

030903C

Explanation of how the proposed development will contribute to the community.

The project will offer a diversity of housing element in a community that is traditionally devoid of high-end multi-family dwelling units. The inclusion of upscale town homes will invigorate the district and provide additional housing choices and advantages to neighbors not currently received. Secondary, retail, professional and commercial markets will be stimulated by the inclusion of hundreds of new residents and their daily need for goods and services.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

The PD will increase the tax base. Secondary, retail, professional and commercial markets will be stimulated by the inclusion of hundreds of new residents and their daily need for goods and services.

H. What impact will the proposed change have on level of service standards?

Roadways - The Level of Service (LOS) will be increased from its current status by 923 trips a day.

Recreation - See attached PD Report.

Water and Wastewater - See attached PD Report.

Solid Waste - See attached PD Report.

Mass Transit - See attached PD Report.

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO YES (please explain)

The site is served by Gainesville Regional Transit Routes 8 and 10. In addition, please see attached PD Report for additional information concerning bus shelters and multi-modal opportunities presented by the site.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

City Plan Board	
Name:	Park Central Holdings
Address:	1231 SW 3 rd Avenue Gainesville, Florida 32601
Phone:	(352) 376-6223 Fax (352) 376-2696
Signature:	<i>[Handwritten Signature]</i>

City Plan Board	
Name:	
Address:	
Phone:	Fax:
Signature:	

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Signature:	

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Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Gerry Dedenbach - Agent

Print Name of Owner/Agent

[Handwritten Signature]
Owner/Agent Signature

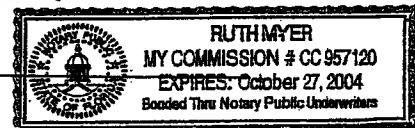
1/12/04
Date

STATE OF FLORIDA
COUNTY OF *Alachua*

Sworn to and subscribed before me this *12th* day of *January* 200*4* by (Name)
Gerry Dedenbach

[Handwritten Signature]
Signature - Notary Public

Personally Known OR Produced Identification (Type)



SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED.
2. BEARINGS ARE BASED ON A CALL OF SOUTH 00°03'56" WEST FOR THE EASTERLY LINE OF THE WEST HALF OF BLOCK 18 OF BROWN'S ADDITION AND THE WESTERLY LINE OF LINCOLN TERRACE (PLAT BOOK "C", PAGE 93) AS FURNISHED BY CLIENT.
3. THE PURPOSE OF THIS SURVEY IS TO SHOW LOCATION FEATURES AND TOPOGRAPHIC AND BOUNDARY INFORMATION.
4. VERTICAL DATUM IS BASED ON N.G.V.D. 1929 VERTICAL DATUM.
5. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED AND SEALED BY THE LAND SURVEYOR IN RESPONSIBLE CHARGE.
6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
7. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF LOCATIONS AND ELEVATIONS OF UTILITIES PRIOR TO EXCAVATION OR TIE-IN CONSTRUCTION.
8. THE SURVEYOR'S LIABILITY FOR THIS SURVEY SHALL BE LIMITED TO THE ACTUAL COST OF THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. TREE TRUNK DIAMETERS WERE SIZED AT CHEST HEIGHT, AND DIAMETER MAY VARY AT THE BASE OF THE TRUNKS. DO NOT DESIGN STRUCTURES, CURBS AND GUTTERS WITHIN FIVE FEET OF LOCATED TREES WITHOUT FIRST CONTACTING SURVEYOR.
12. UTILITY LOCATION SYSTEMS (FLORIDA ONE-CALL) WAS REQUESTED TO FIELD MARK UTILITIES IN THIS AREA ON APRIL 20, 2001 (TICKET NUMBER 11012736). THIS SURVEY REFLECTS THE LOCATIONS AS PAINTED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANIES. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY UTILITIES NOT MARKED OR MIS-MARKED BY LOCATION CONTRACTOR. BELLSOUTH AND AT&T LOCATION CONTRACTORS DID NOT RESPOND TO THIS TICKET. UTILITY INFORMATION SHOWN HEREON IS AS PER UTILITY PLANS OBTAINED FROM GAINESVILLE REGIONAL UTILITIES AND ACTUAL FIELD CONDITIONS.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 8 OF 15 COMMUNITY PANEL No. "125107 0008 B", THAT THIS PROPERTY IS LOCATED IN FLOOD ZONES "A" & "C". MAP EFFECTIVE DATE, JANUARY 19, 1983. FLOOD ZONE "C" IS AT AN ELEVATION ABOVE THE 100 YEAR FLOOD LINE, AND FLOOD ZONE "A" IS AT AN ELEVATION BELOW THE 100 YEAR FLOOD LINE.

