

**Petition 37ZON-06 PB, Legislative Matter No. 060111**  
**City Plan Board and Staff Conditions**  
**May 18, 2006**

Based on the findings presented, application of the PD (Planned Development District) zoning classification on the subject property would be consistent with the criteria listed in Section 30-216 of the City Land Development Code, provided the following conditions are adopted:

1. Except as expressly provided in the PD ordinance, the Planned Development shall be governed as if it were zoned MU-1 (mixed use low intensity district).
2. The development is limited to a minimum density of 30 dwelling units per acre, and a maximum density of 40 dwelling units per acre.
3. The development is limited to a maximum lot coverage not to exceed 60 percent.
4. The development is limited to no less than 20 percent pervious, open space.
5. The development is limited to a maximum building height of 70 feet, and a maximum of 6 stories.
6. The maximum amount of floor area devoted to retail uses and the leasing office shall be limited to a maximum of 8,000 square feet.
7. Of the maximum allowed floor area for retail use, no one business shall be subject to a minimum or maximum amount of gross leasable nonresidential floor area.
8. Uses involving outdoor storage and drive-through facilities are prohibited. Accessory transmission, retransmission and microwave towers may be allowed by Special Use Permit in accordance with Article VI of the City Land Development Code.
9. The permitted uses are limited to the following uses permitted by right within the MU-1 (Mixed use low intensity) zoning district:

<i>SIC</i>	<i>Uses</i>	<i>Conditions</i>
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Compound uses	
	Eating places	
	Outdoor cafes	As defined in Article II and in accordance with Article VI
	Multi-family dwellings	In accordance with the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts and the additional requirements of Section 30-64,

		and the requirements of Section 30-56
MG-53	General merchandise stores	
MG-54	Food stores	
MG-56	Apparel and accessory stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); and liquor stores (IN-5921)

10. Accessory uses considered customarily incidental to a permitted principal use on the subject property are limited to the uses permitted within the planned development.
11. Incidental residential accessory uses shall mean storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests.
12. Multi-family dwellings shall be the predominant use in all compound uses.
13. All relevant TCEA (Transportation Concurrency Exception Area) requirements shall be met. Proof of meeting these requirements shall exist in the form of a Certificate of Preliminary and Final Concurrency.
14. The total number of vehicle parking spaces provided shall not exceed one per bedroom ~~the minimum number required by the PD.~~
15. Stormwater basins shall be designed with an irregular shape and to retain as much of the existing tree canopy as possible.
16. The owner/developer shall protect and preserve as many regulated trees, as possible, during all stages of development on the subject property.
17. All owners of the subject property shall be bound to the terms and conditions of the PD Ordinance.
18. The Planned Development shall comply with the signage requirements of the City's Land Development Code.
19. The Planned Development shall comply with the building separation requirements of the City's Land Development Code.
20. The owner/developer shall supplement required plant material with an architecturally compatible fence or wall along the perimeter of the subject property, where deemed appropriate by the reviewing board during the development review process.
21. The owner/developer shall construct a bus shelter that is architecturally compatible with the

building constructed on the subject property. The bus shelter shall be subject to the review and approval of the City's Regional Transit System (RTS). Construction of the bus shelter shall be completed prior to the issuance of a Certificate of Occupancy for any building on the subject property.

22. The owner/developer shall construct new sidewalks along Old Archer Road and the paved portion of Southwest 23<sup>rd</sup> Street in accordance to applicable design standards, provided the owner/developer receives approval from the appropriate regulating agency. The owner/developer shall be required to extend the construction of new sidewalk along the full length of the eastern boundary of the subject property concurrently with the expansion of Southwest 23<sup>rd</sup> Street.
23. The owner/developer shall commence construction of the planned development within 24 months of the effective date of the rezoning implementing the PD (Planned Development District) zoning on the subject property. Failure to comply with this requirement shall cause the PD zoning classification to be deemed null and void. The City may then commence the process to remove the PD zoning classification on the subject property from the Zoning Map.
24. The applicant shall obtain a final development order for the planned development within 12 months of the effective date of the rezoning implementing the PD (Planned Development District) zoning on the subject property. Failure to comply with this requirement shall cause the PD (Planned Development District) zoning classification to be deemed null and void. The City may then commence the process to remove the Planned Development zoning classification on the subject property from the Zoning Map. The city commission may approve a one-time, one-year extension of the valid dates of the PD, after review by the City Plan Board, only if the request is in writing to the Commission prior to any expiration date. This also includes the valid period for obtaining a building permit and commencing construction. Failure to comply with these time requirements shall cause the development order approved with this ordinance to be null and void and of no further force and effect. In this event, the City shall initiate a petition to change the zoning to the appropriate category.
25. The development plan review shall be performed by the City Plan Board, where board review is required within the City's Land Development Code.

*City of*  
*Gainesville*

Inter-Office Communication

Planning Division  
x5023, FAX x3259, Station 12

Item No. 6

**TO:** City Plan Board **DATE:** May 18, 2006  
**FROM:** Planning Division Staff  
**SUBJECT:** Petition 37PDV-06PB: Causseaux & Ellington, Inc., agent for Gatorwood Apartments, LLC. Rezone property from MU-1 (Mixed use low intensity district) to PD (Planned development). Located at 2337 Southwest Archer Road. Related to Petition 36LUC-06PB.

**Recommendation:**

The petition is approvable, subject to the conditions in Exhibit D and this report.

**Explanation:**

The subject property is the current site of a vacant multi-family residential development known as Gatorwood Apartments. It consists of a single parcel of land that is approximately 9.15 (MOL) acres in size. Old Archer Road abuts the subject property on the north, and immediately north of Old Archer Road is Southwest Archer Road (SR 24). A single-family residence and University of Florida agriculture facilities abut on the south. Southwest 23<sup>rd</sup> Street abuts on the east. (See Exhibits A and B.)

The attached PD Report entitled, Gatorwood Apartments: Planned Development Report and PD Layout Plan Map indicate the proposed development will involve the demolition of the existing Gatorwood Apartments development and the construction of a new, mixed-use residential development. The new development will involve the construction of a multi-level building to a maximum height of 70-feet within a single phase. The multi-level building will contain space for multi-family residential units and an internal parking area. Space for retail use will also be provided. Other features will include stormwater facilities, landscape/open space areas, sidewalks, and a new bus shelter. A driveway connection will be provided on Old Archer Road and Southwest 23<sup>rd</sup> Street.

The principal use will be multi-family residential units. Multi-family residential units are proposed at 40 dwelling units per acre, which will allow a maximum of 366 total units on the subject property. The multi-family residential portion of the multi-level building will include and internal parking area and other amenities, such as a leasing office, gym, computer lab, game room and sports courts. The internal parking area will be accessible only to residents and emergency personnel. The remaining portion of the multi-level building will include accessory retail uses that are consistent with the MUL (Mixed-Use Low-Intensity: 8-30 units per acre) land use designation within the City's 2000-2010 Comprehensive Plan.

