

LEGISLATIVE #

110411B

**DOCUMENTS RELATED TO
APPROVAL OF DESIGN PLAT
BY
THE DEVELOPMENT REVIEW BOARD
AND
CITY COMMISSION**



090844A
City of Gainesville

City Hall
 200 East University Avenue
 Gainesville, Florida 32601

Text File

Introduced: 4/1/2010

File Number: 090844.

Version: 0

Status: To Be Introduced

..Title

Hidden Lake Design Plat, Phase II (B)

Petition DB-09-88 SUB. Causseaux, Hewett and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned PD (Planned Development). Located at NW 75th Place and NW 21st Way, Parcel No. 07814-002-001

..Explanation

This is a request for design plat approval for Phase II of the Hidden Lake Subdivision. Hidden Lake is a residential subdivision located in the 2700 block of SR121 that was annexed into the city in 1992. The original subdivision was approved by Alachua County in January 1983 as a Planned Unit Development at a gross density of 3.22 units per acre. The record indicates that Phase I, which includes 60 lots and associated open space was developed prior to January 8, 1991 on a total of 31 acres.

On August 10, 2006 the applicant submitted an application, Petition 61SUB-06 DB for design plat review, Phase II of the Hidden Lake residential subdivision. The DRB (Development Review Board) considered the petition and recommended approval with conditions. However, the petition was invalidated because it was not presented to the City Commission in a timely manner. A new design plat, Petition DB-09-88 SUB was submitted on November 10, 2009 and was reviewed by the Technical Review Committee. This proposed Phase II includes 18 lots on 8.35 acres at 2.2 units per acre with an overall density of 2.61 units per acre; the allowable density for the total project is 3.22 units per acre. In accordance with the requirements for design plat, the Technical Review Committee determined the proposed design plat is consistent with the Comprehensive Plan and conforms to the City's existing zoning requirements.

A key factor in consideration of the proposed Phase II subdivision is the number of lots proposed. Given some of the prominent characteristics of the area, the existence of sensitive environmental features, wetland areas and an adjacent lake, staff expressed concerns about the initial 28 lots proposed for the Phase II portion. The design to accommodate those lots included a longer cul-de-sac and lots extending into and closer to the environmentally sensitive areas. In keeping with the purpose and intent of the Land Development Code to preserve, conserve, enhance and restore the natural environment, staff determined that it was essential to avoid encroachment into wetland areas and to minimize the degree of encroachment into the adjacent wetland areas. Staff therefore required a redesign that would be consistent with the avoidance and minimizing criteria in order to undertake mitigation. This resulted in a reduction in the number of lots to 18 but retained the connection to Phase I in support of interconnectivity and a gridded street system.

~~0-900-44A~~

One condition of the PD is to maintain an area south of the development in its natural state as a buffer between the residential and industrial to the south. Staff examined that area and determined that it contains a natural tributary to the lake which has become degraded over time. It also contains invasive plant species, man made structures and debris which has accumulated over time. In the interest of a more positive outcome to the overall environmental condition of the lake, the adjoining wetlands and the natural area, staff supported a decision to restore the natural system and improve the degraded natural area as part of the mitigation strategy.

The Development Review Board reviewed the design plat and expressed concerns about the environmental factors and the extent of a significant cul-de-sac intrusion into the environmentally sensitive areas. The board also expressed concerns about the inclusion of additional hard surface for sidewalks, and requested that the City Commission grant a wavier for the sidewalk. The board deliberated extensively on the proposed mitigation plan to restore the natural area and potential impacts on the broader environmental systems. The board asked pointed questions of the applicant and the City's Environmental Review Coordination concerning maintenance and guarantees of a successful mitigation. The board voted 6 to 0 to forward a recommendation of approval to the City Commission.

Public notice was published in the Gainesville Sun on January 27, 2010. The Development Review Board held a public hearing on February 11, 2010.

.. Fiscal Note

None.

..Recommendation

Development Review Board to City Commission - The City Commission approve Petition DB-09-144PDV with staff conditions with a request to remove the sidewalks if possible and to authorize staff to explore the options for a pedestrian connection to the adjacent development to the north.

Development Review Board vote 6-0.

Staff to City Commission - the City Commission approves DRB's recommendation included in the report.

Staff to City Development Review Board - Approve petition with conditions.

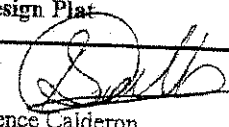
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DEVELOPMENT REVIEW EVALUATION

Technical Review Committee Summary Comments

PLANNING & DEVELOPMENT SERVICES DIVISION
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5023

PETITION NO.	DB-09-88	DATE PLAN RECEIVED:	11/10/09	REVIEW TYPE:	<input type="checkbox"/> Prelim Dev	<input type="checkbox"/> Concept
REVIEWING BODY:	Development Review	REVIEW DATE:	1/27/10		<input type="checkbox"/> Final Dev	<input type="checkbox"/> Minor Dev.
		REVIEW LEVEL:	Intermediate		<input type="checkbox"/> Amendment	<input type="checkbox"/> Minor Sub.
PROJECT DESCRIPTION:				PROJECT PLANNER:		
(PB-09-88 SUB. Causseaux, Hewett and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned PD (Planned Development). Located at NW 75 th Place and NW 21 st Way, Parcel No. 07814-002-001				Lawrence Calderon 		
PROJECT LOCATION:	Located at NW 75th Place and NW 21st Way, Parcel No. 07814-002-001		PROPERTY AGENT:	Causseaux, Hewett, and Walpole, Inc. Land Estates, LLC.		

Department Comments:

1. **Planning:** Approved with conditions
 2. **Public Works & Traffic Engineering:** Approved with conditions
 3. **Environmental Coordinator** Approved with conditions
 4. **G.R.U & Gas:** Approved with conditions
 4. **Police:** No Comments
 5. **Fire: -** Approved as submitted
 6. **Building: -** Approved as submitted
 7. **Arborist: -** Approved with conditions
 8. **Other: - ACDEP -** No Comments
 10. **Concurrency Review:** Approved with conditions
- II. **Overall Recommendation:** The Technical Review Committee recommends approval of Petition DB-09-88 SUB subject to the attached conditions.

DEVELOPMENT REVIEW EVALUATION

(CONTINUED)

Background and Analysis of the Hidden Lake Phase II PD Residential Subdivision

Hidden Lake is a residential subdivision located in the 2700 block of SR121. It was approved by Alachua County in January 1983 as a Planned Unit Development at a gross density of 3.22 units per acre. The record indicates that Phase I, which includes 60 lots and associated open space was developed prior to January 8, 1991 on a total of 31 acres (See attached documents related to Alachua County approval of the Planned Unit Development).

The development was annexed into the City in 1992 (Ordinance 3769) and an application, Petition 61SUB-06 DB, was submitted to the City on August 10, 2006 for design plat review, Phase II of the Hidden Lake residential subdivision. The DRB (Development Review Board) considered the petition and heard testimony from staff, the applicant and the general public. The DRB voted to forward a recommendation to the City Commission of approval subject to staff conditions. The board also expressed concerns about the proposed mitigation plan and requested that the mitigation plan should be modified to address code requirements prior to review by the City Commission. Section 30-183 (i) (1) of the Land Development Code requires that the approved design plat with modifications must be submitted to the Development Services Department within 60 days of the DRB approval. Since that requirement was not satisfied, the design plat became invalid. A new design plat, Petition DB-09-88 SUB was submitted on November 10, 2009 and has been reviewed by the Technical Review Committee with attached comments. (

In reviewing a design plat, the code requires that the following criteria should be considered:

Conformance with the officially adopted Comprehensive Plan.

Existence of the developed Phase I portion of 60 single-family residential lots provide evidence that the development is consistent with the surrounding land uses. The proposed Phase II development is intended on property which lies between the Hidden Lake Phase I to the south and the Buck Bay (Eryin's Gardens) residential subdivision to the north. The proposed residential use is consistent with adjacent developments and the Residential Low land use designation. The development is consistent with several elements of the comprehensive plan; it promotes infill development, it is developed in a manner that will protect environmentally sensitive resources such as wetlands, lakes and surface water areas; it facilitates inter connectivity, supports the need to provide open space and provides amenities for pedestrian circulation.

Conformity with the City's Official Roadway Map;

The development is indirectly connected to the main roadway network and does not negatively impact the Official Roadway system. It includes only 18 lots which generates a minimal number of trips on the network.

Conformity with the City's Existing Zoning Requirements

The property is zoned PD with development standards that are consistent and compatible with surrounding development and is designed to integrated and protect the natural systems. The maximum density is 3.22 units per acre, consistent with the allowable density of the Residential Low land use, (up to 12 units per acre) and the conventional RSF-4, single-family residential

DEVELOPMENT REVIEW EVALUATION

(CONTINUED)

developments (8 units per acre) with minimum lot size of 4,300 square feet. The proposed minimum lot size of 5,000 square feet is consistent with surrounding developments and the setbacks are comparable with those of general low density single-family developments. It is adjacent to wetlands and other surface water areas and is designed to meet wetland setbacks and buffers including designated setbacks from water bodies.

Environmental Considerations

Some aspects of the general area are the existence of sensitive environmental features such as wetlands and natural waterways which traverse the surrounding areas leading to the nearby lake. Given the relatively even topography and the nearby lake, there are small pockets of wetland areas which require development to be sensitively placed in order to avoid degradation of those wetlands.

The existence of those wetland areas has raised important concerns about the design and layout of the Phase II subdivision. While the initial design of the plat anticipated a development density and road configuration with lesser importance on the environmental factors, today's code places greater importance and sensitivity on the environmental factors of the site. The development proposal has therefore attempted to maximize the number of lots and at the same time address the need for preserving wetlands and respecting the sensitive environmental elements. To this end, the applicant is proposing wetland mitigation in accordance with the avoidance and minimization principle of the Land Development Code.

In considering mitigation options, staff examined the initial number of lots and the proposed roadway network. Staff determined that the number of lots should be reduced in support of minimizing the amount of impacted wetlands but the roadway connection to Phase I should be maintained in support of interconnectivity and the gridded street system.

In determining the mitigation options, staff examined a condition of the PD requiring an area south of the Phase I development intended to remain in its natural state. The area contains a natural tributary to the lake which has become degraded over time. It also contains invasive plant species, man made structures and debris which has accumulated over time. In the interest of a more positive outcome to the overall environmental condition of the lake, the adjoining wetlands and the natural area, staff supported a decision to restore the natural system and improve the degraded natural area as part of the mitigation strategy. The restored area to the south is intended as mitigation to compensate for impacts to a number of small degraded wetlands within the Phase II development. Although mitigation is required for the proposed impacts, most of those wetlands will remain intact except for encroachment on the edges and within their buffer areas.

DEVELOPMENT REVIEW EVALUATION

Current Planning Section

PLANNING & DEVELOPMENT SERVICES DIVISION
 THOMAS CENTER BUILDING "B"
 306 NE 6TH AVENUE (352)334-5023

PETITION NO. DB-09-88	DATE PLAN RECEIVED: 11/10/09	REVIEW TYPE: <input type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input checked="" type="checkbox"/> Design Plat <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other:
REVIEWING BODY: Development Review	REVIEW DATE: 1/27/10 REVIEW LEVEL: Intermediate	
PROJECT DESCRIPTION: (DB-09-88 SUB. Causseaux, Hewett and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned PD (Planned Development). Located at NW 75 th Place and NW 21 st Way, Parcel No. 07814-002-001	PROJECT PLANNER: Lawrence Calderon	
PROJECT LOCATION: Located at NW 75th Place and NW 21st Way, Parcel No. 07814-002-001	PROPERTY AGENT: Causseaux, Hewett, and Walpole, Inc. Land Estates, LLC.	

- APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE
 COMMENTS ONLY

RECOMMENDATIONS/COMMENTS

1. Resolution Z-91-3 is determined valid and applicable to the subject petition
2. The wetland setback for review of this project is based on current wetland setback regulation which is an average 50 foot setback from all designated wetlands.
3. In addressing the Comp Plan requirements on connectivity, it appears that the development has a potential to connect to the adjacent Buck Bay development. Please explain why this is not possible.
4. With reference to the Design Plat, after the meeting of the DRB, the applicant will be required to submit the modified design plat within 60 days of the decision of the DRB for submission to the City Commission. You may request an extension prior to the expiration date.
5. All wetland and mitigation areas adjacent to roadways within the subdivision shall be protected with black anodized fencing and supplemented with vegetation
6. The wet detention basin shall be protected from intrusion with appropriate and compatible fencing materials.
7. The wetland areas on the northeast side of wetland areas shall be protected from intrusion.
8. Development standards for the plat shall be as shown on the design plat.

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DEVELOPMENT REVIEW EVALUATION

Development Engineering

PUBLIC WORKS DEPARTMENT
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5070

PETITION NO.	Petition DB-09-88 SUB	DATE PLAN RECEIVED:		<input type="checkbox"/> Prelim Dev	<input type="checkbox"/> Concept
REVIEWING BODY:	Development Review	REVIEW DATE:	02/02/10	<input type="checkbox"/> Final Dev	<input type="checkbox"/> Minor Dev.
		REVIEW LEVEL:	4	<input type="checkbox"/> Amendment	<input type="checkbox"/> Minor Sub.
			REVIEW TYPE:	<input type="checkbox"/> Special Use	<input type="checkbox"/> Street Vacation
				<input type="checkbox"/> Planned Dev	<input type="checkbox"/> Other:
			<input checked="" type="checkbox"/> Design Plat		
PROJECT DESCRIPTION:	Subdivision		PROJECT PLANNER:	Lawrence Calderon	
PROJECT LOCATION:	NW 75th Place at NW 21st Way, Parcel no. 07814-002-001		PROPERTY AGENT:	Causseaux, Hewett, and Walpole, Inc.	

APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE

COMMENTS ONLY

<input type="checkbox"/> Alachua County Public Works approval required <input type="checkbox"/> F.D.O.T. approval required <input checked="" type="checkbox"/> SJRWMD permit is required <input checked="" type="checkbox"/> 100 yr. critical duration analysis 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: <i>Sundaram Jaishankar</i> Development Review Engineer
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RECOMMENDATIONS/COMMENTS

(Area is open for all typing, editing, and formatting)

The comments shown below (provided earlier to the Petitioner) are to be addressed during the construction plan phase. The Petitioner in response has stated that this will be done at that time. Public Works approval of these plans is contingent upon these items being addressed at that time. Subject comments are reiterated below for the record.

1. High water table conditions expected on this site. Construction plans shall address the following:
 - a. Underdrains on both sides of roadway with positive outfall.
 - b. Storm pipes shall not be submerged and discharge above normal pool elevation.
 - c. The proposed basin design shall include a safe flood route in case of overtopping.
 - d. The grading proposed for lots 3-15 shall not negatively impact the existing drainage patterns for the adjacent Buck Bay properties.
 - e. Cross sections at the property line shall be included in the plans.

SITE PLAN EVALUATION SHEET

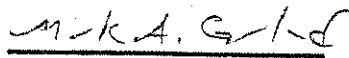
ENVIRONMENTAL REVIEW 334-5070 M.S. 58

Petition No. <u>DB-09-88 SUB</u>	Review Date: <u>1/27/10</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>1/28/2010</u>	<u>Design Plat</u>
Description, Agent & Location: <u>Hidden Lake Phase II</u>		Project Planner:
<u>Causseaux, Hewett, & Waipole, Inc.</u>	<u>NW 75th Place at NW 21st Way</u>	<u>Lawrence Calderon</u>

APPROVABLE
(as submitted)

APPROVABLE
(subject to below)

DISAPPROVED

<input checked="" type="checkbox"/> Wetlands or wetland buffers must be shown. <input type="checkbox"/> Creeks or creek setbacks must be shown. <input checked="" type="checkbox"/> Lakes or lake setbacks must be shown. <input type="checkbox"/> Significant ecological communities on site. <input type="checkbox"/> Archaeological/historical sites on site.	Comments By:  <hr/> Mark Garland Environmental Coordinator
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NOTES/RECOMMENDATIONS:

1. The applicant has, in my opinion, provided reasonable assurance that this development meets the criteria in Sections 30-302.1(d) and (e), Gainesville land development code. Please see the applicant's document, "Hidden Lake Phase II, Consistency with City of Gainesville Wetlands Ordinance," received December 9, 2009.
2. If the board wishes to approve this level of wetland impact, the applicant has provided a mitigation plan that appears to meet the requirements of Section 30-302.1(f).

The mitigation is proposed in an area that in the original zoning ordinance for Hidden Lake was designated as an "undisturbed natural area." The question is whether or not this mitigation, which involves disturbance, should be allowed here.

In my opinion, this area is acceptable for mitigation for two reasons. First, the area is within the same basin and sub-basin as the impact area, which Section 30-302.1(g) states is the most preferable. Second, the area is now disturbed and can benefit from improvement through mitigation activities. A ditch with extremely steep sides runs through this area from a Florida Department of Transportation stormwater pond on the west side of highway 121 and causes erosion and sediment deposition in the forested wetland on site. Mitigation will reshape the sides of this ditch and slow the flow of water in it. There are also some invasive exotic species in the wetland that will be removed as part of mitigation.

After mitigation, this area will still not be an "undisturbed natural area," but will be in better ecological health than it is now, and will still serve as a forested buffer between Hidden Lake and the Jackrel Industrial Park to the south.

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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 24, 2009

1 Petition DB-09-88 SUB

Causseaux, Hewett, and Walpole, Inc., agent for Land Estates, LLC. (Hidden Lake Ph. II) Design plat review for a subdivision. Zoned: PD (Planned development). Located at NW 75th Place at NW 21st Way, parcel no. 07814-002-001. (Planner, Lawrence Calderon)

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

- New Services** Please contact Jill White (393-1459 or e-mail WhiteJL@GRU.com) and schedule a Project Meeting with GRU to discuss utilities. A utility plan review is required to coordinate the utility space allocations and identify the public utility easements that are needed before final plat approval.
- Water** There is a 10 foot wide PUE proposed between lots 14 & 15 to cover a water main and the minimum size PUE is 20 feet wide. The side setback for these lots will need to change from 5 feet to 10 feet on the easement side of the lots to provide the required clearance from the water main.
- Sanitary Sewer**
- Electric** The electrical tech assigned to this project is Darko Kovac. Please coordinate the electrical distribution with him for the utility plans - 393-1542 or e-mail KovacD@GRU.com.
- Gas**
- Real Estate** After the utility plan review we can identify the public utility easements needed for the plat.

Approval of your plans from the City of Gainesville should not be misconstrued as an approval of you on-site utilities.

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SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. DB-09-88 SUB	Review Date: <u>11-22-09</u>	Review Type: <u>Preliminary Final</u>
Review For: <u>Development Review Board</u>	Plan Reviewed: <u>11-23-09</u>	Project Planner: <u>Bedez Masser</u>
Description, Agent & Location: <u>Causseaux, Hewett & Walpole agent for Hidden Lake Phase II</u>		<u>LAWRENCE</u>
<u>NW 75th Place at NW 21 Way</u>		

APPROVABLE
 APPROVABLE
 DISAPPROVED
 CONCEPT
 SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.	Comments By: <u>Buddy McGhin</u> Buddy McGhin Plans Examiner PX0000545
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REVISIONS / RECOMMENDATIONS:

11/23/09

No comments, approved as submitted.

0-90844A

DEVELOPMENT REVIEW EVALUATION

Urban Forestry

PARKS, RECREATION, AND CULTURAL AFFAIRS DEPARTMENT
 NATURE OPERATIONS DIVISION
 405 NW 39TH AVENUE (352)393-8171

PETITION NO. DB-09-88 SUB	DATE PLAN RECEIVED: 11/12/09	REVIEW TYPE: <input type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input checked="" type="checkbox"/> Design Plat <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other:
REVIEWING BODY: Development Review	REVIEW DATE: 11/24/09	
	REVIEW LEVEL: 1	
PROJECT DESCRIPTION: Hidden Lake Phase II	PROJECT PLANNER: Bedez Massey	
PROJECT LOCATION: NW 75th Place and NW 21st Way	PROPERTY AGENT: Causseaux, Hewett, and Walpole, Inc.	

- APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE
 COMMENTS ONLY

<input type="checkbox"/> Tree survey required <input type="checkbox"/> Landscape plan required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (listed under recommendations/comments)	Comments by: <i>Earline Lubman</i> Urban Forestry Inspector
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RECOMMENDATIONS/COMMENTS

Street Trees

Street trees are required on 50' centers on both sides of the streets, and green space needs to be provided for this requirement.

Utilities cannot have conflicts with the required shade trees.

Provide six feet of grass between the curb and sidewalk without utilities conflicts.

GRU requires a 7 1/2' separation for large shade trees, and this needs attention during the planning phase so the Code requirements are met.

Large shade trees are Live Oak, Southern Magnolia, Bluff Oak, Winged Elm, or American Ash trees.

General Notes

Add these notes.

Project will be in compliance with landscaping requirements for street trees in subdivisions (Sec 30-261), street buffers (30-353), and stormwater management areas [30.251 (2) b].

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DEVELOPMENT REVIEW EVALUATION

(CONTINUED)

No utilities conflicts shall impact the required landscaping for this development.

Section 30-183 (a)

Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land and the construction of improvements is expressly prohibited.

Section 30-261 (b)

The subdivider shall plant street trees from the Gainesville Tree List within five feet of the right-of-way of each street or within the right-of-way if such a planting strip has been part of the development plan. One such tree shall be planted for every 50 linear feet of street right-of-way on both sides of the street.

Retention/detention Areas

Retention/detention areas need to be landscaped with trees, shrubs, groundcovers, and native perennials appropriate to the function as a wet or dry basin. Twenty-five percent or more of the basin area including the shoulders shall be landscaped and shall include the equivalent of at least one shade tree for every 35 linear feet.

Section 30- 251 b 3 iii

Section 30- 251 (7) h

For all new development, or redevelopment of the existing property, the applicant needs to remove all invasive nonnative plant species from the property prior to issuance of the certificate of occupancy.

Construction Drawing

Construction drawings should be submitted to the building department and application for construction permits made before any trees are removed.

After a certificate of occupancy has been issued for a development, any tree removal shall require either a tree removal permit or an approved plan amendment.

Tree Barricades & Detail

Indicate tree barricades on the design plat for trees to be preserved during development.

Impact on the Urban Forest will be determined at a later date.

DEVELOPMENT REVIEW EVALUATION

Concurrency Management

PLANNING & DEVELOPMENT SERVICES DIVISION
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5022

PETITION NO. DB-09-88 SUB	DATE PLAN RECEIVED: 12/9/09	REVIEW TYPE: <input checked="" type="checkbox"/> Prelim Dev <input checked="" type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input checked="" type="checkbox"/> Design Plat <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other:
REVIEWING BODY: Development Review	REVIEW DATE: 1/27/10	
	REVIEW LEVEL: 2	
PROJECT DESCRIPTION: Design plat review for a subdivision.	PROJECT PLANNER: Lawrence Calderon	
PROJECT LOCATION: N.W. 75 th Place at N.W. 21 st Way	PROPERTY AGENT: Choose one: Sandman Construction, LLC	

APPROVABLE
(AS SUBMITTED)

APPROVABLE
(SUBJECT TO BELOW)

DISAPPROVED

INCOMPLETE

COMMENTS ONLY

Hidden Lake, Phase II	Comments by: <i>Jason Simmons</i>
	<i>Jason Simmons</i> (Planner)

RECOMMENDATIONS/COMMENTS

1. This development is located in Zone B of the Transportation Concurrency Exception Area and must meet all relevant Concurrency Management Element Policy 1.1.4 and 1.1.6 standards. Based on the estimated average daily trip generation, this development must meet 3 Concurrency Management Element Policy 1.1.6 standards.
2. Prior to receiving final plat approval for this subdivision, the development must sign a TCEA Agreement for the provision of 3 Concurrency Management Element Policy 1.1.6 standards. The payment to be made to meet the standards will go towards Standard v. (Addition of lanes on existing road facilities including, but not limited to, the expansion of SR 121 north of US 441 to CR 231 to 4 lanes).

