

ATTACHMENT A: ALLOWABLE USES

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multifamily residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Compound uses	
	Eating places	
	Family day care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	
	Residential (8 to 30 dwelling units per acre)	In accordance with the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts and the additional requirements of this section, and the requirements of section 30-56
	Residential use buffer	
	Neighborhood convenience center	
	Neighborhood shopping center	
	Specialty T-shirt production	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation Offices only, with no operation of passenger tours from the site	
GN-481	Telephone communications	Offices only, not transmitter towers
GN-482	Telegraph and other message communications	Offices only, not transmitter towers
GN-483	Radio and television broadcasting stations	Offices only, not transmitter towers
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	

MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI, and by special use permit in neighborhood convenience and shopping centers
GN-553	Auto and home supply stores	Excluding garage and installation facilities
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); including liquor stores (IN-5921) limited to 2,000 square feet and excluding on-site consumption when located in neighborhood convenience and shopping centers, inside storage, display and sales only for all uses
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding linen supply (IN-7213), industrial laundries (IN-7218), and diaper services in neighborhood convenience and shopping centers
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-80	Health services	Including nursing and intermediate care facilities in accordance with article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
GN-841	Museums and art galleries	
MG-86	Membership organizations	See also definition of place of religious assembly and in accordance with article VI
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT:	
	Camouflaged Towers and Personal Wireless Services	In accordance with article VI

	Alcoholic beverage establishments	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
GN-701	Hotels and motels	Except in neighborhood convenience and shopping centers
GN-702	Roominghouses and boardinghouses	In accordance with article VI

PARK CENTRAL HOLDINGS (PCH) UNIVERSITY HOUSE

PLANNED DEVELOPMENT (PD) REPORT FOR APPLICATION 10 PDV

Submitted in accordance with the requirements of

Sections 30-211, 213 & 214, City of Gainesville, Land Development Code (LDC)

CONSISTENCY WITH LDC PLANNED DEVELOPMENT- PURPOSE & OBJECTIVES

The following is a description of the project's consistency with the City of Gainesville's Land Development Code. Where different, the Traditional City Overlay shall apply. The adopted City of Gainesville LDC, with regard to the Planned Developments states:

***Purpose.** It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which are not provided for or allowed in the zoning districts otherwise established by this chapter. In particular, these provisions allow a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the district, but they must conform to all aspects of the comprehensive plan. Rezoning for planned developments (PDs) will be an entirely voluntary procedure.*

***Objectives.** The PD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the city commission the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility in the proposals which may be considered, while at the same time retaining control in the city commission over the approval or disapproval of such proposals, the PD provisions are designed to:*

- (1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.*
- (2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences.*
- (3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*
- (4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.*
- (5) Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*
- (6) Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*
- (7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.*

The PCH University House PD is a prime example of the necessity for the PD overlay district. Rarely is the City of Gainesville presented with an opportunity to redevelop an entire city block. The purpose of the proposed Planned Development (PD) rezoning is to utilize unique neighborhood design principles to develop a mixed-use neighborhood with 225 dwellings and a maximum 15,000 square feet of commercial uses, consistent with the MU-1 zoning category, along 13th Street corridor, on 7½ acres. Commercial uses must be located in a multi-story building on tax parcels 14097-001 and 14097-002. This project will be constructed with the principles of Traditional Neighborhood Design (TND)/Transit Oriented Design (TOD), such as orienting buildings toward the street and sidewalks; densities that support exemplary levels of pedestrian, bicycle and transit usage, and also include vehicular connectivity to the Gainesville's multimodal transportation network. The proposed PD site is in close proximity to numerous employment, shopping, education, and recreation opportunities that are easily accessible by all travel modes.

In addition, the proposed PD meets the requirements identified in the City of Gainesville's Land Development Code, Chapter 30, Article VII- Division 4 for rezoning property to a PD. This request will permit outstanding and innovative neighborhood design principles and foster redevelopment through the merits of the proposed PD. The project's proposed design features are unique and exceed those features currently permitted within the existing site zoning categories and are further defined in the following sections of this report.

The site is currently zoned with City of Gainesville zoning categories of Mixed Use-1, Office and Residential Multi-Family 8, (MU-1, O & RMF-8 respectively). As a result of the variety of existing zoning categories on the site, the PD zoning district is the only choice the applicant can use to implement this proposed project. The PD also allows site uniformity rather than the incompatibility otherwise be created by the three different zoning categories on the site.

CONSISTENCY WITH ZONING MAP

The project's proposed overall gross density of 30 dwelling units/acre (du/ac) matches the site's existing Residential Multi-Family 8 and Mixed Use-1 zoning, which both allow 30 du/ac and is only slightly higher than the site's existing Office zoning of 20 du/ac. The PD overlay, will allow the overall gross density in a manner that is consistent and complimentary to both the surrounding context area and the character of the site.

As shown in the table below, and in Illustration 1, the existing zoning adjacent to the site include Office Residential, Office, Education, Residential Single-Family and Multi-Family, Business, Business Automotive, Mixed Use-1, and Public Services. Introduction of the project into the context area will promote neighborhood vitality and sponsor numerous secondary support activities such as retail, commercial and service demand. In addition, employment opportunities will be created during construction and in the future management, marketing and maintenance of the site.

DIRECTION	LAND USE	PARCEL
North	Office Residential (OR) / Office (OF)	09533, 09533-1, 09533-2, 09533-3
East	Education (ED) / Residential Single-Family 4 (RSF 4)	13857 / 13862
South	Residential Multi-Family 5 (RMF-5) / Business (BUS) & Bus. Automotive (BA)	14068, 14073, 14074, 14075 / 14054, 14062
West	Mixed Use I (MU-1) / Public Services (PS)	15189, 15189-001, 15189-002 / 15189-2



Illustration 1- Existing Zoning Map

INTENSITY & DENSITY OF DEVELOPMENT

The project's proposed intensity and density of development is consistent with the City's Land Development Code requirements for Planned Developments. The project's intensity is commensurate with the location (W 13th Street Corridor and downtown Gainesville). This central corridor through the urbanized area has a variety of uses, with many commercial, institutional and professional structures varying from single-story converted homes to multi-story building such as fraternity houses, University administration and housing, and commercial sites.

The project's proposing density of 30 du/ac, and intensity including 15,000 square feet non-residential areas, will not have undue adverse impacts on the physical and environmental characteristics of the site and surrounding neighborhoods. The architectural character of the residences, with their articulated façades, streetscaping, and walkways enhance the urban character. These elements also assist in defining the pedestrian space and the outdoor room defined by the corridors surrounding the project. The project's overall design preserves Rattlesnake Branch, repairs erosion damage and prevents future degradation to this ignored area, and preserves designated heritage tree canopy.

The following sections analyze and discuss the compatibility with the City of Gainesville's Land Development Code Chapter 30, Article VII- Division 4 and the Planned Development (PD) zoning category and also describes the design characteristics developed, further meeting the requirements Section 30-213 which states:

(1) Unique and promoted by comprehensive plan. The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the city comprehensive plan, except it may require a land use change. Other options available under the existing zoning district(s) in the city land development code would not allow the use and associated design elements of the proposed project.

(2) Size, scale, complexity and design. The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PD process.

(3) Specialized compatibility and design characteristics. The nature of the proposed use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with comprehensive plan policies.

The PD district provides the necessary site design flexibility and integration of the uses key to this project. These characteristics allow for the preservation of outstanding landscape features, key to creating a desirable urban living environment, such as the specimen oak trees. The retention of the oaks in the center of the project will provide a focal point from the street and strengthen the site's integration to the surround natural context of Gainesville's neighborhoods.

In addition, the internal character of the design will allow the connection of built elements by walkways which will encourage pedestrian movement throughout the site. The increased activity generated by the residents of the PD will reinforce the principals of Crime Prevention Through Environmental Design (CPTED). The introduction of this urban neighborhood will

revitalize and reinforce the existing neighborhood's ongoing commitment to preservation and revitalization of existing structures.

(1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.

The PD zoning category has been proposed to develop a unique urban neighborhood by utilizing a mix of TND, TOD, and modern neighborhood design features such as the following:

- a) orientation of buildings toward the streets, sidewalks that define outdoor spaces that Gainesville has traditionally lacked in its urban areas;
- b) provision of a variety of residential unit types that further establish a variety of size, style, and price ranges within the local rental market; and
- c) provision of streets, bike paths and sidewalks that provide connectivity to adjacent land uses and to transportation corridors that provide access to employment, shopping, educational, and recreational opportunities through utilization of new and existing multi-modal transportation corridors.