A development plan for the demolition of Gatorwood Apartments and the construction of a three-story, multi-family complex to consist of 220 units at 24 dwelling units per acre was presented to

the City in 2004 for approval, but was not finalized. The applicant states within the PD Report that the PD zoning designation will facilitate the redevelopment of the subject property as a mixed-use residential development with a more innovative design. The report also states that the PD zoning designation, and an associated land use change to PUD (Planned Use District), will allow the subject property to be developed at a higher density that will accommodate a growing population within the University of Florida, Shands Hospital and the Veteran's Administration Hospital area. (See Exhibit C.)

Provided below is a list of the criteria used in evaluating a proposed PD for approval. Each item is listed, as it appears within Section 30-216 of the City Land Development Code, and followed with staff's findings:

(1) **Conformance with the PD objectives and the comprehensive plan.**

**In accordance to the PD objectives in Section 30-211 (b) of the Code, the PD application proposes a multi-level building that will be oriented towards the streets. Parking spaces will be internal and not visible from the streets. Sidewalks and sidewalk connections will be provided to facilitate pedestrian circulation. The subject property is accessible by bus, and a new architecturally compatible bus shelter will be constructed for RTS (Regional Transit System) riders. The Archer Road Bike Trail runs parallel to the northern boundary of the subject property. Perimeter and interior landscaping is proposed to provide shade and to buffer adjacent properties. The proposed development will connect to City wastewater and potable water facilities.**

**Conformance with the City of Gainesville, 2000-2010 Comprehensive Plan is addressed in detail in the staff report for the related PUD application.**

(2) **Concurrency.**

**The proposed development is located within Zone A of the City's Transportation Concurrency Exception Area (TCEA), and will be required to meet Concurrency Management Element Policy 1.1.4 and Policy 2.1.16 of the Transportation Mobility Element of the City's Comprehensive Plan. The proposed development is projected to generate 908 more vehicular trips on the surrounding roadway segments than the existing development. All development plans associated with the PD application must receive a Certificate of Final Concurrency at the time of application for development plan review.**

(3) **Internal compatibility.**

**The PD application proposes sidewalks along the abutting right-of-ways and sidewalk connections to facilitate pedestrian circulation to and from the proposed development. The permitted uses are from the City's MU-1 (Mixed use low intensity) zoning district and will be regulated as such, unless otherwise expressed in the adopted PD ordinance.**

(4) **External compatibility.**

**Perimeter landscape material is proposed to buffer adjacent properties and streets. An internal parking area is proposed to conceal on-site parking spaces from adjacent properties and streets. Pedestrian-scale lighting will be provided at a**

**height and intensity that complies with the requirements of the City Land Development Code. The permitted uses are those uses allowed within the City's MU-1 (Mixed use low intensity) zoning district, unless the uses are prohibited in the adopted PD ordinance.**

**(5) Intensity of development.**

**The PD application involves the construction of multi-family residential units at a density of 40 dwelling units per acre. This represents 10 dwelling units per acre more than the maximum density of the MUL (Mixed-Use Low-Intensity: 8-30 units per acre) land use designation. At least 20 percent of the subject property will remain pervious, open space. The Alachua County Environmental Protection Department (ACEPD) and City Arborist have not identified significant environmental features on the subject property. The height of the proposed building is consistent with the maximum height of the MUL (Mixed-Use Low-Intensity: 8-30 units per acre) land use designation currently on the subject property.**

**(6) Usable open spaces, plazas, recreation areas.**

**The PD application does not include public plazas or recreation spaces. At least 20 percent open space is proposed, along with internal courtyards and recreation amenities for residents. Open space areas will include perimeter landscaped buffers and stormwater management facilities.**

**(7) Environmental constraints.**

**The Alachua County Environmental Protection Department (ACEPD) and City Arborist have not identified environmental constraints on the subject property. Compliance with the Alachua County Hazardous Materials Management Code will be required during the demolition of existing structures.**

**(8) External transportation access.**

**Driveway connections are proposed on Old Archer Road and Southwest 23<sup>rd</sup> Street in accordance to applicable standards. A driveway connection to property immediately west is not possible due to the layout of the development plan for the recently approved Villa Tuscany multi-family residential development. City bus transportation is provided along Southwest Archer Road. The proposed development will include a new architecturally compatible bus shelter for RTS riders. An internal sidewalk system will connect to sidewalks to be constructed within the abutting right-of-ways. The subject property is also near the Archer Road Bike Trail, located between Old Archer Road and Southwest Archer Road.**

**(9) Internal transportation.**

**An internal sidewalk system that will connect to sidewalks in the abutting right-of-ways is proposed to facilitate pedestrian circulation. An internal parking area for vehicle, bike, and motorcycle spaces is proposed, along with areas for the waste collection and the safe loading and unloading of goods.**

(10) **Unified control.**

**The PD is expected to be under one ownership.**

(11) **Phasing.**

**The PD will be constructed in one phase.**

(12) **Development time limits.**

**The PD application proposes a maximum of 3 years.**

(13) **Bonds.**

**All bonds shall be in accordance with Article VII, Division 2 of the City Land Development Code.**

(14) **Landlord permits.**

**Landlord permits shall comply with the provisions of Section 30-57 of the City Land Development Code.**

**Finding:**

Based on the findings presented, application of the PD (Planned Development District) zoning classification on the subject property would be consistent with the criteria listed in Section 30-216 of the City Land Development Code, provided the following conditions are adopted:

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2. The development is limited to a minimum density of 30 dwelling units per acre, and a maximum density of 40 dwelling units per acre.
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8. Uses involving outdoor storage and drive-through facilities are prohibited. Accessory transmission, retransmission and microwave towers may be allowed by Special Use Permit in accordance with Article VI of the City Land Development Code.

9. The permitted uses are limited to the following uses permitted by right within the MU-1 (Mixed use low intensity) zoning district:

<i>SIC</i>	<i>Uses</i>	<i>Conditions</i>
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Compound uses	
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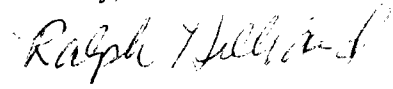
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City Plan Board  
Petition 37PDV-06PB  
May 18, 2006  
7

Sincerely,





A handwritten signature in cursive script that reads "Ralph Hilliard".