Petition DB-09-88 SUB Causseaux, Hewett, and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned: PD (Planned development). Located at NW 75th Place at NW 21st Way, parcel no. 07814-002-001.

Mr. Calderon made the presentation indicating that the petition is for Design Plan for Phase II of a development approved in the county. He indicated that the development was annexed into the city in 1992 and a petition for design plat of Phase II was submitted to the city on June 10, 2005. The board voted to approve the petition with a condition that but the mitigation concerns must be resolved prior to City Commission review. Mr. Calderon used a PowerPoint presentation to show the location of the property, surrounding land uses, zoning and existing development. Mr. Calderon showed the original subject parcel and how it was broken up over the years. Some of the areas originally designated as residential was removed and converted to residential and a portion left as a buffer to remain in a natural state. Mr. Calderon indicated that at the time of initial approval of the PUD by the county, a layout of lots was presented but a plat was not approved establishing the lots. He indicated that the number of lots have been reduced to address existence of wetlands and environmental concerns. He showed the relationship of the subject property to surrounding development and established consistency with the Comprehensive Plan, the official roadway map and environmental factors. Mr. Calderon illustrated how the project avoided wetland areas and how it has minimized impacts leading up to the proposed mitigation. Mr. Calderon indicated that staff considered the area intended to be left in a natural state and determined that it has been degraded and that the project will be better served by restoring the area to a natural state through the mitigation plan.

Mr. Walpole addressed the board indicating that the applicant agrees with all the conditions including the placement of sidewalks which was not included in the first proposal. Mr. Walpole called on Mr. Salafrio to explain the mitigation and briefly explained UMAM in relationship to the subject property.

The board asked several environmental questions.

Mark Garland addressed the board and explained the basis of his determination that the plan satisfied the avoidance, minimization and mitigation requirement and his recommendation of approve. He specifically addressed how the existing natural area has been degraded and the benefits of mitigation to the overall area.

The board asked about the benefit of such a large cul-de-sac considering the environmental sensitivity of the surrounding areas.

Mr. Walpole indicated that the design is in response to meeting the design standards of the subdivision ordinance.

The board also expressed concern about having sidewalks in the Phase II portion since it is not included in the Phase I portion as well as the added impacts to the environmentally sensitive areas.

Ms. Karen Billings addressed the board as a representative of the Hidden Lake Phase I residents. She asked the board to continue or deny the project because of three reasons: 1. No recent neighborhood workshop and the lack of notice to some property owners on the south side; 2. The need to look at the broader general area because of the number of projects proposed in the general area, Wal-Mart, One-Stop Center, Senior Center, nearby industrial development and the Plum Creek development; 3. To allow time for the Water Management District to make a determination about accepting ownership and maintenance of the mitigation area. She stated that the Phase I residents are not in favor of the sidewalks.

The board asked questions about maintenance of the mitigation areas.

Mr. Walpole answered that the intent is to establish a Home Owners Association that would be responsible for maintaining the mitigation areas.

Other questions by the board dealt with the time of the neighborhood meeting and public notice.

The meeting continued with questions and answers about the mitigation and maintenance of the mitigation area.

The board then entertained a request for a motion.

Motion By: Mr. Haviland	Seconded by: Mr. Lane
Moved to: Approve Petition DB-09-88 SUB as presented by staff with a request to remove the sidewalks if possible and to authorize staff to explore the options for a pedestrian connection to the adjacent development to the north if there would be no greater impacts on the wetland areas.	Upon Vote: 6 - 0

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Minutes

Thursday, August 19, 2010

1:00 PM

City Hall Auditorium

City Commission

Mayor Craig Lowe (At Large)
Mayor-Commissioner Pro Tem Jeanna Mastrodicasa (At Large)
Commissioner Scherwin Henry (District 1)
Commissioner Lauren Poe (District 2)
Commissioner Jack Donovan (District 3)
Commissioner Randy Wells (District 4)
Commissioner Thomas Hawkins (At Large)

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

100042. SOLID WASTE NON-AD VALOREM TAX ASSESSMENT (B)**Ordinance No. 100042**

An ordinance of the City of Gainesville, Florida, providing consent for the entire corporate limits of the City of Gainesville, Florida to be included in the non-ad valorem assessment for the municipal service benefit unit created by Alachua County for certain solid waste management services for the 2010-2011 fiscal year; providing conditions for the consent; providing that the consent is for a one-year period; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

A motion was made by Commissioner Poe, seconded by Commissioner Henry, that this matter be Adopted on Final Reading (Ordinance). The motion carried by the following vote:

Votes: Aye: Randy Wells, Jeanna Mastrodicasa, Thomas Hawkins, Jack Donovan, Lauren Poe, Scherwin Henry and Craig Lowe

100140. LANDLORD PERMIT RENEWAL FEES (B)**Ordinance No. 100140**

An ordinance of the City of Gainesville, Florida, amending Appendix A, City of Gainesville Code of Ordinances, relating to late fees for landlord permit renewals; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

A motion was made by Commissioner Poe, seconded by Commissioner Wells, that this matter be Adopted on Final Reading (Ordinance). The motion carried by the following vote:

Votes: Aye: Randy Wells, Jeanna Mastrodicasa, Thomas Hawkins, Jack Donovan, Lauren Poe, Scherwin Henry and Craig Lowe

DEVELOPMENT REVIEW BOARD PETITIONS**090844. Hidden Lake Design Plat, Phase II (B)**

Petition DB-09-88 SUB Causseaux, Hewett and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned PD (Planned Development). Located at NW 75th Place and NW 21st Way, Parcel No. 07814-002-001.

Chief of Current Planning Lawrence Calderon and Agent for the Petitioner Robert Walpole gave presentations.

Mayor Lowe recognized Hidden Lake Homeowners Association President George Cast and Hidden Lake Vice President (name inaudible) who spoke to the matter.

MOTION (MODIFICATIONS: Approve the recommendation with the modifications set out by Mr. Walpole that include: 1) Deeding Lot 2 to the Homeowners Association; 2) creating the right of way, but not improving the connection to the north; 3) not fencing the interior wetland; and 4) not constructing the sidewalk.

RECOMMENDATION

Staff to City Commission - the City Commission approve the DRB's recommendation included in the report, including the following:

- *Approve a modification to allow removal of the cul-de-sac per the reviewing department.*
- *Require the placement of sidewalks in Phase II as required by code*
- *Approve the wetland mitigation plan, finding that the Public Interest Test has been met; the avoidance and minimization criteria has been satisfied and approve the mitigation plan as proposed.*
- *Require a 12-foot wide pedestrian/bicycle connection to the adjacent development to the north, subject to agreement by the owners of Eryn's Gardens.*
- *Require compliance with GRU requirements including a 12-foot wide stabilized surface to service existing manholes and lift station managed by GRU.*

A motion was made by Commissioner Poe, seconded by Commissioner Donovan, that this matter be Approved (Petition) as Modified. The motion carried by the following vote:

Votes: Aye: Jeanna Mastrodicasa, Thomas Hawkins, Jack Donovan, Lauren Poe, Scherwin Henry and Craig Lowe
Nay: Randy Wells

PLAN BOARD PETITIONS

090538. Butler Plaza Planned Development (PD) Rezoning (B)

Petition PB-09-84 PDV. Kimley-Horn and Associates, Inc., agent for S. Clark Butler Properties, Ltd. (Butler Plaza PD) Rezone property from Alachua County Automotive Oriented Business (BA), Retail Sales, and Services (BR), Highway Oriented Businesses (BH), Manufactured/Mobile Home Park (RM), Manufacturing and Services Industrial (MS), Residential Multi-Family (R-2), Residential Multi-Family (R-3), Residential Single Family (R-1C), Residential and Professional (RP) to City of Gainesville PD (Planned Development District) to allow commercial, office and residential uses. Located between Southwest Archer Road and Southwest 24th Ave., and between Southwest 40th Blvd. and Southwest 34th St. Related to Petition PB-09-74 LUC.

Senior Planner Scott Wright, Attorney for the Petitioner Linda Shelley, Agent for the

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Minutes

Thursday, August 5, 2010

1:00 PM

City Hall Auditorium

City Commission

Mayor Craig Lowe (At Large)
Mayor-Commissioner Pro Tem Jeanna Mastrodicasa (At Large)
Commissioner Scherwin Henry (District 1)
Commissioner Lauren Poe (District 2)
Commissioner Jack Donovan (District 3)
Commissioner Randy Wells (District 4)
Commissioner Thomas Hawkins (At Large)

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

ADOPTION READING**090537. LAND USE AMENDMENT - BUTLER PLAZA AREA (B)**

Ordinance No. 0-09-75, Petition PB-09-74 LUC

An Ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan Future Land Use Element and Future Land Use Map; by changing the land use categories from the Alachua County Land Use Categories of Medium High Density Residential (8-14 DU/acre), High Density Residential (14-24 DU/acre), Office/Residential, Commercial, Institutional, and Industrial to the City of Gainesville underlying land use categories of Commercial (C), Office (O), Mixed-Use Medium (MU-M) and Residential Medium Density (RM) with the overlay category of Planned Use District (PUD), all as more specifically described in this ordinance on lands commonly referred to as "Butler Plaza" generally located between Southwest Archer Road and Southwest 24th Avenue, and between Southwest 40th Boulevard and Southwest 34th Street; by creating and adopting Policy 4.3.6 in the Future Land Use Element of the Comprehensive Plan to govern the Butler Plaza PUD; providing time limitations; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Senior Planner Scott Wright and Attorney for the Petitioner Linda Shelly gave presentations.

FIRST MOTION: Commissioner Hawkins moved and Commissioner Donovan seconded to continue this ordinance to the August 19, 2010, City Commission Meeting.

(VOTE: 2-4, Commissioners Hawkins and Donovan - Yes; and Commissioners Lowe, Poe, Mastrodicasa and Wells - No; MOTION FAILED)

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

A motion was made by Commissioner Poe, seconded by Mayor-Commissioner Pro Tem Mastrodicasa, that this matter be Adopted (Ordinance) on Adoption Reading. The motion carried by the following vote:

Votes: Aye: Randy Wells, Jeanna Mastrodicasa, Thomas Hawkins, Jack Donovan, Lauren Poe and Craig Lowe
Absent: Scherwin Henry

PLAN BOARD PETITIONS**090844. Hidden Lake Design Plat, Phase II (B)**

Petition DB-09-88 SUB Causseaux, Hewett and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned PD (Planned Development). Located at NW 75th Place and NW 21st Way, Parcel No. 07814-002-001.

RECOMMENDATION *Staff to City Commission - Continue this item to the August 19, 2010 regular City Commission Agenda.*

A motion was made by Commissioner Poe, seconded by Mayor-Commissioner Pro Tem Mastrodicasa, that this matter be Continued (Petition) for August 19, 2010. The motion carried by the following vote:

Votes: Aye: Randy Wells, Thomas Hawkins, Jeanna Mastrodicasa, Jack Donovan, Lauren Poe and Craig Lowe
Absent: Scherwin Henry

090538. Butler Plaza Planned Development (PD) Rezoning (B)

Petition PB-09-84 PDV. Kimley-Horn and Associates, Inc., agent for S. Clark Butler Properties, Ltd. (Butler Plaza PD) Rezone property from Alachua County Automotive Oriented Business (BA), Retail Sales, and Services (BR), Highway Oriented Businesses (BH), Manufactured/Mobile Home Park (RM), Manufacturing and Services Industrial (MS), Residential Multi-Family (R-2), Residential Multi-Family (R-3), Residential Single Family (R-1C), Residential and Professional (RP) to City of Gainesville PD (Planned Development District) to allow commercial, office and residential uses. Located between Southwest Archer Road and Southwest 24th Ave., and between Southwest 40th Blvd. and Southwest 34th St. Related to Petition PB-09-74 LUC.

