

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

GRACE MARKETPLACE

Design Plat DB-11-145 SUB

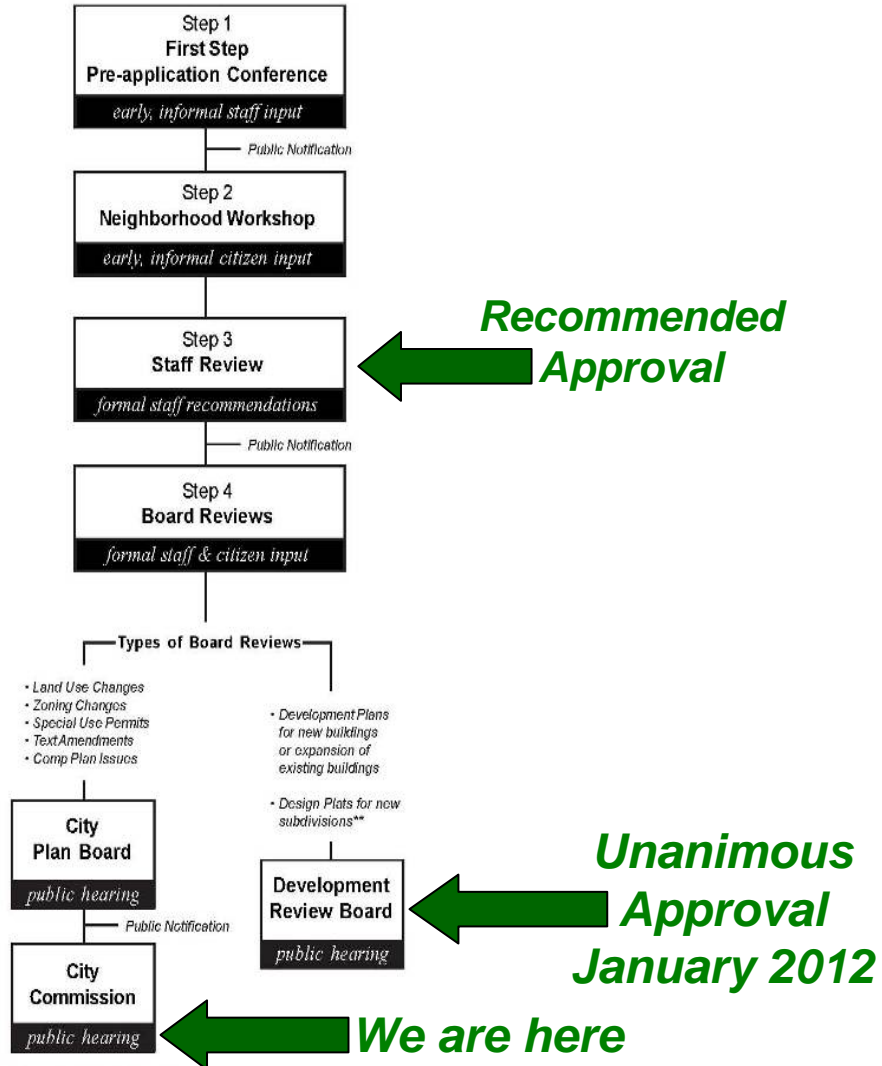
Gainesville City Commission

February 16, 2012



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Review and Approval Process



** Final Plats go to the City Commission for approval

Development Review Board

On January 12, 2012, the City of Gainesville Development Review Board (DRB) unanimously approved the proposed Grace Marketplace Design Plat, with the staff conditions and recommendations provided as Exhibit 1 in the Development Review Staff Report, dated December 8, 2011.

Tonight, the City Commission should approve the Grace Marketplace Design Plat as:

- ❑ *recommended by staff;*
- ❑ *unanimously approved by the DRB; and*
- ❑ *per the competent and substantial evidence presented.*

Comprehensive Plan Consistency

Future Land Use Element Policy 3.1.1 b. and Conservation, Open Space, & Groundwater Recharge Element Policy 1.1.1.b

Wetlands: Developments containing wetlands must avoid loss of function or degradation of wetland habitat and/or wetland hydrology as the highest priority.