Ralph Hilliard  
Planning Manager

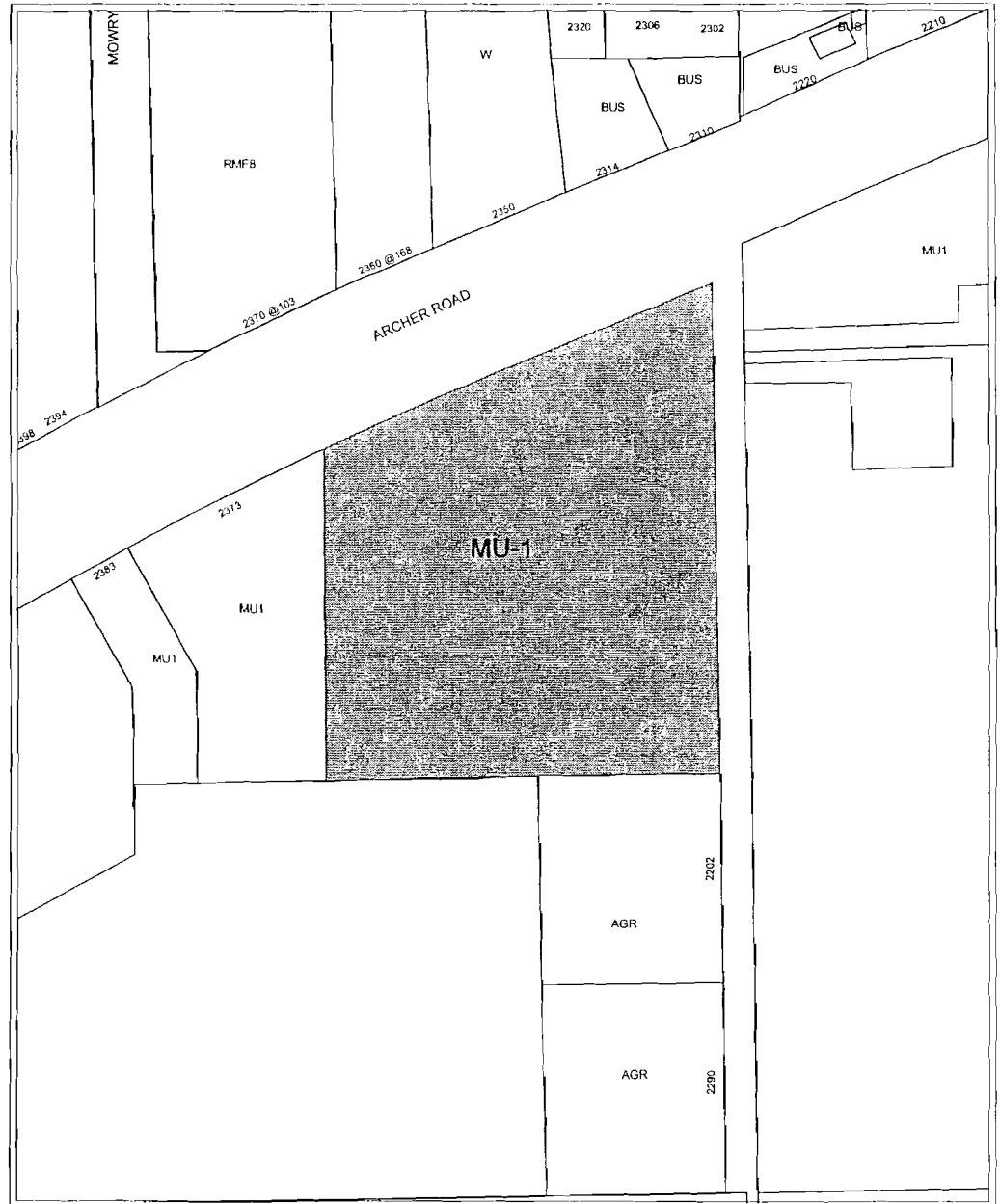
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# Zoning District Categories

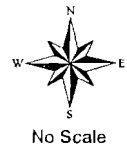
- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

-  Historic Preservation/Conservation District
-  Special Area Plan
-  Division line between two zoning districts
-  City Limits

Area  
under petition  
consideration



## EXISTING ZONING

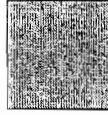


Name	Petition Request	Map(s)	Petition Number
Causseaux & Ellington, Inc agent for Gatorwood Apartments, LLC	Rezone from MU-1 (8-30 du/acre) to PD (Planned Development)	4247	37PDV-06PB

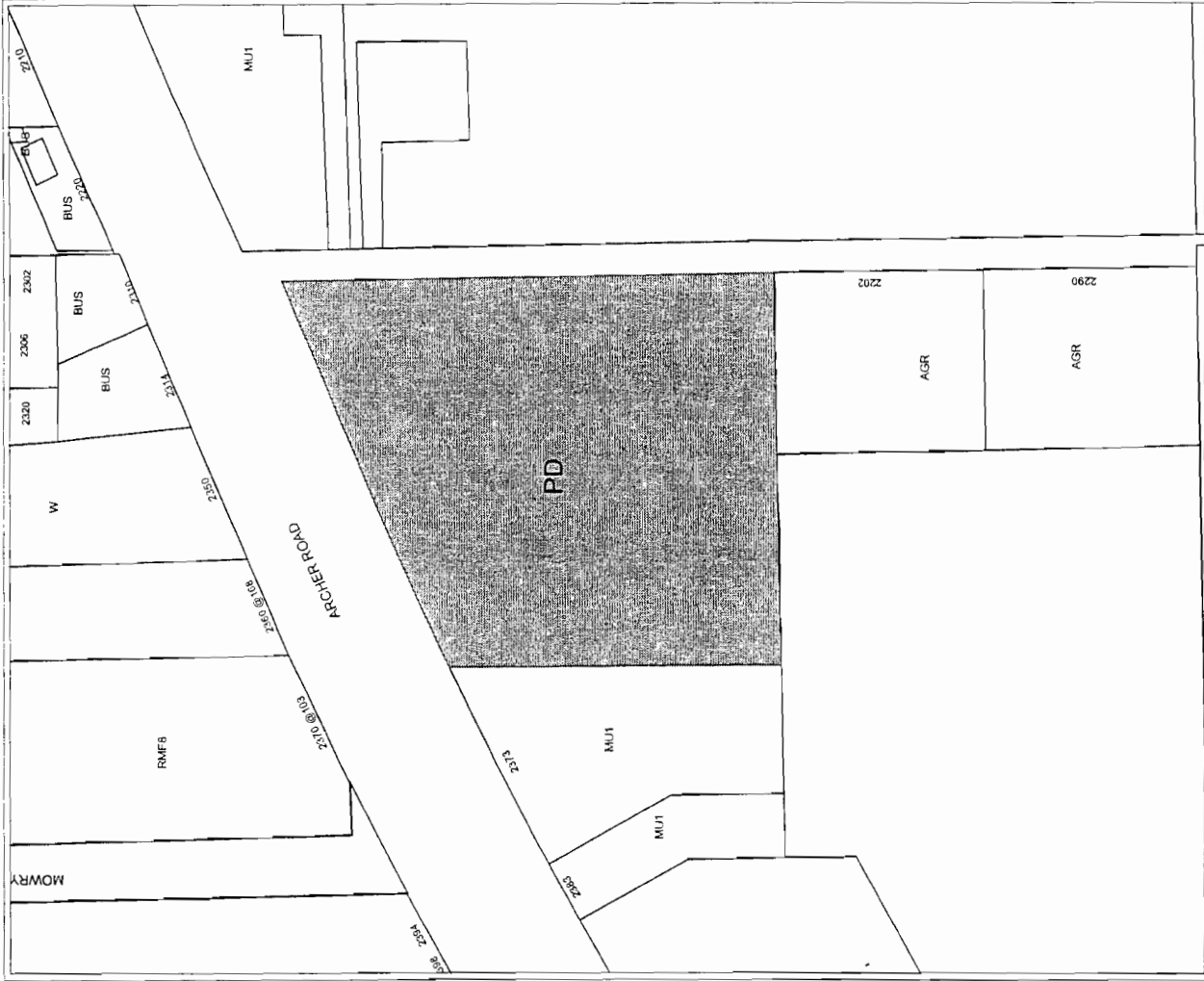
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- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

