

TO: City Plan Board

Item Number: 1

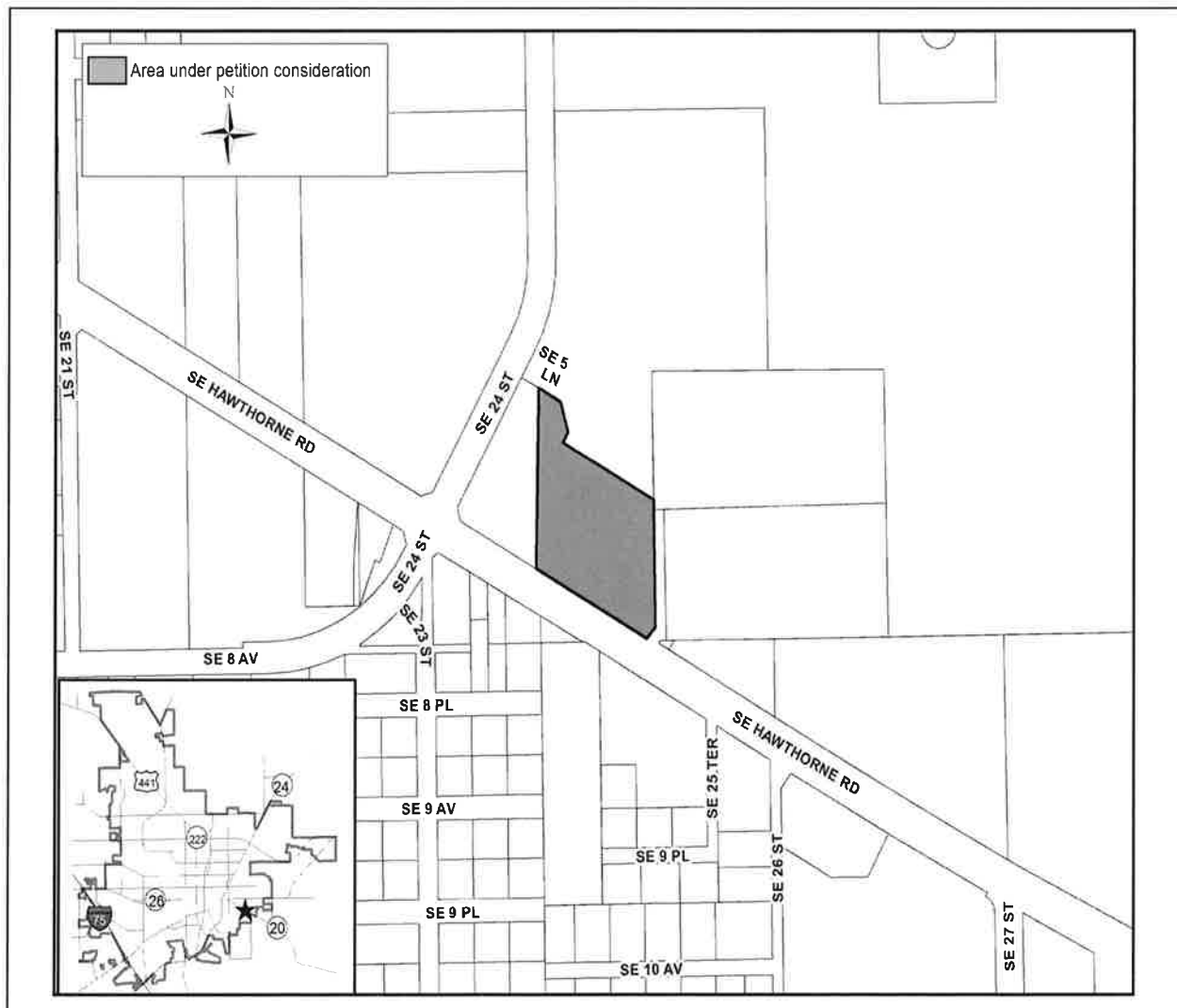
FROM: Planning & Development Services Department Staff

DATE: September 22, 2016

SUBJECT: Petition PB-16-93 SUP Parametric Design & Development, agent for Beach 220 LLC, owner. Special Use Permit (SUP) with development plan review to allow the construction of a 5-story apartment building for the elderly. Zoned: MU-1 (8-30 units/acre mixed-use low intensity district). Located at 2420 SE Hawthorne Road.

Recommendation

Approve the Special Use Permit (SUP) and the associated preliminary development plan, with the required amount of density bonus points, subject to the conditions and recommendations in this report and Appendix E.



Description

The applicant is requesting approval of a Special Use Permit (SUP) and an associated preliminary development plan to construct a 5-story apartment building. The 5-story apartment building will contain 84 affordable dwelling units for the elderly (i.e., 55 years of age and older). Other proposed amenities include landscape material, stormwater facilities, utilities, lighting, off-street parking, sidewalks, and signage. The applicant is also requesting the approval of density bonus points in order to build the proposed development at a density of 28.96 dwelling units per acre.

The development site is a vacant and vegetated tax parcel that contains 2.90 (MOL) acres. It was created as part of an approved minor subdivision (Petition AD-09-157 SUB) and development plan (Petition DB-09-156 SPL) for the Dollar General Store, currently located on the adjoining parcel to the west. A multi-family development (Tiger Bay Apartments) abuts on the north. SE Hawthorne Road (SR 20) abuts on the south. SE 25th Street and a tax parcel that contains a church abut on the east.

The area surrounding the development site includes a mixture of residential, commercial and office uses, such as the Gainesville Technology Entrepreneurship Center (GTEC) and the Alachua County Sheriff's Office. The area also has a mature tree canopy that consists mostly of pine trees and oak trees. Transportation facilities in the surrounding area include paved streets, bike lanes, sidewalks and bus stops. Bike lanes, sidewalks, and two Regional Transit System (RTS) bus routes (Route 7 & Route 711) are located along SE Hawthorne Road (SR 20). A signalized intersection with pedestrian crosswalks is located at the intersection of SE Hawthorne Road (SR 20) and SE 24th Street, which is just west of the development site.

If approved, this petition will allow the proposed development to be constructed at a height and density that exceeds the maximums allowed by right within the MU-1 zoning district for multi-family residential development (see Exhibit B-1). The maximum density allowed on the development site is 20 dwelling units per acre (or 58 dwelling units) by right and up to 30 dwelling units per acre (or 87 dwelling units) with density bonus points (see Exhibit B-4). However, the maximum density allowed on the development site within 100 feet of abutting single-family residential zoning is 2.1 dwelling units per acre (or 6 dwelling units). The maximum building height allowed on the development site is three stories by right and four or five stories by Special Use Permit (SUP). A building height of four or five stories is allowed by SUP only if the development site is not adjacent to property with a single-family residential land use designation.

Key Issues

- The east property line of the development site abuts a tax parcel with single-family land use and zoning designations for approximately 31.47 feet, as shown in Exhibit C-2. For this reason, the applicant and owner of the abutting tax parcel intend to request staff approval of a lot line adjustment at this location. The lot line adjustment will eliminate the development site's abutment and adjacency to property with single-family residential

land use and zoning designations, so that the applicant can receive approval to have a maximum building height of 5 stories by Special Use Permit (SUP) and a maximum density of up to 30 dwelling units per acre with density bonus points on the entire development site. (See Exhibits C-1 thru C-3.)

CONDITION 1: PRIOR TO THE ISSUANCE OF A DEVELOPMENT ORDER, BUILDING PERMIT OR NOTICE OF APPROVAL FOR THIS PETITION, THE APPLICANT SHALL RESOLVE THE DEVELOPMENT SITE'S ABUTMENT AND/OR ADJACENCY TO PROPERTY WITH A SINGLE-FAMILY RESIDENTIAL LAND USE OR ZONING DESIGNATION, IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE.

- According to the Transportation Mobility Element, Policy 10.3.1, the applicant must comply with the following design standards of the Central Corridors Special Area Plan: Building Placement, Parking, Sidewalks, Building Wall Articulation, and Placement of Mechanical Equipment. This petition does not include a request from the applicant for board-approved exceptions from these standards. (See Exhibit B-3)

CONDITION 2: REQUESTS FOR EXCEPTIONS FROM THE STANDARDS OF THE CENTRAL CORRIDORS SPECIAL AREA PLAN SHALL REQUIRE BOARD APPROVAL IF THE STANDARDS WERE CONSIDERED IN RECOMMENDING AND/OR GRANTING A PRELIMINARY DEVELOPMENT ORDER FOR THIS PETITION.

The applicant is requesting density bonus points in order to achieve 84 dwelling units on the development site. Staff's review of the request indicates that the applicant may not be able to achieve the required number of density bonus points. The objectives used to obtain density bonus points that the applicant does not appear to have met are: cross ventilation; additional street trees; front porches; residential building orientation; and possibly the build-to-line. Each objective is further discussed in Appendix E: Technical Review Committee Conditions and Recommendations.

Subsequent to receiving staff's comments, the applicant prepared a response to comments letter (see Exhibit C-4) that addresses the above-mentioned concerns. The letter explains how, in the absence of a revised development plan, the proposed development can be built to achieve a desired density and meet the required number of density bonus points.

CONDITION 3: APPROVAL OF THE NUMBER OF DWELLING UNITS ALLOWED ON THE DEVELOPMENT SITE MUST BE SUPPORTED BY THE NUMBER OF DENSITY BONUS POINTS RECEIVED.

- The associated development plan is subject to staff review for final approval.

CONDITION 4: APPROVAL OF THE SPECIAL USE PERMIT (SUP) AND DENSITY BONUS POINTS SHALL BE SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED DEVELOPMENT PLAN.

Basis for Recommendation

The staff recommendation is based on the criteria for issuance of a Special Use Permit (SUP) shown in Sec. 30-233 (see Exhibit B-2) of the City's Land Development Code. The Plan Board must make findings concerning the SUP to ensure that the design, location, and methods of operation of the proposed development conform to the City's Comprehensive Plan. Staff's findings for each of the criteria in Sec. 30-233 are as shown below.

Land Development Code, Sec. 30-233, Special Use Permit Criteria:

- 1. The proposed use or development complies with all required regulations and standards of Chapter 30 of the Land Development Code and all other applicable regulations.** The City's Technical Review Committee finds the proposed use and development approvable, subject to the adoption of the conditions and recommendations provided in this report and Appendix E.

CONDITION 5: APPROVAL OF THE SPECIAL USE PERMIT (SUP) SHALL BE SUBJECT TO THE ADOPTION OF THE CONDITIONS AND RECOMMENDATIONS PROVIDED IN THIS REPORT AND APPENDIX E.