Overview: Standards and Guidelines for environmental resource protection

The proposed system avoids new wetland impacts to previously unaffected areas and where impacts are unavoidable, minimizes adverse impacts to wetland function. The proposed road and right-of-ways replace current unpaved roads/trails used for several decades and result in only wetland edge impacts. Unavoidable minor wetland impacts result from the construction of the roadway, utility infrastructure, and stormwater ponds.

An environmental analysis and Mitigation Plan has been prepared and submitted to City staff to off-set the minor wetland impacts. The wetland function of the proposed mitigation area will be increased through a combination of wetland enhancement and preservation.

Wetlands, by their nature, generally exist as a system. Specifically, this project causes no loss of function or degradation of the wetland system.

Comprehensive Plan Consistency

Future Land Use Element Policy 3.1.1.d.

Wellfields: Developments must be consistent with Policy 2.3.2 of the Conservation, Open Space and Groundwater Recharge Element.

Overview: Standards and Guidelines to protect the City's Wellfield resources

The project site is located within the Secondary and Tertiary Wellfield protection zones. Policy 2.3.2 of the Conservation, Open Space and Groundwater Recharge Element requires that proposed development be in compliance with the Alachua County Murphree Wellfield Protection Code (ACMWPC). The ACMWPC regulates the use of hazardous materials within the wellfield protection zones. The use of hazardous materials is not proposed as part of the Grace Marketplace Subdivision. Future development of the lots will comply with the wellfield protection zone requirements.

Design Plat approval does not entitle nor permit any action in conflict with either Policy 3.1.1. d or Policy 2.3.2.

Comprehensive Plan Consistency

Future Land Use Element Policy 3.1.4 and Conservation, Open Space, & Groundwater Recharge Element Policy 2.4.10

Floodplain: The City shall protect floodplain areas through existing land development regulations.

Overview: *Guidelines for City Initiated Floodplain Protection*

The site will be designed and developed in accordance with the adopted Planned Development conditions of approval and the City's LDC to ensure that soil erosion is not enhanced and that non-invasive flora and fauna are not permanently impacted in an irreversible, harmful manner as a result of this project. Stormwater management facilities will also be designed in accordance with City of Gainesville and St. Johns River Water Management District requirements to ensure unnecessary stagnant water is not created on this site.

Any proposed permanent structures within the floodplain will be at least one foot above the 100-year flood elevation.

The City has adopted Land Development Regulations and site specific Planned Development conditions, which satisfy Policy 3.1.4.

Comprehensive Plan Consistency

Future Land Use Element Policy 4.1.1 – Industrial Future Land Use Map Category

Overview: *Allowed Uses within the Industrial FLU Category*

The Grace Marketplace Subdivision consists of two Industrial zoned lots (Lot 1 and 3) and one Planned Development zoned lot (Lot 2).

The Planned Development zoning allows retail, office, service, and residential uses, all of which are explicitly allowed within the Industrial land use category when they are “designed sensitively” and are no more than 25% of the industrial area. Lot 2 was approved as a Planned Development zoning district. LDC Section 30-21 identifies the intent of the PD zoning district and allows for sensitive and unique design features that conform to all aspects of the comprehensive plan.

The 9.78 acre Lot 2 Planned Development area represents less than 25% of the overall 65 acre parcel that was subdivided for rezoning purposes. City staff has also stated that the residential, office, retail, and service uses within Industrial land use categories throughout the City is less than 25%. Therefore, the proposed uses are consistent with the 25% limitation whichever way it is interpreted.

Comprehensive Plan Consistency

Future Land Use Element Policy 4.7.1 – FLU Categories and Corresponding / Implementing Zoning Districts

Planned Development (PD) is a permitted zoning district within the Industrial land use category, and is therefore consistent with the comprehensive plan.

The City has adopted a site specific Planned Development, which is consistent with Policy 4.7.1.

Comprehensive Plan Consistency

Stormwater Management Element Policy 1.6.3 – Erosion and Sedimentation

Overview: *Ensures compliance with the City's erosion and sedimentation requirements during and after construction.*

The proposed development will meet best management practices for erosion and sediment control during construction according to City of Gainesville Land Development Regulations, St Johns River Water Management, and Florida Department of Environmental Protection requirements.

