

Legal Description:  
OR Book 2032-1822  
TP 6364 & 6364-2-1

Parcel I:

A tract of land situated in the Southwest quarter of Section 34, Township 9 south, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northwest corner of Section 34, Township 9 South, Range 19 East and run S. 89°57'24" E., 1326.01 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 34, thence run S. 00°07'45" W. along the East line of the West quarter of Section 34, a distance of 4328.00 feet, thence run S. 89°59'15" E., 30.15 feet to the East right-of-way line of N.W. 55th Street; thence run S. 00°07'45" W. along said right-of-way line 433.19 feet to the point of beginning; thence run S. 89°53'13" E., 334.18 feet; thence run S. 00°07'45" W., 490.00 feet to a point on the North right-of-way line of N.W. 8th Avenue, thence run n. 89°53'13" W. along said right-of-way line 344.18 feet to a point on the East right-of-way line of said N.W. 55th Street; thence run N. 00°07'45" E. along said right-of-way line 490.00 feet to the point of beginning;

Less:

A part of the SW 1/4 of Section 34, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows;

Commence at the Northwest corner of said Section 34 and run thence S. 89°57'24" E., 1326.01 feet to the Northeast corner of the NW 1/4 of the NW 1/4 of said Section 34; thence S. 00°07'45" W., along the East line of the West quarter of said Section, 4328.60 feet, thence S. 89°59'15" E., 295.00 feet; thence N. 89°55'47" E., 432.80 feet; thence S. 03°17'08" e., 506.83 feet; thence s. 89°53'17" w., 384.56 feet; thence s. 00°07'45" w., 185.15 feet to the point of beginning; thence continue S. 00°07'45" W., 229.26 feet to the North right-of-way line of N.W. Eighth Avenue; thence N. 89°53'13" W., along said right-of-way line 190.00 feet; thence N. 00°07'45" E., 229.26 feet; thence S. 89°53'13" E., 190.00 feet to the point of beginning.

And

Parcel II:  
Legal Description:  
OR Book 1188-555  
TP 6364-2

A part of the SW 1/4 of Section 34, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows;

Commence at the Northwest corner of said Section 34 and run thence S. 89°57'24" E., 1326.01 feet to the Northeast corner of the NW 1/4 of the NW 1/4 of said Section 34; thence S. 00°07'45" W., along the East line of the West quarter of said Section, 4328.60 feet, thence S. 89°59'15" E., 295.00 feet; thence N. 89°55'47" E., 432.80 feet; thence S. 03°17'08" E., 506.83 feet; thence S. 89°53'17" W., 384.56 feet; thence S. 00°07'45" W., 185.15 feet to the point of beginning; thence continue S. 00°07'45" W. 229.26 feet to the North right-of-way line of N.W. Eighth Avenue; thence N. 89°53'13" W., along said right-of-way line 190.00 feet; thence N. 00°07'45" E., 229.26 feet; thence S. 89°53'13" E., 190.00 feet to the point of beginning.

# **GREENERY SQUARE**

## **PLANNED DEVELOPMENT**

### **REPORT**

July 12, 2006

Revised August 1, 2006

Revised August 14, 2006

Revised September 5, 2006

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**&**

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**EXHIBIT "2"**

## **A. Purpose & Intent**

The primary purpose of this Planned Development (PD) amendment is to provide for the modification of the uses allowed in an existing commercial site located at the northwest corner of NW 55<sup>th</sup> Street and NW 8<sup>th</sup> Avenue, which has been approved for business uses since 1984. The current Greenery Square PD has been specifically identified for commercial development since 1989, when the City Commission approved a Planned Development named Grandiflora. This PD allowed a combination of 28 single-family attached residential dwelling units (Boardwalk) and nonresidential development including a retail plant nursery and related businesses. The Grandiflora PD was amended in 1994, when the residential portion was complete, and the non-residential portion was separated and renamed Greenery Square (Ordinance No. 0-91-05). This amendment to the Greenery Square PD proposes to modify the permitted uses within the PD to allow a greater variety of business and retail uses within the existing carefully planned development, while providing a framework for future phases of re-development within the PD. The existing buildings, parking, and landscaping are to remain essentially unchanged and will continue to be used to serve the needs of existing and future customers. Amending the permitted uses within the Greenery Square PD advances the goals and objectives of the Comprehensive Plan, and maintains the viability of existing development within the City of Gainesville.