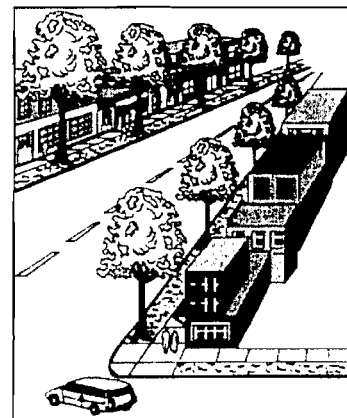


Illustration from City's Traditional City Guidelines

As can be seen in the small sketch on the previous page from the City's guidelines for the Traditional City Area, the intent to create a unified street edge façade is achieved in the project by its orientation of the site's building groupings placed around the perimeter of the site. This is also achieved internally with pedestrian walkways and courtyards.

Setbacks along articulated facades shall be measured as an average along the façade and street yard buffer area will be calculated as a total of improvable area from the structure to the back of curb. This orientation creates two outdoor rooms, one at the street level and the other in the interior courtyards and plazas located throughout the site.

(2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences.

The two single-family detached homes located to the south of the site currently exist in the RMF-5 zoning district. Although the PD proposes up to 225 attached dwelling units for the site, the unit's facades are articulated in a manner to create a more traditional character, matching the context of the surrounding residential neighborhood. The overall gross density of 30 du/ac will merge seamlessly into the context area. In addition, this PD will provide new housing alternatives that are needed in this community to meet the changing economic needs,

technologies, economics and consumer preferences. The PD brings a live, work, play environment to the central city context area while preserving and enhancing the existing neighborhoods by stimulating secondary market revitalization. As shown in the accompanying conceptual architectural sketches, the character reflects the consumer preference of new urbanism.

(3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.

To the greatest extent possible, the PD's storm water management facilities, driveways, common space and utility locations will be designed to utilize and preserve the site's existing and outstanding landscape features. These features are comprised of the regulated creek system, wetland areas and their associated buffer and the interior tree canopy area. Where possible, the site's landscape features shall be incorporated as aesthetic elements internally and externally from the site for passive recreation and buffer.

In addition, a commitment to preserve the three designated Heritage Live Oaks located in the center of the site will be made. This area will remain in a mostly undisturbed manner in the entire area under the canopy of the three oaks. Therefore, work will be limited so there will be no excavation in the critical rootzone limits, for any reason, including the installation of utilities or sidewalks. In addition, landscaping and hardscape located within the protection zone, as defined by 2/3 of the canopy, should be minimized in the protection zone, as defined by the area beneath the main branches, and all work done under the canopy should be accomplished by hand operated tools and not large machinery.

Existing trees along Northwest 12th Street shall be preserved, except those determined by the City arborist to be invasive species or that have no significant value.

(4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.

Where possible, development and building costs will be lowered by sharing existing utilities presently serving the adjacent neighborhoods and by proposing joint trenching of new utilities. Furthermore, the development proposes a network of internal pedestrian paths in lieu of internal streets, which would be required under standard development practices for a development of this size. ~~However, there will be two internal drives for emergency and controlled vehicle access~~The development will feature an internal pedestrian/vehicular colonnade along the NW 7th Avenue building groupings. The promotion of high-quality in-fill development also increases economic development.

(5) Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.

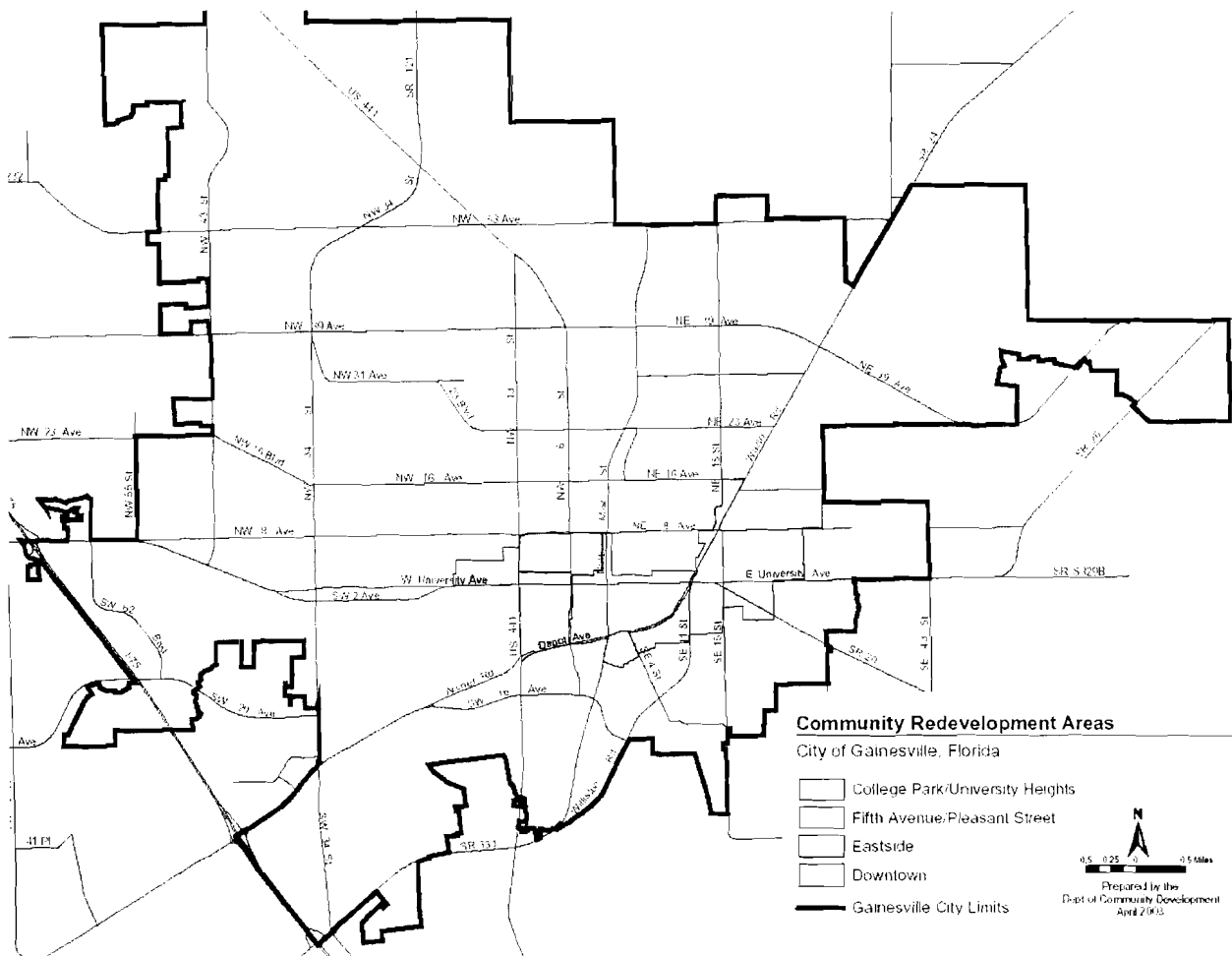
The PD is located in a strategic location of town, seven blocks to the north of the University of Florida, on two existing transit lines, further encouraging non-auto modes of transportation.

(6) Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.

The development will utilize a combination of stylistic traditional architectural elements, creating a unified theme, while complementing the existing neighborhood style. In addition, landscape architectural elements, such as paving materials, hardscape elements, lighting and vegetation will further define the PD's unified neighborhood style.