The City has adopted Land Development Regulations, which satisfy Policy 1.6.3

Comprehensive Plan Consistency

Stormwater Management Element Policy 1.6.5 – Stormwater Management Facility Inspection

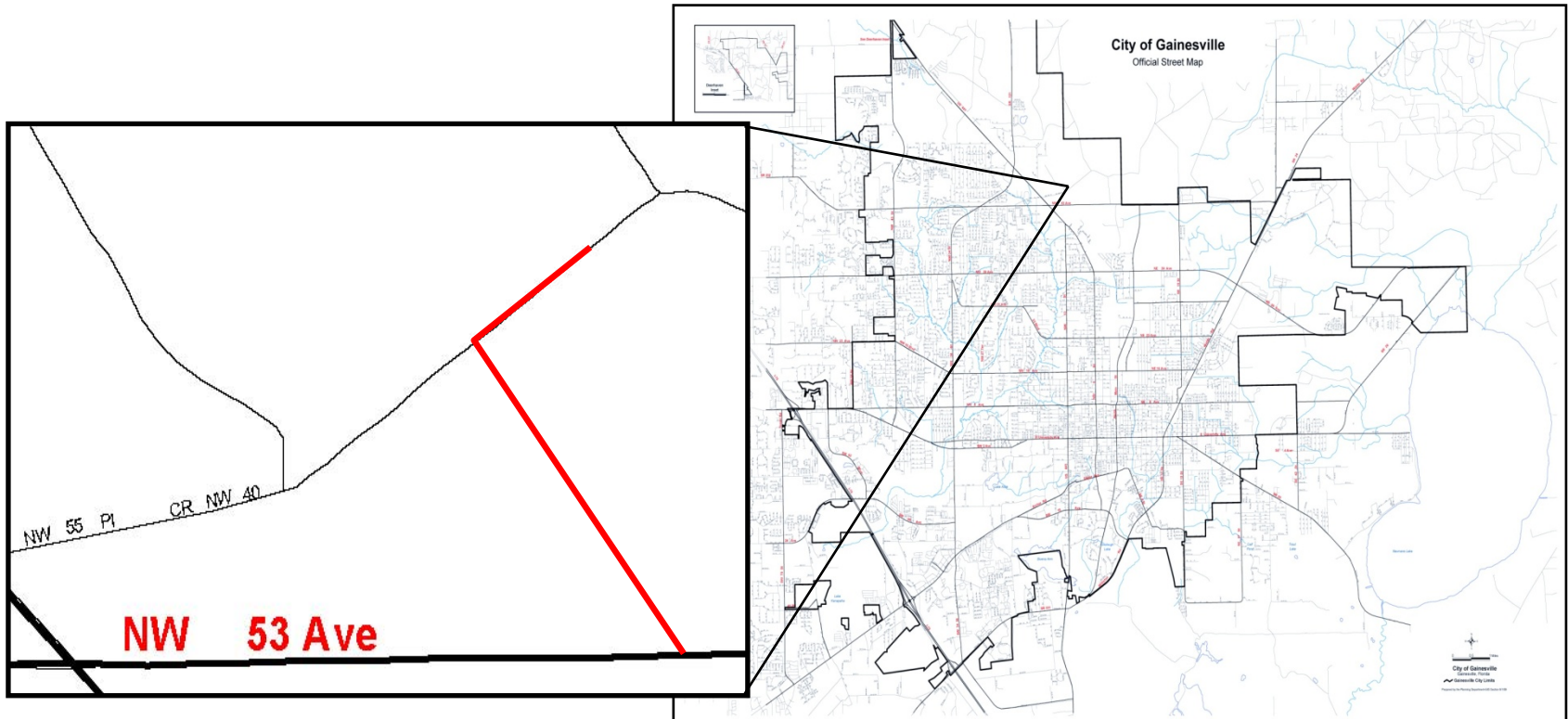
Overview: Requires inspection of stormwater management facilities during and after construction

The proposed stormwater management facilities will be inspected during construction and an Operation and Maintenance Entity will be established according to City of Gainesville Land Development Regulations, St Johns River Water Management, and Florida Department of Environmental Protection requirements.