- 2. The proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.** The City's Technical Review Committee finds the proposed use and development generally compatible and in harmony with the uses and structures on adjacent and nearby properties, provided the conditions and recommendations in this report and Appendix E are adopted. This finding is based, in part, on the following: (1) The proposed development will be immediately south of the Tiger Bay apartment complex, which is multi-story; (2) The proposed development will be within walking distance to offices, retail establishments, and a place of religious assembly; (3) New sidewalk and driveway connections will tie into existing transportation facilities in order to make pedestrian and vehicular circulation safe and efficient; (4) Bike and motorcycle parking spaces will be provided to support alternative modes of transportation and help reduce car trips; (5) The proposed development will abut RTS bus routes on SE Hawthorne Road (SR 20) that provide night and weekend service; (6) Lighting will be provided for visibility and to enhance security on the development site, subject to the City's light trespass requirements; (7) Landscape material will be provided for shade and aesthetics; (8) Building wall articulation will be applied to all sides of the proposed building; and (9) The proposed building will be designed to reduce the view of rooftop mechanical equipment from other properties.
- 3. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.** Comments from Gainesville

Regional Utilities (GRU) in Appendix E indicate that the proposed use and development are approvable. GRU comments also indicate that necessary public utilities are available to the proposed development site and that they have adequate capacity to service the proposed use and development.

4. **The use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.** The proposed use and development will occur within Zone A of the City's Transportation Mobility Program Area (TMPA), in which roadway capacity has been determined to be adequate enough to accommodate redevelopment. Since the development site is not located within the UF Context Area, the applicant will not have to sign a TMPA agreement for trip generation.
5. **Screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.** The City's Technical Review Committee finds the proposed use and development in compliance with the City's landscaping requirements, except as indicated in Appendix E. The proposed development will include perimeter landscape buffers to screen adjacent properties. Since Hawthorne Road (SR 20) is a Gateway Street, gateway trees must be provided within the required street buffer. A street buffer is also required along SE 25th Street that will screen the proposed development from a vacant residential structure located to the east. Mechanical equipment will be screened with vegetation and rooftop parapets.
6. **The use or development conforms to the general plans of the City as embodied in the Gainesville comprehensive plan.** The City's Technical Review Committee finds the proposed use and development consistent with applicable policies of the adopted comprehensive plan and land development code, except as noted in Appendix E. The underlying MUL (Mixed-Use Low-Intensity: 8-30 units per acre) land use designation allows multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood) and supports a maximum building height of 5 stories by Special Use Permit (SUP). Further support is also found in the City's Housing Element, particularly Policy 2.2.6, which states the following: *The City shall encourage the development of elderly housing near activity centers and bus routes by providing sufficient siting opportunities that allow congregate living facilities in multi-family areas near bus routes and activity centers.* (See Exhibits A-1 and A-2.)

In addition to the above, housing for the elderly is permitted by right within the MU-1 zoning district, in accordance with the requirements in Article VI (see Exhibit B-1). Land development regulations dictating setbacks, landscaping, lighting, and building wall articulation, etc., are expected to ensure compatibility between the proposed use and development and the surrounding area at the requested building height.

7. **The proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms to the concurrency management requirements of the Land Development Code as specified in Article III, Division 2.** The City's

Technical Review Committee finds the proposed use and development in compliance with the level of service standards and concurrency management requirements adopted by the City, except as noted in Appendix E.

Findings

The City's Technical Review Committee finds this petition approvable, subject to the approval of the Special Use Permit (SUP) and the associated preliminary development plan, with the required amount of density bonus points, subject to the conditions and recommendations in this report and Appendix E. If approved, the SUP is valid for a period of one (1) year from the date of Plan Board approval. Prior to the expiration of this one year period, the applicant must obtain a final development order for the associated development plan and obtain a valid building permit. Failure to comply with these requirements shall cause the approved SUP to become null and void unless, prior to the expiration date of the SUP, a request for an extension is approved by the Plan Board. A request to extend an SUP must be made through the City Planning Division prior to the expiration date.

Development Plan Review

The associated development plan requires a major level of review due to the applicant's proposal to construct a building in excess of 50,000 square feet. In addition to receiving an approved Special Use Permit (SUP), the applicant must also receive preliminary approval of the associated development plan from the Plan Board and final approval of the associated development plan from the City's Technical Review Committee (TRC). A copy of the associated development plan is provided in Appendix F.

Copies of the development application and documents discussing a neighborhood workshop held on June 2, 2016 are provided in Appendix D.

Conditions

CONDITION 1: PRIOR TO THE ISSUANCE OF A DEVELOPMENT ORDER, BUILDING PERMIT OR NOTICE OF APPROVAL FOR THIS PETITION, THE APPLICANT SHALL RESOLVE THE DEVELOPMENT SITE'S ABUTMENT AND/OR ADJACENCY TO PROPERTY WITH A SINGLE-FAMILY RESIDENTIAL LAND USE OR ZONING DESIGNATION, IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE.

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CONDITION 4: APPROVAL OF THE SPECIAL USE PERMIT (SUP) AND DENSITY BONUS POINTS SHALL BE SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED DEVELOPMENT PLAN.

CONDITION 5: APPROVAL OF THE SPECIAL USE PERMIT (SUP) SHALL BE SUBJECT TO THE ADOPTION OF THE CONDITIONS AND RECOMMENDATIONS PROVIDED IN THIS REPORT AND APPENDIX E.

Respectfully submitted,



Ralph Hilliard,
Planning Manager

Prepared by:



Bedez E. Massey
Planner

Table 1

Adjacent Existing Uses

North	Multi-family Residential
South	Vacant Commercial/Vacant Residential
East	Church/Vacant Residential
West	Commercial

Table 2

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	MUL	MU-1
South	MUL/RM	MU-1/RMF-6
East	SF/MUL	RSF-1/MU-1
West	MUM	MU-2

List of Appendices

Appendix A Comprehensive Plan Goals, Objectives and Policies

Exhibit A-1: Future Land Use Element, Policy 4.1.1, Mixed-Use Low Intensity (8-30 units per acre)

Exhibit A-2: Housing Element, Policy 2.2.6

Appendix B Land Development Code

- Exhibit B-1: Sec. 30-64. – Mixed use low intensity district (MU-1), et al.
- Exhibit B-2: Article VII, Division 5, SPECIAL USE PERMIT, Sec. 30.233
- Exhibit B-3: Special Area Plan for the Central Corridors Minimum Development Standards
- Exhibit B-4: Increased Residential Density Bonus Points Manual

Appendix C Supplemental Documents

- Exhibit C-1: Applicant's Proposed Lot Line Adjustment (Sheet 1 of 2)
- Exhibit C-2: Applicant's Proposed Lot Line Adjustment (Sheet 2 of 2)
- Exhibit C-3: Lot Line Adjustment Application
- Exhibit C-4: Applicant's Response to Comments Letter

Appendix D Application and Neighborhood Workshop Documents

Appendix E Technical Review Committee Conditions and Recommendations

Appendix F Development Plan

Appendix A: Comprehensive Plan Goals, Objectives and Policies



populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Mixed-Use Residential (up to 75 units per acre)

This residential district provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district may be allowed. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to serve the immediate neighborhood and pedestrians from surrounding neighborhoods and institutions. Land development regulations shall set the district size; appropriate densities (up to 75 dwelling units per acre); the distribution of uses; appropriate floor area ratios; design criteria; landscaping, pedestrian, transit, and bicycle access; and street lighting. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category when designed in a manner compatible with the adoption of a Special Area Plan for that area. The intensity of office use cannot exceed 10 percent of the total residential floor area per development.

Mixed-Use Low-Intensity (8-30 units per acre)

This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), 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, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest (or no) front setbacks.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.



Objective 2.1 Provide fair housing opportunities for all residents of Gainesville, regardless of race, religion, sex, age, handicap, family status or national origin.

Policy 2.1.1 The City shall promote an equal opportunity for people to attain the housing of their choice by implementing the provisions of the City of Gainesville Code of Ordinances, Chapter 8, Article V, Fair Housing.

Objective 2.2 Provide sufficient opportunity for the siting of group homes, foster care facilities, shelters for the homeless and elderly housing.

Policy 2.2.1 The City shall comply with the State Department of Children and Families regulations concerning the provision of information on requirements and procedures for siting group homes and foster care facilities.

Policy 2.2.2 The City shall allow foster family homes for children and adults, adult day care homes and family day care homes in all residential districts.

Policy 2.2.3 To guide group home facilities into appropriate sites in dispersed locations, the City shall provide siting guidelines and requirements that are consistent with the site selection provisions of Section 419.001, F.S., for units licensed by the Florida Department of Children and Families. Such guidelines ensure adequate dispersal throughout the community.

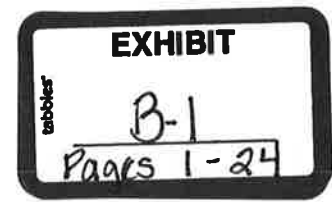
Policy 2.2.4 The City's Land Development Code shall designate areas throughout the City where housing for the homeless is allowed. Some criteria for such designations include proximity to public transportation routes, social service agencies, employment centers and medical services, and potential impact on existing and future neighborhoods and businesses.

Policy 2.2.5 The City shall examine methods to mitigate the special needs of the homeless, including living arrangements for homeless families with children, transitional housing for the employed homeless such as single-room occupancy (SRO) facilities, and low demand or "safe space" shelters (safe, alternative locations for the homeless that are separate from emergency shelter facilities and that provide weather protection, security, bathroom and shower facilities, lockers, telephones and locations that are within walking distance of social service facilities).

Policy 2.2.6 The City shall encourage the development of elderly housing near activity centers and bus routes by providing sufficient siting opportunities that allow congregate living facilities in multi-family areas near bus routes and activity centers.

GOAL 3

Appendix B: Land Development Code



Sec. 30-64. - Mixed use low intensity district (MU-1).

- (a) *Purpose.* 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, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips. This district is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other. The MU-1 district may be located in areas where analysis of residential characteristics demonstrates that such facilities are required. This district is intended to encourage the development of planned and unified neighborhood shopping centers in a relationship harmonious with adjoining residential activities. It is also intended to accommodate traditional neighborhoods that include nonresidential uses and neighborhood centers.
- (b) *Objectives.* The provisions of this district are intended to:
- (1) Permit compatible commercial, office, service and residential developments that benefit from being located near each other.
 - (2) Provide an adequate mix of residential uses including multifamily, townhouse, zero lot line, and detached single-family at urban densities.
 - (3) Provide opportunities for the development of compound residential uses.
 - (4) Minimize traffic congestion by:
 - a. Requiring that shopping center and/or mixed-use developments be located on appropriate major collector and arterial roadways, as defined in the comprehensive plan;
 - b. Minimizing the number and regulating the location of driveway connections; and
 - c. Encouraging pedestrian and nonautomotive access.
 - (5) Ensure, through development plan approval, that nonresidential and mixed-use developments are designed to promote the most efficient use of the land, and that they coordinate the internal activities of the site as well as establish a harmonious relationship between such developments and their environment.
 - (6) Require buffering or screening around nonresidential and/or mixed-use development in accordance with the land development code when the development abuts any property zoned for residential use or shown as residential on the future land use map.
 - (7) Accommodate neighborhood-level services and retail uses along existing business corridors.
 - (8) Coordinate the location and size of mixed-use developments commensurate with the character and density of the areas to be served.
 - (9) Allow the market some flexibility in determining locations of new nonresidential development, and the ability to expand such areas in relation to the population densities achieved.
 - (10) Encourage nonresidential and/or mixed-use developments to locate on land that is physically capable of supporting the particular type of development.
- (c) *Permitted uses.* See permitted uses listed in subsection (g) of this section pertaining to permitted uses.
- (1) *Specific conditions for residential uses.* If MU-1 zoning abuts a single-family residential zoning district, then the density of the residential portion of the mixed-use development shall be limited to that allowed by the RMF-6 residential district in the area within 100 feet of the property line, plus the required buffers for that single-family residential zoning district. In addition, multi-family development shall comply with all regulations in the RMF-6 district and the requirements of section 30-56.