RECOMMENDATION *The City Commission: 1) continue the petition to August 19, 2010 as requested by Petitioner.*

A motion was made by Commissioner Hawkins, seconded by Commissioner Poe, that this matter be Continued (Petition) for August 19, 2010. The motion carried by the following vote:

Votes: Aye: Randy Wells, Jeanna Mastrodicasa, Thomas Hawkins, Jack Donovan, Lauren Poe and Craig Lowe
Absent: Scherwin Henry

100189. Amend Future Land Use Element Policy No. 4.3.4 of the Comprehensive Plan Future Land Use Element (B)

Petition PB-10-25 CPA. Todd Powell, agent for Plum Creek Land Agency. Amend Policy No. 4.3.4 of the Comprehensive Plan Future Land Use Element, to rename the development, clarify environmental and transportation policies, and extend the period of time for adoption of PD (Planned development) district zoning.

Chief of Comprehensive Planning Dean Mimms gave a presentation.

RECOMMENDATION *City Plan Board to City Commission - Approve Petition PB-10-25 CPA with the following changes:
First, to Policy 4.3.4.a.6. - Areas within the Floodplain district, as defined in the City's Land Development Code,*

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Minutes

Thursday, July 1, 2010

1:00 PM

City Hall Auditorium

City Commission

*Mayor Craig Lowe (At Large)
Mayor-Commissioner Pro Tem Jeanna Mastrodicasa (At Large)
Commissioner Scherwin Henry (District 1)
Commissioner Lauren Poe (District 2)
Commissioner Jack Donovan (District 3)
Commissioner Randy Wells (District 4)
Commissioner Thomas Hawkins (At Large)*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

A motion was made by Commissioner Henry, seconded by Commissioner Wells, that this matter be Adopted on Final Reading (Ordinance). The motion carried by the following vote:

Votes: Aye: Randy Wells, Scherwin Henry, Jack Donovan, Jeanna Mastrodicasa, Thomas Hawkins and Craig Lowe
Absent: Lauren Poe

PLAN BOARD PETITIONS

DEVELOPMENT REVIEW BOARD PETITIONS

090844. Hidden Lake Design Plat, Phase II (B)

Petition DB-09-88 SUB Causseaux, Hewett and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned PD (Planned Development). Located at NW 75th Place and NW 21st Way, Parcel No. 07814-002-001.

RECOMMENDATION *Staff to City Commission - Continue this item to the August 5, 2010 regular City Commission Agenda.*

A motion was made by Commissioner Wells, seconded by Commissioner Henry, that this matter be Continued (Petition) for August 5, 2010. The motion carried by the following vote:

Votes: Aye: Randy Wells, Scherwin Henry, Jack Donovan, Jeanna Mastrodicasa, Thomas Hawkins and Craig Lowe
Absent: Lauren Poe

SCHEDULED EVENING AGENDA ITEMS

UNFINISHED BUSINESS

COMMISSION COMMENT

Commissioner Jack Donovan

1. *Water for Homeless.*
2. *Posting of contaminated creeks and posting signs in contaminated neighborhoods.*

Commissioner Scherwin Henry

1. *Ant infestation in the Porter's Neighborhood.*
2. *House in Porter's neighborhood owned by City - needs grass cut.*
3. *5 Points Area - Referral in the Community Development Committee.*

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Minutes

Thursday, June 3, 2010

1:00 PM

City Hall Auditorium

City Commission

Mayor Craig Lowe (At Large)
Mayor-Commissioner Pro Tem Jeanna Mastrodicasa (At Large)
Commissioner Scherwin Henry (District 1)
Commissioner Lauren Poe (District 2)
Commissioner Jack Donovan (District 3)
Commissioner Randy Wells (District 4)
Commissioner Thomas Hawkins (At Large)

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

Votes: Aye: Randy Wells, Jeanna Mastrodicasa, Thomas Hawkins, Lauren Poe, Scherwin Henry and Craig Lowe
Nay: Jack Donovan

7:00 PM TIME CERTAIN ITEM

090844. Hidden Lake Design Plat, Phase II (B)

Petition DB-09-88 SUB Causseaux, Hewett and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned PD (Planned Development). Located at NW 75th Place and NW 21st Way, Parcel No. 07814-002-001.

Chief of Current Planning Lawrence Calderon, Robert Walpole of Causseaux, Walpole and Hewitt and Carl Salifrio of Environmental Consulting and Design gave presentations.

Mayor Pro Tem Mastrodicasa recognized Hidden Lake Homeowners Association Treasurer Karen Billings who spoke to the matter.

Mayor Lowe recognized Becky Miller, Vice President of Hidden Lake Homeowners Association and George O'Brien who spoke to the matter.

MOTION: Continue this item to July 1, 2010 after the Developer and the Hidden Lakes Homeowner's Association meet.

RECOMMENDATION

Staff to City Commission - the City Commission approve the DRB's recommendation included in the report, including the following:

- * Approve a modification to allow removal of the cul-de-sac per the reviewing department.*
- * Require the placement of sidewalks in Phase II as required by code.*
- * Approve the wetland mitigation plan, finding that the Public Interest Test has been met; the avoidance and minimization criteria has been satisfied and approve the mitigation plan as proposed.*
- * Require a 12-foot wide pedestrian/bicycle connection to the adjacent development to the north, subject to agreement by the owners of Eryn's Gardens.*
- * Require compliance with GRU requirements including a 12-foot wide stabilized surface to service existing manholes managed by GRU.*

A motion was made by Commissioner Poe, seconded by Commissioner Henry, that this matter be Continued (Petition) for July 1, 2010. The motion carried by the following vote:

Votes: Aye: Randy Wells, Jeanna Mastrodicasa, Jack Donovan, Lauren Poe, Scherwin Henry and
 Craig Lowe
 Nay: Thomas Hawkins

RESOLUTIONS - (continued)

091044.

INDUSTRIAL DEVELOPMENT REVENUE BONDS - GOODWILL INDUSTRIES OF NORTH FLORIDA, INC. (B)
 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA AUTHORIZING THE ISSUANCE OF THE CITY OF GAINESVILLE, FLORIDA INDUSTRIAL DEVELOPMENT REVENUE BONDS (GOODWILL INDUSTRIES OF NORTH FLORIDA, INC. PROJECT), SERIES 2010, IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$4,800,000, FOR THE PURPOSE OF MAKING A LOAN OF FUNDS TO GOODWILL INDUSTRIES OF NORTH FLORIDA, INC. RELATED TO THE REFUNDING OF THE JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION VARIABLE/FIXED RATE DEMAND REVENUE BONDS (GOODWILL INDUSTRIES OF NORTH FLORIDA, INC. PROJECT) SERIES 2003 AND THE FINANCING AND/OR REFINANCING OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF CERTAIN SOCIAL SERVICE CENTER FACILITIES IN THE CITY OF GAINESVILLE, FLORIDA, THE CITY OF JACKSONVILLE, FLORIDA AND FLAGLER COUNTY, FLORIDA; PROVIDING THAT SUCH REVENUE BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE CITY OF GAINESVILLE, FLORIDA, THE CITY OF JACKSONVILLE, FLORIDA, FLAGLER COUNTY, FLORIDA OR THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM THE REVENUES HEREIN PROVIDED; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH GOODWILL INDUSTRIES OF NORTH FLORIDA, INC. TO PROVIDE SECURITY FOR SUCH BONDS AND FOR OTHER MATTERS THEREIN PROVIDED; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE OF TRUST WITH RESPECT TO THE BONDS; APPOINTING U.S. BANK NATIONAL ASSOCIATION AS INITIAL TRUSTEE UNDER SUCH INDENTURE OF TRUST; AUTHORIZING THE MAYOR OR MAYOR-COMMISSIONER PRO TEM TO AWARD THE SALE OF THE BONDS TO SUNTRUST BANK AND APPROVING THE CONDITIONS AND CRITERIA OF SUCH SALE; APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A TAX REGULATORY AGREEMENT; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN OTHER DOCUMENTS REQUIRED IN CONNECTION WITH THE FOREGOING; AND PROVIDING CERTAIN OTHER DETAILS IN CONNECTION THEREWITH.

Finance Director Mark Benton and Bond Counsel Ed Vogel of Holland and Knight gave presentations.

RECOMMENDATION *The City Commission adopt the proposed Resolution.*

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Minutes

Thursday, April 1, 2010

1:00 PM

City Hall Auditorium

City Commission

Mayor Pegeen Hanrahan (At Large)
Mayor-Commissioner Pro Tem Scherwin Henry (District 1)
Commissioner Lauren Poe (District 2)
Commissioner Jack Donovan (District 3)
Commissioner Craig Lowe (District 4)
Commissioner Thomas Hawkins (At Large)
Commissioner Jeanna Mastrodicasa (At Large)

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

A motion was made by Mayor-Commissioner Pro Tem Henry, seconded by Commissioner Poe, that this matter be Adopted on Final Reading (Ordinance).
The motion carried by the following vote:

Votes: Aye: Thomas Hawkins, Craig Lowe, Jack Donovan, Lauren Poe, Scherwin Henry and Pegeen Hanrahan
Absent: Jeanna Mastrodicasa

PLAN BOARD PETITIONS

DEVELOPMENT REVIEW BOARD PETITIONS

090844. Hidden Lake Design Plat, Phase II (B)

Petition DB-09-88 SUB. Causseaux, Hewett and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned PD (Planned Development). Located at NW 75th Place and NW 21st Way, Parcel No. 07814-002-001

STAFF PRESENTATION: Chief of Current Planning Lawrence Calderon, Environmental Coordinator Mark Garland, and Planning Manager Ralph Hilliard gave presentations.

PETITIONER PRESENTATION: Agents for the Petitioner Robert Walpole of Causseaux, Hewett and Walpole, Inc., and Carl Salifrio of Environmental Consulting and Design gave presentations.

CITIZEN COMMENT: Mayor Hanrahan recognized Hidden Lake Owner's Association President George Kasnic, George O'Brien, Wayne South, and (inaudible), who spoke to the matter.

FIRST MOTION (REFERRAL): Commissioner Poe moved and Commissioner Hawkins seconded to refer the issue of neighborhood meetings and time limitations to the Community Development Committee. See following Referral Item #090934. (VOTE: 6-0, MOTION CARRIED)

SECOND MOTION: Commissioner Poe moved and Mayor-Commissioner Pro Tem Henry seconded to continue this item and before this comes back direct staff to: 1) Obtain testimony from GFR concerning the cul-de-sac; and 2) hold a neighborhood meeting regarding any concerns the neighbors have, but most significantly regarding the wetlands, traffic, sidewalks and the connection to Eryn's Garden. (VOTE: 6-0, MOTION CARRIED)

RECOMMENDATION Development Review Board to City Commission - The City Commission approve Petition DB-09-144PDV with staff conditions with a request to remove the sidewalks if possible and to authorize staff to explore the options for a pedestrian connection to the adjacent development to the north. Development Review Board vote 6-0.

*Staff to City Commission - the City Commission approves DRB's recommendation included in the report.
Staff to City Development Review Board - Approve petition with conditions.*

A motion was made by Commissioner Poe, seconded by Commissioner Donovan, that this matter be Continued (Petition). The motion carried by the following vote:

Votes: Aye: Thomas Hawkins, Craig Lowe, Jack Donovan, Lauren Poe, Scherwin Henry and Pegeen Hanrahan
Absent: Jeanna Mastrodicasa

090934. Neighborhood Meetings (NB)

RECOMMENDATION *The City Commission refer the issue of neighborhood meetings and time limitations to the Community Development Committee.*

A motion was made by Commissioner Poe, seconded by Commissioner Hawkins, that this matter be Referred to the Community Development Committee, due back on October 1, 2010. The motion carried by the following vote:

Votes: Aye: Thomas Hawkins, Craig Lowe, Jack Donovan, Lauren Poe, Scherwin Henry and Pegeen Hanrahan
Absent: Jeanna Mastrodicasa

090906. Appeal of Development Review Board Decision - Highway 441 Super Wal-Mart (B)

This item is an appeal filed challenging the Development Review Board's decision to grant Preliminary Development Plan approval of Petition DB-10-6 SPL for construction of a Wal-Mart retail supercenter with outparcels on property located in the 5800 block on the west side of NW 34th Street.