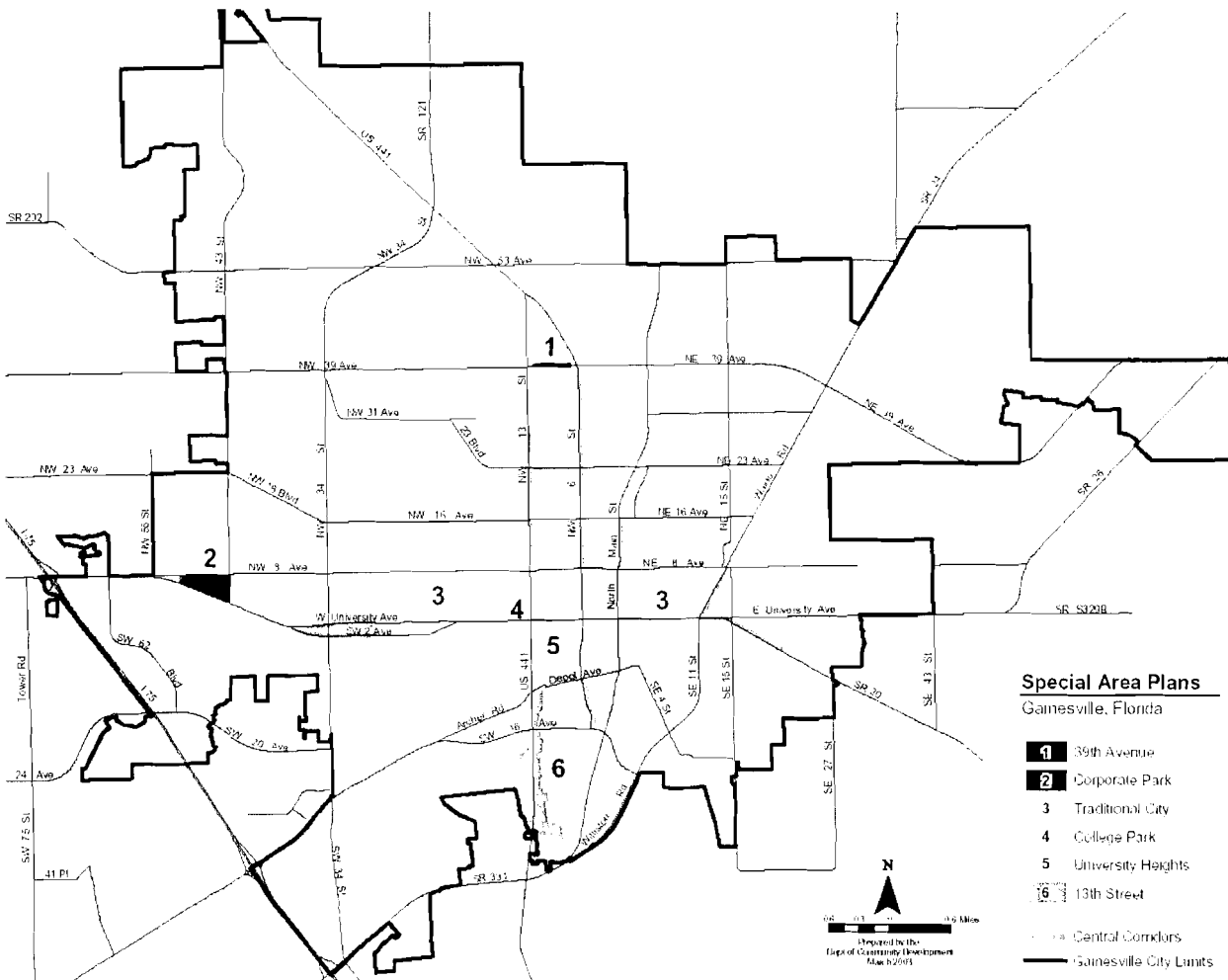
(7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.

The PD incorporates the use of traditional quality-of-life design features with its pedestrian and transit friendly location. Furthermore, the scale of the project defines the street corridor while providing open green spaces for internal neighborhood gatherings. Porches will further enhance the character of the PD by introducing Crime Prevention Through Environmental Design (C.P.T.E.D.) principals. The addition of several hundred residents to the neighborhood will place many eyes on the street and the area should experience greater self policing.



With its location on the east side of NW 13th Street, the development is challenged to transition from a relatively urban context to the residential character of the neighborhoods to the east. In doing so, the architecture must also take advantage of the views to Rattlesnake Branch on the north side of the property while internally focusing on the heritage oaks in the middle of the site.

Utilizing 3 story groupings of residences, the buildings will create distinctly unique recreational areas that will be joined via pedestrian streets employing hardscape and landscape materials to enhance ~~fountains~~, gathering spaces and recreational features. The buildings themselves will express contextual forms through articulated facades of brick, stone, and stucco with external balconies and porches addressing the street fronts along the perimeter and interior of the site.



In addition, as the PD creates a walkable, pedestrian scale streetscape. This streetscape is within and surrounding the site's aligned yet articulated building facades and envelope, internal plazas and pedestrian boulevards. Treatment of streetscape, street and sidewalk design and building orientation shall be consistent with the intent of the Traditional City Special Area Plan. This unique design will stimulate pedestrian travel and sponsor the growth of surround retail, commercial and service offerings, long absent except in strip development along the NW 13th Street Corridor. A liner building, oriented toward the street, fronts NW 13th Street and places residential uses and may place commercial uses upon the corridor, while masking the site's

internal garage. Common areas, created with both hard and soft scape landscape architectural elements, are well suited for community gatherings and are situated centrally, with focus to vistas over the natural landscape features of Rattlesnake Branch.

INTERNAL COMPATIBILITY

The PD is comprised primarily of residential uses that by nature do not produce the impacts of larger predominately commercial mixed use developments with accessory residential. There is a provision for commercial use limited to 15,000 square feet, west of the parking garage on tax parcels 14097-001 and 14097-002. In other words, the PD does not have the complexity of transportation issues as it is an origin of trips and rather than an origin and destination. In addition, the PD’s proximity to the surrounding urban context of the City of Gainesville and the 13th Street Corridor will produce far fewer trips than typical development patterns.

Proximity to the urban core, green spaces, creek buffers, common spaces, will be incorporated into the PD within two minute walks to all residences providing essential recreation areas that promote higher quality of life and promoting internal capture. Abundant common areas are provided, which will be landscaped, enhanced or retained in their natural condition in varying degrees adding to the character of the development.

The project’s proposed uses are compatible for a downtown urban environment. The residential component produces greater opportunities for changing lifestyles where one can live, work, play, and attend school within the same area. The option to develop a small commercial portion of the project along the 13th Street Corridor may encourage reinvestment in this portion of town.

STATISTICAL INFORMATION AND DIMENSIONAL REQUIREMENTS	
<i>Total Acreage of site</i>	+/-7.57 acres
Maximum residential multi-family attached	2.89 Acres / 57% of south area
Maximum commercial square footage	15,000 sq. ft. (tax parcels 14097-001 & 002)
Maximum common area & usable open space	2.18 Acres / 43.0 % of south area
Creek setback & wetland area/buffer	2.26 Acres / 29.9 % of total
Maximum Allowable Density	30 du/ac
Maximum floor area ratio (F.A.R.)	.688
Building Setback Dimension (Minimum) Front	10' for perimeter buildings (as described above)
Building Setback Dimension (Maximum) Front	25' for perimeter buildings (as described above)
Side (Interior)	Not applicable
Side (Street)	Not applicable
Rear	Not applicable
Maximum building height for 13 th Street and 12 th Street	35 stories or 5865' measured from Finished Floor Elevation (FFE) to Top Plate (TP)
Maximum building height for 7 th Avenue	3 stories or 39' measured from FFE to TP

USABLE DEVELOPMENT AREA

Within the site, a total of approximately 5 acres south of Rattlesnake Creek ~~of~~ are comprised of residential and commercial buildings, open green spaces and buffers. The site's common areas are interconnected by the sidewalks and plazas. These connections allow residents and guests the opportunity to use common areas by foot or bicycle. The common area will include amenity units that seamlessly integrate into the architectural context of the site. These amenity units will comprise the clubhouse for resident's gatherings and meetings, a computer center, and other social type function spaces. The common area will also include passive and active pools, and other recreational areas such as exterior courtyards, plazas, and study areas. ~~The internal pedestrian trail system will only allow limited above-grade boardwalk type structures to be used within creek setback areas.~~ These numerous passive recreation areas also serve to promote the principals of CPTED and will enhance the quality of the development and the safety of the residents.

On-site open space, although adequate for the residents and their guest, is limited due to the highly urban location of the site. Interior space will provide urban-type landscape amenities and moderate shade tree coverage. The vehicle use area is primarily limited to the garage and in close proximity to the southwest corner of the site, with access directly to NW 7th Avenue and NW 13th Street. Vehicle access shall be controlled and prevent congestion on public roads. Temporary seasonal access and emergency access will be provided by the ~~two~~one restricted access points on NW 12th Street subject to development plan review.

Urban spaces often do not contain buffers due to the close proximity of parcels and structures. Since a landscape buffer is not consistent with the urban character of the project, the intensity of buffer type must be increased to be effective. Therefore, the buffer intensity will be increased by a decorative type metal fence along the perimeter of the property lines and adjacent to the vehicle use and storage areas.