Located on the corner of NW 8<sup>th</sup> Avenue and NW 55<sup>th</sup> Street, just west of the "Triangle" Special Overlay area, the site has the additional appeal of being immediately next to an existing and established activity center and is located adjacent to existing residential, commercial and corporate office development. The existing buildings provide a street presence along the adjacent roads, and will continue to offer a range of complementary uses. The purpose of the request to amend the permitted uses within the PD is to allow the transformation of the site to a "Green Market" type of location, incorporating a combination of the existing retail plant nursery, a gourmet food and wine retailer, and related food-oriented vendors such as a butcher, a fish market, a farmers market, and related businesses. Any future modifications must be consistent with the PD layout Plan and will require review through the City's site plan review process, as governed by the Land Development Code. By broadening the allowed uses within the PD, the site will continue to remain viable far into the future. This approach provides the opportunity for additional uses of the site and will reduce the demand for new development of raw land.

The design of the 3.87-acre site allows it to continue serving both the surrounding neighborhoods and the community at large. Neighborhood compatibility is demonstrated by the existing buildings and project design,

which will be retained on the site. Listed below are the design concepts that have been retained by Greenery Square in an effort to maintain a development that will continue to benefit the City of Gainesville and the surrounding neighborhoods:

- Compatibility of the various uses within the Greenery Square PD has been carefully considered, and the PD is integrated with its surrounding neighborhood, compatible with the surrounding area, which includes residential, commercial, and corporate office developments.
- The PD is located in an urban area, accessible by pedestrian, bicycle, and transit facilities. The surrounding residential neighborhoods can continue to comfortably patronize the new businesses using a variety of travel modes.
- Parking, though critical to this and any other modern development, is not being provided in excess. Existing parking areas are retained and allow the buildings rather than the parking to be the design feature and attraction.

**B. Compliance with Zoning Objectives, Goals & Policies of Comprehensive Plan and Future Land Use Map.**

1. The Future Land Use Map

The Future Land Use Map designates the land use for the site as PUD. The PUD Land Use is implemented on this site by the corresponding Planned Development (PD) zoning district. This request is consistent with the Future Land Use Map.

2. Goals & Policies of Comprehensive Plan

The comprehensive plan designates the site for PUD Land Use, prior to expiration of the PD zoning. The Greenery Square PD is approved for up to 50,000 SF of commercial building area within the PD, and has been successfully developed in this manner. This request is consistent with the Comprehensive Plan, as demonstrated by the following Goals, Policies, and Objectives, as summarized and excerpted below:

- *Future Land Use Element Policy 1.3.2. – Relating to location and design of developments, with respect to bicycle, pedestrian, and transit facilities.*
- *Future Land Use Element policy 1.3.3. – Relating to a range of mixed uses in centers and accessible to neighborhoods, with multiple connections to surrounding streets.*

- *Future Land Use Policy 4.1.1 – Establishes Land Use Categories on the Future Land Use Map with definitions, which include the Planned Use District, defined as an overlay land use district which may be applied on any specific property in the City, and implemented by the Planned Development zoning district.*
- *Future Land Use Policy 4.2.2. – Relating to access between residential neighborhoods and neighborhood centers for pedestrian, bicycle, and transit users.*
- *Future Land Use Objective 4.5 – Relating to design standards for signage, parking, drainage, and on-site traffic flow.*
- *Transportation Mobility Element Objective 1.2 – Relating to higher residential densities and non-residential intensities near neighborhood activity centers and within transit route corridors.*
- *Transportation Mobility Objective 2.1– Relating to land use designations and site plans that reduce trip distances.*