INTRODUCTION: City Attorney Marion Radson made introductory comments.

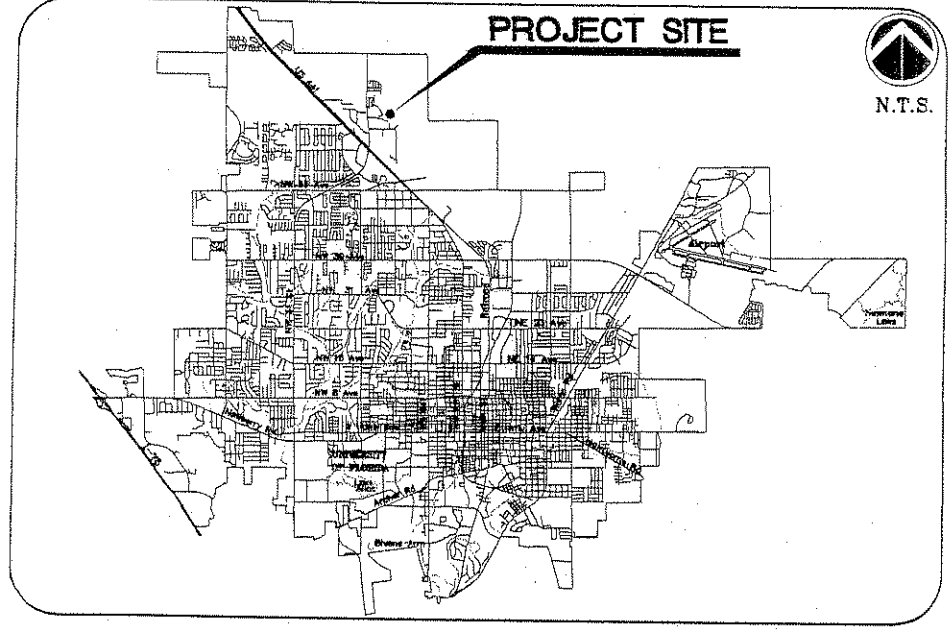
DISCLOSURE OF EXPARTE' COMMUNICATIONS: The City Commission and the Mayor disclosed any Ex Parte' communications.

APPLICANT PRESENTATION: Attorney for the applicant (Wal-Mart) Karl Sanders gave a presentation.

APPELLANT PRESENTATION: Attorney for the appellant (John Hudson) Mac McCuller gave a presentation.

CITY ATTORNEY QUESTIONS AND STAFF COMMENTS: Planning Manager Ralph Hilliard and Senior Planner Daniel Wright answered questions raised by City Attorney Marion Radson.

090844



VICINITY MAP

DESIGN PLAT

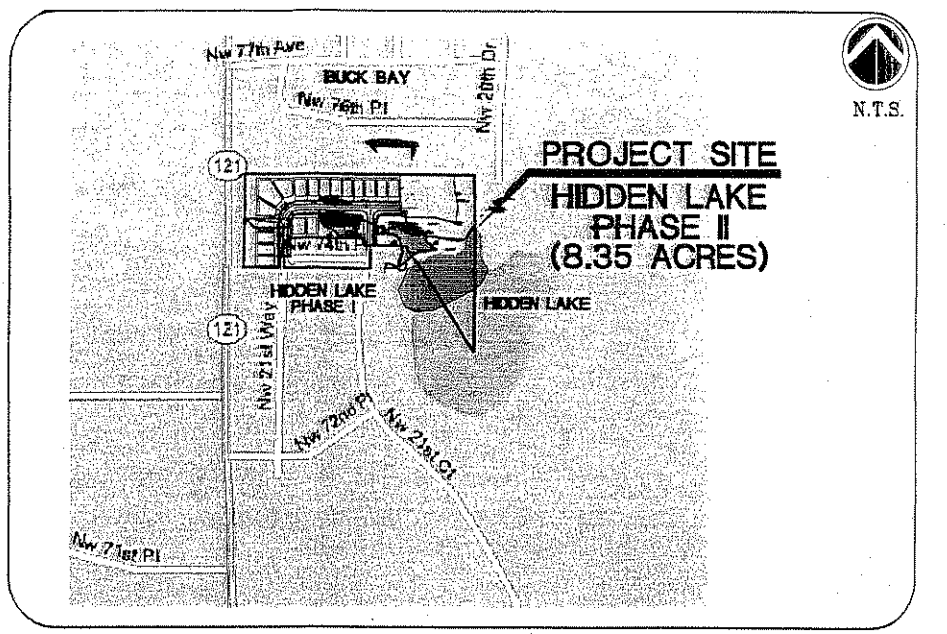
FOR

HIDDEN LAKE SUBDIVISION

PHASE II

LYING IN SECTION 7, TOWNSHIP 9 SOUTH, RANGE 20 EAST CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING



LOCATION MAP

GENERAL NOTES:

- PROPERTY OWNER:** LAND ESTATES, LLC, P.O. BOX 260268, GAINESVILLE, FL 32629
- ENGINEER OF RECORD AND AGENT FOR OWNER:** CAUSSEAU, HEWETT, & WALPOLE, INC., ROBERT J. WALPOLE, P.E. LICENSE #56206, 6011 N.W. 1ST PLACE, GAINESVILLE, FLORIDA 32607, (352) 331-1976
- SURVEYOR OF RECORD:** CAUSSEAU, HEWETT, & WALPOLE, INC., STACY HALL, PSM LICENSE #37284, 6011 N.W. 1ST PLACE, GAINESVILLE, FLORIDA 32607, (352) 331-1976
- DEVELOPMENT DATA:**

	PHASE II	TOTAL SUBDIVISION
TOTAL AREA	364,058 S.F. (8.35 ACRES)	THE EXISTING (63 LOTS) AND THE PROPOSED (18 LOTS) TOTALS BY LOTS ON 31 ACRES FOR A TOTAL OF 2.61 UPA. THE BALANCE OF THE PUD (21.72 ACRES) WAS REZONED TO M.S. AND REMOVED FROM THE PUD.
LOT AREA	122,956 S.F.	
WETLAND/COMMON AREA/RETENTION RIGHTS-OF-WAY	207,276 S.F.	
IMPERVIOUS AREA	33,826 S.F.	
DENSITY	41.023 S.F. (12%)	
AREA WITHIN FLOODPLAIN	2.15 UPA	
	0.00 S.F.	
- SURVEYOR'S NOTES:**
 - BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 89°56'58" W FOR THE NORTH LINE OF SUBJECT PARCEL. SAID BEARING BEING IDENTICAL TO THE SOUTH LINE OF BUCK BAY REPLAT AS RECORDED IN PLAT BOOK "M", PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 - NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENDOACH. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
 - INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.), FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
 - VERTICAL DATUM IS BASED ON BENCHMARK ELEVATION 125.76 FOR A FOUND FLORIDA DEPARTMENT OF TRANSPORTATION RAILROAD SPIKE IN A 17' CYPRESS TREE LOCATED AT STATE ROAD 121 CENTERLINE STATION 46+34.132 (RIGHT). NGVD83 DATUM. THE CONVERSION FROM NGVD83 TO NAVD83 DATUM IS -0.80 FEET.
 - FENCES, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
 - THE WETLANDS AND SURFACE WATER BOUNDARIES SHOWN ON THIS DESIGN PLAT WERE FIELD LOCATED BY PETE WALLACE AND DAVID HALL AND REVIEWED BY THE SURVIMD AND CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT, AND LOCATED/MAPPED BY CAUSSEAU, HEWETT, & WALPOLE, INC. (FORMERLY KNOWN AS CAUSSEAU & ELLINGTON, INC.).
- DEVELOPMENT NOTES:** LAND USE=RL & CON / ZONING=PD
 - THE PHASE II DESIGN PLAT CONTAINS 8.35 ACRES TOTAL
 - THE DESIGN PLAT INCLUDES:
 - 18 SINGLE-FAMILY LOTS
 - LOT REQUIREMENTS*

DESCRIPTION	UNITS
FRONT SETBACK	20'
SIDE (INTERIOR) SETBACK	5'
SIDE (STREET) SETBACK	10'
REAR SETBACK	10'
MAX BLDG HEIGHT	12'
MAX LOT COVERAGE	24%

*PER COUNTY REQUIREMENTS OF PD - BUILDING FRONT SETBACK IS WHERE MIN 50' LOT WIDTH IS MEASURED.
MIN. LOT AREA = 5000 S.F.
MIN. LOT WIDTH = 55'
MIN. LOT DEPTH = 95'
 - THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT TO STATE ROAD 121.
 - ACCESSORY STRUCTURES:

DESCRIPTION	UNITS
REAR SETBACK	5'
SIDE SETBACK	5'