As illustrated on the PD layout, a decorative fence is proposed at the back of the public sidewalk. The fence shall be constructed of masonry columns with a finish matching the structures. Fence elements will be constructed of metal. The fence is proposed to be constructed in non-opaque manner, allowing open view into and out of the development promoting security and compatibility with surrounding uses. No regulated trees will be removed to install the fence.

In addition, a fence is proposed for the project along the northern ~~portions~~ edge of the residential portions of the site, preventing unauthorized intrusion into Rattlesnake Branch Creek. The project's proposed fence ~~and the creation of a scenic overlook~~ on the south side of the creek, will raise appreciation and observance of the sensitive nature of the Rattlesnake Branch Creek, and serve to protect the setback area from intrusion. ~~The overlook shall be constructed of materials such as appropriately treated wooded materials approved for direct moisture contact or masonry products.~~

EXTERNAL & INTERNAL TRANSPORTATION ACCESS AND PARKING

Transportation to and from the site is accommodated via pedestrian, bicycle, mass transit and personal vehicles. The sidewalks, pedestrian lighting and streetscape improvements will comply with, and in many cases exceed, City standards for the Traditional City Special Area Plan.

Sidewalk continuity will be created along the site’s perimeter, with crosswalks indicating pedestrian movement at the entrance drives on NW 7th Avenue and NW 13th Street. On-site bicycle parking will be provided to comply with the City requirements. Mass transportation is accommodated by the existing RTS routes on NW 13th Street.

EXTERNAL & INTERNAL VEHICLE IMPACTS

The proposed development will have direct access to NW 7th Avenue and NW 13th Street. The final determination of access points shall be based on a full traffic analysis, such as provided by the applicant with this petition.

Trip Generations are based upon the latest edition of the ITE Trip Generation manual, 7th Edition. The table below is a summary of impacts. The complete traffic study, prepared by Kimley Horn & Associates is included under separate cover.

Average Vehicle Trip Generation

<u>Land Use</u>	<u>Description</u>	<u>24-Hour Two Way</u>	<u>AM Peak Hr Enter/Exit</u>	<u>PM Peak Hr Enter/Exit</u>
Apartment (220)	225 Units	928	16/62	71/38

The traffic study reports that 70% of the traffic will utilize the NW 13th Street entrance and the remainder will utilize NW 7th Avenue. The access from NW 13th Street shall be accomplished through right turn in, right turn out only and adhere to Florida Department of Transportation (FDOT) standards. The access points from the garage shall include a stop sign and delineated cross walks at the pedestrian and bike crossing location. The petitioner/developer may be required to make improvements commensurate with the potential impacts of the development on the roadway system of the context area as describe in the traffic study as submitted with this petition.

PARKING

The Goals of the City of Gainesville’s Traditional City Area, Transportation Concurrency Exception Area and the Special Area Plan for Central Corridors state:

*“No motor vehicle parking is required.” and
 “...driveway entrances and exits to parking areas shall be allowed on the front side of the building” and
 “...there shall be no limit on the number of parking spaces in parking structures.”*

Although no parking is required as stated above, the site will include a parking structure and internal surface spaces, which will accommodate residents, guests and others. In addition, although the building envelope is not perforated for driveway entrances and exits to parking areas, they shall be allowed on the south and west sides of the site to allow access to the garage and internal surface spaces.

ENVIRONMENTAL CONSTRAINTS

As previously mentioned, the site is traversed by a portion of Rattlesnake Branch, a regulated creek. The creek also has associated “wetland” areas. The wetland and creek areas will be buffered as a contiguous portion of the regulated creek in a “Creek Setback Area” as denoted on the PD Layout Plan. Except for maintenance activities provided in the PD ordinance, no development, ~~beyond construction of the fence and/or an above-grade boardwalk system with a railing or stormwater management,~~ shall be allowed within or over the areas delineated as setbacks north and south of the creek. ~~However, the negative effects of manmade erosion and alterations to the natural Rattlesnake Branch regulated creek, including an erosional channel formed from stormwater runoff or created through neglect and improper stormwater management techniques, may be mitigated in an effort to restore the natural creek area or to enhance stormwater management of the creek system.~~ The development may erect fencing or screening south of the Creek Setback Area to prevent intrusion into the area north of the development. Refer to the Stormwater Management Plan section below.

The regulated creek south setback has been established in accordance with the City of Gainesville Land Development Code (LDC), and based upon a site determination with appropriate City staff. The regulated creek setback on the south side of the creek exceeds the 35’ top of bank setback in most cases due to the specific topography of the site. The regulated creek setback on the north side of the creek is 35’ from the top of bank. ~~Final creek setback will be established for the north side of the creek in accordance with the City of Gainesville Land Development Code (LDC), and based upon a site determination with appropriate City staff.~~

The wetland areas on the project site were originally field delineated by Dr. David Hall. The wetland delineation was more recently evaluated by Jones Edmunds & Associates, Inc. The wetland areas were field surveyed and mapped on the PD plans. A wetland setback is provided adjacent to the wetlands. The wetland setback exceeds an average dimension of 50’ and is no less than 35’ at any point along the wetland limits. Therefore, the City of Gainesville LDC criteria is satisfied.

The regulated creek setback together with the wetland/wetland setback constitutes the “Creek Setback Area.” The Creek Setback Area is approximately 2.2 acres of the 7.57 acre project site. Development will preserve and enhance the Creek Setback Areas. A temporary barricade shall be constructed along the southern creek setback areas and shall remain in place until construction outside the protected areas is complete. The temporary barricade will use best available practices to maintain the integrity of the “Creek Setback Area.” ~~Stormwater management will only take place with Creek Setback Areas in compliance with applicable City of Gainesville codes. Development allowed on the portion of the property between the creek and N.W. 8th Avenue, shall be limited to fencing and stormwater management. The type of fencing, the nature, design and configuration of the stormwater management facilities shall meet requirements of this ordinance and the Land Development Code. A determination of compliance will be determined at development plan review.~~

The site soils are characterized by three stratas of general soil types. The first layer consists of 2 to 13 feet of very loose to medium dense gray brown fine sand with silt to silty fine sand. The second layer consists of stiff to very stiff green gray, gray and orange brown sandy clay and fat clay. The third layer consists of very loose to medium dense light green gray, gray and light brown phosphatic silty clayey and clayey fine sands.

The on-site groundwater table will fluctuate seasonally depending upon local rainfall. However, the seasonal ground water table will generally lie just above the second soil strata. The stiff clay nature of the second soil strata limits vertical groundwater movement. Therefore, shallow groundwater movement is more lateral from south to north and north to south towards Rattlesnake Branch. It is important that development not preclude the natural groundwater movement and resulting hydrologic water supply of Rattlesnake Branch.

STORMWATER MANAGEMENT PLAN

The project site lies within the watershed of Rattlesnake Branch and is a tributary to Hogtown Creek. Currently, runoff from the project site, and from offsite sources via public stormwater conveyance systems, is directly discharged into the portion of Rattlesnake Branch located within the project limits. The on-site portion of Rattlesnake Branch has experienced erosion and has been impacted by exotic plant growth, trash disposal, debris pile/sediment disposal, and pedestrian foot traffic activities. There are no existing on-site stormwater management facilities (SMF). The proposed development will respect the sensitive nature of Rattlesnake Branch by providing development setbacks and implementing mitigation for past adverse impacts. Such mitigating activities will include removal of trash, debris, and stock piles, ~~and restoration and stabilization of eroded areas.~~ The development and implementation of an exotic plant removal program and control of foot traffic will also be implemented to improve the natural qualities of areas within the Creek Setback and wetland areas.

The project development will include on-site stormwater management facilities to provide water quality treatment and rate/volume attenuation for the 100-year design storm event. SMFs may include: a storage facility beneath the on-site parking garage, exfiltration systems, sediment/trash collection structures, grassed swales, and potentially shallow surface basins. All facilities will be privately owned and maintained and all facilities will employ best management practices. Water quality treatment will meet or exceed the City of Gainesville LDC and Saint Johns River Water Management District criteria. Water quantity treatment will reduce post-developed rates of discharge to pre-development rates and volume of discharge for the 100-year design storm event, as required to meet facilities located within the Hogtown Creek watershed. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared to address erosion control and water quality maintenance provisions during the course of construction consistent with Florida Department of Environmental Protection NPDES program.