LAND DESCRIPTION:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; THENCE S. 00°07'54" W ALONG THE WEST LINE OF SAID SECTION 5 FOR 215.99 FEET; THENCE S 89°52'06" E FOR 38.98 FEET TO A FOUND NAIL AND DISK ON AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTHWEST 13TH STREET AND THE POINT OF BEGINNING; THENCE S 89°53'26" E FOR 42.00 FEET TO A SET IRON PIN (#3524); THENCE N 00°06'34" E FOR 110.70 FEET TO A SET NAIL AND DISK (#3524) MARKING AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 8TH AVENUE (80 FOOT WIDE RIGHT OF WAY) AND AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A DELTA OF 09°43'32", A RADIUS OF 1461.43 FEET AND A CHORD BEARING N 84°38'35" E, 247.77 FEET; THENCE ALONG THE ARC OF SAID CURVE 248.07 FEET TO A SET NAIL AND DISK (#3524) MARKING THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A DELTA OF 02°43'59", A RADIUS OF 1448.47 FEET AND A CHORD BEARING N 78°25'59" E, 68.14 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 68.14 FEET TO A SET NAIL & DISK (#3524) MARKING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A DELTA OF 03°01'52", A RADIUS OF 2182.92 FEET, AND A CHORD BEARING NORTH 78°35'29" EAST, 115.47 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 115.49 FEET TO A SET NAIL & DISK (#3524); THENCE SOUTH 89°39'39" EAST A DISTANCE OF 128.11 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 12TH STREET; THENCE SOUTH 00°03'18" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 193.03 FEET TO A SET IRON PIN (#3524); THENCE CONTINUE S 80°03'18" W ALONG SAID WEST RIGHT OF WAY LINE FOR 413.00 FEET TO A SET IRON PIN (#3524); THENCE N 89°28'14" W ALONG SAID WEST RIGHT OF WAY LINE FOR 14.08 FEET TO A SET IRON PIN (#3524); THENCE N 89°28'14" W ALONG THE NORTH RIGHT OF WAY LINE OF LINCOLN TERRACE AS PER PLAT BOOK "C", PAGE 93; THENCE CONTINUE N 89°28'14" W FOR 189.40 FEET; THENCE N 00°12'43" E FOR 120.31 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE N 89°28'51" W FOR 120.02 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT LYING ON AN INTERSECTION WITH SAID EAST RIGHT OF WAY LINE OF NORTHWEST 13TH STREET; THENCE N 00°06'34" E ALONG SAID EAST RIGHT OF WAY LINE FOR 320.43 FEET TO SAID POINT OF BEGINNING;

CONTAINING ±7.57 ACRES, MORE OR LESS.

PARK CENTRAL HOLDINGS (PCH)

PLANNED USE DISTRICT (PUD) REPORT FOR APPLICATION 9 LUC
Submitted in accordance with the requirements of
Sections 30-211, 213 & 214, City of Gainesville, Land Development Code (LDC)

MAR - 2 2014

CONSISTENCY WITH COMPREHENSIVE PLAN- PLANNED USE DISTRICT (PUD)

The following is a description of project's consistency with the City of Gainesville's Comprehensive Plan. With regard to the Planned Unit District, the adopted City of Gainesville 2000-2010 Comprehensive Plan states:

This category is an overlay land use district which may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this comprehensive plan. The category is created to allow 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 and/or unique design features which might otherwise not be allowed in the underlying land use category... Planned Development zoning shall be required to implement any specific development plan under a PUD.