Area under petition consideration



- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits



## PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
Causseaux & Ellington, Inc agent for Gatorwood Apartments, LLC	Rezone from MU-1 (8-30 du/acre) to PD (Planned Development)	4247	37PDV-06PB





**AERIAL PHOTOGRAPH**

Name	Parcel Number	Map(s)	Petition Number(s)
Causseaux & Ellington, Inc agent for Gatonwood Apartments, LLC	# 06759-000-000	4247	36LUC-06PB 37PDV-06PB



No Scale

Exhibit C



# Gatorwood Apartments

*Planned Development Report*

*Prepared for Submission to:*  
The City of Gainesville

*Prepared on Behalf of:*  
Gatorwood Apartments, LLC

*Prepared by:*

<b>CE</b> &	<b>Causseaux &amp; Ellington, Inc.</b>
	Engineering • Surveying • Planning
	6011 NW 1 <sup>st</sup> Place, Gainesville, Florida 32607
	Phone: (352) 331-1976 Fax: (352) 331-2476 Email: mailbox@cei-civil.com http://www.cei-civil.com

May 2006

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# Executive Summary

Causseaux & Ellington, Inc.

Engineering • Surveying • Planning

**To:** Ms. Bedez Massey, Project Planner, City of Gainesville  
**From:** Gerry Dedenbach, AICP, Director of Planning and GIS Services  
**Date:** 5/2/2006  
**Re:** Gatorwood Apartments Planned Development Rezoning

#06-0043

<b>Jurisdiction:</b> City of Gainesville		<b>Intent of Development:</b> Residential Planned Development	
<b>Description of Location:</b> Southwest corner of the intersection of Old Archer Road and SW 23 <sup>rd</sup> Street			
<b>Parcel Number:</b> 06759-000-000		<b>Acres:</b> ± 9.15 acres <i>(Source: Surveyed on August 3, 2004)</i>	
<b>Current Future Land Use Classification:</b> <i>Mixed Use Low (8-30 units per acre)</i> This category allows a mix of residential and nonresidential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses, accessory dwelling units, group homes, multi-family housing, offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses.		<b>Proposed Future Land Use Classification:</b> <i>Planned Use District</i> This category is an overlay land use district. It allows the consideration of unique, innovative, or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This district allows a mix of residential and non-residential uses which might otherwise not be allowed in the underlying land use category.	
<b>Current Zoning Category:</b> <i>Mixed Use 1 (MU-1):</i> The mixed-use low intensity district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods.		<b>Proposed Zoning Category:</b> <i>Planned Development:</i> It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which are not provided for or allowed in the zoning districts otherwise established by this chapter. In particular, these provisions allow a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the district.	
<b>Current Maximum Dwelling Permitted</b> 9.15 acres x 30 dwelling units (du) / acre = 275 du		<b>Proposed Maximum Dwelling Permitted</b> 9.15 acres x 40 du / acre = 366 du	
<b>Evaluation Summary (F.A.C. 9J-5)</b> Location (Relative to existing urban core) Distribution (Vehicular & Pedestrian) Density (Maximum allowable units) Intensity (Impact of development) Compatibility (To surrounding land use) Suitability (Impacts on concurrency items) Functional Relationship (Relation to area) Land Use Combination (Promotion of mixes)	<b>Positives</b>		<b>Negatives</b>
	+		
	+		
	+		
	+		
	+		
	+		
	+		
<b>Evaluation Summary Total</b>	+7		0



## 2. Planned Development Report

### Purpose and Intent

The Gatorwood Apartments site has been a multi-family residential development since its inception nearly 30 years ago. The site is located at the southwest corner of the intersection of Old Archer Road and SW 23<sup>rd</sup> Street. The existing development is a fractured series of multi-family structures located on one parcel. The buildings are connected by a large parking lot and are poorly integrated into the surrounding multi-modal transportation network. The intent of this application is to redevelop the site as a mixed-use residential development with a contemporary design and state-of-the-art amenities.

Gatorwood Apartments has concurrently applied for a Small-scale Comprehensive Plan Amendment. The site currently has a Future Land Use classification of Mixed Use Low with a pending change to Planned Use District (PUD). The density and innovative design associated with the development are not found within any one Future Land Use classification or zoning district. Therefore, in order to implement this Future Land Use overlay district, the City of Gainesville Land Development Code requires rezoning to a Planned Development (PD).

The parcels surrounding the project have several different Future Land Use designations. Table 1 illustrates the existing property uses and Future Land Use designations surrounding the entire project site.

**Table 1: Property Uses\* and Future Land Use Designations**

<b>Direction</b>	<b>Property Use</b>	<b>Future Land Use Designation</b>
North	Apartment complexes, office building, convenience store, and automotive service station	Residential Medium Density, Commercial
East	Commercial, University of Florida facilities	Mixed Use Low, Education
South	University of Florida agriculture facilities, single-family residence	Education, Agriculture
West	Warehousing and distribution	Mixed Use Low

\* Current property use information was taken from the Alachua County Property Appraiser’s website on April 7, 2006.

The proposed rezoning would create a PD on one parcel totaling ± 9.15 acres that has a pending Future Land Use designation of PUD. The proposed rezoning to PD will be designed to be consistent and compatible with the surrounding Future Land Uses and zoning categories, the general character of the neighborhood and the guiding PUD.

The following report illustrates the consistency of the proposed rezoning with the City of Gainesville Comprehensive Plan and applicable Land Development Code. In addition, the proposed PD will help to promote redevelopment of properties located on Old Archer Road, SW Archer Road, and proximate to the University of Florida, Shands Healthcare, and the Veteran’s Administration Medical Center.

**Table 2: Statistical Information**

<b>Total Site</b>		<b>9.15 acres</b>
Maximum Building Coverage <sup>1</sup>		60% of site
Maximum Impervious Ground Coverage		80% of site
Minimum Residential Units		275 units
Maximum Residential Units		366 units
Maximum Residential Density		40 dwelling units per acre
Minimum Residential Density		30 dwelling units per acre
Maximum Building Height <sup>1</sup>		70 feet
Minimum Pervious Area		20% of site
Non-Residential Land Uses:		
	Leasing Office	Up to 2,200 square feet Maximum gross floor area
	Retail	Up to 5,000 square feet Maximum gross floor area
Maximum Acreage by Use:		
	Residential	Up to 6.2 acres
	Leasing Office	Up to .05 acres
	Retail	Up to .1 acres
Open Space <sup>2</sup> and Recreation		
	Area devoted to publicly owned facilities	0 acres
	Area devoted to common area and usable open space	+/- 2 acres

<sup>1</sup> Maximum building figures include the proposed parking facility.

<sup>2</sup> Open space calculations include non-concrete stormwater management facilities.

Stormwater Management Concept Plan

The site will utilize one stormwater management facility. This facility will be designed as a wet basin and will be located on the southern side of the property, adjacent to the existing agricultural uses. The design and construction of the stormwater management facility will comply with all applicable sections of the Land Development Code and all Water Management District permitting requirements.

Design Standards for Streets, Parking, and Loading Facilities

Streets, parking facilities, and loading facilities will be designed in conformance with all applicable regulations for the Mixed Use-1 zoning district set forth in the Land Development Code, except when expressly indicated in the PD report or PD Layout Plan Map.