- (2) *Specific conditions for single-family compound uses.* Twenty-five percent of the total floor area up to 1,000 square feet may be used for commercial or office uses. Such uses shall require a minimum lot size of 6,000 square feet and a lot width of 70 feet and shall have direct or shared access to a collector or arterial roadway.
- (d) *Specific conditions for neighborhood shopping centers.*
- (1) *Developments of more than 30,000 square feet.* There is no minimum size for buildings within the MU-1 zoning district. However, within the MU-1 zoning district, nonresidential developments of more than 30,000 square feet of gross leasable floor area are considered neighborhood shopping centers and are subject to the rights of and conditions for neighborhood shopping centers.
 - (2) *Location.* Neighborhood shopping centers shall be located within one-fourth mile of intersections of arterials or intersections of arterials and collectors, as shown on the map entitled Functional Classification of Streets, in the transportation mobility element of the city's comprehensive plan. Such uses shall have direct or shared access to an arterial.
 - (3) *Maximum gross leasable nonresidential floor area.* No more than 100,000 square feet of gross leasable nonresidential floorspace shall be allowed within any neighborhood shopping center.
 - (4) *Maximum gross leasable nonresidential floor area in any one business.* No more than 50,000 square feet shall be contained in any one business located within a neighborhood shopping center, except MG-54 (food stores).
 - (5) *Dimensional requirements for permitted nonresidential uses.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:
 - a. Required yard setbacks:
 1. Minimum front: 20 feet.
 2. Maximum front: 80 feet.
 3. Where the side or rear yard abuts property which is in a residential zoning district, or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 50 feet or the distance created by the 45 degree angle of light obstruction, whichever is greater.
 - b. Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.
 - c. Maximum building height: Five stories.
 - (6) *Multiple structures.* The use of multiple structures shall be considered on a case-by-case basis during development plan approval. Approval shall be conditioned upon findings by the appropriate reviewing board that all such structures are compatible with the uses and purposes of the center and surrounding uses and traffic patterns and are safely incorporated into the overall transportation system for the center.
 - (7) *Outparcels.* The proliferation of outparcels contributes to strip commercial development, traffic circulation problems and visual clutter, and obstructs pedestrian and bicycle movement. To mitigate the problems associated with outparcels, the following regulations shall apply:
 - a. *Creation and design.* The creation of outparcels shall be considered on a case-by-case basis during subdivision, lot split approval or development plan approval. Approval shall be conditioned upon findings by the appropriate reviewing board or staff, as applicable, that the neighborhood shopping center and all outparcels are integrated through the use of landscaping and buffers; shared parking, traffic access and circulation; and stormwater management.
 - b. *Dimensional requirements for outparcels.* Outparcels which have unified circulation systems with the adjoining neighborhood shopping center shall not be required to meet the minimum lot area, width and depth requirements; however, development on outparcels

shall be required to meet yard setback, lot coverage and building height requirements for the MU-1 district.

(8) Access.

- a. *Vehicular access.* Access to the neighborhood shopping center shall be in accordance with the provisions of article IX, division 3, and chapter 23 of the Code of Ordinances. Parking areas, including maneuvering space, ingress and egress roads and driving lanes, shall be improved in accordance with the provisions of article IX, division 3, and chapter 23 of the Code of Ordinances. All loading and unloading shall be done on the neighborhood shopping center property. Areas used by motor vehicles shall be physically separated from public streets by landscaped buffer areas.
- b. *Bicycle, greenway and pedestrian access.* Provisions shall be made to safely incorporate travel ways for bicycle and pedestrian usage into any neighborhood shopping center project. Where bikeways, greenways or sidewalks are presently adjoining the property, provisions shall be made to safely link the internal bicycle and pedestrian system with adjoining facilities. During development plan review, the appropriate reviewing board shall also review the relationship of the neighborhood shopping center to adjoining properties and may require appropriate access for bicycles or pedestrians at locations where vehicular access is prohibited.

(e) Dimensional requirements for projects of less than 30,000 square feet.

(1) Yard setbacks:

- a. Front: The front setback shall be no deeper than the average setback of existing development in the same block face, and within 15 to 80 feet.
- b. Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 25 feet or the distance created by the 60-degree angle of light obstruction, whichever is greater.
- c. Where the property abuts a side street, the minimum setback from that street shall be ten feet.
- d. Where a nonresidential use is adjacent to a nonresidential use no side yard setback is required.

(2) Accessory structures shall not exceed 25 feet in height.

(3) Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.

(4) Maximum building height: Five stories.

(f) Access. Access shall be designed to integrate all aspects of the development and shall meet the requirements of article IX, division 3, of this chapter. Driveways and parking shall be coordinated or shared insofar as possible.

(g) Permitted uses.

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses	

	customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multifamily residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Compound uses	
	Eating places	
	Food trucks	In accordance with article VI
	Family child care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Large family child care homes	In accordance with article VI
	Medical marijuana dispensaries	
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI
	Public service vehicles	As defined and in accordance with article VI

	Repair services for household needs	As defined in article II
	Residential (8 to 30 dwelling units per acre)	In accordance with the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts and the additional requirements of this section, and the requirements of section 30-56. Lots that existed on November 13, 1991 as recorded in the planning and development services department and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
	Residential use buffer	
	Neighborhood convenience center	
	Neighborhood shopping center	
	Specialty T-shirt production	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	

GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-482	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI, and by special use permit in neighborhood convenience and shopping centers
GN-553	Auto and home supply stores	Excluding garage and installation facilities

GN-554	Gasoline service stations including the sale of alternative fuels for automobiles	In accordance with article VI and by special use permit in neighborhood convenience and shopping centers
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); including liquor stores (IN-5921) limited to 2,000 square feet and excluding on-site consumption when located in neighborhood convenience and shopping centers, inside storage, display and sales only for all uses
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding linen supply (IN-7213), industrial laundries (IN-7218), and diaper services in neighborhood convenience and shopping centers
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities

MG-79	Amusement and recreation services	Excluding go-cart rental and raceway operations, commercial sports (GN-794), and simulated gambling establishments. Must be located within enclosed structures.
MG-80	Health services	Including nursing and intermediate care facilities in accordance with article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-83	Social services	Including day care centers as defined in this chapter and in accordance with article VI, excluding residential care (GN-836), rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	
	Accessory gasoline and alternative fuel pumps	In accordance with article VI in neighborhood convenience and shopping centers

	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Social service homes	In accordance with article VI
GN-598	Fuel dealers	
GN-701	Hotels and motels	Except in neighborhood convenience and shopping centers
GN-702	Roominghouses and boardinghouses	In accordance with article VI

(h) *General requirements.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67 and article IX.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3918, § 4, 11-15-93; Ord. No. 3963, § 5, 3-14-94; Ord. No. 4075, § 7, 5-8-95; Ord. No. 950862, § 5, 11-13-95; Ord. No. 951420, § 4, 7-8-96; Ord. No. 961100, §§ 1—3, 7-14-97; Ord. No. 980273, § 3, 11-9-98; Ord. No. 990299, § 3, 10-25-99; Ord. No. 002469, §§ 4—6, 3-17-03; Ord. No. 020590, § 2, 4-14-03; Ord. No. 041268, § 8, 8-22-05; Ord. No. 070619, § 4, 3-24-08; Ord. No. 110865, § 1, 7-19-12; Ord. No. 140130, § 5, 9-4-14; Ord. No. 140190, § 9, 4-16-15; Ord. No. 150395, § 5, 11-19-15)

Sec. 30-53. - Multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8).

- (a) *Purpose.* The multiple-family residential districts are established to provide for the efficient use of land for multifamily residential developments. These districts are designed to encourage the establishment and maintenance of a suitable residential environment for medium density housing. Due to the existing residential environment and the goals and objectives as outlined by the comprehensive plan, particular development criteria must be instituted in order to harmonize the existing patterns of growth with the needs of the community.
- (b) *Objectives.* The provisions of these districts are intended to:
 - (1) Provide for the development of such projects with population densities and development patterns generally compatible with medium density residential areas or in transitional areas on land where the clustering of units would permit the most effective utilization of such land, while preserving open space and other natural features;
 - (2) Encourage such development projects to locate near activity centers;
 - (3) Discourage undue traffic congestion on minor streets by directing such new development to abut upon or have relatively close access to major transportation arteries;
 - (4) Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for dwellings and related facilities through the careful design and consideration of the proper functional relationships among uses permitted; and
 - (5) Encourage such residential development to occur where sufficient public facilities and services exist or are within plans for improvement.
- (c) *Permitted uses.*
 - (1) *Uses by right.*
 - a. Single-family dwellings.
 - b. Multiple-family dwellings.
 - c. Accessory uses incidental to permitted uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the development and their guests.
 - d. Roominghouses, in accordance with article VI.
 - e. Family child care homes, in accordance with state law.
 - f. Housing for the elderly, in accordance with article VI.
 - g. Emergency shelters.
 - h. Day care centers, in accordance with article VI.
 - i. Adult day care homes, in accordance with article VI.
 - j. Community residential homes, in accordance with article VI.
 - k. Home occupations, in accordance with section 30-58.
 - l. Places of religious assembly, in accordance with article VI.
 - m. Public schools other than institutions of higher learning, in accordance with the provisions of section 30-77, educational services district (ED).
 - n. Large family child care homes, in accordance with article VI.
 - o. Private schools, in accordance with article VI.
 - (2) *Uses by special use permit.*

- a. Nursing and personal care facilities (GN-805), in accordance with article VI.
- b. Social service homes and halfway houses, in accordance with article VI.
- c. Dormitories (RMF-8 only), in accordance with article VI.
- d. Bed and breakfast establishments, in accordance with article VI.
- e. Community residential homes over 14 persons, in accordance with article VI.
- f. Off-site parking facilities for uses permitted by right in MU-1 or MU-2 zoning districts, in accordance with article VI.

(d) *Intensity of development.*

- (1) *Maximum intensity by right.* See permitted intensity tables.
- (2) *Permitted intensity using density bonus points.* Development criteria, as described in the density bonus points manual, which, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project which will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

PERMITTED DENSITY, RMF-6

Points	Maximum Residential Density (du/ac)
0	10
26	11
52	12
79	13
108	14
138+	15

PERMITTED DENSITY, RMF-7

Points	Maximum
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	Residential Density (du/ac)
0	14
20	15
39	16
59	17
79	18
98	19
118	20
138+	21

PERMITTED DENSITY, RMF-8

Points	Maximum Residential Density (du/ac)
0	20
16	21
30	22
46	23
59	24

75	25
89	26
105	27
118	28
134	29
148+	30

- (3) *Minimum density exemption.* Parcels 0.5 acres or smaller existing on November 13, 1991 are exempt from minimum density requirements.
- (e) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the requirements in Table 3.
- (f) *General requirements.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.