- DESCRIPTION OF NATURAL OR MANMADE FEATURES:**
 - THE VEGETATION IS COMPOSED OF VARIOUS HARDWOODS OF APPROXIMATELY 25 TO 30 YEARS OF AGE. REFER TO SHEET 2 OF 4 FOR A COMPLETE TREE SURVEY.
- UTILITIES:**
 - GENERAL: WATER, WASTEWATER, ELECTRIC, AND NATURAL GAS WILL BE PROVIDED BY CONNECTION TO ADJACENT EXISTING FACILITIES OF GAINESVILLE REGIONAL UTILITIES (GRU).
 - WATER: WATER SERVICE CONNECTIONS WILL BE MADE TO ON-SITE EXISTING 8" AND 6" WATER MAIN.
 - WASTEWATER: NEW SANITARY SEWER CONNECTIONS WILL BE MADE TO A PROPOSED AND AN EXISTING ON-SITE GRAVITY SYSTEM.
- SURFACEWATER MANAGEMENT SYSTEM:**
 - EXISTING CONDITIONS: THE 8.35 ACRE SITE SLOPES FROM WEST TO EAST WITH THE SLOPE AVERAGING FROM 1.0% TO 2.0%. THE NATURAL RUNOFF PATTERNS FOR THE SITE ARE SUCH THAT THE SITE AREA DRAINS TO HIDDEN LAKE AND TO THE LARGER BASIN KNOWN AS "BUCK BAY".
 - SITE SOILS INFORMATION: THE USDA SOIL SURVEY OF ALACHUA COUNTY, FLORIDA DESCRIBES THE NEAR-SURFACE SOIL PROFILE IN THE GENERAL PROJECT AREA AS A MIXTURE OF PELHAM SAND AND SURRENCY SAND. PELHAM SAND SOILS HAVE AN ESTIMATED HIGH WATER TABLE OF 0.5 TO 1.5 FEET BELOW GROUND SURFACE. SURRENCY SAND SOILS HAVE AN ESTIMATED HIGH WATER TABLE OF 0.0 TO 0.5 FEET BELOW GROUND SURFACE. PELHAM SAND SOILS ARE CHARACTERIZED AS NEARLY LEVEL, AND POORLY DRAINED. SURRENCY SAND SOILS ARE CHARACTERIZED AS NEARLY LEVEL, AND POORLY DRAINED.
 - PROPOSED SURFACE WATER MANAGEMENT FACILITY (SMF): THE PROPOSED SYSTEM WILL CONSIST OF A NET DETENTION BASIN LOCATED ON THE EASTERN EDGE OF THE SITE.
- LANDSCAPING REQUIREMENTS (REF. SEC. 30-261 LDC)**
 - THE CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS (IE: DRAINAGE RIGHT-OF-WAY, ROAD RIGHT-OF-WAY, PUBLIC UTILITY EASEMENTS, AND LOT CONSTRUCTION) WILL REMOVE APPROXIMATELY 75% OF THE PROJECT SITE TREE CANOPY. (TOTAL PROJECT SITE TREE CANOPY IS MADE UP OF VARIOUS HARDWOODS).
 - HERITAGE TREES LARGER THAN 20" IN DIAMETER, IF ANY, THAT FALL INSIDE AND ADJACENT TO THE PROPOSED STREET RIGHT-OF-WAY SHALL BE SAVED IF POSSIBLE. EACH TREE WILL BE EVALUATED WITH THE OWNER, ENGINEER, CITY ARBORIST AND THE PUBLIC WORKS DEPARTMENT TO DETERMINE THE CONDITIONS NECESSARY TO PRESERVE THE TREE.
 - TREE BARRICADE SPECIFICATIONS WILL BE PART OF THE CONSTRUCTION DOCUMENTS. TREE BARRICADES WILL BE INSTALLED PRIOR TO SITE CONSTRUCTION TO PROTECT TREES DESIGNATED TO BE SAVED.
 - ALL HERITAGE TREES LARGER THAN 30" IN DIAMETER, IF ANY, LOCATED WITHIN THE INDIVIDUAL LOT YARD SETBACKS WILL REQUIRE A TREE REMOVAL PERMIT FOR REMOVAL.
 - THE SUBDIVISOR SHALL PLANT STREET TREES FROM THE GAINESVILLE TREE LIST WITHIN FIVE FEET OF THE RIGHT-OF-WAY OF EACH STREET OR WITHIN THE RIGHT-OF-WAY IF SUCH A PLANTING STRIP HAS BEEN PART OF THE DEVELOPMENT PLAN. ONE SUCH TREE SHALL BE PLANTED EVERY 50 LINEAR FEET OF STREET RIGHT-OF-WAY ON BOTH SIDES OF THE STREET.
 - RETENTION/DETENTION AREAS NEED TO BE LANDSCAPED WITH TREES, SHRUBS, GROUND COVERS, AND NATIVE PERENNIALS APPROPRIATE TO THE FUNCTION AS A NET OR DRY BASIN. TWENTY-FIVE PERCENT OR MORE OF THE BASIN AREA INCLUDING THE SHOULDERS SHALL BE LANDSCAPED AND SHALL INCLUDE THE EQUIVALENT OF AT LEAST ONE SHADE TREE FOR EVERY 35 LINEAR FEET. (REF. JO.251 B 3 J)
 - PROJECT WILL BE IN COMPLIANCE WITH LANDSCAPING REQUIREMENT FOR STREET TREES IN SUBDIVISIONS (SEC 30-261), STREET BUFFERS (30-353), AND STORMWATER MANAGEMENT AREAS [30.251 (2) B].
 - NO UTILITY CONFLICTS SHALL IMPACT THE REQUIRED LANDSCAPING FOR THIS DEVELOPMENT.
 - PRIOR TO RECORDING OF AN APPROVED FINAL PLAT, OR PRIOR TO THE CONDITIONAL APPROVAL OF A FINAL PLAT, CLEARING AND GRUBBING OF LAND AND THE CONSTRUCTION OF IMPROVEMENTS IS EXPRESSLY PROHIBITED.
 - FOR ALL NEW DEVELOPMENT, OR REDEVELOPMENT OF THE EXISTING PROPERTY, THE APPLICANT NEEDS TO REMOVE ALL INVASIVE NONNATIVE PLANT SPECIES FROM THE PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - CONSTRUCTION DRAWINGS SHOULD BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPLICATION FOR CONSTRUCTION PERMITS MADE BEFORE ANY TREES ARE REMOVED. AFTER A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED FOR A DEVELOPMENT, ANY TREE REMOVAL SHALL REQUIRE EITHER A TREE REMOVAL PERMIT OR AN APPROVED PLAN AMENDMENT.
- 'FINAL PLAT' OR 'CONDITIONAL FINAL PLAT' APPROVAL REQUEST WILL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT WITHIN ONE (1) YEAR OF CITY COMMISSION APPROVAL OF THE DESIGN PLAT.**

LEGAL DESCRIPTION

DESCRIPTION: (PREPARED BY SURVEYOR)
A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 7, TOWNSHIP 9 SOUTH, RANGE 20 EAST, THENCE S 89°56'58" E ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 830.43 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 121 (120 FOOT RIGHT-OF-WAY); THENCE N 04°36'30" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 676.83 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONVEX TO THE EAST HAVING A CENTRAL ANGLE OF 05°45'43", A RADIUS OF 11,389.16 FEET, AND A CHORD BEARING AND DISTANCE OF N 01°43'12" W 1,145.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 1146.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 01°05'00" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 45.85 FEET TO THE NORTHWEST CORNER OF COMMON AREA "C" OF HIDDEN LAKE; A PLANNED UNIT DEVELOPMENT AS RECORDED IN PLAT BOOK "M", PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE N 01°07'56" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 387.04 FEET TO THE SOUTHWEST CORNER OF BUCK BAY REPLAT, A SUBDIVISION AS RECORDED IN PLAT BOOK "M", PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 89°56'58" E, ALONG THE SOUTH LINE OF SAID BUCK BAY REPLAT, A DISTANCE OF 885.58 FEET TO A BOUNDARY CORNER OF SAID BUCK BAY REPLAT; THENCE S 00°03'02" W, ALONG A BOUNDARY LINE OF SAID BUCK BAY REPLAT, A DISTANCE OF 736.49 FEET; THENCE N 33°50'54" W, A DISTANCE OF 631.86 FEET TO A POINT ON THE NORTH LINE OF THE AFOREMENTIONED HIDDEN LAKE PLANNED UNIT DEVELOPMENT; THENCE N 89°56'58" W, ALONG SAID NORTH LINE, A DISTANCE OF 170.00 FEET TO A POINT ON THE EAST LINE OF LOT 1 OF SAID HIDDEN LAKE AND THE WEST RIGHT-OF-WAY LINE OF ALA. H. 2141 COURT (50 FOOT RIGHT-OF-WAY); THENCE N 00°25'50" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 30.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N 89°56'11" W, ALONG THE NORTH LINE OF SAID HIDDEN LAKE, A DISTANCE OF 316.70 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID HIDDEN LAKE; THENCE S 00°03'51" W, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 75.06 FEET TO A BOUNDARY CORNER OF SAID LOT 6; THENCE N 89°56'52" W, A DISTANCE OF 48.81 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NW 21st WAY (50 FOOT RIGHT-OF-WAY); THENCE S 00°12'23" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 47.96 FEET TO THE NORTHEAST CORNER OF LOT 7 OF SAID HIDDEN LAKE; THENCE N 89°34'52" W, ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF THE AFOREMENTIONED COMMON AREA "C" OF SAID HIDDEN LAKE, A DISTANCE OF 156.15 FEET TO THE POINT OF BEGINNING, CONTAINING 8.35 ACRES, MORE OR LESS.

SURVEY COMPLETED BY CAUSSEAU, HEWETT, & WALPOLE, INC. UNDER THE MANAGEMENT OF STACY A. HALL, LICENSE NO. 3784, PROJECT NUMBER 05-0160 ON 3-16-05, CERTIFIED TO LAND ESTATES, LLC. ON 04-06-05.

SHEET INDEX	
SHEET 1	DESIGN PLAT COVER SHEET
1 OF 2	TOPOGRAPHIC AND BOUNDARY SURVEY
2 OF 2	TOPOGRAPHIC AND BOUNDARY SURVEY
SHEET 2	DESIGN PLAT PHASE II
SHEET 3	WETLAND IMPACT AND BUFFERS
SHEET 4	ORIGINAL PD PLAN

- THE SITE IS LOCATED IN ZONE 'S1' OF THE TCDA AND MUST MEET 3 CONCURRENTLY MANAGEMENT ELEMENT POLICY 1.1.6 STANDARDS. THESE STANDARDS WILL BE MET BY PAYMENT IN LIEU, BASED ON ITS TRIP GENERATION MANUAL, 8TH EDITION, THE PROPOSED SINGLE FAMILY USE WILL GENERATE 172 AVERAGE DAILY TRIPS. THE AM PEAK IS 14 TRIPS AND THE PM PEAK IS 18 TRIPS.
- A CONTINUOUS TEMPORARY 4' HIGH CHAIN LINK FENCE SHALL BE PLACED AT THE BOUNDARY OF THE WETLAND BUFFER, WETLAND, OR SURFACE WATER LIMITS THROUGHOUT ALL STAGES OF CONSTRUCTION.
- A THE SITE HAS AN OVERALL FLUC CODE OF 411.
- THERE ARE NO SPECIES OF PLANTS OR ANIMALS REQUIRING SPECIAL PROTECTION AS DETERMINED BY A REVIEW BY DR. DAVID HALL.
- REFER TO SHEET 2 & 3 OF 4 OF THE DESIGN PLAT FOR DISTANCES BETWEEN AREAS TO BE DEVELOPED AND SURFACE WATERS AND OTHER ENVIRONMENTAL FEATURES.
- REFER TO NOTE #4 FOR THE PERCENTAGE AND SQUARE FOOTAGE OF IMPERVIOUS AREA ON THE DESIGN PLAT.
- THE PLAN ILLUSTRATES 35' BUFFERS TO THE LAKE AND WETLAND TO PROTECT IT FROM IMPACTS OF DEVELOPMENT. IN ADDITION, THE SURFACE WATERS ARE SHOWN TO REMAIN MOSTLY UNDISTURBED AND WILL BE PROTECTED BY APPROPRIATE SILT BARRIERS.
- THERE ARE NO PROPOSED IMPACTS TO OFF-SITE WATER QUALITY TO ANY D.F.N.
- CONSTRUCTION ACCESS TO PHASE II SHALL BE VIA THE EXISTING CULVERT/DRIVEWAY ONTO SR 121 THAT IS LOCATED WITHIN THE PARCEL'S SR 121 FRONTAGE. THE ACCESS WILL REMAIN OPEN FOR CONSTRUCTION TRAFFIC WHILE THE ROADS AND HOMES ARE CONSTRUCTED.
- THE DEVELOPER AGREES TO FUND THE CONSTRUCTION OF SPEED HUMPS AND SIGNAGE OR SIMILAR MEANS OF TRAFFIC SPEED CONTROL DEEMED APPROPRIATE BY GPMD TRAFFIC DIVISION.

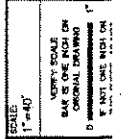
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DIVISION

CAUSSEAU, HEWETT, & WALPOLE, INC.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 • Fax: (352) 331-2478 • www.chw-inc.com