~~A SMF is proposed as an option of development within portions of the property located between Rattlesnake Branch and the NW 8th Avenue right of way. The SMF would be a detention basin to attenuate flows currently received by Rattlesnake Branch, both from public and private lands, located outside the project boundaries. This detention facility, together with the SMF constructed within the approved portions of the project, will combine to meet the rate and volume attenuation requirements of the City of Gainesville Land Development Code for the Hogtown Creek Watershed. The SMF may impact and be constructed within the existing impacted and degraded wetland area located within the northeastern limits of the site. The wetland impacts due to the new SMF construction will be mitigated to conform to the City's Comprehensive Plan and Land Development Code requirements, as well as the SJRWMD Environmental Resource Regulations.~~

PROPOSED PD DESIGN GUIDELINES- INFRASTRUCTURE DESIGN STANDARDS

Consistent with the Goals of the City of Gainesville's Special Area Plan, Chapter 20, Appendix A- Section 4 for the Traditional City Special Area Plan states:

“The appropriate reviewing board, city manager or designee can approve a facade closer to the curb or edge of pavement than the previously listed distances so that a consistent street edge of adjacent buildings can be maintained.”

Urban development within a downtown environment requires the use of public streets for vehicle circulation, including service vehicles. All on-site improvements, with the exception of some utilities, will be privately owned and maintained and are not dedicated to the public. The appropriate easements will be established for utilities. New infrastructure improvements may include utility extensions, improvements, relocations, and retention of existing utility facilities. Utility space allocations will comply with GRU Standards for underground burial.

Treatment of streetscape, street and sidewalk design and building orientation shall be consistent with the intent of the Traditional City and Special Area Plan.

The project site is located within TCEA Zone 'A', as shown in the accompanying illustration. Therefore, the PD will meet all relevant Policy 1.1.4 standards of the Concurrency Management Element. As part of satisfying TCEA Zone 'A' standards, construction will include internal sidewalk connections to adjacent public sidewalks and a transit bus stop will be constructed on the west side of NW 13th Street, directly across from the PD. The bus stop improvement will be free-standing. The submittal of a site plan application will require the submittal of an application for a Certificate of Final Concurrency. Access to the on-site parking garage will be from both NW 7th Avenue and NW 13th Street. However, there will be no direct vehicular connection from NW 7th Avenue and NW 13th Street which would allow cut-through traffic. Access to the garage from NW 13th Street will be in the form a right-turn in and right-turn out configuration. Access from NW 7th Avenue will be multi-directional and a stop sign will be placed at ~~the~~ any exits onto NW 7th Avenue.

Building along Northwest 13th Street and Northwest 7th Avenue, should present an architectural style, which reflects a multiple-unit façade, each with a separate identity. Entrances at ground level should be oriented towards the street with stairs, porches or a compatible entrance feature directly related to the adjacent sidewalk.

On-site driveways, parking facilities, general vehicle use areas and pedestrian facilities will be designed to comply with the standards defined in the City of Gainesville's Land Development Code. The horizontal separation of driveways and the requirement to align driveways and street intersections may vary from the standard minimum separation requirements and alignment requirements. The entering return radius will be designed to add maximum benefit to vehicle turning movements. The height clearance for the internal driveway will comply with the applicable design vehicle requirements. Vehicle loading and service facilities will be designed to provide adequate maneuvering areas internal to the site, rather than using public streets and rights-of-ways. Coordination with City of Gainesville's Solid Waste Division will ensure appropriate placement of the solid waste collection facility.

VEHICULAR CORRIDOR DESIGN STANDARDS

Corridor and drive design standards, as described below, will be the only vehicle access provided:

- 1) **Private Drive:**
The private entrance drives shall be 24 feet of pavement allowing two-way vehicular traffic access. The two access points to the garage are unique. Therefore, cut-through traffic is not possible between NW 7th Avenue and NW 13th Street.
- 2) **Restricted Ingress/Egress Drive:**
The restricted ingress/egress drive shall provide 16 feet of stabilized surface allowing vehicular access to NW 12th Street. The restricted ingress/egress drive is subject to development plan review. As per Code, 20 feet of unobstructed emergency vehicle access will be established. This access point will also be used for solid waste collection access.

SIDEWALKS

Consistent with the Goals of the City of Gainesville's Traditional City overlay, the development will have both internal and external sidewalks with a minimum of 5 feet of clear widths and will accommodate new public sidewalks on NW 7th Avenue and NW 12th Street where there currently are no sidewalks on the project's south and east frontage. Existing sidewalks on NW 8th Avenue and NW 13th Street will be retained and enhanced with additional streetscaping.

LANDSCAPING

All plant material will be Florida #1 grade or better as outlined by Grades and Standards for Nursery Plants, Division of Plant Industry, Florida Department of Agriculture and Consumer Services. The street yard buffer area shall be calculated from the back of curb to the face of the structures. Landscape improvements within the street yard buffer shall contain appropriate materials as defined in the City of Gainesville Land Development Codes. The basins, if any, will be planted at a minimum of 25% and shall include the equivalent of at least one shade tree per 35 linear feet of basin perimeter and other species conducive to growth in or around wet detention systems. Rattlesnake Branch areas will remain undisturbed, but may include the removal of non-native and invasive species by hand or small machinery. Augmentation of the wetlands with additional native or wetland species shall occur with approval of the St. John's River Water Management District.

SIGNAGE PLAN

The project shall conform to the sign regulations stipulated in Division 1, Article IX of the City of Gainesville's Land Development Code for the construction of all site signs.

MECHANICAL EQUIPMENT

The City of Gainesville's, Traditional City Special Area Plan Goals state:

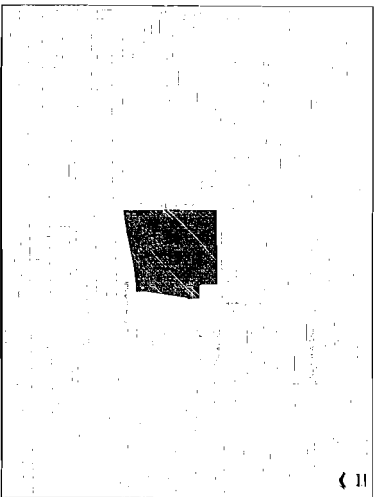
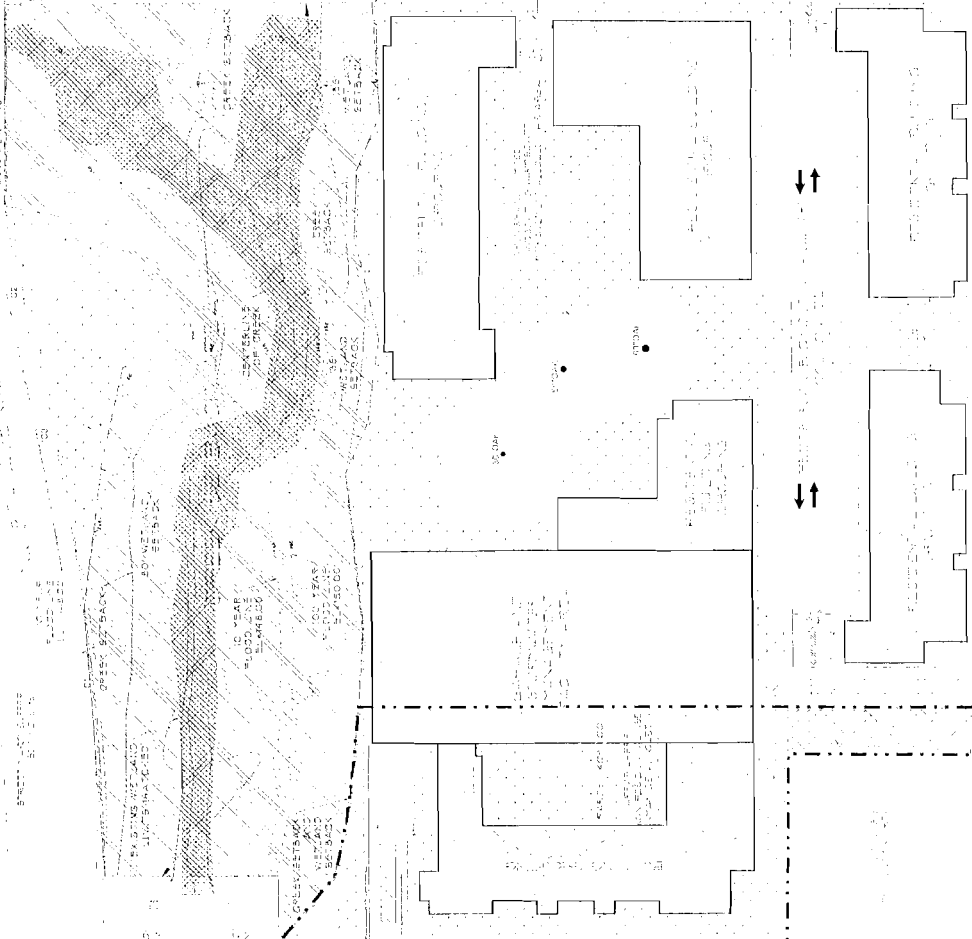
“All mechanical equipment must be placed on the roof, in the rear, or side of the building, or otherwise visually screened from the street. In no case shall mechanical equipment be allowed along street frontage(s). Mechanical equipment on the roof shall be screened from abutting streets with parapets or other types of visual screening.”