TABLE 3. DIMENSIONAL REQUIREMENTS FOR RMF DISTRICTS
Principal Structures

	RMF-6	RMF-7	RMF-8
Allowable density ²	8—15 du/a	8—21 du/a	8—30 du/a
Maximum density by right	10 du/a	14 du/a	20 du/a
Allowable density with bonus points	See density bonus point table		
Minimum lot area:			
Single-family (SF)	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Multiple-family	8,700 sq. ft.	7,500 sq. ft.	7,500 sq. ft.
Minimum lot width at minimum			

front yard setback:				
	Single-family	50 ft.	50 ft.	50 ft.
	Multiple-family	75 ft.	75 ft.	75 ft.
	Minimum lot depth	90 ft.	90 ft.	90 ft.
Minimum yard setbacks:				
(For SF):				
	Front	20 ft.	20 ft.	20 ft.
	Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.
	Side (street)	15 ft.	15 ft.	15 ft.
	Rear	20 ft.	20 ft.	20 ft.
	Multiple-family	See ¹	See ¹	See ¹
	Maximum building height (for MF buildings)	Three stories by right; five by SUP ³	Three stories by right; five by SUP ³	Three stories by right; five by SUP ³
	Maximum building height (for SF buildings)	35 ft.	35 ft.	35 ft.
	Maximum lot coverage	35%	35%	35%

¹ Angle of light obstruction: 45 degrees. Minimum building setback is 25 feet from any property line abutting a street or land which is in an RC, RSF-1, RSF-2, RSF-3 or RSF-4 district, or which is shown for single-family residential use on the future land use map of the comprehensive plan. Maximum building height for multiple-family buildings within 100 feet of abutting land designated single-family on the Future Land Use Map is 35 feet (in a maximum of two stories). However, within traditional city, minimum building setback is eight feet from side property lines and the maximum building height is five stories.

² Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

³ To be granted a special use permit for four or five stories in the RMF-6, RMF-7 or RMF-8 districts excluding the College Park, University Heights and Traditional City Special Area Plans (where up to five stories is allowed by right), the applicant must demonstrate that:

- a. The property is not adjacent to property with a single-family residential land use category (this restriction does not apply in College Park, University Heights and Traditional City); and
- b. To promote a more vital, interesting sidewalk environment for pedestrians near taller buildings, reduce the perception of a massive scale delivered by larger buildings with monotonously blank walls, and increase security through citizen surveillance, a minimum of 25 percent non-reflective, transparent glazing is provided on the front and side building walls at pedestrian level (and this glazed area shall be between three feet and eight feet above grade) on the first floor.
- c. First story is at least ten feet floor to ceiling for all buildings.

Accessory Structures for RMF-6, RMF-7 and RMF-8

Minimum front and side yard setbacks	Same requirements as for the principal structure, excluding fences and walls.
Minimum yard setback, rear	15 ft. or 25 ft. when abutting property designated single-family on the future land use map, except within traditional city where the setback is 15 ft.
Maximum building height	25 ft.
Transmitter towers ¹	80 ft.

¹ In accordance with section 30-98.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3954, § 2, 2-14-94; Ord. No. 4045, § 2, 11-28-94; Ord. No. 950808, § 1, 1-22-96; Ord. No. 980990, § 3, 6-28-99; Ord. No. 980735, §§ 2, 3, 9-27-99; Ord. No. 002469, § 1, 3-17-03; Ord. No. 031254, § 1, 9-27-04; Ord. No. 041268, § 4, 8-22-05; Ord. No. 060501, § 1, 6-25-07; Ord. No. 070619, § 1, 3-24-08)

Sec. 30-56. - General provisions for residential districts.

- (a) *Use of residentially zoned property for access.* No residentially zoned (except RH-2) land shall be used for driveway, walkway or access purposes to any land which is nonresidentially zoned or which is used for any purpose not permitted in a residential district or which is shown on the future land use map of the comprehensive plan for solely nonresidential use, except for ingress and egress to a use existing on October 26, 1981, on land which does not abut a public street.
- (b) *Parking, storing or keeping of recreational vehicles.* The following regulations shall apply in all residential districts to the parking, storage or keeping of recreational vehicles:
 - (1) Parking is permitted inside any enclosed structure which complies with the dimensional requirements of the particular district.
 - (2) Parking is permitted outside any structure in the side or rear yard, provided the vehicle is a minimum of two feet from the lot line.
 - (3) Parking is permitted outside any structure in the front yard, provided:
 - a. Space is not available in the rear or side yard and no structure for storage is available or there is no access to either the side yard or rear yard.
 - b. The vehicle must be parked perpendicular to the front property line. No part of the vehicle may extend over a public sidewalk, bikepath or street.
- (c) *Parking, storing or keeping of other vehicles.* Except as provided for in article VI concerning recreational vehicles, the following regulations shall apply to all residential zoning districts:
 - (1) Parking for any vehicle is permitted inside any enclosed structure which complies with the dimensional requirements of the particular zoning district.
 - (2) Parking shall not be allowed outside of an enclosed structure for any vehicle in excess of 10,000 pounds gross vehicle weight (manufacturer's capacity rating).
 - (3) Any vehicle containing a vehicle sign, as defined in article IX, shall be stored in either an enclosed building or a location which would shield view of such advertising from the street.
 - (4) *Off-street parking regulations in the context area and in any residential parking overlay district.* The regulations and provisions of this section apply to any property that is in an RC, RSF-1, RSF-2, RSF-3, or RSF-4 zoning district, or that contains single family or two-family dwellings on property zoned planned development (PD), and is located within either the University of Florida context area or a residential parking overlay district area as provided in section 30-56.1 of this Code. In these areas, off street parking shall be limited to the driveway parking area meeting the dimensional requirements below and leading from the permitted driveway connection to the enclosed parking space (garage or carport), plus two pullout spaces as described below. If there is no garage or carport, the driveway parking area must meet the dimensional requirements below and be able to provide parking and ingress or egress of vehicles.
 - a. The maximum width of the driveway parking area is the greater of 18 feet or the maximum width of the enclosed parking space.
 - b. Pullout spaces can be no more than nine feet wide and 16 feet long; must be covered with pavement, gravel, wood chips, bark mulch, or other erosion-preventing material clearly defining the pullout spaces; and must be contiguous to the driveway parking area.
 - c. Notwithstanding subsections a. and b., no more than 40 percent of front open space may be devoted to driveway parking area and pullout spaces.
 - d. Circular driveway parking areas meeting the above dimensional requirements are permitted provided the necessary driveway connections are provided; however only one pullout space is allowed with a circular driveway parking area.

- e. Access to all driveway parking areas must be from an approved or existing legal driveway connection.
- f. All unpaved driveway parking areas and pullout spaces must be covered with gravel, wood chips, bark mulch, or other erosion-preventing material clearly defining the driveway parking area, and have side borders of plants, pressure treated landscape timbers, railroad ties, pressure treated wood, composite "plastic wood", brick, concrete or similar border materials.
 - 1. *Erosion preventing material.*
 - (a) Where bark mulch or wood chips are used, they shall cover the entire surface of the driveway parking area and pullout spaces with a layer that is at least two inches thick. They shall be distributed evenly within the borders and shall be free of bare spots and vegetation. Other types of mulch may be used only after approval from the city manager or designee.
 - (b) Where gravel is used, it shall cover the entire surface of the driveway parking area and pullout spaces with a layer that is at least one inch thick. The gravel shall be evenly distributed within the borders and shall be free of bare spots and vegetation. The material used for a gravel parking area and/or pullout space shall be rock or crushed stone, shall not be more than 1½ inches in diameter, and shall not contain dirt, sticks, construction debris or other foreign material. Sand, rock powder, or other similar material less than one-eighth inch in diameter may be used as a base, but shall not be included when measuring the gravel thickness.
 - (c) Leaves, pine needles, grass clippings, canvas, plastic sheets, poly sheets, or other similar rolled sheeting shall not be used as an erosion preventing material.
 - (d) The erosion preventing material shall be clearly stated on the submitted parking plan and approved by the city manager or designee prior to its use.
 - 2. *Borders.*
 - (a) Plant borders shall be a one-gallon minimum size at the time of planting, spaced no greater than 36 inches apart. Plants shall be a minimum of 12 inches high when planted and shall be maintained at no less than 12 inches high.
 - (b) Wood borders shall be pressure treated or be treated to prevent the decomposition of the wood when the wood is applied to the ground surface. The minimum size of any wood borders or composite plastic wood borders shall be 3½ inches wide by 3½ inches high and shall be continuous around the border. Multiple pieces can be stacked to achieve the required size. Where railroad ties are used, the ties shall be structurally sound and fully intact and shall be continuous around the border. All wood borders or composite plastic wood borders must be affixed to the ground by driving a metal stake through the wood/plastic into the ground. At least two stakes must be driven into each wood or composite plastic wood border segment. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the wood/plastic.
 - (c) Brick curbing shall be set in a mortar base and shall be a minimum of 3½ inches wide by 3½ inches high. Concrete curbing may be pre-cast, formed or machine extruded and shall be a minimum of six inches wide by six inches high and consist of a concrete mix with a minimum strength of 3,000 pounds per square inch. Brick and concrete curbing shall be continuous around the border. Pre-cast concrete curbing must be affixed to the ground by driving a metal stake through the curbing into the ground. At least two stakes must be driven into each piece of

pre-cast concrete. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the curbing.

- (d) Other borders may be used only after approval of the city manager or designee. All parking plans shall include a full description, including specifications, of the proposed border.

g. *Effective dates.*

1. *Property in context area as of March 15, 2004.* All driveway parking areas that are lawfully in existence as of March 15, 2004, must comply with the requirements then in effect. Subsequently, all driveway parking areas must be brought into compliance with the requirements of this section on or before April 1, 2005, or prior to the city's issuance of any landlord permit in the year 2004, whichever comes earlier, unless otherwise provided herein.
2. *Property in context area as of September 11, 2006.* All driveway parking areas that are lawfully in existence as of September 11, 2006, must comply with the requirements then in effect. Subsequently, all new or additional driveway parking areas within the context area must be brought into compliance with the requirements of this section on or before April 1, 2007, or prior to the city's issuance of any landlord permit in the year 2007, whichever comes earlier, unless otherwise provided herein.
3. *Property in residential parking overlay district.* All driveway parking areas within a residential parking overlay district shall comply with the provisions of section 30-56(c)(4) within 90 days of the effective date of the ordinance requiring and imposing the overlay district, or at such other time period as is prescribed in said ordinance.

h. The city manager or designee may exempt a property from the driveway parking area limitations if all of the following conditions are found:

1. The driveway parking area is clearly defined.
2. The driveway parking area is maintained in a safe, sanitary and neat condition.
3. The driveway parking area does not contribute to soil erosion.
4. The requirements of this section would impose an inordinate burden on the landowner due to topographical road configuration constraints or other significant design constraints.

i. Each owner of property regulated by this subsection must provide a parking plan showing the driveway parking areas and any pullout spaces. This plan shall be submitted as part of an application for a landlord permit. For residential properties that do not require landlord permits, the parking plan must be submitted upon request of the city manager or designee within 30 days of receiving a written request for a parking plan from the city manager or designee. Within 45 days of the city manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area and any pullout spaces shall be constructed in the manner in this approved parking plan. When the new plan is implemented, the city manager or designee shall inspect the parking area and any pullout spaces for compliance.

j. No driveway parking area regulated by this subsection may be leased, rented or otherwise provided for consideration to someone not residing on the property.

k. If a property is found by the city manager or designee to not be in compliance with one or more of the provisions of the existing parking plan for that property, as approved by the city manager or designee, the owner of that property may be required to submit to the city manager or designee a new, modified parking plan which is in compliance with the requirements of this section. This modified parking plan for the noncompliant property must

be received by the city manager or designee within 30 days of the owner's receipt of a written request for the new parking plan. Within 45 days of the city manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area and any pullout spaces shall be constructed in the manner in this approved parking plan. When the new plan is implemented, the city manager or designee shall inspect the parking area and any pullout spaces for compliance.