Local, Regional, and State requirements will be enforced, which satisfy Policy 1.6.5

Consistency with City's Official Roadway Map

The proposed design plat expands the City's Official Roadway Map to create two (2) public roadways. All lots will have public roadway access. The area is generally characterized by limited public right-of-way and private roadways. The design plat establishes a public roadway network where a private network currently exists.



Land Development Code Consistency

- The design plat includes three (3) lots and associated right-of-way. The zoning districts associated with the impacted area are General Industrial (I-2) and Planned Development (PD). Neither zoning district has established minimum lot sizes.
- All three (3) lots contain a minimum 60' roadway frontage along the associated right-of-way. LDC Section 30-336(8) states where zoning districts having no lot size, lot design shall provide between 24' and 60' width roadway frontage for driveway connections. Therefore, the proposed design plat meets the existing design regulations associated with the zoning regulations.
- Lots 1 and 3 will be required to meet the development standards for the I-2 zoning district. Lot 2 must meet the development requirements outlined in the Grace Marketplace PD Ordinance.
- The design plat is consistent with the approved PD Ordinance Condition #1, creating a legal subdivision with associated right-of-way.

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CAUSSEBAUX, HEWETT & WAIPOLE, INC. - QUALITY ASSURANCE (QA) / QUALITY CONTROL (QC) REVIEW

DATE: 09/11/2023

BY: [Signature]

PROJECT: [Project Name]

SCALE: [Scale]

DATE: 09/11/2023

BY: [Signature]

PROJECT: [Project Name]

SCALE: [Scale]

DATE: 09/11/2023

BY: [Signature]

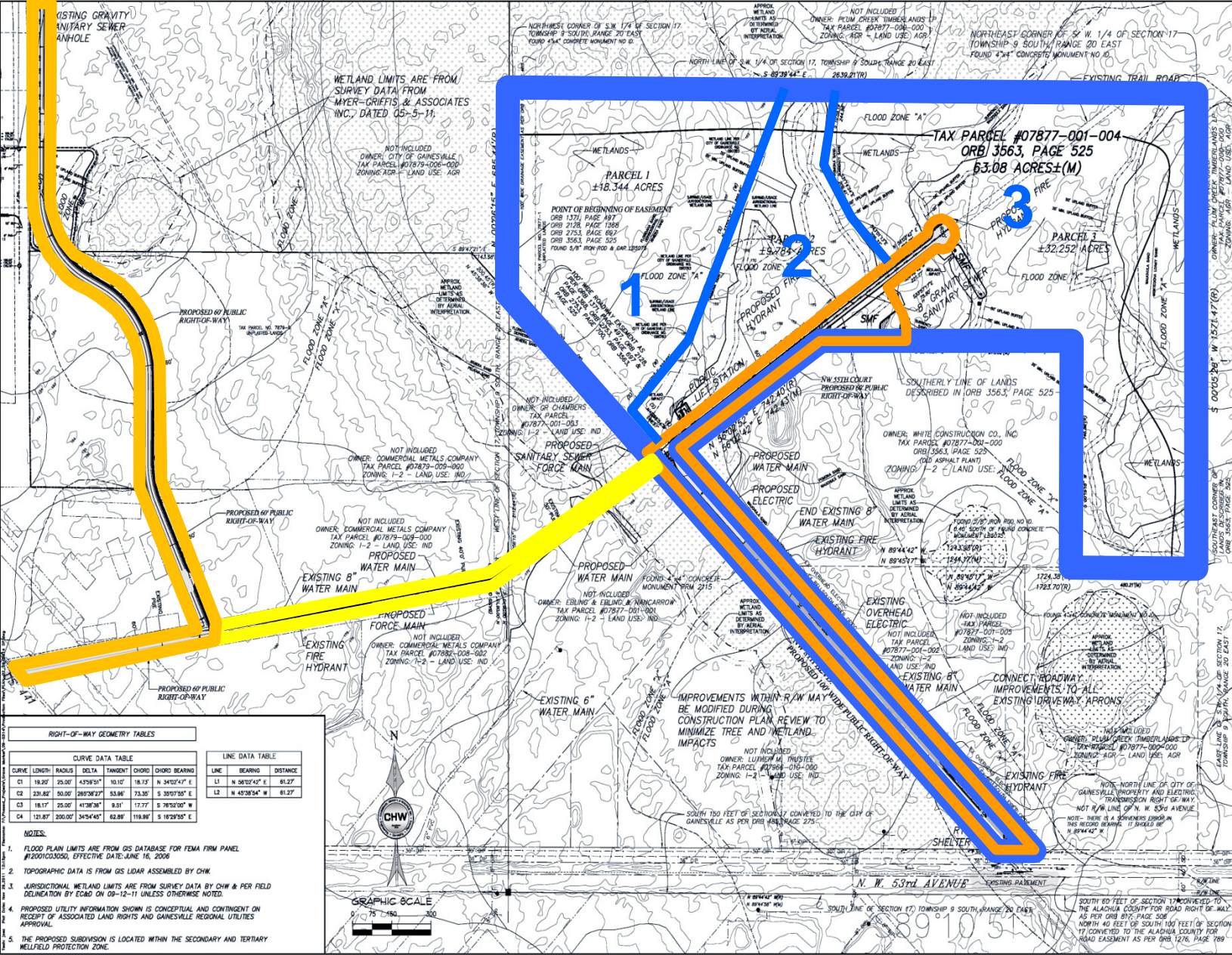
PROJECT: [Project Name]