Proposed Development Schedule

Pending approval of the PUD and PD applications, the applicant intends to submit development plans for review within 24 months of the effective date of the PD ordinance. A one time, one year extension may be granted by the City Commission. The PD shall be effective for 3 years from the effective date of the PD ordinance.

## Signage

The development will comply with the sign requirements set forth in Article IX of the Land Development Code.

## Enumeration of Zoning Differences

The proposed PD will comply with all the regulations for the underlying Mixed Use-1 (MU-1) zoning district except as follows:

1. The maximum density will be 40 dwelling units per acre;
2. Setbacks will be set at 20 feet for front, rear, and street side and 10 feet for interior side;
3. The maximum building height for the new structure, including the parking facility, will be 70 feet;
4. There shall be no required minimum distance between buildings as long as the design incorporates interior courtyards that meet the requirements of Section 30-388(5)e(1)c and all other applicable regulations (e.g. Fire and Life Safety Codes);
5. In addition to multi-family medium density residential, permitted uses will be limited to compound uses, eating places, outdoor cafes, general merchandise stores, food stores, apparel and accessory stores, miscellaneous retail, and personal services. Uses by Special Use Permit (SUP) will be limited to accessory transmission, retransmission, and microwave towers over 100 feet in height. All allowable uses will be in accordance with Article VI of the LDC;
6. No minimum lot size for the new building will be established;
7. The total maximum gross floor area for the retail/commercial uses listed above is 5,500 square feet. There will be no minimum or maximum gross leasable floor area per business or individual use.
8. A nine foot wide landscape buffer that conforms to Option Y in Section 30-253 – Chart B will be maintained along the eastern property boundary;
9. The minimum distance from the street right-of-way line at the ingress/egress driveway located on SW 23<sup>rd</sup> Street to any interior service drive or parking space having direct access to said driveway shall be 20 feet;
10. The minimum number of vehicle parking spaces will be calculated based on .75 spaces per bedroom. The maximum number of vehicle parking spaces will be calculated based on 1.10 spaces per bedroom.
11. The minimum number of bicycle parking spaces will be 10% of the minimum number of required vehicle parking spaces, even if the actual number of parking spaces exceeds the minimum requirement. Bicycle parking will be provided in an indoor storage area, in

conjunction with the parking facility, that complies with the provisions of Section 30-331;

12. The minimum number of motorcycle parking spaces will be one space for every 40 vehicular parking spaces, based on the minimum number of required parking spaces; and
13. The PD ordinance shall expressly allow gated access to the parking facility. Gates will not occur on any land deemed to be public right-of-way. Gates will not restrict public access to external open space areas. A method for ensuring accessibility by emergency response personnel will be determined during site plan approval.
14. All regulated trees occurring on the site may be removed during development. Regulated trees will be replaced at a minimum rate of one-to-one. A final determination of trees to be removed will occur during development plan review.

#### Conformance with the PD Objectives and the Comprehensive Plan

As stated in Section 30-211(b) of the LDC, the PD district is established with the goal of achieving a set of objectives. Gatorwood Apartments fulfills these objectives as follows:

1. As a mixed use residential development, Gatorwood Apartments will orient buildings toward streets and sidewalks, provide design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit, allow for modest setbacks, create multiple connections to nearby land uses, and allow for a mix of uses within the site;
2. The location of Gatorwood Apartments proximate to the University of Florida, Shands Healthcare, and the Veteran's Administration Medical Center provides flexibility to meet changing needs and consumer preferences as many students and professionals opt to locate closer to their daily destinations;
3. Gatorwood Apartments will redevelop a previously existing multi-family site with a greater emphasis on overall coordinated building and facility relationships;
4. Gatorwood Apartments will enhance the combination and coordination of architectural styles, building forms, and building relationships within the development through an integrated design in which the individual buildings abut one another to create a seamless façade and internal pedestrian network; and
5. Gatorwood Apartments will promote the use of quality-of-life design features such as a pedestrian scale, parking located to the rear or side of buildings, narrow, connected streets, aligned building facades that face the street, and formal landscaping along streets and sidewalks.

Please refer to *Section 3: Consistency with the Comprehensive Plan* for specific references regarding conformance with the goals, objectives, and policies of the Comprehensive Plan.

Concurrency

This site is located on Old Archer Road, which runs parallel to SW Archer Road. This is within the Transportation Concurrency Exception Area, Zone A. It is not required that development within this area meet roadway concurrency requirements, provided the requirements of Policy 1.1.4 of the Concurrency Management Element are met. Table 3 – Projected Trip Generation illustrates the impact that the development will have on SW Archer Road.

**Table 3: Projected Trip Generation<sup>1</sup>**

Land Use	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Apartment ITE 220	366 <sup>2</sup>	6.72	2,460	0.51	187	0.62	227
Specialty Retail Center ITE 814	5 <sup>3</sup>	44.32	222	- <sup>4</sup>	- <sup>4</sup>	2.71	13
Trip Reduction for previous uses (Apartment)	240 <sup>2</sup>	6.72	-1,613	0.51	-122	0.62	-161
Redevelopment Credit (10% previous uses)	-	-	-149	-	-13	-	-16
<b>Total</b>			<b>920</b>		<b>52</b>		<b>63</b>

1. Source: Institute of Traffic Engineers. *ITE Trip Generation 7<sup>th</sup> Edition*.
2. Units = dwelling units
3. Units = 1,000 sq. ft. of building area
4. The ITE manual does not calculate AM peak hour of adjacent street traffic for specialty retail.

**Table 4: Projected Impact on Roadway Segments**

Traffic System Category	Segment S-55 SW Archer Road (SR 24) from SW 34 <sup>th</sup> Street (SR 121) to SW 16 <sup>th</sup> Avenue (SR 226) <sup>2</sup>
Maximum Service Volume (Level of Service F, 6/D Lanes) <sup>1</sup>	51,100
Existing traffic	51,500 <sup>3</sup>
Available capacity	-400
Reserved trips	None
Projected rezoning trip generation	920
Residual capacity after proposed development	-1,320

1. Numbers given in terms of Average Annual Daily Traffic (AADT) unless otherwise specified. Level of Service defined by 2006 Metropolitan Transportation Planning Organization (MTP0) Table 1: Highway Level of Service Data for State Roads within the Gainesville Metropolitan Area Boundary.
2. Segment S-55 of the MTP0 Illustration II - S.
3. Existing Traffic Estimate from 2005 Florida State Highway System LOS Summary for Alachua County.

An application for concurrency certification has been submitted with this report. Additional concurrency analysis for public facilities will be conducted by City staff.

Internal Compatibility

The development will consist of a new, multi-family residential structure, which incorporates a parking facility. The new structure will be linked through a series of internal breezeways and

courtyards. The breezeways will also connect directly to sidewalk improvements that are external to the structure. The residential portions of the new structure will encircle interior courtyard areas and connect through the parking facility.

### External Compatibility

Gatorwood Apartments will incorporate quality-of-life design features such as pedestrian scale, street-oriented buildings, parking facilities to the side or rear, mixed uses, and multi-modal access while still maintaining compatibility with the SW Archer Road and University of Florida context area. The site will be designed to relate to surrounding residential development while avoiding the “buildings in a parking lot” appearance and creating a more integrated, urban feel.