- I. Where applicable, this plan shall be submitted as part of an application for a landlord permit and shall be approved by the city manager or designee prior to the issuance of a landlord permit. In all cases, each owner of property zoned RC, RSF-1, RSF-2, RSF-3, or RSF-4 zoning district, or that contains single family or two-family dwellings on property zoned planned development (PD), which is within the context area, must provide the city manager or designee with an updated parking plan showing the driveway parking areas and any pullout spaces no later than April 1, 2007, or in conjunction with the landlord permit application, whichever date comes earlier.
- (5) *Temporary off-street parking in the University of Florida context area for special events.* Temporary off-street parking is allowed on properties with a residential zoning district designation (as provided in section 30-41) and located within the University of Florida context area during certain major University of Florida related events, such as University of Florida commencement programs and University of Florida home football games, as designated by the city manager or designee. However, if a fee or payment is charged for parking or in connection with the parking then a special event parking permit shall be obtained from the city. A special event parking permit shall be valid for all city manager designated events for the period commencing August 1 of each year and ending on July 31 of the following year.
- a. To obtain a permit, the applicant shall file a completed application with the city, on the form provided by city, at least 30 calendar days prior to the first event for which the applicant intends to provide parking. Each applicant shall provide, at a minimum: a written, notarized statement from the property owner authorizing the applicant to file the application and conduct the special event parking on the owner's property, a statement of all previous citations issued on the property for violations of this section within the preceding 12-month period and a parking plan that depicts the boundary of the parking area, the access points for the parking area, and the number and location of portable toilets, if any are provided.
 - b. All permits issued are subject to the following conditions and requirements:
 1. Parking is allowed only on the day of the event commencing at 8:00 a.m. and concluding at 12:00 a.m. or three hours after conclusion of the event, whichever occurs later. Vehicles may remain parked overnight, provided they are not occupied or accessed after the above described times and may only be picked up the day after the event between the hours of 8:00 a.m. and 12:00 p.m.;
 2. Signage to advertise the parking is limited to one temporary, on-site sign with a maximum sign area of six square feet displayed only on the day of the event;
 3. All trash, signs and other physical items associated with the special event parking shall be removed by 6:00 p.m. the day after the event;
 4. Portable toilets are not required. However, if they are provided they may be placed on the property the day prior to the event and shall be removed by 6:00 p.m. on the second day after the event (e.g., for an event on Saturday, the portable toilets must be removed by 6:00 p.m. on Monday);
 5. The parking area shall be located solely within private property and shall not extend onto any public property; and
 6. The special event parking permit shall be conspicuously displayed on-site throughout the duration of each event.

- c. A permit shall not be issued if, within the 12-month period immediately preceding the application, there are three or more citations for violation of this section with adjudication of guilt, finding of guilt with adjudication withheld, waiver of right to contest the violation, or plea of no contest (including, but not limited to, payment of fine).
 - d. Failure to comply with this section shall be enforceable by civil citation as provided in Chapter 2, Article V., Division 6 of the City Code of Ordinances. The citation shall be issued to the property owner and/or the permit holder.
- (d) *Distance from dwelling unit entrance to access road or driveway.* No entrance to a dwelling unit in an RMF-5, RMF-6, RMF-7, RMF-8, RH-1 or RH-2 district shall be closer to any access road or driveway than 15 feet.
- (e) *Development plan approval.* Prior to the issuance of any building permit for any residential development which includes two or more principal structures on a single lot, or which includes five or more dwelling units, or which is at a development intensity greater than that permitted by right, development plan approval must be obtained from the development review board in accordance with the requirements of article VII.
- (f) *Additional regulations.* The requirements of articles VII, VIII and IX shall apply to residential districts as specified therein.
- (g) *Supplemental dimensional requirements.*
- (1) Lots within RSF-1, RSF-2, RSF-3 and RSF-4 districts, which have a rear or front lot line abutting on collector or arterial streets, shall have a minimum depth of 150 feet with a minimum building setback line established at a distance of 50 feet from the collector or arterial street right-of-way line.
 - (2) Corner lots within all residential districts shall be at least ten feet greater in width than the minimum established for the zoning district, except RSF-1 where the minimum width established in the zoning ordinance exceeds 95 feet.
- (h) *Flood control.* Prior to the issuance of a building permit in any residential district, the provisions of the flood control district, article VIII, shall be complied with where applicable.
- (i) *Minor improvements providing access for handicapped residents.* Minor improvements, such as ramps and landings, that are intended to provide access for a handicapped resident shall be permitted by right within the required yard of any existing single-family dwelling, two-family dwelling and three-family dwelling.
- (j) *Additional requirements for new medium and high density multi-family developments when abutting properties designated single family on the future land use map.* All new multi-family projects being developed under the regulations for the RMF-6, RMF-7, RMF-8, RH-1, and RH-2 zoning districts shall comply with the following regulations when abutting single-family designated properties.
- (1) There shall be no outdoor recreation areas or uses allowed within any required building setback area and/or landscape buffer between abutting medium and/or high density multi-family development and single-family designated properties.
 - (2) There shall be no car washing areas, dumpsters, recycling bins, or other trash/waste disposal facilities placed in the required setback area between medium and/or high density multi-family development and properties designated single family on the future land use map.
 - (3) Parking lots and driveways located in the area between medium or high density multi-family and abutting single-family designated properties shall be limited to a single-loaded row of parking and a two-way driveway.
 - (4) A decorative masonry wall (or equivalent material in noise attenuation and visual screening) with a minimum height of six feet and a maximum height of eight feet plus a minimum nine-foot landscape buffer shall separate any new medium or high density residential development from properties designated single-family residential. However, driveways, emergency vehicle access, or pedestrian/bicycle access may interrupt a continuous wall. If, in the professional judgment of

city staff or other professional experts, masonry wall construction would damage or endanger significant trees or other natural features, the appropriate reviewing board or staff, when only staff review is required, may authorize the use of a fence and/or additional landscape buffer area to substitute for the required masonry wall. There shall be no requirement for a masonry wall or equivalent if buildings are 200 or more feet from abutting single-family properties. In addition, the appropriate reviewing board or staff, when only staff review is required, may allow an increased vegetative buffer and tree requirement to substitute for the required masonry wall.

- (5) The primary driveway access shall be on a collector or arterial street, if available. Secondary ingress/egress and emergency access may be on or from local streets.
 - (6) Active recreation areas (including, but not limited to, swimming pools, tennis courts, basketball and volleyball courts) shall be located away from abutting single-family designated properties and shall be oriented in the development to minimize noise impacts on single-family designated properties.
 - (7) Mechanical equipment (as defined in the traditional city portion of the land development code) shall be placed such that noise and visual impacts are minimized for abutting single-family designated properties.
 - (8) Buildings within 100 feet of single-family residential shall contain no more than six dwelling units and shall be in the form of single-family dwellings, rowhouses, townhouses, or garden apartments (as defined and illustrated in the University Heights Special Area Plan). Staff and/or the appropriate reviewing board shall have the authority to establish the building form as it relates to the desirable context and character of surrounding single-family designated properties. These buildings shall have architecturally interesting roof types, including gabled, hipped, shed, mansard, arched or flat, as appropriate.
 - (9) Elevations for buildings within 100 feet of single-family residential shall show specific building materials, colors, window treatment, roof type, and building articulation. Any changes to these elevations shall require a new review before the appropriate reviewing board, or by staff, if only staff review is required.
- (k) *Additional requirements for new medium and high density multi-family developments when there is PS or CON zoning intervening between properties designated single family on the future land use map.* All new multi-family projects being developed under the regulations for the RMF-6, RMF-7, RMF-8, RH-1, and RH-2 zoning districts shall comply with the following regulations when separated from single-family designated properties by intervening PS or CON zoning.
- (1) In the case of new development of medium or high density multi-family development with an intervening split zoning or parcel designated PS or CON abutting single family designated property, the provisions of subsections (j)(1), (2), (4), (6), (7), (8), and (9) shall apply if the intervening area is less than 25 feet wide. However, the measurement of the 100 feet as described in subsections (j)(8) and (9) shall be from the single family property line abutting the PS or CON zoned area. The appropriate reviewing board may grant an exception to the requirement for a wall (as shown in subsection (j)(4) based on the quality of long-term buffering provided by vegetation in the intervening area.
 - (2) In the case of new development of medium or high density multi-family development with an intervening split zoning or parcel designated PS or CON abutting single family designated property, the provisions of subsections (j)(6), (8), and (9) shall apply if the intervening area is 25 or more feet wide and the area is expected to remain significantly vegetated and will provide a buffer over the long term. The measurement of the 100 feet as described in subsections (j)(8) and (9) shall be from the single family property line abutting the PS or CON zoned area.
 - (3) In the case of new development of medium or high density multi-family development with an intervening split zoning or parcel designated PS or CON abutting single family designated property, the provisions of subsections (j)(1), (2), (4), (6), (7), (8), and (9) shall apply if the intervening area is 25 or more feet wide, but the area is not significantly vegetated or expected to remain significantly vegetated to provide a buffer over the long term. The measurement of the

100 feet as described in subsections (j)(8) and (9) shall be from the single family property line abutting the PS or CON zoned area. The appropriate reviewing board may grant an exception to the requirement for a wall (as shown in subsection (j)(4)) based on the width of the intervening area exceeding 50 feet.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 951413, § 3, 10-27-97; Ord. No. 002469, § 3, 3-17-03; Ord. No. 030625, § 1, 3-15-04; Ord. No. 060103, § 2, 9-11-06; Ord. No. 120139, § 2, 9-5-13)

Sec. 30-84. - Housing for elderly persons.

- (a) *Purpose.* The provisions of this section are designed to permit the sound and economical development of housing projects catering to the particular needs of elderly citizens. It is recognized that there are specific traits of this age group which relate directly to certain characteristics of the housing facilities which they occupy. Such traits are: a reduction in physical agility, decreased mobility, smaller family sizes and lower incomes. These result in a need for a location closer to such facilities and places of religious assembly; a need for smaller units with less upkeep; and a desire by many elderly for living in multifamily dwelling units so as to achieve the companionship and sense of security generated by close contact with other tenants. Because fewer elderly drive automobiles, fewer parking spaces are required. In addition, the family size in elderly housing projects is smaller, predominantly single persons, and consequently a higher number of dwelling units may be permitted on a site without actually increasing the total number of people per acre.

It is, therefore, the purpose of this section to encourage development of projects for the elderly by permitting a slightly higher density and lesser parking requirements for such units.