Therefore, all mechanical equipment will be visually screened from the street.

MAP I.

CURVE TABLE

CHORD	RADIUS	DEFLECTION ANGLE	CHORD BEHIND
100	100	90	141.42
150	150	90	212.13
200	200	90	282.84
250	250	90	353.55
300	300	90	424.26
350	350	90	494.97
400	400	90	565.68
450	450	90	636.39
500	500	90	707.10
550	550	90	777.81
600	600	90	848.52
650	650	90	919.23
700	700	90	989.94
750	750	90	1060.65
800	800	90	1131.36
850	850	90	1202.07
900	900	90	1272.78
950	950	90	1343.49
1000	1000	90	1414.20



MAP 2.

EXHIBIT "C" PLANNED DEVELOPMENT LAYOUT PLAN

DATE	06-11-2008
BY	PLANNED DEVELOPMENT
NO.	06-0061
OF	4

DEVELOPMENT DATA LEGEND

- RESIDENTIAL BUILDING GROUPINGS
- WATER TREATMENT FACILITY (EXCLUDED VALLEY SYSTEM)
- STORMWATER MANAGEMENT FACILITIES
- NON-DEVELOPMENT AREA
- CRACK SETBACK AREA
- COMMON AREAS
- RECREATION FACILITY AREA
- RECREATION FACILITY LOCATION
- RECREATION FACILITY

DEVELOPMENT DATA

TOTAL SITE COVERAGE: 137 ACRES

1. AREA NORTH

2. AREA SOUTH

3. AREA WEST

4. AREA EAST

5. CRACK SETBACK AREA

6. COMMON AREAS

7. RECREATION FACILITY AREA

8. RECREATION FACILITY LOCATION

9. RECREATION FACILITY

NOTES

1. THE PROPOSED VEHICULAR CIRCULATION SYSTEM, INCLUDING BUT NOT LIMITED TO, THE PROPOSED DEVELOPMENT PLAN CONCERNS AND IS LIMITED TO THE DEVELOPMENT OF THE PROJECT SITE ONLY. THE DEVELOPMENT PLAN DOES NOT INCLUDE THE DESIGN OF THE EXISTING OR PROPOSED PUBLIC ROADWAY SYSTEM OR THE DESIGN OF THE EXISTING OR PROPOSED PUBLIC UTILITY SYSTEMS. THE DESIGN OF THE EXISTING OR PROPOSED PUBLIC ROADWAY SYSTEM AND THE DESIGN OF THE EXISTING OR PROPOSED PUBLIC UTILITY SYSTEMS ARE THE RESPONSIBILITY OF THE CITY OF DENVER.

2. ALL UTILITIES SHALL BE CALLED OUT ON THE PLAN TO THE FACE OF THE EXISTING OR PROPOSED PUBLIC ROADWAY OR PUBLIC UTILITY SYSTEM. THE DESIGN OF THE EXISTING OR PROPOSED PUBLIC ROADWAY OR PUBLIC UTILITY SYSTEM IS THE RESPONSIBILITY OF THE CITY OF DENVER.

3. THE DESIGN OF THE EXISTING OR PROPOSED PUBLIC ROADWAY OR PUBLIC UTILITY SYSTEM SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER'S STANDARD SPECIFICATIONS FOR PUBLIC ROADWAYS AND UTILITIES.