3. Zoning Objectives & Justification for Rezoning

*Zoning Objectives:* This PD amendment application proposes to update the development conditions that apply to the site and will allow the site to continue to function as a neighborhood-oriented commercial center. A Planned Development allowing Commercial uses was approved for the site in 1989 and revised in 1995. This application seeks to amend the permitted uses within this PD zoning district, with appropriate conditions for the site to allow a greater variety of uses within this existing commercial area. Limited business and retail-oriented development is proposed in the PD, consistent with previous approvals. The proposed uses for the Greenery Square PD are drawn from those permitted in the City of Gainesville’s BUS zoning district, and are intended to allow a complementary range and mix of uses.

Prohibited uses within the PD are as follows:

*Adult entertainment establishments, Drive-through facilities.*

*Justification for Rezoning:* The existing development is zoned PD, and the parcel size, location and surrounding development present conditions that are best addressed by maintaining the Planned Development district. Amending the existing PD, allowing greater variety of business-oriented uses described above is compatible with the adjoining commercial development to the southeast and southwest and will continue to serve the needs of the surrounding residential

developments. The existing Comprehensive Plan Future Land Use Map designates the site as PUD, and the PD district implements the PUD land use designation. A commercial PD was approved in this location previously, and has proven to be compatible with the area. Thus, this PD zoning amendment will continue to be consistent with previously approved development. The size and location of the parcel have specialized design considerations that have been addressed by the existing PD district. Future modifications to the site design and access to the parcel will be influenced by the adjoining street frontages, including a local street and a 4-lane arterial highway. In addition, the site design must consider its location and must balance required buffering of the development with visibility and compatibility with the surrounding residential and non-residential development. In order to adequately address all of the site design considerations in the Comprehensive Plan, including those cited above, the Planned Development district is the most appropriate zoning district for the site.

The Greenery Square PD has been designed to meet the applicable requirements of the Land Development Regulations for the Planned Development Zoning District, Section 30-211(1) thru (7), which are addressed below:

- (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 an 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 uses, and mixed uses.*

Justification: The existing development satisfies the criteria listed above. The PD amendment proposes allowing a greater variety of uses within the existing development, and the existing buildings will remain oriented towards the streets. This is consistent with and encouraged by the Comprehensive Plan and Land Development Regulations as dictated by the zoning. The existing site was designed to accommodate and encourage bicycle and pedestrian and transit travel, and is served by RTS Route 5.

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

Justification: The proposed PD amendment will allow the existing development to better accommodate the changing needs and desires

of the community by providing a variety of building uses and retaining the existing variety of spaces and sizes that lend themselves to flexibility and adaptation. The building and parking envelopes shown on the PD Layout Plan allow flexibility in future modifications to the site design while limiting the total amount of Building Area.

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

Justification: The site is located within the Uplands district. Existing landscaping was planted per the PD development plans approved in 1995. There are no heritage trees on the site that are proposed for removal. To the extent possible, the existing vegetation will be maintained in the buffer areas providing a natural buffer to adjacent uses. The existing buffers provided on the PD Layout Plan will remain in place. There are no scenic vistas present.

*(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.*

Justification: The existing site is designed to facilitate an economical development plan. No additional development is proposed at this time.

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

Justification: The entire 3.87-acre site demonstrates a coordinated building and facility relationships, both within the site and in the larger context of the surrounding neighborhood. This is demonstrated by the complementary mix of allowed uses and the similar architectural style of the buildings, providing compatibility with the surrounding residential, commercial, and corporate office development.

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

Justification: The existing PD will maintain the current coordinated architectural theme, which incorporates the building design standards encouraged by the City's development codes and design recommendations, and which will be applied to any buildings proposed in the future on the site.



- (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.*

Justification: The existing development features all of these traditional quality of life design features and future modifications to the site design and building architecture will be incorporated to the greatest extent possible. The existing development provides pedestrian-scaled buildings, terminated vistas, porches, and building facades that address the street.