- (b) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the dimensional requirements of the district in which located, except that the minimum lot area requirement shall be reduced by 25 percent for any housing for the elderly development.
- (c) *Density bonus points.* Elderly development proposed within a zoning district which allows intensity points shall be awarded ten points, to be allocated as specified in the density bonus point manual, which shall be on file in the planning and development services department.
- (d) *Minimum usable open space.* Such developments shall have minimum usable open space of ten percent. At least 75 percent of the usable open space must be provided at ground level and must be accessible to all residents of the development. The remaining open space requirements may be met with patios or balconies which have a minimum area of 50 square feet and a minimum dimension of six feet.
- (e) *Development plan approval.* Before a building permit is issued for any such use, development plan approval in accordance with Article VII shall be required.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3993, § 1, 7-25-94)



Sec. 30-233. - Criteria for issuance.

No special use permit shall be approved by the city plan board unless the following findings are made concerning the proposed special use:

- (1) That the use or development complies with all required regulations and standards of this chapter and all other applicable regulations.
- (2) That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.
- (3) That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.
- (4) That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.
- (5) That screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.
- (6) That the use or development conforms with the general plans of the city as embodied in the city comprehensive plan.
- (7) That the proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of this chapter as specified in article III, division 2.

(Ord. No. 3777, § 1, 6-10-92)



SECTION 5. - SPECIAL AREA PLAN FOR CENTRAL CORRIDORS

ORDINANCE NO. 980015
0-98-62

AN ORDINANCE OF THE CITY OF GAINESVILLE, FLORIDA, IMPOSING THE SPECIAL AREA PLAN OVERLAY ZONING DISTRICT FOR THE "CENTRAL CORRIDORS" ON CERTAIN PROPERTY LOCATED ON W. UNIVERSITY AVENUE, S.W. 2ND AVENUE, W. 13TH STREET, N.W. 23RD AVENUE, W. 6TH STREET, N. MAIN STREET, WALDO ROAD AND HAWTHORNE ROAD; ADOPTING A SPECIAL AREA PLAN FOR THIS PROPERTY; PROVIDING DIRECTIONS TO THE CODIFIER; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City Plan Board authorized the publication of notice of a Public Hearing that the text of the Land Development Code of the City of Gainesville, Florida, be amended; and

WHEREAS, notice was given and publication made as required by law and a Public Hearing was then held by the City Plan Board on December 17, 1997; and

WHEREAS, notice was given and publication made of a Public Hearing which was then held by the City Commission on March 5, 1998; and

WHEREAS, pursuant to law, an advertisement no less than 2 columns wide by 10 inches long was placed in a newspaper of general circulation notifying the public of this proposed ordinance and of a Public Hearing in the City Commission Auditorium, City Hall, City of Gainesville, at least 7 days after the day this advertisement was published; and

WHEREAS, a second advertisement no less than 2 columns wide by 10 inches long was placed in the same newspaper notifying the public of the second Public Hearing to be held at the adoption stage at least 5 days after the day this advertisement was published; and

WHEREAS, the Public Hearings were held as advertised and the parties in interest and all others had an opportunity to be and were, in fact, heard;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

Section 1. The Special Area Plan overlay district is imposed on certain property located adjacent to W. University Avenue, S.W. 2nd Avenue, W. 13th Street, N.W. 23rd Avenue, W. 6th Street, N. Main Street, Waldo Road and Hawthorne Road, as shown on the map attached hereto as Exhibit "A," and made a part hereof as if set forth in full.

Section 2. The Special Area Plan of the Central Corridors (Exhibit "B") is hereby adopted. The specific regulations of the Special Area Plan for the aforementioned property and the administration and enforcement of these regulations as delineated in Exhibit "B" shall be made a part hereof as thought set forth in full.

Section 3. The City Manager is authorized and directed to make these changes in the zoning map in order to comply with this ordinance and administer the provisions of the Central Corridors Special Area Plan.

Section 4. It is the intention of the City Commission that the provisions of the special area plan adopted by this ordinance shall become and be made a part of Land Development Code of the City of Gainesville, Florida, and that the Sections and Paragraphs of this plan may be renumbered or relettered in order to accomplish such intentions.

Section 5. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 6. All ordinances, or parts of ordinances, in conflict herewith are to the extent of such conflict hereby repealed, except as stated in this ordinance.

Section 7. This ordinance shall become effective immediately upon final adoption.

PASSED AND ADOPTED this 22nd day of June, 1998.

Exhibit A. Central Corridors

Exhibit B. Special Area Plan for the Central Corridors
Minimum Development Standards

- (a) *Purpose.* The Central Corridors are established to improve the sense of place and community; improve the environment for businesses, including smaller, locally-owned businesses; support a healthy economy by providing a vibrant mix of commercial, office, retail and residential uses in close proximity; reduce crime by encouraging a 24-hour mix of uses and a significant number of pedestrians; strike a balance between the needs of the car and pedestrian by creating a pleasant ambiance and interesting *people-scaled* features, and make the pedestrian feel safe and inconvenienced; increase transit viability; and improve independence of people without access to a car. The standards are designed to make Gainesville a more vibrant, livable place, and increase citizen pride in its development. The standards are designed to establish an important engine in job creation, a strengthened tax base, and an incubator for new, entrepreneurial, locally-owned businesses and entry-level job opportunities. The standards are also intended to protect the property values of nearby residential areas.
- (b) *Effect of classification.* The Central Corridors standards are an overlay zoning district. They shall operate in conjunction with any underlying zoning district in the subject area. The regulations of the underlying zoning district, and all other applicable regulations, remain in effect and are further regulated by the Central Corridors standards. If provisions of the Central Corridors standards conflict with the underlying zoning, the provisions of the Central Corridors standards shall prevail.
- (c) *Annual evaluation.* The City Plan Board shall conduct an evaluation of these standards on an annual basis.
- (d) *Exceptions.* Exceptions to these standards can be granted by the appropriate reviewing board, city manager or designee, upon a finding that either of the following criteria are met:
 - 1. The proposed construction is consistent with the overall intent of the Central Corridors standards; or
 - 2. The applicant proves an undue hardship, owing to conditions peculiar to the land or structure and not the result of the action of the applicant, would result from strict adherence to these standards.

In addition to the exceptions that may be granted above, exceptions to the *build-to line* may be granted to preserve a high quality heritage tree or to provide sufficient space for the required street trees, or if the proposed construction includes an existing structure which has been designated as a historic property or has historic significance because it is potentially eligible for listing on the national or local register, and maintaining a viewshed of the existing historic structure is in the public interest.

- (e) *Right to appeal.*
 - 1. Any person aggrieved by a decision rendered by the appropriate reviewing board, city manager or designee may appeal the decision to the City Commission within 14 days from the date that the decision by the appropriate reviewing board, city manager or designee is reduced to writing and served by certified or registered mail, return receipt requested, to such person. The appeal shall be made by filing a written notice of appeal within the above-proscribed time period with the clerk of the city commission. The notice shall set forth concisely the decision under appeal and the reasons or grounds for the appeal.

2. The Planning and Development Services Department shall prepare the appeal for the City Commission. The appeal shall be de novo and shall be heard by the City Commission at its next regular meeting, provided at least 14 days have intervened between the time of the filing of the notice of appeal and the date of such meeting. The City Commission shall hear and consider all evidence and testimony placed before it, and shall render its decision promptly, based on competent, substantial evidence. The City Commission may affirm, amend or reverse the decision of the appropriate reviewing board, city manager or designee. The decision by the City Commission shall be reduced to writing and shall constitute final administrative review. Appeals from decisions of the City Commission may be made to the courts as provided by law.
- (f) *Definitions.* Defined terms are as defined in the Traditional City standards, section 4 of this Appendix, and are italicized in the text. Drawings are illustrative only. They do not represent required designs.
 - (g) *Delineation of Central Corridors Overlay District.* The Central Corridors overlay district shall apply to all lands adjacent to the streets shown on the map of the Central Corridors. Distances from the Central Corridors overlay district to structures outside the Central Corridors overlay district shall be measured from the nearest curb or edge of pavement.
 - (h) *Required compliance.* All new commercial, office, civic and multi-family buildings and developments shall be required to comply with the sections of the text labeled "standards." Automotive dealers (both new and used vehicles) located on N. Main Street north of N. 16th Avenue and south of N. 53rd Avenue are exempt from standards of this special area plan as applied through the Transportation Mobility Program Area (TMPA).
 - (i) *Presumptive vested rights.* Developments shall be presumptively vested for the purposes of consistency with this overlay if they have filed a valid application for a preliminary development order issued by the city, as specified by Article VII, Division 1, prior to the effective date.
 - (j) *Non-conforming uses and buildings.*
 - (1) *Continuation of use.* A nonconforming use may be continued as provided in section 30-23, Non-Conforming Use, and section 30-346, Non-conforming Lots, Uses or Structures.
 - (2) *Expanding existing non-conforming uses.*
 - a. A special use permit may be issued for expansion of uses made non-conforming by the Central Corridors standards when the City Plan Board makes findings that the proposed expansion is in compliance with Article VII, Division 4, Special Use Permit.
 - b. In addition, no permit for expansion of a non-conforming use shall be issued unless the City Plan Board makes the following findings concerning the proposed expansion:
 1. The expansion complies with the Central Corridors standards, as applicable;
 2. Auto Dealers, Auto Service and Limited Auto Services, and Gas Service Stations shall comply with sections 30-93 and 30-94;
 3. Carwashes shall comply with section 30-95;
 4. Outdoor Storage shall comply with section 30-97;
 5. Parking Lots, as the principal use other than structured parking or the use of existing parking lots shall comply with section 30-114;
 6. The expansion shall not reduce pedestrian safety by increasing driveway widths, adding a new driveway crossing to a sidewalk or crosswalk, or increasing the number of driveway lanes;
 7. The expansion shall not increase the size of signs on the site;
 8. The non-conforming use shall not be changed (except to a conforming use) as a result of the expansion;

9. The expansion shall not result in a conversion of the non-conforming use from a seasonal to a year-round operation, nor shall it result in the use expanding its hours of operation;
10. Outdoor storage areas shall not be expanded or located any closer to residential development as a result of the expansion; and
11. The proposed expansion shall not add more than 25 percent of new floor area to existing buildings on the site.

(3) *Change of use.* A non-conforming use may only be changed to a conforming use.

(4) *Development, enlargement, or modification of a non-conforming building.* A non-conforming building may be developed, enlarged, or modified without requiring conformance with this overlay if the change would not increase the degree of non-conformity with the standards in this overlay.

(k) *Build-to line.*

(1) *Intent.* The intent of the *build-to line* is to define the relationship between the building *facade* and the street and streetside sidewalk. The distance between the buildings and the street edge should preserve the neighborhood as a place sheltered by large trees. Because of the transitional nature of these corridors, the *build-to line* is more flexible than in the Traditional City. The *build-to line* allows new buildings to be aligned with existing buildings, or, in the future, allows a building to be built in front of the building and allows this future building to abut the streetside sidewalk. Over time, building *facades* along a block face should be aligned to form a *street edge* that frames the public realm, while retaining sufficient width for people to walk, and sufficient space to provide a *formal landscape* created by street trees. Over time, the intent is to pull building *facades* close to the street and streetside sidewalk, frame a comfortable public realm, and prevent overly large *setbacks*.