The PCH development is a prime example of the necessity for the PUD overlay district. A PD rezoning application is being submitted simultaneously with this land use amendment. Rarely is the City of Gainesville presented with an opportunity to redevelop an entire city block. Therefore, a unique, innovative and narrowly construed proposal, consistent with the City of Gainesville's Comprehensive Plan and Land Development Code has been prepared for this site. This report analyses those Goals, Objectives and Policies and demonstrates the compatibility and justification for the land use amendment. This report, and the accompanying PD rezoning report, fully discusses the project's density and intensity, permitted uses, multi-modal access, trip generation and capture, environmental features, and buffering compatibility.

The specificity of the PUD land use category seeks to promote compatibility with surrounding land uses and onsite environmental conditions. Because the project site encompasses an entire block, with the exception of one small outparcel, it cannot proceed under the existing traditional land use categories. The existing land use categories do not afford the required flexibility in site design and promote the architectural standards that an infill project such as this requires. The PUD land use category affords and promotes the necessary design and regulatory elements.

In brief, the development proposes up to 225 multi-family dwelling units and limited commercial on the unit block of NW 7th Avenue and NW 12th Street. This community's residents will primarily utilize an internal parking garage. The internal configuration and the site's proximity to the University of Florida and the central urban area will encourage pedestrian, bicycle and transit travel. Although the garage will offer the residents convenient and safe access to local streets, less reliance on the automobile for daily needs is a benefit of this urban infill project.

The following sections analyze and discuss the compatibility with the City of Gainesville's 2000-2010 Comprehensive Plan and the Planned Use District (PUD) land use category.

Policy 4.1.2 Underlying densities and intensities of development within the future land use categories shall be consistent with the policies in the Conservation, Open Space and Groundwater Recharge, and Future Land Use Elements providing standards and criteria established for the protection of environmentally sensitive land and resources.

The underlying land uses of the 7½ acres contained on the unit block of NW 7th Avenue and NW 12th Street afford the opportunity for a variety of residential and commercial activity. However, because the site is traversed by Rattlesnake Branch, a regulated creek in the City of Gainesville, it is doubtful that without the flexibility of the PUD land use, this site could develop with its existing land use categories. Furthermore, without exemplary site planning and design, severely uncoordinated and disjunct elements are the likely outcome for the site.

Policy 4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Overall compatibility of the proposal;
2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and
5. Whether the best interests, community values, or neighborhood support is achieved.

OVERALL COMPATIBILITY OF THE PROPOSAL & SURROUNDING LAND USES

CONSISTENCY WITH FUTURE LAND USE MAP

The project's proposed overall gross density of 30 dwelling units/acre (du/ac) matches the site's existing Residential Medium and Mixed Use- Low land use, which both allow 30 du/ac and is only slightly higher than the site's existing office land use of 20 du/ac. The PUD overlay, will allow the blending of the overall gross density in a manner complimentary to both the context area and the character of the site, consistent with 2002 Future Land Use Element.

As shown in the table below, and in Illustration 1, the existing land uses adjacent to the site include Office, Education, Public Facilities, Commercial, Residential Low, and Mixed-Use Low. Introduction of the project into the context area will promote neighborhood vitality and sponsor numerous secondary support activities such as retail, commercial and service demand. In addition, employment opportunities will be created during construction and in the future.

DIRECTION	LAND USE	PARCEL
North	Office (O)	09533, 09533-1, 09533-2, 09533-3
East	Education (E) / Public Facilities (PF)	13857 / 13862
South	Residential Low (R-L) / Commercial (C) /	14068, 14073, 14074, 14075 / 14054, 14062
West	Mixed Use – Low / Public Facilities	15189, 15189-001, 15189-002 15189-2