

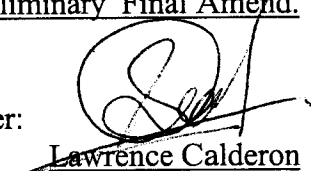
0406591

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 16, OLD LIBRARY

222 East University Avenue 334-5023

<p>Petition No. <u>155PDV-04PB</u> Review Date: 11/12/2004 Review For: <u>Trimark Corporation</u> Plan Reviewed: 11/12/2004 Project Name: <u>Trimark Corporation</u> <u>Causseaux & Ellington, Inc., agent for Trimark Corporation.</u> <u>Rezoning from RH-2 to PD to allow Residential, Offices and</u> <u>Commercial. Located at 1231 SW 3rd Avenue.</u></p>	<p>Review Type: <u>Preliminary</u> <u>Final Amend.</u></p> <p>Project Planner:  <u>Lawrence Calderon</u></p>
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RECOMMENDATIONS/REQUIREMENTS/COMMENT

1. The maps provided with PD rezoning, does not show how the existing developed site will be used.
 2. A PD Layout plan is required
 3. A Development Plan Report is required in order to process the request for a PD. The document submitted does not include any reference to a development plan report. Staff recommends that some pages of the existing booklet be used to develop such a report.
 4. No dimensions are provided on the maps to provide an indication of size and scale of the proposed development.
 5. Please indicate how the subject parcel is removed from the existing development and how the existing development satisfies density requirements and other conditions of a previously approved development plan. A statement is made but no data is provided. It shall be the responsibility of the applicant to ensure that the remaining development meet development standards.
 6. The property ownership appears correct on the Tax Record but the ownership on the application should be consistent. Please clarify the subject property as it relates to address and legal description.
 7. The PD process requires the following: Sec. 30-214
 - a. Existing conditions Map Not provided
 - b. A PD Layout Plan Not provided
 - c. Other documents, referenced but not provided

It would be convenient to have a map at a more appropriate scale.
- .. A survey of the subject property would very helpful. The exact boundaries of the subject property in relationship to current rights-of-way limits should be designated. No dimensions are provided.

SITE PLAN EVALUATION SHEET

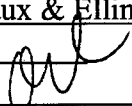
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION CURRENT PLANNING ROOM 16, OLD LIBRARY

222 East University Avenue 334-5023

9. Prior to adopting the final language of the PD, the documents must be consistent and free of information, which will not be included in the ordinance or applicable to the development. Please ensure that any such information is clarified and removed.
10. Please provide plans at the scale required by the PD ordinance, No PD layout plan is provided.
11. It appears that the only criterion, which cannot be met, is the amount of allowable Non-residential square footage. That being the case, are there any development standards that will be modified? Please provide a break-down of the various elements of the proposed development.
12. The project addresses public space, where would those spaces be created.
13. The project also addresses treatment of streetscape, it would be helpful to review how those streetscapes weave into the requirements of the University Heights Overlay plan.
14. The plan discusses the option of creating a transitional area, how does this fit into the proposal submitted and how would it work in relationship to the adjacent project/s.
15. It is stated in the plans that setback requirements will follow the guidelines set forth by the University Heights Special Area plan. Which type does the plan wish to pattern?
16. No open space information is provided. Will the site be fully developed with impervious materials.
17. It appears that an area is designated for parking on the east side of the subject parcel. How will this function.
18. Given the known width of the alley, it is not show how parking, driveway and access will be accommodated. Will the adjacent property be included, if so, what kind of modifications will be proposed? The submitted document discusses treatment of the alley; it does not appear that there is adequate space available to achieve what is proposed. Any property used for public purposes must be dedicated to the city of necessary easements must be provided.
19. How does emergency and service vehicles access the facilities.
20. Considering the recent conflicts with solid waste disposal, it would be prudent to consider that element early in the process.
21. Could not relate the concept of private drives with the development as proposed; where will the speed humps, traffic calming mechanisms and other features be located?
22. How will parking orientation in relationship to the alley, movement of vehicles and impacts to adjacent properties be addressed.
23. Please be aware that this petition is contingent on approval of the application amending the Special Area Plan.

**CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022**

Sheet 1 of 1

Petition	<u>155PDV-04PB</u>	Date Received <u>11/2/04</u>	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	<input type="checkbox"/> Final
Project Name	<u>Gator Estates</u>		<input type="checkbox"/> Amendment
Location	<u>1231 SW 3rd Ave.</u>		<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>Causeaux & Ellington</u>		<input checked="" type="checkbox"/> Planned Dev.
Reviewed by	<u>Onelia Lazzari</u> 		<input type="checkbox"/> Design Plat
			<input type="checkbox"/> Concept

Approvable (as submitted)
 Approvable (subject to below)
 Insufficient Information
 PD Concept (Comments only)
 Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

3. An error still exists in the trip generation shown in both the PD and PUD Reports and on the layout plan sheets (both PD and PUD). Please correct as follows:
 - a. For ITE Category 814 (Specialty Retail Center), for the p.m. peak hour trip generation calculations, please use the p.m. peak hour of adjacent street traffic and make appropriate corrections and resubmit information. Currently in the documents, when the totals are added for p.m. peak hour, p.m. peak hour of adjacent street traffic for Specialty Retail is not used to compute the total (p.m. peak hour of the generator is used). Please correct (including in the net result after the modal split reduction is included). Also, please put these corrections on an 8 1/2 x 11 sheet and submit so that it can be attached to the Application for Concurrency Certification.
2. A condition of approval is that the PD shall not have any drive-through uses.

SITE PLAN EVALUATION SHEET


PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>155PDV-04 PB</u>	Review Date: <u>10/21/04</u>	Review Type:
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>10/21/2004</u>	<u>Planned Development</u>
Description, Agent & Location: <u>Gator Estates</u>		Project Planner:
<u>Causseaux & Ellington</u>	<u>1231 SW 3rd Ave.</u>	<u>Lawrence Calderon</u>

APPROVED
(as submitted)

APPROVED
(subject to below)


DISAPPROVED

<input type="checkbox"/> Alachua County Environmental Review Required	Comments By:  Rick Meller P.E. Development Review Engineer
<input checked="" type="checkbox"/> Alachua County Environmental Review Not Required	
<input checked="" type="checkbox"/> 100 Yr. critical duration storm event must be analyzed.	
<input checked="" type="checkbox"/> SJRWMD stormwater permit is required.	
<input checked="" type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2)	
<input type="checkbox"/> Approved for Concurrency	

REVISIONS / RECOMMENDATIONS:

1. Access will not be permitted onto SW 13th Street. All access must occur along SW 3rd and 4th Ave's and should be proposed as far east as possible.
2. All trash pick-up proposals must be approved by the City's Solid Waste Manager.

**SITE PLAN EVALUATION SHEET
GAINESVILLE POLICE DEPARTMENT**

Petition Number: 155PDV-04 PB **Review Date:** November 3, 2004
Site Visit Date: September 16, 2004, 1125 Hours
Description: Gator Estates
Location: 1231 SW 3rd Ave.
Review For: Final Staff Meeting, Review #2
Planner: Lawrence Calderon **Reviewed By:** Sgt. Jeff Reese 

Recommend for Approval With Consideration for Comments

Recommend for Disapproval

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Recommendations and Comments

1. No comments related to rezoning request.
2. The Police Department needs to review and comment on the following, prior to final approval for construction:
 - a. Area lighting with a photometric plan
 - b. Alarm systems
 - c. Access control and fencing
 - d. Building markings and numbering
 - e. Other comments related to security, natural surveillance, visibility, and lighting. The scope of comments will depend on building design, layout, and surrounding conditions.

The purpose of this review is to provide security recommendations. This report is advisory only and is not intended to identify all weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.



**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Nov 8, 2004

3 Petition 155PDV-04 PB

Causseaux & Ellington, Inc., agent for Trimark Corporation. Rezone property from RH-2 (residential high density, 8-100 du/acre) to PD (planned development) for a mixed use development of multi-family residential and office use. **Gator Estates**. Located at 1231 Southwest 3rd Avenue. Related to Petitions 154LUC-04 PB and 179ZON-04 PB. (Planner, Lawrence Calderon)

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

**New
Services**

GRU has no objections to the proposed mixed use rezonning of this property. Contact Terry Hartley at 393-1459 to schedule a project meeting with each GRU area, the planner, arborist, cabel TV & Bell South when you are ready. The utility space allocations need to be approved before final.

- Water**
- Sanitary**
- Sewer**
- Electric**
- Gas**
- Real**
- Estate**

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 154LUC-04PB & 155PDV-04PB Review Date: 11/8/04
Review For :Plan Board Plan Reviewed: 11/8/200
Description, Agent & Location: Causseaux & Ellington, Inc., Gator
Estates, 1231 SW 3 Ave.

Review Type: Planned Development

Project Planner: Lawrence Calderon

APPROVABLE APPROVABLE DISAPPROVED CONCEPT
SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction.
Complete code compliance plan review will be performed at Building Permitting.

Comments By:

Brenda G. Strickland

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

The Building Department has no problem with the proposed land use and zoning change knowing that a preliminary/final site plan will be submitted for review.