Overly large *setbacks* are inconvenient and unpleasant for pedestrians. They can significantly increase walking distances from the public sidewalk. They prevent the pedestrian on the public sidewalk from enjoying building details and activity within the building. Similarly, overly large *setbacks* contribute to sign proliferation and visual blight because a building set back a large distance often needs to "shout," with signs, at passing motorists, transit users, bicyclists and pedestrians in order to be noticed. Buildings pulled up to the street sidewalk have more of a human scale and allow for the construction of canopies which shield the pedestrian from wet weather.

(2) *Standard.* The *build-to line* shall be that which achieves the above-stated intent, as determined by the appropriate reviewing board, city manager or designee, and shall apply even if the *facade* faces a street outside of the overlay affected area. Building walls along a street that is not within the overlay affected area that are entirely more than 250 feet from the regulated corridor shall be exempt from the Build-to Line standard. If a portion of the wall along a street is within 250 feet, all of the wall is affected by the standard. In most instances, the *build-to line* shall be 80 feet from the curb or edge of pavement for at least 70 percent of the building *facade*. Factors to be considered for variations to this *build-to line* shall be as follows:

- When considering a closer *build-to line*, the building *facade* shall, in most instances, be no closer than 14 feet from the curb or edge of pavement along an arterial, 12 feet along a collector, and 11 feet along a local street, in order to leave space for adequate sidewalks, required utility separations and street trees (see Map A).

- When the proposed building is *adjacent* to existing buildings on an abutting property the *facade* shall, in most instances, be built at the *facade* of the *adjacent* building closest to the street, or the 80-foot *build-to line*, whichever is closer to the street. In all cases, however, space shall be created for street trees of high quality species on private property or in the public right-of-way.

- The appropriate reviewing board, city manager or designee can approve a *facade* closer to the curb or edge of pavement than the previously listed distances so that a consistent *street edge* of *adjacent* buildings can be maintained.
- Buildings on corner lots or buildings on more than one street *frontage* shall, in most instances, have the 80-foot *build-to line* requirement on the more primary street *frontage* area.
- The appropriate reviewing board, city manager or designee may approve a greater *build-to line* (farther from the street) than the required *build-to line* when site constraints such as significant tree features or significant design features warrant it. If such approval by the appropriate reviewing board, city manager or designee is granted, the front yard area must be landscaped to provide shade for pedestrians with tree plantings and to establish the *street edge* articulation.
- The standards described in this subsection shall supersede any landscape buffer width requirements found in Article VIII of the Land Development Code for *frontage* areas, except in front of surface parking lots.

Stoops, stairs, chimneys, and bay windows are allowed to extend beyond the *build-to line* as long as they do not exceed more than 25 percent of the front *facade*. Open porches, projecting signs, balconies, *arcades*, awnings and outdoor cafes may also extend beyond the *build-to line*. However, at least 5 feet of unobstructed sidewalk width and room for any required tree strip must be retained.

(l) *Parking.*

(1) *Intent.* Parking is one component of the successful commercial area, but should not dominate the streetscape or degrade the public realm. Parking areas located in front of buildings are inconvenient and unpleasant for pedestrians. They significantly increase walking distances from the public sidewalk. They create hot expanses of asphalt, and prevent the pedestrian on the public sidewalk from enjoying building details and activity within the building. In addition, they prevent the building from contributing to an intimate, comfortable *street edge*. Buildings pulled up to the street without intervening motor vehicle parking have more of a human scale. A larger curb turning radius at a parking area ingress and egress point allows vehicles to negotiate a turn rapidly, whereas a smaller radius forces a vehicle to slow down.

(2) *Standard.*

- a. No motor vehicle parking is required. All motor vehicle parking except a double-loaded row of parking is to be located in the rear or interior side, or both, of the building, unless topography, stormwater retention, or significant trees, as determined by the appropriate reviewing board, city manager or designee, prevent such a location. In no case shall more than 50 percent of the parking be located between the front *facade* and the primary abutting street. However, driveway entrances and exits to parking areas shall be allowed on the front side of the building. The minimum number of motor vehicle parking spaces required by section 30-332 is the maximum allowed. However, there shall be no limit on the number of parking spaces in *parking structures*.
- b. Bicycle parking spaces shall be installed as called for by section 30-332. Such parking may encroach into the public right-of-way or beyond the *build-to line* provided that at least 5 feet of unobstructed sidewalk width and any required tree strip is retained. Bicycle parking requirements may be waived if public bicycle parking exists to serve the use.

(m) *Sidewalks.*

(1) *Intent.* Sidewalks, when properly dimensioned and maintained, provide the pedestrian with a pleasant, safe, and convenient place to walk, and mitigate traffic impacts by making the area more walkable. Sidewalks that are too narrow are inconvenient, especially in areas with large volumes of pedestrians.

(2) *Standard.*

a. All developments must provide sidewalks along all street *frontage*. All developments must provide pedestrian connections from the public sidewalk to the principal building. Entrance sidewalks shall be a minimum of 5 feet of clear width.

b. Minimum sidewalk widths:

Street Classification	Multi-Family Residential/ Industrial (feet)	Commercial/ Institutional/Office/ Mixed Use (feet)
Local	6	7
Collector	7	8
Arterial	7	10

The minimum unobstructed width shall be 2 feet less than the required sidewalk width, as long as at least 5 feet of unobstructed width is retained. At transit stops, the minimum width is 8 feet of unobstructed width. Minimum width for a tree strip shall be 4 feet, or such other width as may be adequate for tree placement, unless the tree strip requirement is waived by the appropriate reviewing board, city manager or designee.

c. In order to maintain a consistent *street edge of adjacent* buildings, the appropriate reviewing board, city manager or designee may modify the required sidewalk width and the tree strip width in order to achieve the above-stated intent. In areas where a sidewalk pattern as to materials and width has been adopted, the appropriate reviewing board, city manager or designee can allow the pattern to be continued by each new development. If the sidewalks installed are less than the minimums provided above, sufficient space shall be provided in order for these minimum sidewalk widths to be added in the future.

(n) *Building orientation.*

(1) *Intent.* A successful commercial district must have vital streetfronts. Neighborhoods with lively streetfronts become the healthiest for business. Streetfront entrances provide convenience for customers and residents by minimizing walking distances from public sidewalks and nearby buildings. Rear or side entrances, or entrances oriented toward a parking lot, when no streetfront entrance is available, make travel highly inconvenient for pedestrians and transit users, cuts the building off from street life, "turns the building's back" to the public realm, and hides architectural character from public view. When a building is located at an intersection, the most convenient entrance is usually abutting the public sidewalks at the corner of the intersection.

(2) *Standard.* The *main entrance* of buildings or units must be located on the first floor on the more primary street, even if the more primary street is outside of the overlay affected area. The Building Orientation standard applies if a portion of the wall along the more primary street outside of the overlay affected area is within 250 feet of the overlay affected area.

(o) *Building wall articulation.*

(1) *Intent.* All buildings shall be designed to provide streetfront vitality. Long expanses of blank walls tend to be monotonous. Windows attract pedestrians, who act as a security system for the

business. Buildings without such relief and interest tend to create a "massive scale," and make the public realm impersonal.

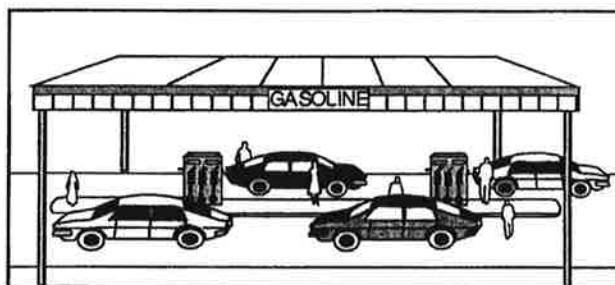
- (2) *Standard.* Building walls facing the more primary street shall have non-reflective, transparent windows or *glazed area* covering at least 25 percent of their surface at pedestrian level (between 3 feet above grade and 8 feet above grade) on the first floor, even if the wall faces a street outside of the overlay affected area. Operable entrance doors shall be excluded from the calculation of total *facade* surface area. Building walls along a street that is not within the overlay affected area that are entirely more than 250 feet from the regulated corridor shall be exempt from the Building Wall Articulation standard. If a portion of the wall along a street is within 250 feet, all of the wall is affected by the standard.

(p) *Mechanical equipment.*

- (1) *Intent.* *Mechanical equipment*, when improperly located on a site or improperly screened, can contribute to noise problems and create visual blight.
- (2) *Standard.* All *mechanical equipment* must be placed on the roof, in the rear, or side of the building, or otherwise visually screened from the street. In no case shall *mechanical equipment* be allowed along street *frontage(s)*. *Mechanical equipment* on the roof shall be screened from abutting streets with *parapets* or other types of visual screening.

(q) *Auto-oriented uses.*

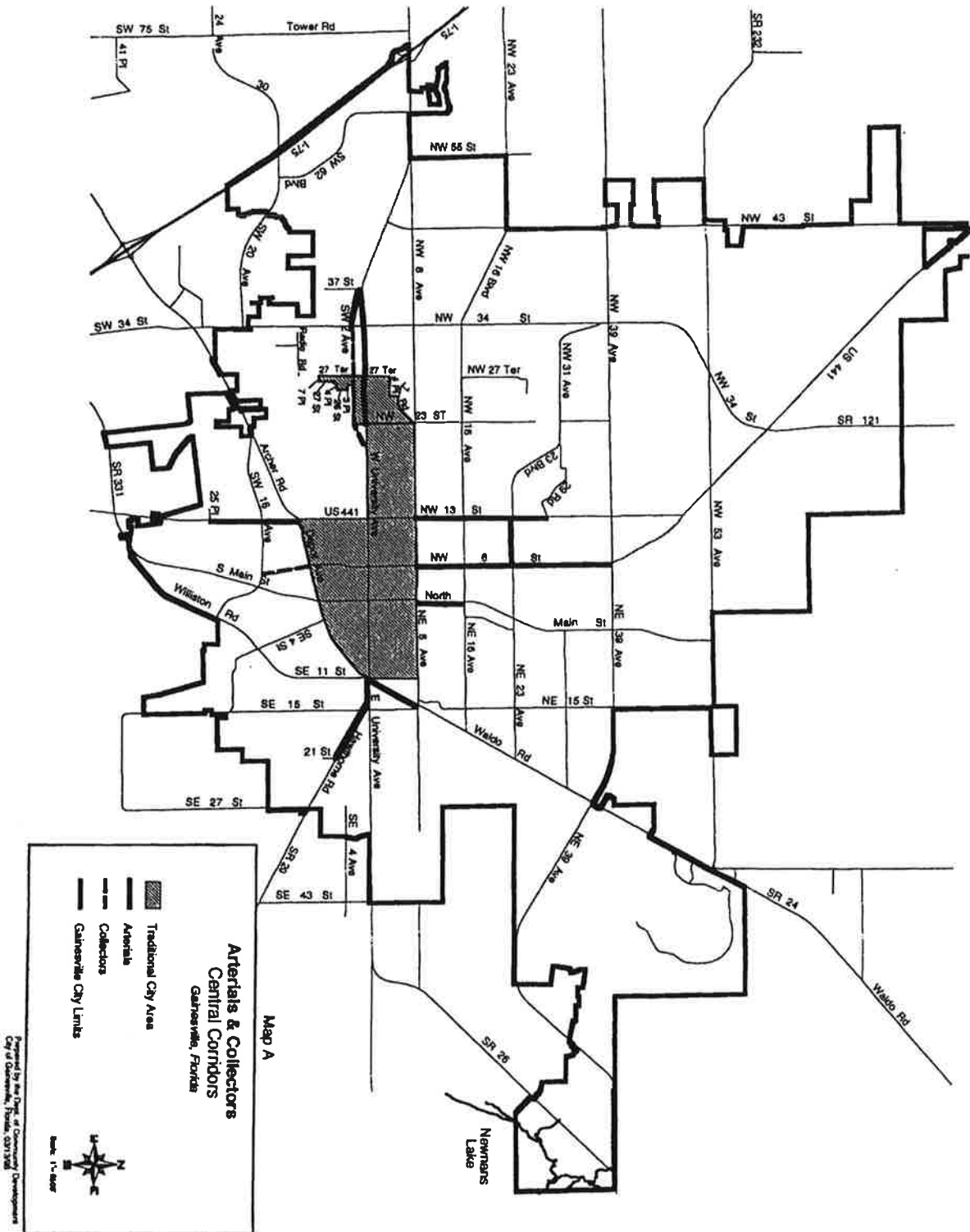
- (1) *Intent.* Auto-oriented uses tend to create visual blight, and noise and light pollution that detracts from community character and nearby neighborhoods.
- (2) *Standard.* Gas Stations, Car Washes, Auto Dealers, and Limited Automotive Services shall be designed to minimize interruption of pedestrian traffic. The number of gas pumps shall not exceed 4 fueling positions. (see figures1) Service bays for limited automotive services shall be designed and located either:
 - (a) With a maximum of 3 service area entrances at the rear of the building, not exceeding 14 feet in width for each, which each provide direct access to an externally-oriented service bay; or
 - (b) With a maximum of 2 service area entrances on the rear or side of the building, not exceeding 26 feet in width for each, which provide indirect access to one or more internally-oriented service bays.