### **C. Statistical Information**

1. Total Site acreage: 3.87 ac +/- (168,577 SF +/-)
2. Maximum Building Area: 29.6% of Total Site Area (50,000 SF)
3. Maximum Impervious Ground Coverage: 60% of Total Site Area (101,146 SF)
4. Minimum open space: 40% of Total Site Area (67,242 SF)
5. Land Uses Allowed: All uses listed on page 3
6. Building Area Allowable: 50,000 SF
7. Use Areas:
  - a. Building Area: 50,000 SF (1.15 ac)  
\*Note: Maximum of 10,000 SF in any single building  
(Based on Building Area definition per City Planning)
  - b. Parking & Sidewalk & Paved Area: 67,242 SF (1.54 ac).
8. Publicly owned usable open space, recreational areas, and plazas: 0.0 ac.
9. Common area usable open space, recreational area, and plazas (Minimum area): 0% of mixed use area (0 SF)

### **D. Stormwater Management Plan**

#### **1. Stormwater Management**

The Greenery Square PD amendment proposes modifying the allowed uses within the PD. The existing buildings, paved areas, and stormwater management design for the site will remain unchanged. No modifications to the stormwater management plan are proposed or required at this time. All future development or significant site modifications shall be required to meet the adopted stormwater management standard in place at the time of development approval.

## 2. Flood Protection

All future development or significant site modifications shall be required to meet the adopted flood protection standards in place at the time of development approval. The future site improvements site shall be designed to provide flood protection storage volume compensation necessary to assure that the Greenery Square PD project does not increase the established 100-year floodplain, which is not known to exist on the site.

## 3. General Guidelines and Design Criteria for Future Improvements

- a. All new buildings shall be provided with minimum finished floor elevations of one foot above the existing grade and the 100 Year flood elevation in the stormwater management facilities.
- b. Either wet or dry basins are allowed, as necessary to meet all other design guidelines and criteria.
- c. Best Management Practices (BMP's) for erosion and sedimentation control during construction shall be incorporated into the design.
- d. In the event the project's stormwater management system requires construction on adjacent property, or a physical connection to offsite stormwater systems or conveyance features, this offsite work is allowable provided proper drainage easements are in place or provided by the adjacent property owners. These possible offsite drainage easements shall be executed and recorded prior to obtaining final development plan approval.

## E. Design Standards for New Off-Street Parking and Loading Facilities

All site improvements for the driveway/parking areas will be designed in conformance with City of Gainesville requirements and/or, if applicable, Florida Department of Transportation Standards. It is anticipated that paving materials will be standard asphalt over limerock base, and possible concrete in some areas.

1. Parking Required: All parking provided shall follow the City of Gainesville Land Development Code, as applicable.
2. Bicycle Parking: Per City of Gainesville Land Development Code.
3. New onsite parking spaces shall meet the dimensional requirements of the City of Gainesville Land Development Code.
4. Onsite parking spaces may consist of a maximum of 25% compact spaces.
5. Onsite parking areas shall provide the required handicap accessibility spaces in accordance with the State of Florida handicap accessibility code.
6. Loading spaces shall be provided as required in the City of Gainesville Land Development Code.

7. Curbing is required around all new landscape islands.
8. All pedestrian walkway curb cuts shall be handicap accessible.

**F. Architectural Guidelines and Building Design Parameters**

The existing buildings are designed in a manner that reduces massing and provides a pedestrian-scaled experience. Detailed architectural plans are required during the site plan approval and building permitting process, and will address all required building and site design requirements, including the City's advisory color guidelines.

**G. Environmental Features**

The existing landscaping and trees on the site will be retained. To the extent possible, existing vegetation will be maintained in buffer areas and on site. Where new development is proposed in the future, landscaping will be provided to meet the Land Development Code.

**H. Signage Standards**

The City of Gainesville Land Development Code standards will govern the site for any requested signage, ensuring that any new signage for the Greenery Square PD will be provided for in a manner that is consistent with the City's Sign Regulations for location, information, and direction purposes.