SCALE: [Scale]

RIGHT-OF-WAY GEOMETRY TABLES

CURVE DATA TABLE						LINE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	LINE	BEARING	DISTANCE
C1	18.297	25.007	43°56'54"	10.107	18.77	N 34°02'47" E	L1	N 50°02'42" E	81.27
C2	231.82	50.007	285°29'21"	53.84	73.30	S 35°07'55" E	L2	N 45°30'54" W	81.27
C3	18.17	25.007	41°38'38"	9.31	17.77	S 16°52'00" W			
C4	121.87	200.007	345°44'45"	62.89	119.89	S 16°29'55" E			

- NOTES:**
- FLOOD PLAN LIMITS ARE FROM GIS DATABASE FOR FEMA FIRM PANEL #1200103050, EFFECTIVE DATE: JUNE 16, 2006
 - TOPOGRAPHIC DATA IS FROM GIS LIDAR ASSEMBLED BY CHW.
 - JURISDICTIONAL WETLAND LIMITS ARE FROM SURVEY DATA BY CHW & PER FIELD DELINEATION BY ECAD ON 09-12-11 UNLESS OTHERWISE NOTED.
 - PROPOSED UTILITY INFORMATION SHOWN IS CONCEPTUAL AND CONTINGENT ON RECEIPT OF ASSOCIATED LAND RIGHTS AND GAINESVILLE REGIONAL UTILITIES APPROVAL.
 - THE PROPOSED SUBDIVISION IS LOCATED WITHIN THE SECONDARY AND TERTIARY WELLFIELD PROTECTION ZONE.