The proposed development will adhere to all applicable screening requirements in the LDC to ensure the mitigation of any potential negative impacts on the surrounding area. Trash collection areas will be screened from public right-of way in a manner consistent with the overall design of the site. This may be a landscaped buffer, an architecturally compatible wall, a combination of both, or another accepted method.

Communications equipment may be placed in conjunction with the parking facility. Transmitter towers, retransmission and microwave transmission towers, and antennas in accordance with Article VI may be placed on the top level of the parking facility. If the visual impact of the communications equipment is determined to be significant, additional screening or camouflaging of may be required during development review.

### Intensity of Development

Gatorwood Apartments is requesting an additional 10 units per acre in density for a total of 366 dwelling units. The increase in density will be accommodated by the innovative design discussed above. The Urban Mixed Use-2 district is located approximately ¼ mile east of the site and is significantly more intense, allowing densities of up to 75 units per acre. The Mixed Use-1 and multi-family medium density residential (RMF-8) districts located to the north and west allow a maximum of 30 units per acre which is slightly less intense. The intensity of the development will be further mediated through the expansion and enhancement of the multi-modal transportation network.

### Usable Open Spaces, Plazas, and Recreation Areas

Gatorwood Apartment proposes open space around the perimeter of the site. As part of the open space, new sidewalks will be constructed along Old Archer Road and SW 23<sup>rd</sup> Street. Internal courtyards will also be incorporated into the design of the new building. Courtyards may contain passive and active recreation areas. Based on aerial images and survey data, the existing site contains approximately one acre of common open space. Gatorwood Apartments proposes approximately two acres of common open space.

### Environmental Constraints

The Gatorwood Apartments site does not contain any environmentally significant land or water resources as designated by the Conservation, Open Space, and Groundwater Recharge Element.

The site is not located within the Federal Emergency Management Agency (FEMA) 100 year flood plain. Stormwater management facilities will be constructed to control runoff from the built portions of the site. These facilities will be constructed in accordance with LDC Section 30-270. Post-development run-off will not exceed pre-development run-off.

All buildings shall be inspected prior to demolition. All hazardous materials regulated under Alachua County Hazardous Materials Management Code, including fluorescent lamps and other mercury containing devices, shall be removed and properly managed. The petitioner shall provide a letter to Alachua County Environmental Protection Department (ACEPD) certifying that the inspection and, if applicable, the removal and proper management of regulated materials was completed.

#### External Transportation Access

The primary ingress/egress point will be on Old Archer Road. A secondary ingress/egress point will be on SW 23<sup>rd</sup> Street. As part of the development process, Gatorwood Apartments will improve SW 23<sup>rd</sup> Street to the extent necessary to provide secondary and emergency access to the site. Gatorwood Apartments does not propose improvements on SW 23<sup>rd</sup> Street to the southern property line, as there is no need for public access to the privately owned land to the south. Sidewalks will be constructed along Old Archer Road and to the extent of improvements on SW 23<sup>rd</sup> Street. New sidewalk construction along SW 23<sup>rd</sup> Street will be concurrent with roadway improvements. All new sidewalks will provide a minimum five feet of unobstructed width. New sidewalks will connect to the internal pedestrian network as well as existing public pedestrian and bicycle facilities. If SW 23<sup>rd</sup> Street is extended in the future and it would enhance the existing multi-modal transportation network, then a new sidewalk will also be constructed along the eastern edge of the property.

#### Internal Transportation Access

The primary and secondary external ingress/egress points link through the parking facility, creating a complete multi-modal circulation network. Pedestrians will be accommodated through a series of breezeways that connect to the parking facility as well as the external pedestrian and bicycle network.

#### Provision for a Range of Transportation Choices

Residents and visitors will be able to safely walk, bike, or drive to and from the site. Transit riders will have four routes from which to choose as well as a new rider shelter. Pedestrians and bicycles will have access to sidewalks and crosswalks from the site.

Given the location of the proposed development it is reasonable to assume that the majority of residents will be affiliated with the University of Florida. Students, faculty, and staff of the University of Florida are entitled to free, unlimited transit access. Additionally, Veteran's Administration employees are also entitled to free, unlimited access to transit.

Security, Fire Protection, and Crime Prevention

Specific recommendations and/or requirements regarding lighting, surveillance, fire protection, and all other security issues will be addressed during site plan review.



### **3. Consistency with the Comprehensive Plan**

#### **Future Land Use Element**

The Comprehensive Plan Future Land Use Element *Objective 2.1* states that redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice. Further, Comprehensive Plan Future Land Use Element *Policy 2.1.2* states that the City's Future Land Use Plan should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within ½ mile of the University of Florida campus. The proposed zoning change from Mixed Use-1 to PD and the associated PUD overlay will allow for compact, multi-family residential development that incorporates urban design strategies and promotes a vibrant, multi-modal community. The proposed change is compatible with the residential land uses existing around the site and discourages sprawl, providing further consistency with the Future Land Use Map and Zoning Map. In addition, the use of a Planned Development on this site will protect and improve existing bicycle and pedestrian facilities, consistent with Comprehensive Plan Future Land Use Element *Objective 1.2*. This will be accomplished through the construction of new sidewalks and crosswalks, roadway improvements, and the construction of a new bus shelter.