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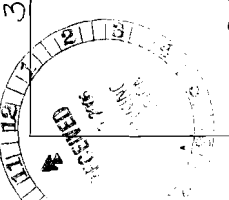
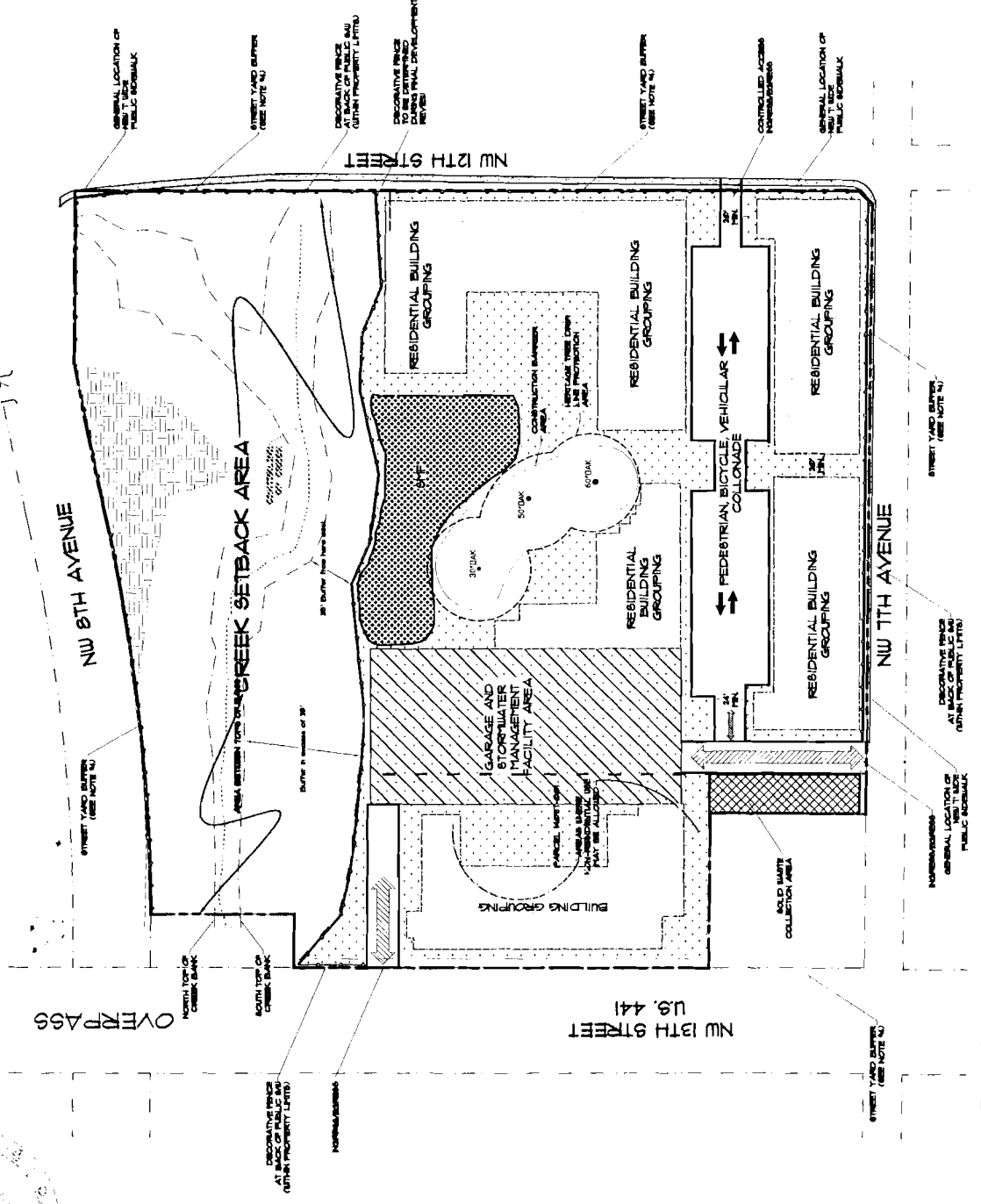
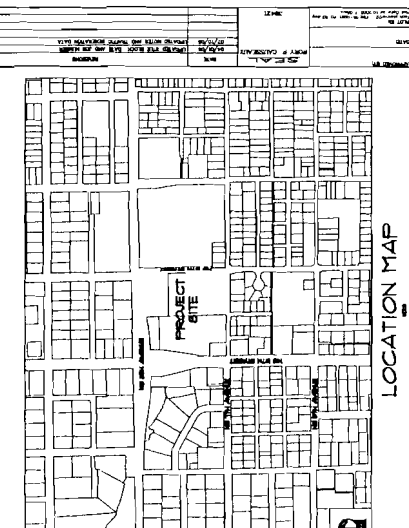
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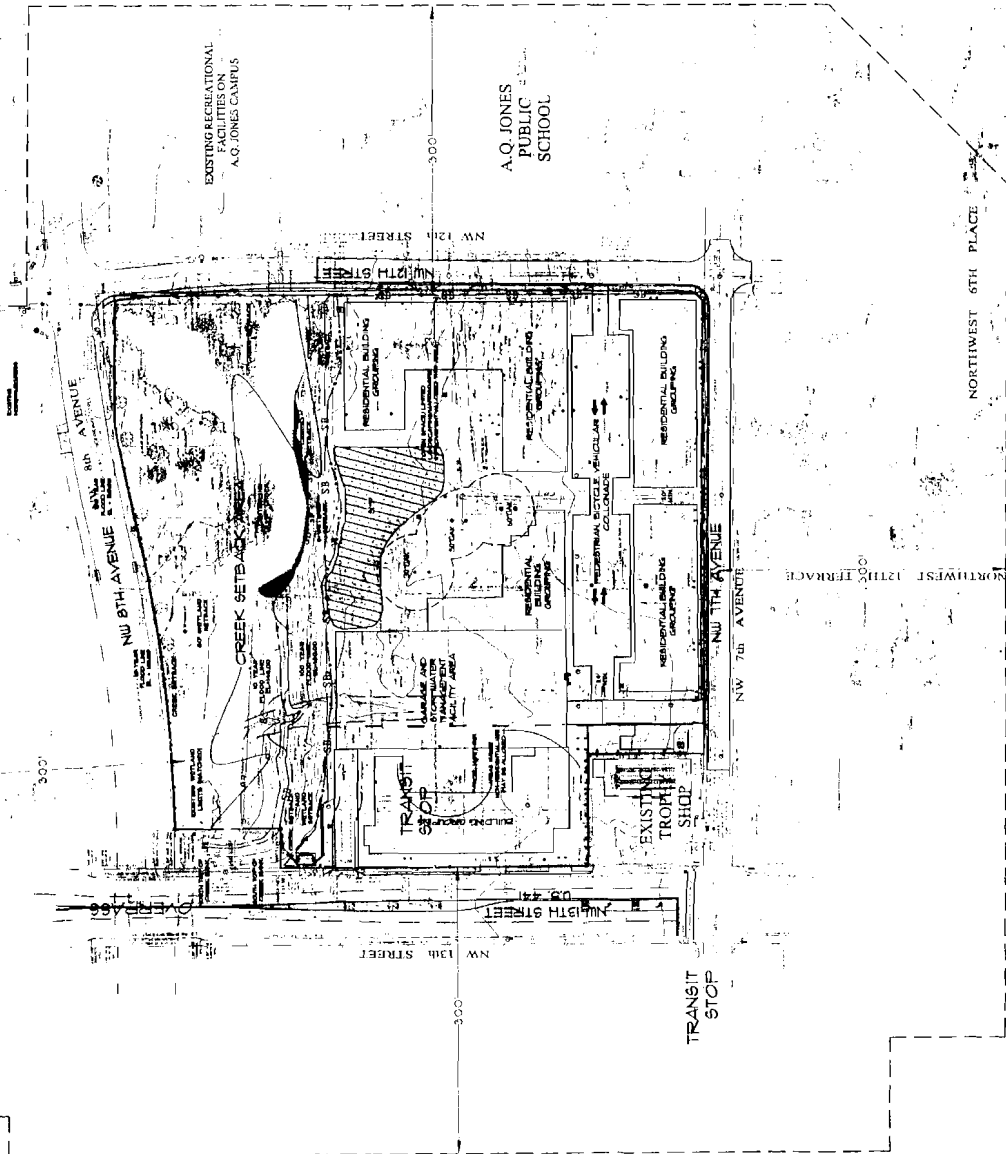
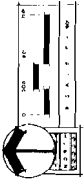
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9. THE DESIGN OF THE EXISTING OR PROPOSED PUBLIC ROADWAY OR PUBLIC UTILITY SYSTEM SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER'S STANDARD SPECIFICATIONS FOR PUBLIC ROADWAYS AND UTILITIES.

LAND USE	DESCRIPTION	24-HOUR	12-HOUR	15-MINUTE	15-MINUTE	15-MINUTE	15-MINUTE
APARTMENT (200)	225 UNITS (200)	100	100	100	100	100	100
RESIDENTIAL BUILDING GROUPINGS	225 UNITS (200)	100	100	100	100	100	100
RECREATION FACILITY	100	100	100	100	100	100	100
WATER TREATMENT FACILITY	100	100	100	100	100	100	100
STORMWATER MANAGEMENT FACILITIES	100	100	100	100	100	100	100
NON-DEVELOPMENT AREA	100	100	100	100	100	100	100
CRACK SETBACK AREA	100	100	100	100	100	100	100
COMMON AREAS	100	100	100	100	100	100	100
RECREATION FACILITY AREA	100	100	100	100	100	100	100
RECREATION FACILITY LOCATION	100	100	100	100	100	100	100
RECREATION FACILITY	100	100	100	100	100	100	100





06-00613 (17) 4
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 06-00613 (17) 4

8. **Petition 30PDA-06PB**

Gerry Dedenbach, AICP, agent for Park Central Holdings of Gainesville, LLC. Planned Development. Amendment to add interior vehicular parking, shift the location of buildings, and increasing the size and height of some buildings. Zoned: PD (Planned Development). Located in the 700 Block of Northwest 13th Street.

Mr. Lawrence Calderon, Chief of Current Planning, stated that the petition was an approved Planned Development and has an approved preliminary development plan that doesn't have final approval. He stated the City Commission had granted an extension of the Planned Development in order to make changes to the existing site plan. The petitioner filed a petition for a modification of the PD in order to make some amendments to the Planned Development. He briefly reviewed the modifications that had been requested. He stated they were to add surface parking, adjust the location and configuration of some buildings, modify access points, shift location of the main parking garage, and to provide clearer regulations to what will happen on the north side of the development.

Mr. Dedenbach with Causseaux & Ellington and representing University House was recognized. He stated the location of the project is about 7 ½ acres. He showed the existing approved PD master plan and showed how that plan would be modified. He pointed out that the garage would be moved to the east, more internal to the site. He stated it would shift from six buildings to five, and that they were not asking for a change in density. He stated this was a serious investment to the city core and that funding had been granted to the project. He pointed out how the liner building along 13th Street would be larger.

Mr. Dedenbach stated that for Condition 9 he would like it to read, that if a change is made, a new study will be submitted.

There was discussion about bedrooms and units for determining density.

Mr. Dedenbach discussed a change to Condition 10.

Mr. Dedenbach stated how he would like Condition 11 and Condition 14 to be changed.

Mr. Dedenbach explained that the building layout allows for adequate sidewalks and porches, etc., to allow room for street trees and outdoor space. He stated the taller buildings of five stories are only on 13th and 12th, and not on 7th Avenue. He stated that the staff comment states that "after the 3rd story you should step back" He requested that it state "after the 4th story" so that the 5th story would be a step back story.

Ms. Patrice Boyes, representing the applicant, was recognized. She introduced Kristie Osborn, the Senior Development Manager for University Partners, which is a First Worthing Company. She stated Ms. Osborn would address the Board concerning some unfavorable press that the company has received from other communities around the company.

Ms. Osborn stated that in April, 2005, there was an article in Dallas that was very negative against First Worthing and University Partners. She stated First Worthing manages a dorm facility for the University of Texas during which time there were some management issues towards the University of Texas. She stated the result of the issue ended up with a management agreement between the University of Texas and First Worthing. She briefly explained some details of the agreement.

Mr. Calderon stated staff would attempt to answer some of the questions regarding the conditions. He stated that the conditions are to create real regulations that are directly applicable to the development. He showed the previous layout plan and stated that the current plan is slightly denser than the new one. He stated the stormwater plan was introduced in the new plan and Public Works has reviewed that plan and has no objections to the stormwater plan.