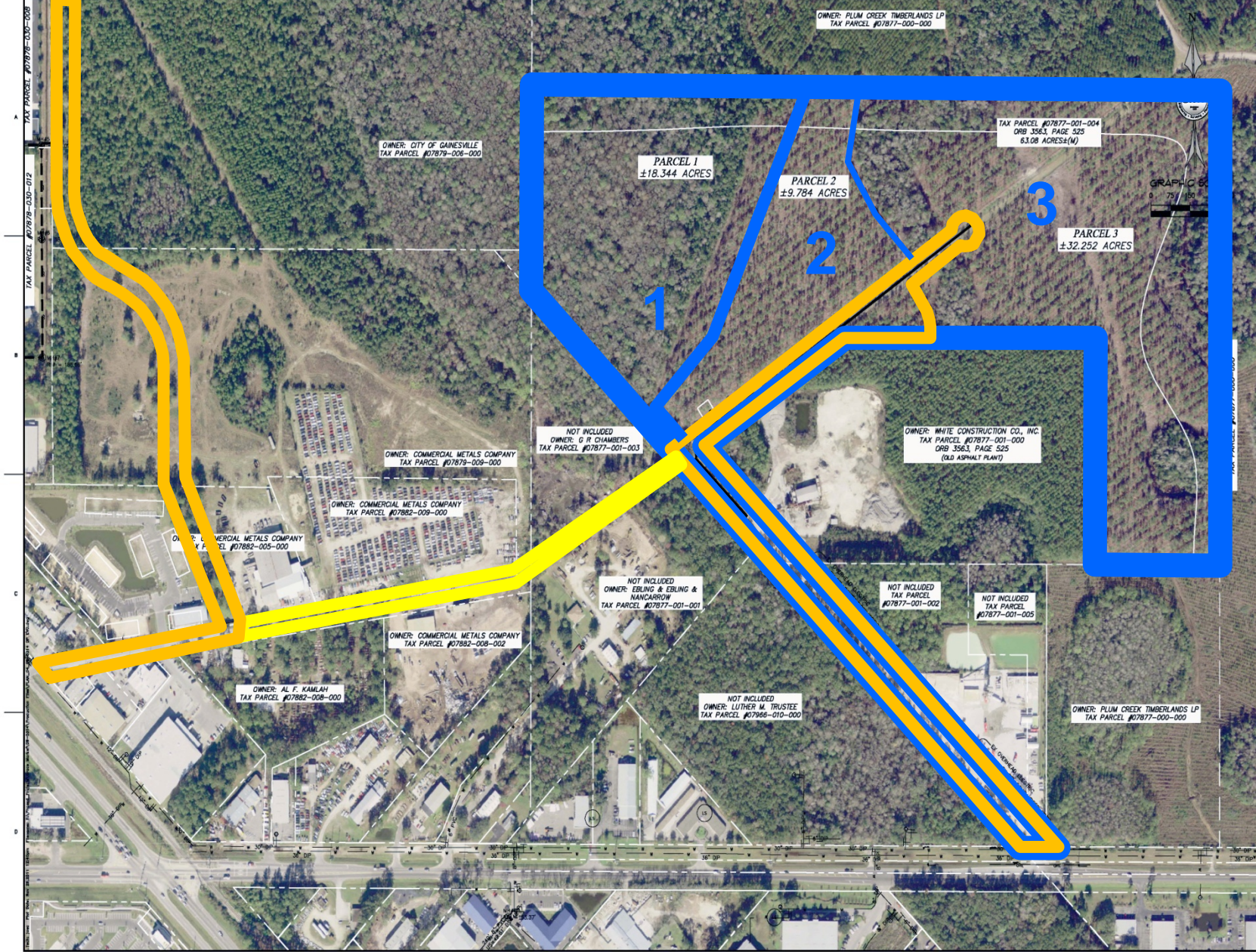


CAUSSEBAUX, HEWETT & WAIPOLE, INC.
 Engineering • Surveying • Planning
 8271 NW 36th Place, Gainesville, Florida 32607
 Phone: (352) 331-0305 • Fax: (352) 331-0307 • www.chw.com

CHW
 CHW CERTIFIED PROFESSIONAL ENGINEER
 CHW CERTIFIED PROFESSIONAL SURVEYOR
 CHW CERTIFIED PROFESSIONAL PLANNER

PROJECT: [Project Name]
 SHEET: 09-03-14
 DATE: 09/11/2023

PROJECT NAME	CAUSSEBAUX, HEWETT, & WALPOLE, INC. - QUALITY ASSURANCE (QA) / QUALITY CONTROL (QC) REVIEW	
DATE	08/14/2023	
BY	SHAWN D. WELLS	
FOR	CAUSSEBAUX, HEWETT, & WALPOLE, INC.	
SCALE	AS SHOWN	
REVISIONS		
NO.	DATE	DESCRIPTION
1	08/14/2023	ISSUED FOR PERMIT REVIEW
2	08/14/2023	ISSUED FOR PERMIT REVIEW
3	08/14/2023	ISSUED FOR PERMIT REVIEW



SHAWN D. WELLS
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA
NO. 12589
EXPIRES 08/14/2025

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Engineering • Surveying • Planning
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CHW
CAUSSEBAUX, HEWETT, & WALPOLE, INC.