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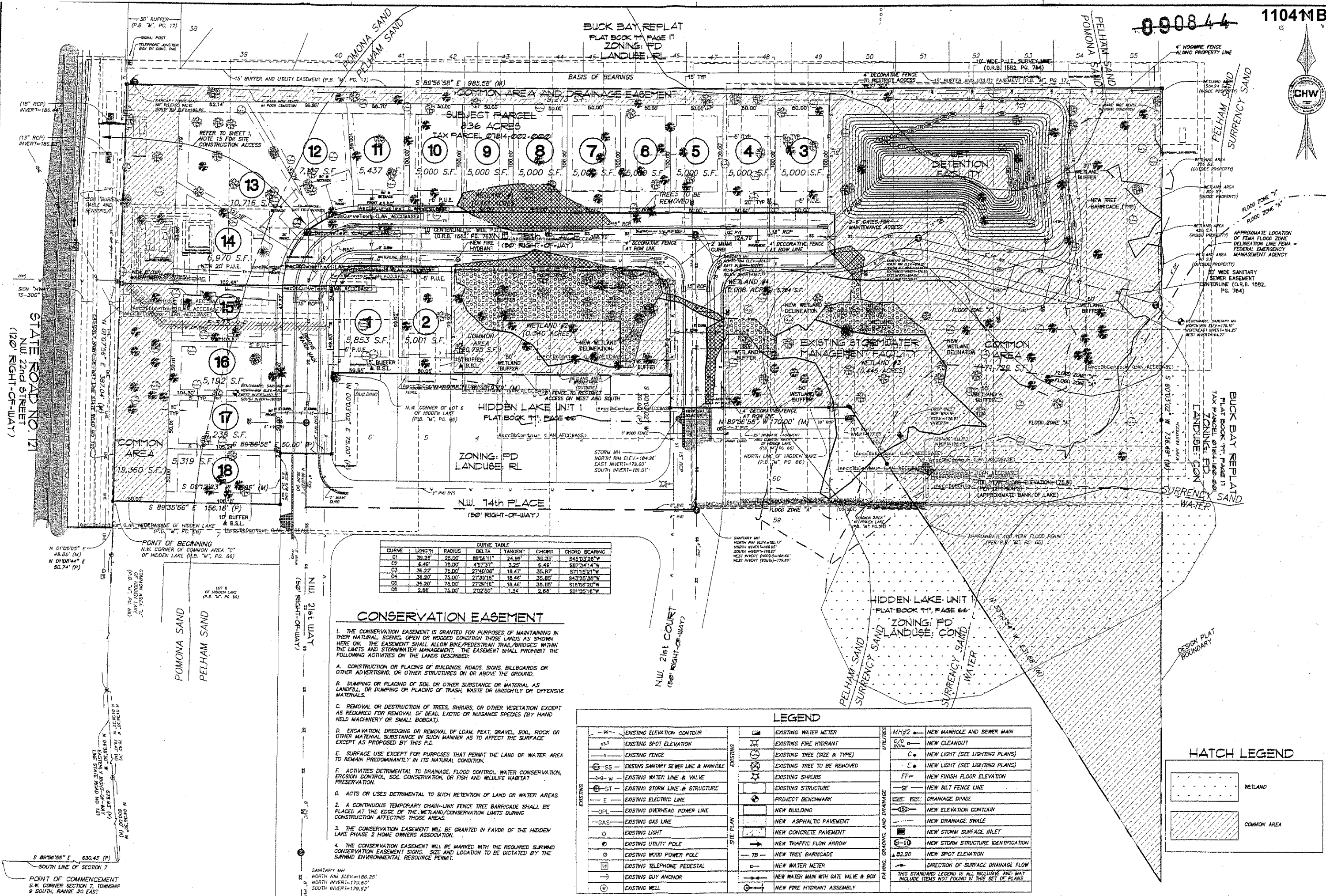
REVISIONS:
7/16/09 - CITY OF GAINESVILLE
12/09/09 - CITY OF GAINESVILLE
4/19/10 - CITY OF GAINESVILLE
4/19/10 - REVISED PER CITY OF GAINESVILLE COMMENTS TO BE RECORDED. SEE PLANS FOR GUIDE-SAC, AND ADDED NOTES 15 & 16
12/09/09 - REVISED PER CITY OF GAINESVILLE COMMENTS TO BE RECORDED. SEE PLANS FOR GUIDE-SAC, AND ADDED NOTES 15 & 16

PROJECT: HIDDEN LAKE PHASE II
PROJECT NO.: PD-09-88 SUB
SHEET NO.: 1 OF 4



REVISIONS:
 12/09/09 - REVISION PER CITY OF GANESVILLE COMMENTS
 1/10 - REVISED TO DELETE SIDEWALKS, CURB-SAC, AND ADDED NOTES 15 & 16
 7/18/09 - CITY OF GANESVILLE
 12/09/09 - CITY OF GANESVILLE
 4/10/10 - CITY OF GANESVILLE

CLIENT: LAND ESTATES, LLC
 PROJECT: HIDDEN LAKE PHASE II
 ENGINEER: R.J. WALPOLE, P.E.
 SURVEYOR: A.S. ROBERTS, P.E.



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.26'	25.00'	89°56'11"	24.92'	36.33'	S45°23'26"W
C2	6.48'	75.00'	4°07'37"	3.22'	6.49'	S87°34'14"W
C3	36.22'	75.00'	27°49'06"	18.47'	35.87'	S71°15'21"W
C4	26.20'	75.00'	27°38'18"	18.44'	25.85'	S43°35'36"W
C5	36.20'	75.00'	27°39'18"	18.44'	35.85'	S15°56'20"W
C6	2.88'	75.00'	2°02'50"	1.34'	2.88'	S01°16'10"W

CONSERVATION EASEMENT

- THE CONSERVATION EASEMENT IS GRANTED FOR PURPOSES OF MAINTAINING IN THEIR NATURAL SCENIC, OPEN OR WOODED CONDITION THOSE LANDS AS SHOWN HERE ON. THE EASEMENT SHALL ALLOW BIKE/PEDESTRIAN TRAIL/BRIDGES WITHIN THE LIMITS AND STORMWATER MANAGEMENT. THE EASEMENT SHALL PROHIBIT THE FOLLOWING ACTIVITIES ON THE LANDS DESCRIBED:
 - CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, OR OTHER STRUCTURES ON OR ABOVE THE GROUND.
 - DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL, OR DUMPING OR PLACING OF TRASH, WASTE OR UNSIGHTLY OR OFFENSIVE MATERIALS.
 - REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION EXCEPT AS REQUIRED FOR REMOVAL OF DEAD, EXOTIC OR NUISANCE SPECIES (BY HAND HELD MACHINERY OR SMALL BOAT).
 - EXCAVATION, DREDGING OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE EXCEPT AS PROPOSED BY THIS P.D.
 - SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINANTLY IN ITS NATURAL CONDITION.
 - ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.
 - ACTS OR USES DETRIMENTAL TO SUCH RETENTION OF LAND OR WATER AREAS.
- A CONTINUOUS TEMPORARY CHAIN-LINK FENCE TREE BARRICADE SHALL BE PLACED AT THE EDGE OF THE WETLAND/CONSERVATION LIMITS DURING CONSTRUCTION AFFECTING THOSE AREAS.
- THE CONSERVATION EASEMENT WILL BE GRANTED IN FAVOR OF THE HIDDEN LAKE PHASE 2 HOME OWNERS ASSOCIATION.
- THE CONSERVATION EASEMENT WILL BE MARKED WITH THE REQUIRED SURVIVED CONSERVATION EASEMENT SIGNS. SIZE AND LOCATION TO BE DICTATED BY THE SURVIVED ENVIRONMENTAL RESOURCE PERMIT.

LEGEND	
EXISTING	EXISTING ELEVATION CONTOUR
EXISTING	EXISTING SPOT ELEVATION
EXISTING	EXISTING FENCE
EXISTING	EXISTING SANITARY SEWER LINE & MANHOLE
EXISTING	EXISTING WATER LINE & VALVE
EXISTING	EXISTING STORM LINE & STRUCTURE
EXISTING	EXISTING ELECTRIC LINE
EXISTING	EXISTING OVERHEAD POWER LINE
EXISTING	EXISTING GAS LINE
EXISTING	EXISTING LIGHT
EXISTING	EXISTING UTILITY POLE
EXISTING	EXISTING WOOD POWER POLE
EXISTING	EXISTING TELEPHONE PEDESTAL
EXISTING	EXISTING GUY ANCHOR
EXISTING	EXISTING WELL
EXISTING	EXISTING WATER METER
EXISTING	EXISTING FIRE HYDRANT
EXISTING	EXISTING TREE (SIZE & TYPE)
EXISTING	EXISTING TREE TO BE REMOVED
EXISTING	EXISTING SHRUBS
EXISTING	EXISTING STRUCTURE
EXISTING	PROJECT BENCHMARK
NEW BUILDING	NEW BUILDING
NEW ASPHALTIC PAVEMENT	NEW ASPHALTIC PAVEMENT
NEW CONCRETE PAVEMENT	NEW CONCRETE PAVEMENT
NEW TRAFFIC FLOW ARROW	NEW TRAFFIC FLOW ARROW
NEW TREE BARRICADE	NEW TREE BARRICADE
NEW WATER METER	NEW WATER METER
NEW WATER MAIN WITH GATE VALVE & BOX	NEW WATER MAIN WITH GATE VALVE & BOX
NEW FIRE HYDRANT ASSEMBLY	NEW FIRE HYDRANT ASSEMBLY
NEW MANHOLE AND SEWER MAIN	NEW MANHOLE AND SEWER MAIN
NEW CLEANOUT	NEW CLEANOUT
NEW LIGHT (SEE LIGHTING PLANS)	NEW LIGHT (SEE LIGHTING PLANS)
NEW LIGHT (SEE LIGHTING PLANS)	NEW LIGHT (SEE LIGHTING PLANS)
NEW FINISH FLOOR ELEVATION	NEW FINISH FLOOR ELEVATION
NEW SILT FENCE LINE	NEW SILT FENCE LINE
DRAINAGE DIVIDE	DRAINAGE DIVIDE
NEW ELEVATION CONTOUR	NEW ELEVATION CONTOUR
NEW DRAINAGE SWALE	NEW DRAINAGE SWALE
NEW STORM SURFACE INLET	NEW STORM SURFACE INLET
NEW STORM STRUCTURE IDENTIFICATION	NEW STORM STRUCTURE IDENTIFICATION
NEW SPOT ELEVATION	NEW SPOT ELEVATION
DIRECTION OF SURFACE DRAINAGE FLOW	DIRECTION OF SURFACE DRAINAGE FLOW

HATCH LEGEND	
[Hatched Pattern]	WETLAND
[Hatched Pattern]	COMMON AREA

POINT OF COMMENCEMENT
 S.W. CORNER SECTION 7, TOWNSHIP 3 SOUTH, RANGE 20 EAST

090844



Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
8074 PARK AVE. Floor, Gainesville, Florida 32607
Phone: (352) 333-0375 Fax: (352) 333-0376 www.chw.com



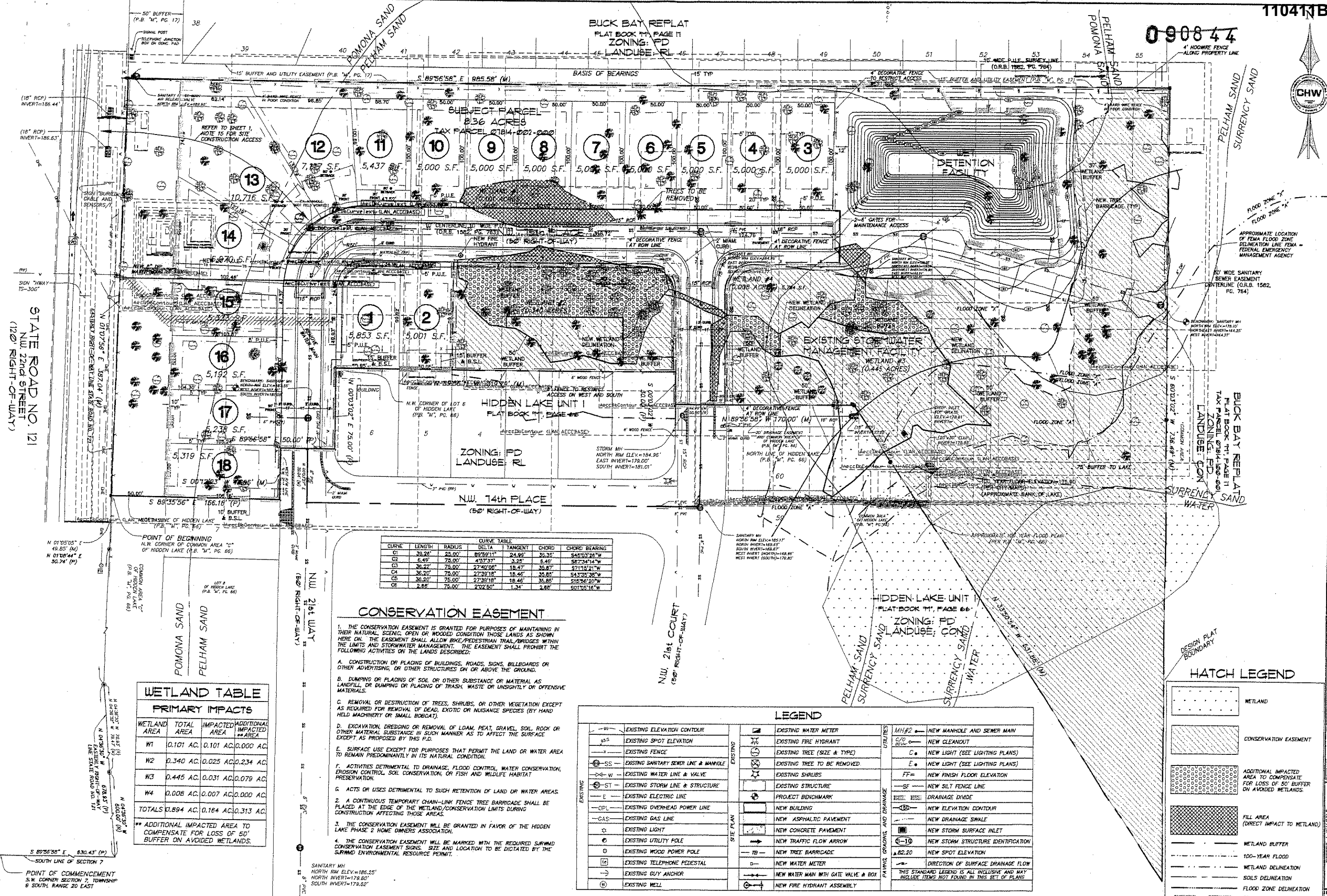
SCALE
AS SHOWN ON SHEET
DATE: 01/15/10

REVISIONS
12/08/09 - REVISED PER CITY OF GAINESVILLE COMMENTS
4/19/10 - REVISED TO DELETE SIDEWALKS, CULDE-SAC, AND ADDED NOTES 15 & 19

