5 th Ave Facility	Credits earned	13,991.31	
City Parking Garage	Credits used	- 1,232.48	Permanent
Shands AGH Cath Lab	Credits used	-233.52	Permanent
West University Lofts	Credits used	-563.42	Permanent
Ala. Co. Courthouse	Credits used	-2,630.82	Temporary*
Courthouse South Lots	Credits used	-1,118.49	Temporary**
Depot Ave Reconst. - SW 11 th to Main	Credits reserved	-3214.24	Permanent
Subtotal	Present Unused Credits	4,998.34	
Proposed Projects			
University Corners	Credits to be used	-3,044.11	Possible - Permanent
Jefferson Commons	Credits to be used	-3,297.02	Possible - Permanent
Gainesville Greens	Credits to be used	-641.09	Possible - Temporary
Subtotal	Credits to be used	-6,982.04	

* Temporary until FDOT reconstructs South Main Street (estimated to be in 2009) when projects will be switched to Depot Park Facility. Requires a FDOT permit & pipe connection estimated at \$85,000.

** Temporary until FDOT reconstructs South Main Street (estimated to be in 2009) when projects will be switched to Depot Park Facility. Requires a FDOT permit & pipe connection estimated at \$45,000.

Background

The S. W. 5th Avenue stormwater facility was constructed as an off site-stormwater facility for redevelopment and infrastructure projects within a portion of the Tumblin' Creek watershed. The facility is permitted under the authority of the St. Johns River Water Management District and projects using the facility are 'admitted' to the facility by a permit modification that is endorsed by the City and approved by the District. There are a number of projects admitted to or that have reservations in the facility at present and are summarized in table below. These projects have an occupancy status of 'Permanent' and 'Temporary'. There is also a group of proposed projects that have expressed interest in being admitted to the facility. This group is being assigned the occupancy status of 'Possible'. The Temporary facilities will be in the 5th Ave basin until about the end of 2009. They can be switched to the Depot Park facility after the reconstruction of South Main Street by the Florida Department of Transportation (FDOT).

The Capital Recovery factor is based on the land cost of \$525,000. Each users share of the land cost is prorated according to their projects share of the total basin credit.

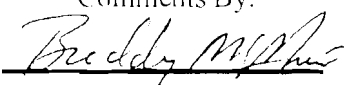
Stu Pearson
Engineering Services Manager

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 149PDA-06PB	Review Date: <u>05/19/2005</u>	Review Type: <u>Preliminary</u>
Review For: <u>Development Review Board</u>	Plan Reviewed: <u>11/02/2006</u>	
Description, Agent & Location: <u>Jay Brawley – University Corners</u>	Project Planner: <u>Gene Francis</u>	

APPROVED APPROVABLE DISAPPROVED CONCEPT
SUBJECT TO COMMENTS

<p>This site plan has been reviewed for compliance with all Site Related Items found in the 2001 Florida Building Code. Complete code compliance plan review will be performed at Building Permitting.</p>	<p>Comments By:  BUDDY MCGHIN Plans Examiner</p>
--	--

REVISIONS / RECOMMENDATIONS:

1. Provide complete elevation details for the Accessible Parking Spaces, Signs, and Markings. Show the location of the Four (4) Van spaces.
2. Provide location of Construction staging areas and layout of storage areas.
3. As part of the site plan review process the plan has not been reviewed for Building Code compliance.



**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Nov 6, 2006

13 Petition 148LUC-06PB

Jay Brawley, Kimley-Horn and Associates, Inc. agent for University Development of Gainesville, LLC. Amend the existing PUD (planned use district). To allow for an increase in the total number of res. dwelling units from a max. of 400 units to a max. of 490 res. dwelling units & to allow for an increase in the number of stories & building height for the parking garage from 8 to 9 stories & increase the allowable garage height from 85' to 95' to top of guard rail. Located W Univ. Ave. & NW 13th St. (Related to Petition 149PDA-06PB). (Gene Francis, Planner)

- Conceptional Comments
- Conditions/Comments
- Approved as submitted
- Insufficient information to approve

New Services Sewer pipe capacity cannot be guaranteed. New proposed flows need to be submitted by the engineer and modeled by GRU.