PROJECT: MASTER UTILITY PLAN
CLIENT: CITY OF GAINESVILLE
PROJECT: GRACE MANOR PLACE
TRAIL: TRAIL
FILE NO.: 09-0314

DATE: 08/14/2023
SCALE: AS SHOWN
BY: SHAWN D. WELLS
FOR: CAUSSEBAUX, HEWETT, & WALPOLE, INC.

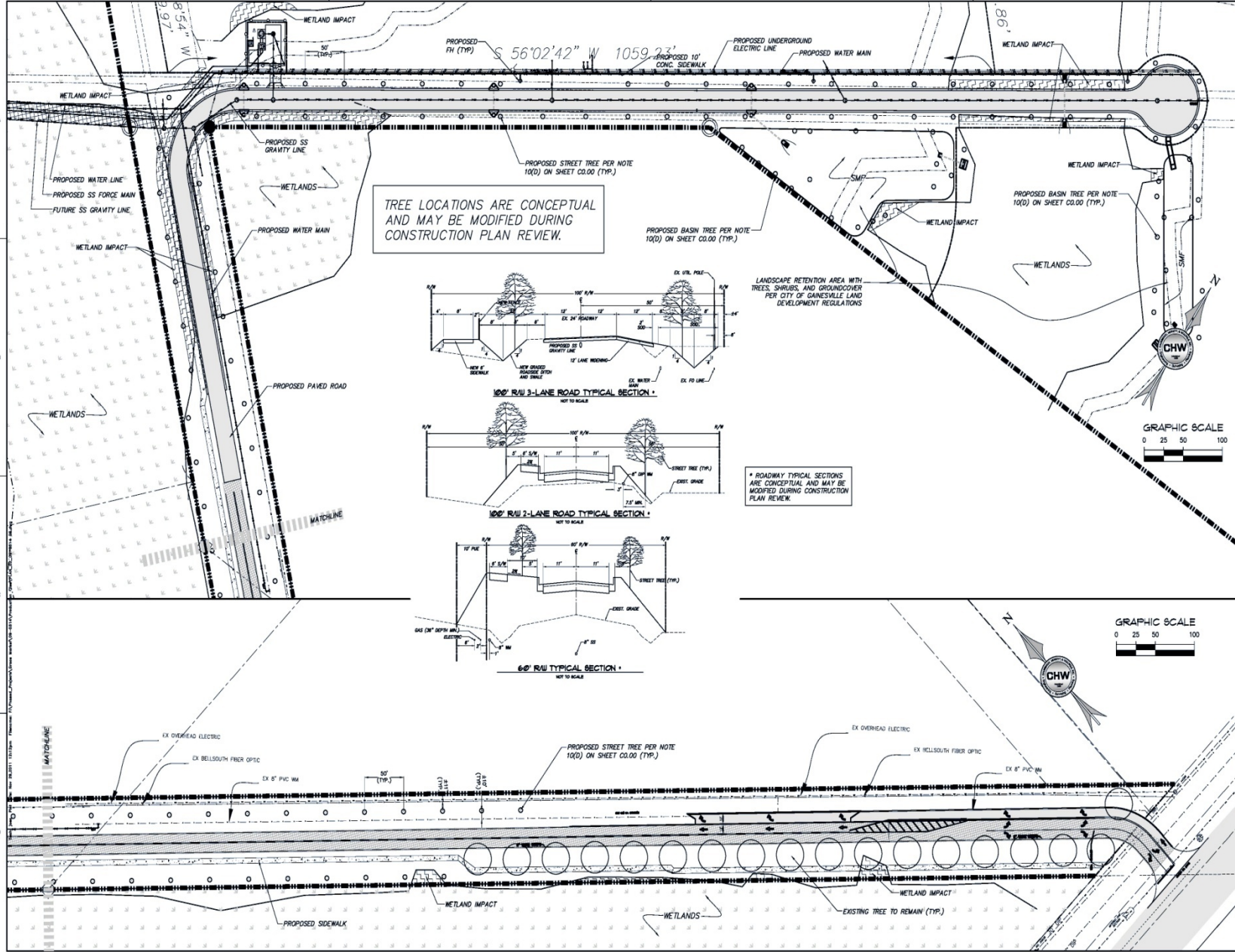
REVISIONS:

NO.	DATE	DESCRIPTION
1	08/14/2023	ISSUED FOR PERMIT REVIEW
2	08/14/2023	ISSUED FOR PERMIT REVIEW
3	08/14/2023	ISSUED FOR PERMIT REVIEW

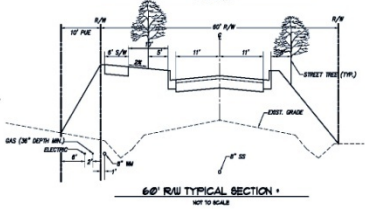
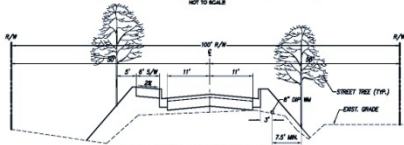
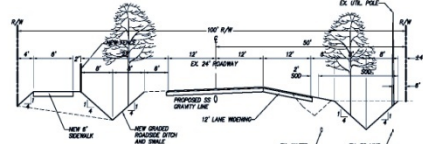
FL. P.C. NO. 702051

DEPT. NO. 3

DESIGNER	CAUSSEBAUX, HEWETT & WALPOLE, INC. - QUALITY ASSURANCE (QA) / QUALITY CONTROL (QC) REVIEW
CHECKED BY	
DATE	
PROJECT	
DATE	
SCALE	
DATE	
PROJECT	
DATE	
SCALE	
DATE	



TREE LOCATIONS ARE CONCEPTUAL AND MAY BE MODIFIED DURING CONSTRUCTION PLAN REVIEW.



* ROADWAY TYPICAL SECTIONS ARE CONCEPTUAL AND MAY BE MODIFIED DURING CONSTRUCTION PLAN REVIEW.

LANDSCAPE RETENTION AREA WITH TREES, SHRUBS, AND GROUNDCOVER PER CITY OF GAINESVILLE LAND DEVELOPMENT REGULATIONS



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PROJECT: CITY OF GAINESVILLE - GRASSY MEADOWS
 SHEET NO.: 09-0314
 DESIGN: LANDSCAPE PLAN
 DATE: 09-20-2011
 DESIGNER: S. WATERS, P.E.
 CHECKER: A. ROBERTS, P.E.
 PROJECT NO.: 09-0314
 SHEET NO.: 4

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Comprehensive Plan Consistency

Conservation, Open Space, & Groundwater Recharge Element Policy 1.1.1.b – Standards to Protect Environmental Resources

- *The proposed wetland mitigation program submitted as part of this design plat application is consistent with and enhances the intent of the City's LDC Sections 30-300 through 30-304. These surface water and wetland regulations ensure consistency with the relevant criteria of Section 373.414(1), F.S.*
- *The proposed mitigation will offset the adverse effects caused by the regulated activity. The Mitigation Plan will be reviewed and approved by the City of Gainesville, St Johns River Water Management District, and US Army Corps of Engineers prior to development of the site.*
- *The proposed mitigation is located on the subject property and within the same sub-basin and basin. No offsite mitigation is proposed.*

Comprehensive Plan Consistency

Conservation, Open Space, & Groundwater Recharge Element Policy 2.4.10 – Floodplain Protection

- *All development will be consistent with the City of Gainesville Land Development Code (LDC) regulations regarding development within the floodplain. All necessary permits will be acquired for development within the floodplain.*
- *No flood channel will be filled in as a result of the Grace Marketplace Subdivision.*
- *No prohibited permanent structures are proposed within the flood channel.*
- *The storage of harmful materials within a flood channel is not proposed.*