DATE: 01/15/10
CITY OF GAINESVILLE
7/19/09 - CITY OF GAINESVILLE
12/09/09 - CITY OF GAINESVILLE
4/16/10 - CITY OF GAINESVILLE

PROJECT: LAND ESTATES, LLC
PROJECT: HIDDEN LAKE PHASE II
SHEET TITLE: HIDDEN LAKE PHASE II
PROJECT NUMBER: 11041JB

DESIGNER: T.F. COWART
CHECKER: R.J. WALPOLE, P.E.
DATE: 01/15/10
PROJECT NUMBER: 11041JB



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.26'	25.00'	89°50'11"	24.98'	25.35'	S42°03'26"W
C2	6.45'	75.00'	4°57'37"	3.28'	6.45'	S87°34'14"W
C3	36.27'	75.00'	27°40'06"	18.47'	35.87'	S71°18'21"W
C4	36.27'	75.00'	27°39'15"	18.46'	35.82'	S43°32'38"W
C5	36.27'	75.00'	27°38'18"	18.46'	35.85'	S15°56'20"W
C6	2.88'	75.00'	2°32'50"	1.34'	2.88'	S01°05'16"W

CONSERVATION EASEMENT

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 - DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL OR DUMPING OR PLACING OF TRASH, WASTE OR UNSIGHTLY OR OFFENSIVE MATERIALS.
 - REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION EXCEPT AS REQUIRED FOR REMOVAL OF DEAD, EXOTIC OR NUISANCE SPECIES (BY HAND HELD MACHINERY OR SMALL BOBCAT).
 - EXCAVATION, DREDGING OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE EXCEPT AS PROPOSED BY THIS P.L.D.
 - SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINANTLY IN ITS NATURAL CONDITION.
 - ACTS OR USES DETRIMENTAL TO SUCH RETENTION OF LAND OR WATER AREAS.
- A CONTINUOUS TEMPORARY CHAIN-LINK FENCE TREE BARRICADE SHALL BE PLACED AT THE EDGE OF THE WETLAND/CONSERVATION LIMITS DURING CONSTRUCTION AFFECTING THOSE AREAS.
- THE CONSERVATION EASEMENT WILL BE GRANTED IN FAVOR OF THE HIDDEN LAKE PHASE 2 HOME OWNERS ASSOCIATION.
- THE CONSERVATION EASEMENT WILL BE MARKED WITH THE REQUIRED SURVWD CONSERVATION EASEMENT SIGNS, SIZE AND LOCATION TO BE DICTATED BY THE SURVWD ENVIRONMENTAL RESOURCE PERMIT.

WETLAND TABLE			
PRIMARY IMPACTS			
WETLAND AREA	TOTAL AREA	IMPACTED AREA	ADDITIONAL IMPACTED AREA
W1	0.101 AC.	0.101 AC.	0.000 AC.
W2	0.340 AC.	0.025 AC.	0.234 AC.
W3	0.445 AC.	0.031 AC.	0.079 AC.
W4	0.008 AC.	0.007 AC.	0.000 AC.
TOTALS	0.894 AC.	0.164 AC.	0.313 AC.

** ADDITIONAL IMPACTED AREA TO COMPENSATE FOR LOSS OF 50' BUFFER ON AVOIDED WETLANDS.

LEGEND	
EXISTING ELEVATION CONTOUR	EXISTING WATER METER
EXISTING SPOT ELEVATION	EXISTING FIRE HYDRANT
EXISTING FENCE	EXISTING TREE (SIZE & TYPE)
EXISTING SANITARY SEWER LINE & MANHOLE	EXISTING TREE TO BE REMOVED
EXISTING WATER LINE & VALVE	EXISTING SHRUBS
EXISTING STORM LINE & STRUCTURE	EXISTING STRUCTURE
EXISTING ELECTRIC LINE	PROJECT BENCHMARK
EXISTING OVERHEAD POWER LINE	NEW BUILDING
EXISTING GAS LINE	NEW ASPHALTIC PAVEMENT
EXISTING LIGHT	NEW CONCRETE PAVEMENT
EXISTING UTILITY POLE	NEW TRAFFIC FLOW ARROW
EXISTING WOOD POWER POLE	NEW TREE BARRICADE
EXISTING TELEPHONE PEDESTAL	NEW WATER METER
EXISTING GUY ANCHOR	NEW WATER MAIN WITH GATE VALVE & BOX
EXISTING WELL	NEW FIRE HYDRANT ASSEMBLY

HATCH LEGEND

[Hatched Pattern]	WETLAND
[Hatched Pattern]	CONSERVATION EASEMENT
[Hatched Pattern]	ADDITIONAL IMPACTED AREA TO COMPENSATE FOR LOSS OF 50' BUFFER ON AVOIDED WETLANDS.
[Hatched Pattern]	FILL AREA (DIRECT IMPACT TO WETLAND)
[Hatched Pattern]	WETLAND BUFFER
[Hatched Pattern]	100-YEAR FLOOD
[Hatched Pattern]	WETLAND DELINEATION
[Hatched Pattern]	SOILS DELINEATION
[Hatched Pattern]	FLOOD ZONE DELINEATION
[Hatched Pattern]	DRAINAGE DIVIDE

STATE ROAD NO. 121
NW 22nd STREET
(120' RIGHT-OF-WAY)

NW 21st WAY
(50' RIGHT-OF-WAY)

NW 21st COURT
(50' RIGHT-OF-WAY)

DESIGN PLAT
BOUNDARY

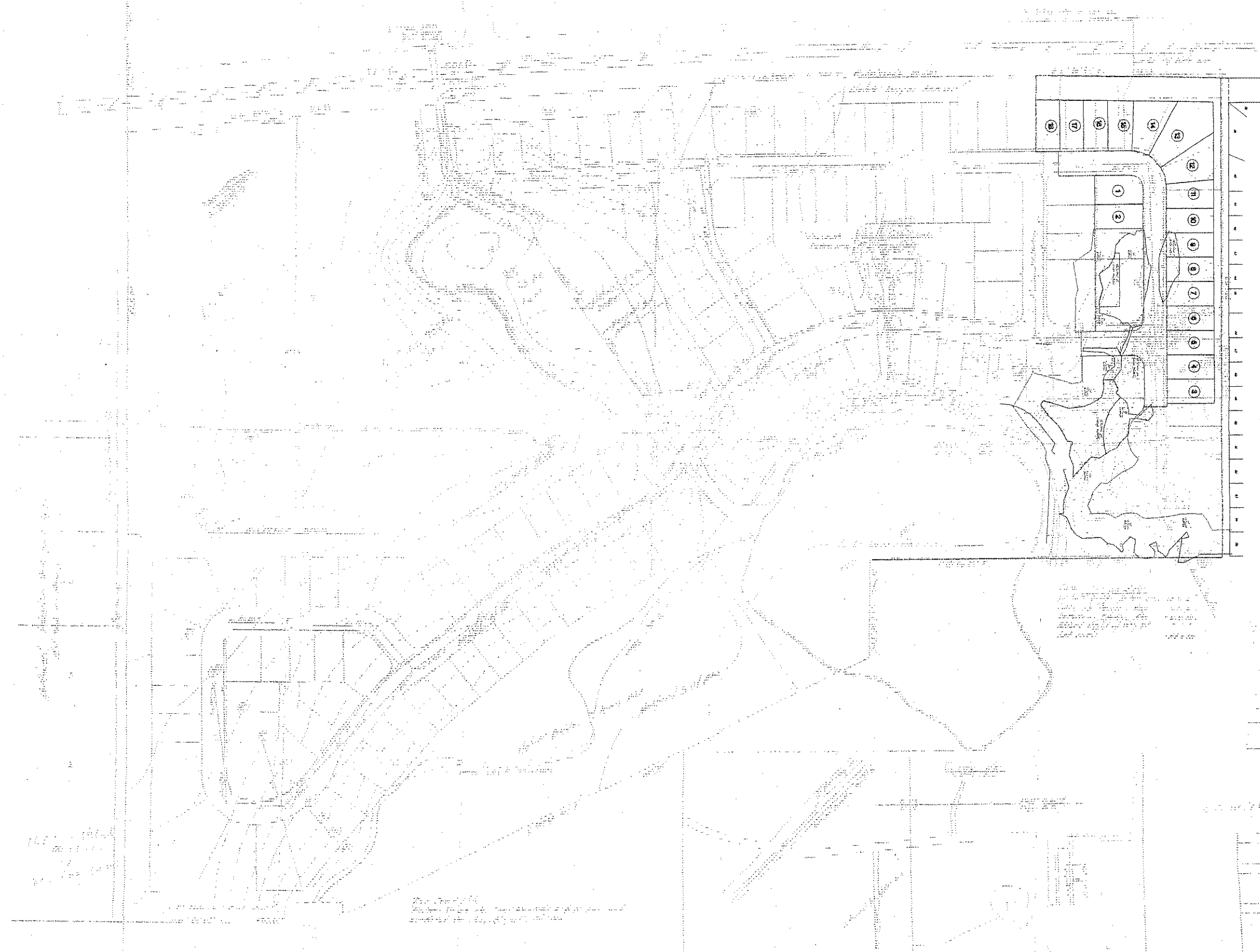
POINT OF COMMENCEMENT
S.W. CORNER SECTION 7, TOWNSHIP 8 SOUTH, RANGE 20 EAST

POINT OF BEGINNING
N.W. CORNER OF COMMON AREA "C" OF HIDDEN LAKE (P.B. "M", PG. 66)

SANITARY MH
NORTH RM ELEV.=186.25'
NORTH INVERT=179.60'
SOUTH INVERT=178.52'

~~090844~~

HIDDEN LAKE DEVELOPMENT



Handwritten notes and specifications:

- 1. All streets to be paved with asphalt.
- 2. All lots to be graded to meet minimum drainage requirements.
- 3. All utility lines to be installed in accordance with applicable codes.
- 4. All structures to be built in accordance with the approved plans.
- 5. All landscaping to be installed as shown on the site plan.

Legend:

- All streets to be paved with asphalt.
- All lots to be graded to meet minimum drainage requirements.
- All utility lines to be installed in accordance with applicable codes.
- All structures to be built in accordance with the approved plans.
- All landscaping to be installed as shown on the site plan.

HARRIS R. GREEN
 ENGINEER
 110411B
 11/1/57

DATE	11/1/57
PROJECT	HIDDEN LAKE DEVELOPMENT
CLIENT	GREEN & GREEN
SCALE	AS SHOWN
BY	H.R.G.
CHECKED	H.R.G.