Mr. Calderon stated in Condition 9, staff has granted the applicant three years for commencing construction. When the project is submitted for site plan review, staff would like to see a traffic study. Staff does not want to change Condition 9.

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville

Mr. Dedenbach stated they would accept Condition 9 as stated in the staff report.

Mr. Calderon stated that Condition 10 was to help the applicant not have to do an entire PD amendment. The 2% has to be controlled by factors that would be impacted by an increase in the number of beds or bedrooms.

Mr. Dedenbach agreed with the Condition 10 as stated in the staff report.

Mr. Calderon stated that staff believes Condition 11, has many benefits to the community which impacts 13th Street. He explained that the contribution proportionate to the impact should be available. He stated that, in order to not be arbitrary, the condition is for a study to determine what the proportion would be. He stated if the proportionate share were to paint a crosswalk, that's what it would be. If it is too provide a bus stop, that's what it would be.

Mr. Mimms stated he was concerned that the execution of the agreement was far down the line.

Mr. Calderon stated that by the time the development starts to make an impact, staff felt they were being gracious in allowing the 80 percent occupancy, so the time would begin at that time.

There was discussion about the numbers of bus users and other modes of travel.

Mr. Calderon stated staff is only asking for a contribution to be made. He stated staff was not arbitrary and provided an option.

There was further discussion regarding Condition 11.

Mr. Calderon pointed out that Condition 11 states, "no later than one year," and there is nothing that says they could not do it the day after or any other time. He stated the study might say it is a bus stop.

Mr. Dedenbach stated there were many ways to look at Condition 11.

Mr. Calderon stated that is what the study would show.

Mr. Gold pointed out that at 10:30 the Board needed to vote on whether to continue the meeting.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Tecler
<u>Moved to:</u> Extend the meeting to 11:00 pm.	<u>Upon Vote:</u> Motion Carried 4-0 Aye: Cohen, Reiskind, Tecler, Gold

Ms. Boyes asked that any speakers on the subject identify themselves.

Mr. Calderon stated Condition 14 is to ensure there are not many bedrooms, ample parking, and parking on the street. He stated staff feels one per bedroom is fine, but does not want an increase in the amount of surface parking. Mr. Calderon stated staff would agree with their language, provided there is no increase in the number of surface parking between the building and no additional surface parking other than what is shown on the PD Master Plan.

Mr. Dedenbach agreed to that condition.

Dr. Mark Goldstein, Board of Directors Member of the University Park Neighborhood Association stated the project begins at 13th (in the center) and moves west to beyond 22nd Street and represents approximately 2500 homeowners and

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homes. He stated the Neighborhood Association had been approached on multiple occasions about this site. He stated the area has not been a problem and is not a crime-ridden area. He stated it is a delicate area because it goes directly down into a major tributary of our creek system at the edge of the site. The neighborhood has supported several iterations of activities going on this site that have been presented by various organizations. He stated the impact on the neighborhood of development of this site will be great. A concern is that there would be a large increase in traffic that would spill into two immediate neighborhoods. He stated the neighborhoods were old and neighborhoods. With other new developments near by, the cut-through traffic has increased to the point where neighbors are beginning to leave. He stated that this particular proposal had changed in its character and its intensity to a degree that the UPN Neighborhood had asked he come down and makes certain suggestions. He stated that the operation is a private bed-leasing operation and a private dormitory operation. He stated the neighborhood has nothing against that, but this dormitory is put in the middle of neighborhoods with substandard streets and over 2,000 additional car trips per day. The increase from the existing PUD to the present PUD is an increase of 200. He stated they would ask that it be cut back to the densities that were presented in the previous PUD. He asked that they stay with the PUD that was brought in terms of the density. The neighborhood is not against the program, but against the increase in intensity.

Mr. Cohen clarified that Mr. Goldstein was asking that the Plan Board approve the petition with a modification to keep the number of beds as in the original PD.

Mr. Mimms asked Mr. Calderon what the established number of bedrooms was for this petition.

Mr. Calderon stated there were 585 bedrooms, determined by the traffic analysis that was submitted.

There was discussion about the density in terms of bedrooms or units.

Mr. Calderon stated staff had made the presentation based on competent, substantial evidence. He stated the Plan Board should take the direction from staff. He stated the Traffic Engineering Department based their findings on the bedrooms that were presented in the traffic study.

Mr. Tom Grant, Traffic Engineer with Kimlby Horne Associates, was recognized. He stated he had performed the private traffic study for the petitioners. He stated that the City Traffic Engineering Department had reviewed the updated study and had no comments. He stated it went from 492 bedrooms to 585 bedrooms.

It was noted that there was a typo of 402 that should have been 492 in the packet.

Mr. Grant said previously there were 109 cars during rush hour. With the proposed change, it would be 129 cars, less than a 10% change. He reviewed further traffic counts between the previous PD and the current PD and concluded that the majority of traffic would use the main artery. He reviewed further trips shown in the traffic study and comparisons between the previous PD.

Mr. Goldstein stated that on a Friday, on the way to the Swamp, the data in the traffic study falls apart.

Mr. Tecler stated he had never seen a project that decided density on bedrooms. He stated the code was written using units.

Regarding crime, Mr. Tecler stated the project would lower crime in that area because there would be more people outside in that area.

Mr. Gold stated it was after 11:00 pm. and the Board should continue the petition until the next meeting.

Motion By: Mr. Tecler

Seconded By: Mr. Cohen

<u>Moved to:</u> Extend meeting to 11:30	<u>Upon Vote:</u> Motion Carried 3-1 Aye: Cohen, Reiskind, Tecler. Nay: Gold
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At this time, the Plan Board took a two minute recess. The meeting reconvened at approximately 11:05 pm.

Mr. Gold stated he had been an advocate of the previous proposals. He was concerned about the number of people living in the development because it has increased. He stated the project is beginning to become non-compatible with the neighborhood. He was concerned about the height of the buildings, and had concerns about the heritage trees on the property. He stated that there were to be three heritage trees preserved on the site.

Ms. Meg Niederhofer, City Arborist, was recognized. She stated the new plan preserves the trees.

Mr. Dedenbach showed the previous plan and the new plan which showed the three heritage trees.

Chair Reiskind stated he did not understand what was meant by "dwelling unit." He stated the Plan Board considers how many people and how many cars are involved.

Mr. Calderon stated that 492 are correct and the staff report has a typo where it states 402.

Ms. Boyes asked if Mr. Cohen was a member of the UPNA neighborhood and therefore an affected party.

Chair Reiskind stated he would have to have a direct financial interest to be an affected party.

It was determined that Mr. Cohen was not an affected party.

Mr. Dedenbach stated that they had come to a conclusion on Condition 11.

Add "The type, amount and nature of the contribution shall be negotiated by the applicant and a third party (presumably the MTPO or Kutter or some other traffic consultant) City and RTS and included in the development agreement."

Chair Reiskind asked if that was before the Certificate of Occupancy was issued.

<u>Motion By:</u> Mr. Tecler	<u>Seconded By:</u> Mr. Gold
<u>Moved to:</u> Approve Petition 30PDA-06 PB, with agreement between petitioners and staff the conditions 9, 10, 11, 14 and 3 that were discussed and agreement with City Arborist conditions.	<u>Upon Vote:</u> Motion carried 3-1 Aye: Reiskind, Tecler, Gold Nay: Cohen

Mr. Gold stated the staff report states there would be a decorative metal fence.

Mr. Dedenbach stated it would be a metal fence similar to the one around Westside Park and 34th Street and 8th Avenue.

Mr. Calderon stated that the ordinance included in the staff report was to indicate the areas where there were going to be conditions and when it is reviewed by the Attorney's office those conditions will be removed and the new conditions will be placed where there is strike-through and underlines, because there is an existing ordinance that will be amended and that is not the amendment but the proposed modifications that the applicant included to show how the new conditions will be incorporated into the old ordinance.

Mr. Calderon stated there will be no development on the entire north side.

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville

There was discussion about the number of bedrooms.

VIII. COMMENTS FROM BOARD MEMBERS

IX ADJOURNMENT

Motion <u>By</u> : Mr. Cohen	<u>Seconded By</u> : Mr. Tecler
<u>Moved to</u> : Adjourn	<u>Upon Vote</u> : Motion Carried 4 – 0 Aye: Cohen, Reiskind, Tecler, McDonell

There being no further business the meeting adjourned at 9:28 PM.

Clerk Designee, City Plan Board

Date