Modifications to the existing sign, or new construction greater than 4,000 square feet shall required the existing ground mounted signs to be brought into compliance with the City's Sign Regulations. Directional signs for traffic circulation are also permitted.

Within the development, signs shall be allowed for individual business establishments. Each establishment is entitled to signage consistent with the City's Sign Regulations. Further, directional signs and hanging arcade signs designed to provide information, direction and design interest without obscuring architectural detail or creating a cluttered appearance shall be permitted. Pedestal and Message board-type signs are permitted on the interior of the site.

**I. Development Schedule**

The Development Schedule is provided on the PD Layout Plan. An application for development plan review will be submitted as required for any new construction proposed for any of the phases.

**J. Differences Between Current PD and Proposed PD**

There are a few differences between the current PD and the proposed uses for the Greenery Square PD. The significant differences are listed below.

1. Uses:

The current PD for this site was created to allow changes to the former PD approved for the site and separate the completed single family residences from the non-residential development approved for the site. Permitted uses allowed are a variety of commercial uses related to plant nurseries, landscaping design and maintenance and related retail uses. The proposed uses for the Greenery Square PD are presented in this report, and are intended provide greater flexibility in the permitted uses and to allow a "Greenmarket" type of food- and retail-oriented businesses.

2. Building Area:

The current PD allows a maximum of 33,904 SF of building area (20%) for the site. The Greenery Square PD is allowed a maximum of 50,000 SF of building area (29.6% of the total site). The existing buildings total approximately 33,147 SF and consist of a combination of retail-oriented use and non-accessible storage and greenhouse areas.

3. Building Orientation:

The existing buildings are oriented to the street frontages. The current PD does not contain building orientation requirements. The proposed modifications for the Greenery Square PD maintain the current buildings in their present orientation, which is primarily oriented towards the major streets, and is generally consistent with the Gateway Street design standards.

**K. Trip Generation Information**

1. Trip Generation

The Greenery Square PD will offer a variety of office, retail and related uses within an integrated development. The nature of this development will continue to provide the community the opportunity to combine the number of overall vehicle trips required throughout the average day. The current PD allows a variety of uses, including retail plant nurseries, lawn & garden supply stores, retail sales, retail floor covering sales, retail door sales, and landscape design offices. The existing daily trips were calculated by using the ITE Trip Generation manual (7<sup>th</sup> Edition). The trips were calculated for the current uses of the site, which are a plant nursery and garden center (Harmony Gardens), and associated inventory storage, corresponding to Land Use Codes 817 & 150. The mix of proposed uses

is consistent with the uses found in the ITE Trip Generation manual (7<sup>th</sup> Edition) for Specialty Retail. The specialty retail classification is consistent with the Neighborhood Commercial center found in the City of Gainesville Land Development Regulations. The proposed amendment to the Greenery Square PD allows a greater variety of uses within the development. Therefore, the difference in the trip generation for the site is small. Should new development of buildings be proposed, the trip generation impacts must be provided and must demonstrate that the project satisfies the requirements of the Concurrency Management Element.

Based on information provided by the project Trip Generation calculations found below, the number of average daily trips (ADT) generated by the Greenery Square PD has been calculated at approximately 628 ADT, and the net new trips generated are 73 ADT. At the time of development review, the development will meet all the required conditions of the Concurrency Management Element.

I. Existing Development Information

- |                               |                     |
|-------------------------------|---------------------|
| A. Type of Development:       | Nursery             |
| B. Gross Leasable Area (GLA): | 14,079 SF           |
| C. ITE Code:                  | 817 (Garden Center) |
| D. Type of Development:       | Storage             |
| E. Gross Leasable Area (GLA): | 19,825 SF           |
| F. ITE Code:                  | 150 (Warehousing)   |