#### **Transportation Mobility Element**

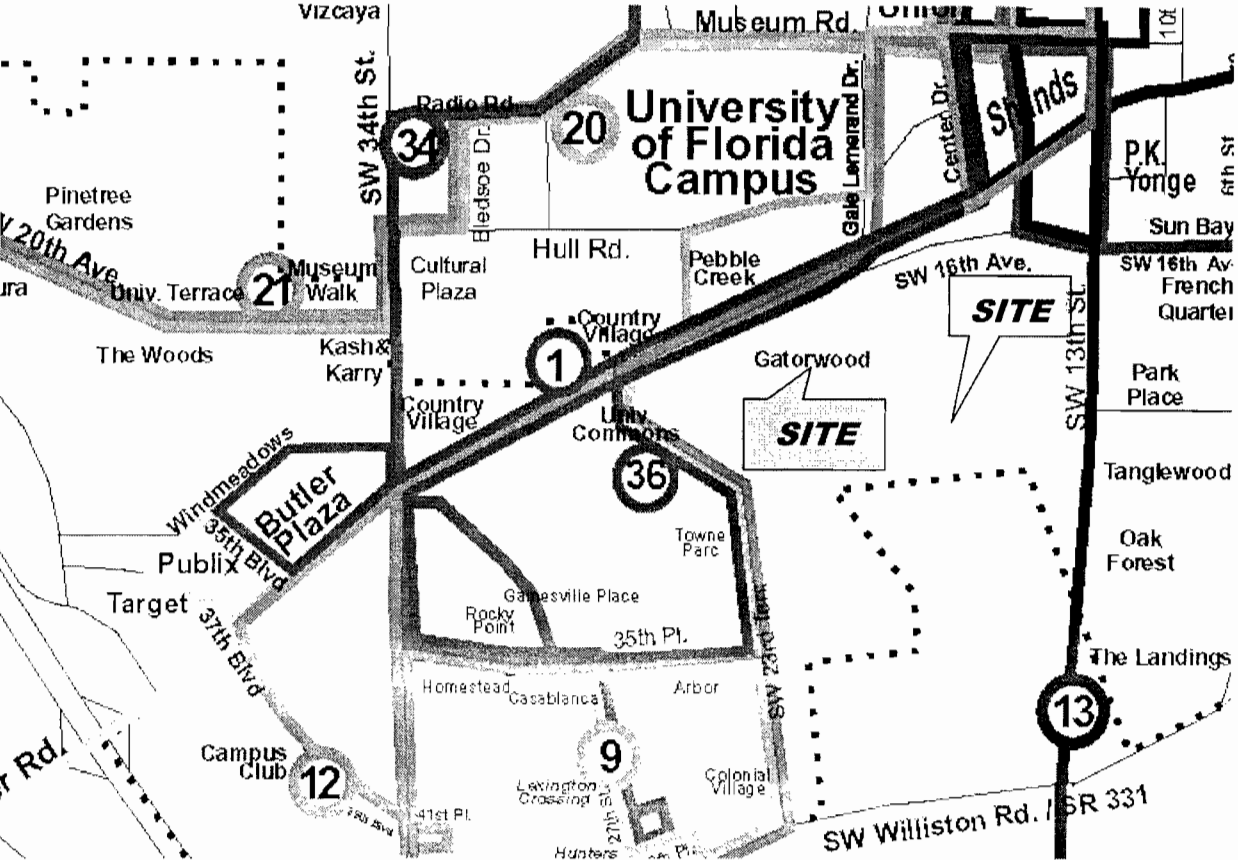
This site is located on Old Archer Road, which runs parallel to SW Archer Road. This is within the Transportation Concurrency Exception Area, Zone A. It is not required that development within this area meet roadway concurrency requirements, provided the requirements of Policy 1.1.4 of the Concurrency Management Element are met. Tables 3 and 4 illustrate the impact that the development will have on SW Archer Road.

The project will construct a parking facility to support the proposed residential development. This facility will have access from Old Archer Road and from SW 23<sup>rd</sup> Street and access will meet all Florida Department of Transportation design criteria. Additionally, the Level of Service standards defined within the City of Gainesville Comprehensive Plan Transportation Mobility Element will be met.

Consistent with Comprehensive Plan Transportation Mobility Element *Policy 3.2.1*, the proposed PD will increase residential density in an area served by frequent transit. While a density of eight units per acre already exists on the site, an increased density will promote and increase transit ridership. As Figure 1 illustrates, the project site is located along RTS Routes 1, 12, 35, and 56. These routes will transport residents directly to the University of Florida campus, Shands Healthcare facilities, the Veteran's Administration Medical Center, the Downtown Plaza, and Butler Plaza. From these points, riders will have access to all of Gainesville and those parts of Alachua County currently served by RTS. Further, Old Archer Road and SW Archer Road have existing sidewalks which will allow residents to walk or bike to other residential and commercial facilities existing throughout the area. Additionally, as part of the redevelopment process the existing rider shelter will be replaced with a new, architecturally compatible shelter that meets all RTS and other applicable standards (i.e. ADA). The new shelter will be

constructed off-site and will be considered an off-site improvement. This will further aid in the establishment of multi-modal habits for new and returning residents to the area.

Sidewalks to match the existing pedestrian facilities along Old Archer Road and SW Archer Road will be installed. These new sidewalks will run the length of the properties along Old Archer Road and along SW 23<sup>rd</sup> Street.



**Figure 1. Regional Transit System (RTS) Routes Proximate to Project Site**

Source: <http://www.go-rts.com/>

The focus on creating and improving multi-modal access is consistent with Transportation Mobility Element *Policy 1.1.2* by promoting transportation choice, healthy residential development, safety, and convenience.

**Housing Element**

Gatorwood Apartments intends to redevelop the existing residential facility as a mixed use residential development with convenient access to the University of Florida, Shands Healthcare, and several RTS routes. The proposed PD is consistent with the overall goal of the Comprehensive Plan Housing Element by providing adequate, decent, safe, sanitary, healthy, and cost-effective rental housing. Furthermore, *Policy 1.1.5* states that the private sector shall be responsible for providing housing for college students. The proposed PD designation will, therefore, support the overall goal of this Element of the Comprehensive Plan and allow for the provision of housing for students of the University of Florida.

### **Conservation, Open Space and Groundwater Recharge Element (COSGR)**

The Gatorwood Apartments site does not contain any environmentally significant land or resources including creeks, wetlands, lakes, wellfields, major groundwater recharge areas, or upland areas, as designated by *Policy 1.1.1* of the COSGR Element of the Comprehensive Plan. In addition, Gatorwood Apartments intends to increase the amount of contiguous, pervious surface currently existing on the site by utilizing a multistory design.

Approximately 2 acres of the completed project site will be considered open space. This area will include designated open space and interior courtyards, and a pervious emergency access lane. The majority of these areas will contain pervious surfaces allowing precipitation to percolate through the ground, thereby minimizing the amount of run-off from the site.

### **Potable Water/Wastewater Management Element**

The existing Gatorwood Apartments facilities are connected to potable water and sanitary sewer service provided by Gainesville Regional Utilities (GRU).

### **Stormwater Management Element**

Gatorwood Apartments intends to construct one stormwater management facility that will function as a wet basin. In accordance with the Comprehensive Plan Stormwater Management Element *Objective 1.9* the design of the wet basin will serve a dual purpose as both a stormwater facility and as an aesthetically pleasing feature. The stormwater basin will be constructed to mitigate the potential impacts of 100-year critical duration rainfall depth. The basin will be designed to contain any run-off from the site and to allow stormwater to percolate into the soil, rather than run directly into the ultimate receiving surface waters.

#### **4. Consistency with Florida Statutes Chapter 163 and Florida Administrative Code Rule 9J-5**

Florida Statutes (F.S.) Chapter 163 Part II establishes the framework for growth management and local government planning in the State of Florida. This area of the Statutes contains requirements for Comprehensive Plan Amendments to be found in compliance with local planning initiatives and promote fiscally sound development of the planning area. Furthermore, Florida Administrative Code (F.A.C) Chapter 9J-5 implements F.S. Chapter 163 by mandating specific measures and levels of evaluation for local comprehensive plans, land development regulations, and amendments to such documents. Chief among these requirements is that all amendments follow the guidelines established for concurrency of public facilities, specifically through the Future Land Use, Transportation, Sanitary Sewer, Potable Water, Solid Waste, Stormwater Management, and ground water recharge elements.

##### *URBAN INFILL AND REDEVELOPMENT*

The proposed site lies within the City of Gainesville in an existing urbanized area. The project site is a multi-family residential development currently not in use. The proposed project will redevelop this site and provide a contemporary residential facility to accommodate population growth and enrich the urban fabric of the University of Florida / Shands Healthcare / Veteran' Administration Medical Center area. Furthermore, the redevelopment of this site will promote efficient and fiscally sound development.