Water

Sanitary

Sewer

Electric

Gas

Real

Estate

SITE PLAN EVALUATION SHEET

FIRE PROTECTION/LIFE SAFETY REVIEW

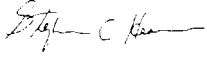
<u>Petition No.:</u> 149PDA-06PB	<u>Due Date:</u> 11/6/2006	<u>Review Type:</u> Planned Development
<u>Review for:</u> Technical Review Staff Meeting	<u>Review Date:</u> 11/2/2006	<u>Project Planner:</u> Gene Francis
<u>Description:</u> University Corners NW Corner of West University and NW 13 street		

✓ **Approvable**

Approvable
Subject to Comments

Disapproved

Concept

<p>Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.</p> <p>Revisions are necessary for plan to meet the requirements of Gainesville's Land Development Code Section 30-160.</p> <p>Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.</p>	<p>Comments By:</p> <p></p> <hr/> <p>SC Hesson, #232 Fire Inspector</p>
---	--

Revisions/Recommendations:

1. Project must comply with the current edition of the Florida Fire Prevention Code and the Gainesville City Ordinances. Considering, FD access, Fire protection systems, Fire hydrant locations as well as estimated and actual flow rates.
2. Proposed pedestrian walkway must maintain 13'6" clearance from the finished road surface to the lowest point of the pedestrian walk way.
3. Approval of PD should not be misconstrued as site plan approval.

City of Gainesville
Solid Waste Division
Plan review

Date 11-6-06

Project Number: 148 LUC-06 PB 149 PDA-06 PB

Project Name: University Corridor

Reviewed by: Paul F. Alcantar Steve Joplin

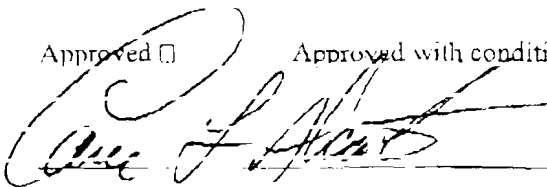
Comments

Plans are too preliminary for comment
at this time.

Approved

Approved with conditions

Disapproved



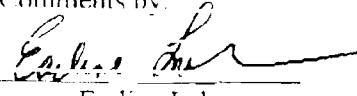
Date 11/06/06

SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27-Second Review

Petition: 148-LUC-06PB-149PDA 06PB	Review date: 11/6/06	Review: PUD-Amend
Review for: Technical Review Committee		Planner: Gene
Agent: Jay Brawley for University Corners located at NW 13 th Street-14 th Street and West University Avenue and S Avenue.		

APPROVED (as submitted)
 APPROVED (with conditions)
 DISAPPROVED

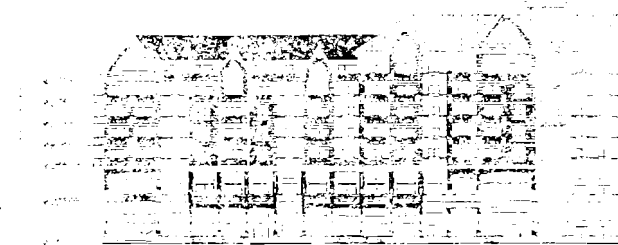
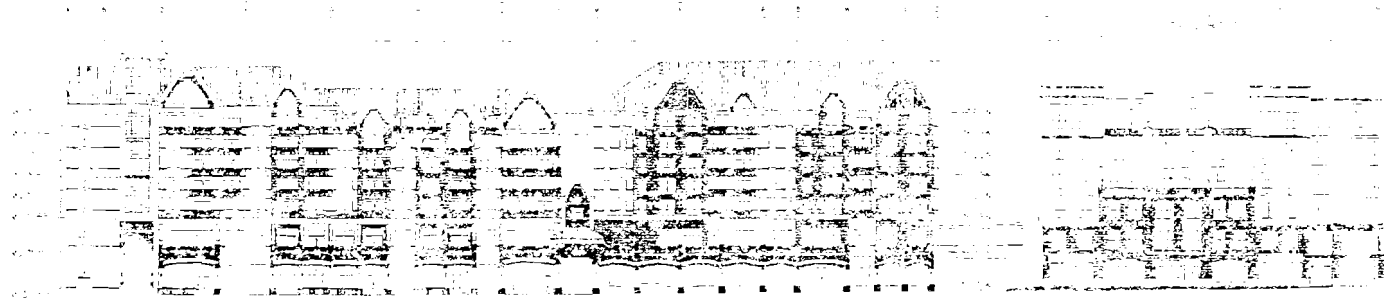
<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Earline Luhrman Urban Forestry Inspector
--	--

Street Trees

- Street trees will be required on all streets inside tree grates on 30-35' centers
- The site shall be in compliance with the Land Development Code for required landscaping.

No impact to the Urban Forest at this time

APPROVED



morris

NOT FOR CONSTRUCTION
DRAWN BY
CORNERS

ELEVATIONS

7-200