II. Existing Trip Generation Calculations:

**Nursery Use:**

A. Daily Trips = 36.08 Trips/1,000 SF GLA x 14,079 SF GLA = 507.9 Trips = **508 Trips**

B. AM Peak Hour of Generator (Weekday):  
 = 4.41 Trips/1,000 SF GLA x 14,079 SF GLA = 62.1 Trips  
 = 62 Trips

C. PM Peak Hour of Adjacent Street Traffic (One hour between 4 and 6pm):  
 = 4.97 Trips/1,000 SF GLA x 14,079 SF GLA = 69.9 Trips  
 = 70 Trips

**Storage Use:**

D. Daily Trips = 4.96 Trips/1,000 SF GLA x 19,825 SF = 98.3 Trips = **98 Trips**

- E. AM Peak Hour of Generator (Weekday):  
 $= 0.45 \text{ Trips}/1,000 \text{ SF GLA} \times 19,825 \text{ SF} = 8.9 \text{ Trips} = 9 \text{ Trips}$
- F. PM Peak Hour of Adjacent Street Traffic (One hour between 4 and 6pm):  
 $= 0.47 \text{ Trips}/1,000 \text{ SF GLA} \times 19,825 \text{ SF} = 9.3 \text{ Trips} = 10 \text{ Trips}$

**Less:**

- G. Remaining Nursery Use =  $36.08 \text{ Trips}/1,000 \text{ SF GLA} \times 2,796 \text{ SF GLA} = 100.8 \text{ Trips} = \mathbf{101 \text{ Trips}}$

Existing Daily Trips:	505 Trips (508+98-101)
+ 10% Redevelopment Credit	<u>+50 Trips</u>
<b>Total Existing Trip Credits:</b>	<b>555 Trips</b>

III. Proposed Information

- A. Type of Development: Mixed Use (Commercial Retail/Services)
- B. Gross Leasable Area (GLA): 14,682 SF\*
- C. ITE Code: 814 (Specialty Retail Center)

\*(Note: Consists of existing 2,796 SF of Nursery use and conversion of 11,300 SF of previous Nursery Use + 586 SF of previous Storage Use to 14,682 SF of Mixed Use)

IV. Proposed Trip Generation Calculations:

**Mixed Use:**

- A. Daily Trips =  $44.32 \text{ Trips}/1,000 \text{ SF GLA} \times 11,886 \text{ SF GLA} = 526.7 \text{ Trips} = \mathbf{527 \text{ Trips}}$
- B. AM Peak Hour of Generator (Weekday):  
 $= 6.84 \text{ Trips}/1,000 \text{ SF GLA} \times 14,682 \text{ SF GLA} = 100.4 \text{ Trips} = 100 \text{ Trips}$
- C. PM Peak Hour of Adjacent Street Traffic (One hr between 4 and 6pm):  
 $= 2.71 \text{ Trips}/1,000 \text{ SF GLA} \times 14,682 \text{ SF GLA} = 39.8 \text{ Trips} = 40 \text{ Trips}$

**Nursery Use:**

- D. Daily Trips =  $36.08 \text{ Trips}/1,000 \text{ SF GLA} \times 2,796 \text{ SF GLA} = 100.8 \text{ Trips} = \mathbf{101 \text{ Trips}}$

E. AM Peak Hour of Generator (Weekday):  
= 4.41 Trips/1,000 SF GLA x 2,796 SF GLA = 12.3 Trips  
= 12 Trips

F. PM Peak Hour of Adjacent Street Traffic (One hour between 4 and 6pm):  
= 4.97 Trips/1,000 SF GLA x 2,796 SF GLA = 14.8 Trips  
= 15 Trips

#### V. Net New Trip Generation

628 Proposed Trips (527 + 101)  
– 555 Existing Trip Credits  

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**73 Net New Trips**

#### 2. TCEA Requirements for the Development

The proposed PD lies within Zone B of the City's Transportation Concurrency Exception Area, which sets development standards that must be met by any development. The project is anticipated to generate 73 Net New Trips, and therefore must provide 2 Concurrency Management Element standards, as required by Concurrency Management Element Policy 1.1.6. Prior to the second reading of the PD amendment ordinance, the developer will sign a TCEA Letter of Agreement for the provision of the required standards.