##### *CONCURRENCY MANAGEMENT SYSTEM*

The City of Gainesville has adopted level of service standards for roads, potable water, sanitary sewer, solid waste, recreation, and drainage to be consistent with the FAC 9J-5.005. An application for concurrency certification has been submitted with this report. Additional concurrency analysis for public facilities will be conducted by City staff.

##### *FUTURE LAND USE ELEMENT*

The amendment proposes overlaying the MU-1 zoning category with a Planned Development zoning district. This PD would allow for the development of the land at a slightly higher density than is currently allowed by the Comprehensive Plan. This increase in residential density will allow for more efficient and innovative design of the new development. The PD will replace an existing multi-family residential development which will help to promote infill and redevelopment and discourage sprawl. The site lies within an urbanized area and will not require further extension of public facilities for service. The project will utilize existing public service for potable water and sanitary sewer. As defined in FAC 9J-5.006, evaluation of these factors will promote systematic and cost effective growth thereby fighting the elements of urban sprawl.

##### *TRANSPORTATION ELEMENT*

Tables 3 and 4 provide a current transportation impact analysis, demonstrating the level of service standards for transportation in the area of the proposed development. The site lies within Transportation Concurrency Exception Area (TCEA) Zone A and will thus allow for multi-modal access by residents of the development.

Coordination with the State of Florida Department of Transportation and the City of Gainesville will ensure safe, appropriate access locations where such authority applies and designs in conformance with Florida Administrative Code, Chapters 14-96 and 14-97. Sidewalks will be constructed during appropriate phases of construction. This will further connect the development to the surrounding neighborhood and to create the building blocks of a truly multi-modal community.

*SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT*

The proposed amendment is located within the Gainesville Regional Utilities service area. Development resulting from the amendment will connect to the existing publicly available utility infrastructure. Efficient design of infrastructure will not decrease the existing facilities service capabilities. Design techniques may include such elements looped potable water lines and pressurization devices.

The stormwater management facility (SMF) will be designed as a wet basin. This basin will provide adequate stormwater treatment so as not to degrade the water quality of the ultimate receiving water body. Furthermore, post-development stormwater runoff will not contribute pollutants which will degrade the water quality and stormwater treatment will provide a level of treatment which meets or exceeds Chapter 62-25 F.A.C and the City of Gainesville's adopted level of service standards.

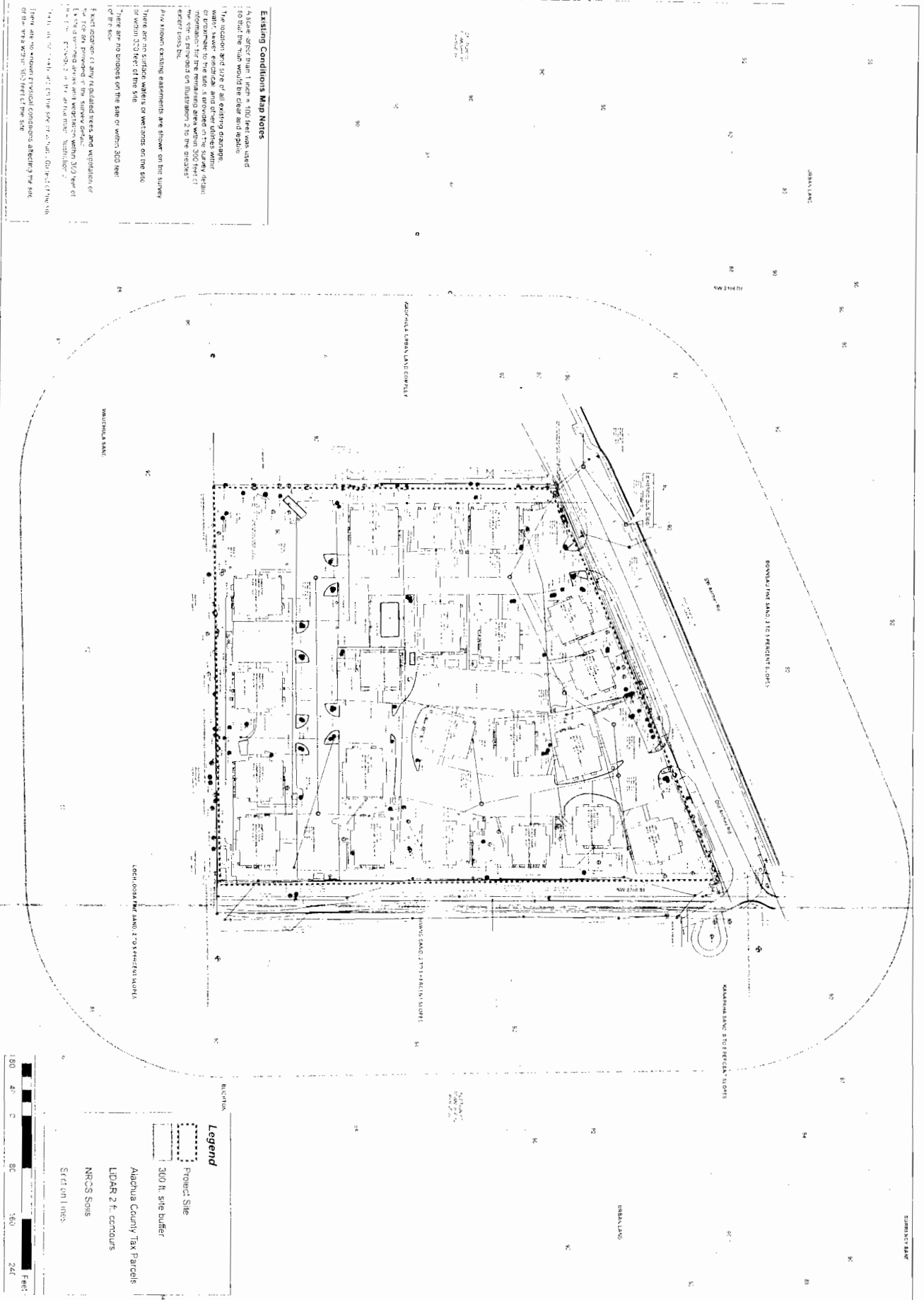


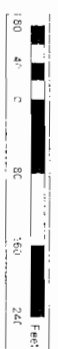
ILLUSTRATION 1  
EXISTING  
CONDITIONS MAP

**Existing Conditions Map Notes**

- 1. A scale greater than 1 inch = 100 feet was used so that the map would be clear and readable.
- 2. The location and size of all existing structures, water, roads, and other features are shown for information for the remaining area within 300 feet of the site or projects on Illustration 2 to the project except as noted.
- 3. Any known existing easements are shown on the survey.
- 4. There are no surface waters or wetlands on the site or within 300 feet of the site.
- 5. There are no bridges on the site or within 300 feet of the site.
- 6. Next location of any regulated areas and vegetation of the site provided by the survey data.
- 7. A 300-foot buffer zone with vegetation within 300 feet of the site or projects on Illustration 2 to the project.
- 8. This map is not a plan of the site or project and the site of the area within 300 feet of the site.

**Legend**

- Project Site
- 300 ft. Site Buffer
- Alachua County Tax Parcels
- LIDAR 2 ft. contours
- NRCS Soils
- Street or Lines



**Gatorwood Apartments  
Planned Development Application**

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