#1 Maximum of four fueling positions

(Ord. No. 000619, § 1, 1-22-01; Ord. No. 110247, § 2, 11-3-11; Ord. No. 090878, § 15, 6-6-13; Ord. No. 140023, § 9, 3-19-15)

Map A. Arterials and Collectors



Map A - Arterials and Collectors

Increased Residential Density Bonus Points Manual

(1) Purpose.

The Increased Residential Density Points Manual is established to encourage new development and redevelopment that is designed to exceed minimum standards for quality. Within RMF-6, 7, 8, RMU, RH-1 & 2 districts, increases in development density above the minimum allowed by right in the zoning district, may be allowed should an applicant achieve City objectives as described in this manual, and if the applicant can demonstrate that the increased density will be compatible with neighboring properties and the health, safety and welfare of the general public. For each objective achieved by the applicant, certain points shall be credited to the project. Those points, calculated in accordance with this manual and the applicable zoning district regulations, shall determine the maximum allowable density.

(2) Objectives and Available Points.

Increased development density points are awarded for objectives listed in Table 1:

Table 1. Residential Development Density Points

Objective	Points
Cross-Ventilation	6
Solar Hot Water, Electric, or Air	8
Structure Shading	6
Separate Pedestrian/Bicycle Access	14
Parking Structure	20
Bus Shelter	4
Additional Street Trees	5
Retention of Existing Building/Design	13
Off-Street Parking	17
Front Porch	9
Traffic Calming	12
Compact Development	18
Affordable Housing	10
Greenway Corridor Dedication	13
Build-To Lines	20
Building Height	10
Block Length and Cross-Access	12
Residential Building Orientation	10
Mixed Use Development	25
Construction Materials & Building Color	10
Total Points Available	242

(3) Qualifying for Increased Residential Density.

All proposed development requesting an increase in residential density above the minimum allowed by right in the zoning district shall provide a development application indicating that development approval is requested through compliance with the Increased Residential Density Points Manual. The applicant shall be responsible for the information necessary to show how the proposed development complies with objectives for which the applicant wishes to be awarded density points. All devices, structures, facilities, trees, landscape areas, features, or design criteria for which increased residential density points may be awarded for any development must be clearly shown on an approved site plan. The development review board, on examining this information and determining which objectives have been achieved, shall then allow the applicant to begin using the density outlined in the specific zoning district. The development review board shall be the sole deciding authority on whether or not any objective is met and increased residential density points are awarded. No certificate of occupancy shall be issued until a development is completed in accordance with the approved site plan.

Objectives used to obtain density bonus points cannot be used to meet required standards established in the Transportation Concurrency Exception Area (TCEA) for mitigation of the development's transportation impacts.

(b) Objectives: Minimum Requirements for Scoring Points.

1. Cross-ventilation.

Intent: To moderate hot, humid climates by cooling and drying dwelling units, thereby conserving energy.

Criteria to Achieve: Each dwelling unit must be cross-ventilated by the use of either mechanical means designed to bring in fresh air from outdoors at a minimum air exchange rate of 20 cubic feet per minute for each 300 square feet of floor area or by natural cross-ventilation. A dwelling unit will be considered naturally cross-ventilated if there is a screened window or windows with at least 5 square feet of opening to the outdoors, located on each of 2 walls in the same room, or in separate rooms, with opposite or nearly opposite exposures, on each floor of the unit.

2. Solar Hot Water, Electric, or Air.

Intent: To reduce residential consumption of non-renewable fossil fuel energy.

Criteria to Achieve: Installation of solar water heaters, photovoltaic panels, and/or solar space heating (either active or passive) systems. Solar facility shall be installed for each individual dwelling unit, or through a common system supplying each dwelling unit. The unit shall be designed to be the primary heat or electrical source for the dwelling units being served.

3. Structure Shading.

Intent: To use existing and proposed trees to shade the east and west exposures of a building, which reduces significantly the amount of solar radiation of a building's exterior surfaces. Large trees that are deciduous or semi-deciduous provide shade in hot seasons and allow solar radiation in cold weather. High-branching trees also allow good circulation.

Criteria to Achieve: The eastern exposures (facing between 45 degrees and 135 degrees from True North) of all principal structures will be at least 40 percent shaded by trees when measured at 9:00 a.m. on August 21, within a period of 10 years, based on the required minimum planting size and expected canopy. All southern exposures (facing between 135 degrees and 225 degrees from True North) of all principal structures will be so shaded when measured at 1:00 p.m. on August 21. All western exposures (facing between 22 degrees and 315 degrees from True North) of all principal structures will be so shaded when measured at 5:00 p.m. on August 21. Shading may be through use of either existing trees, or planted deciduous or semi-deciduous street trees or buffer trees from the Gainesville Tree List.

4. Separate Pedestrian/Bicycle Access.

Intent: To promote non-auto transportation modes in order to increase transportation choices available to citizens.

Criteria to Achieve: A majority of the project dwelling units shall be directly linked to a pedestrian/bicycle path which provides non-vehicular access from the dwelling units to off-site land uses including schools, parks, other residential developments, commercial/shopping developments, employment centers, or social service centers. The path shall be dedicated for perpetual use as a non-motorized transportation corridor.

5. Parking Structure.

Intent: To promote compact, walkable design by use of parking structures, which consume substantially less land area, per parking space, than a surface parking lot. To the extent that such structures reduce or eliminate the need for surface parking, they promote compatibility with nearby residential neighborhoods and improve the character of streets.

Criteria to Achieve: At least 50 percent of the total provided parking spaces are located within a parking structure (defined as layers of parking stacked vertically, or as a parking layer over another use, under another use, or both). The structure must be set back at least 30 feet from the property lines of all adjacent streets in

order to allow space for “liner” buildings that are required by Policy 1.2.10 of the Urban Design Element.

6. Bus Shelter.

Intent: To encourage the use of buses as a transportation mode.

Criteria to Achieve: The applicant shall construct a bus shelter, as approved by the city manager, within 1320 feet of at least half of the dwelling units of the project.

7. Additional Street Trees.

Intent: To provide shade, enclosure, visual scale, and aesthetic appeal along community transportation routes.

Criteria to Achieve: One tree shall be provided for every 25 feet of street frontage. Trees shall be within 5 feet of the right-of-way of street frontage (or if a public utility easement exists outside of the right-of-way, placed where feasible to best shade the sidewalk, street, or both). Trees must be street trees from the Gainesville Tree List, and must be either preserved, existing, mature trees, or installed trees. Each installed tree shall be at least 25 gallons, as shown in the Gainesville Landscape and Tree Management Ordinance. Installed trees shall have a minimum planting bed of 25 square feet. If at least 50 percent of the required street trees are preserved, existing, mature trees, 4 points shall be awarded under this objective; otherwise, 2 points shall be awarded.

8. Retention of Existing Building/Design.

Intent: To preserve historically, culturally, or architecturally significant buildings, and improve the compatibility of new developments with the surrounding neighborhood.

Criteria to Achieve: At least 70 percent of the new residential dwelling units of a project are established within an existing building recognized (or eligible) by local, state, or national registries for historic, cultural, and/or architectural significance. Alternatively, if all primary structures of significance are retained in their entirety as part of the project, regardless of the number of dwelling units incorporated. Any expansion of the existing building must be historically and architecturally consistent with the existing building and the surrounding neighborhood.

9. Off-street Parking.

Intent: In general, off-street parking should be on the side or rear of the building to promote quality of life and high quality urban design, not dominate the front yard, and not dominate the streetscape. A good pedestrian environment is important competitive leverage for walkable areas over other commercial areas. Parking areas located in front of buildings are inconvenient and unpleasant for pedestrians.

Criteria to Achieve: No off-street parking is located between the front façade and the street. Parking lots shall not abut street intersections, be adjacent to squares or parks, or occupy lots which terminate a street vista.

10. Front Porch.

Intent: To encourage neighborliness and street activity by children and pedestrians.

Criteria to Achieve: A front porch is an un-airconditioned, roofed structure attached to the front (and along a sidewalked street side) of the dwelling unit. The porch shall be attached to at least 25 percent of the dwelling units. Each porch shall have a minimum depth of 8 feet and a minimum width of 12 feet. Except for supporting columns, front porches shall not be enclosed above 3 feet, as measured from the finished floor of the porch. All or a part of the porch may encompass a ramp providing handicap access, and may encroach up to 10 feet into the front setback.

11. Traffic Calming

Intent: To reduce vehicle speed to improve traffic safety, reduce noise, and enhance the comfort level of pedestrians and bicyclists.

Criteria to Achieve: Traffic circles, roundabouts, speed humps, speed tables, chicanes, design vehicle speed for internal streets not exceeding 20 mph, curb radius at intersections no more than 15 feet, or streets no wider than 24 feet, as approved by the city manager or designee, shall be installed.

12. Compact Development.

Intent: To reduce the number and length of vehicle trips to discourage auto use, energy consumption, pollution, and urban sprawl, increase urban vibrancy, increase travel independence and choice, and increase quality of life.

Criteria to Achieve: The project shall be within, or adjacent to, the boundaries of the Traditional City, University Heights, College Park, and the Community

Redevelopment Agency areas or other designated mixed-use neighborhood or activity center. Or at least half of the dwelling units of the project shall be within:

1320 feet of the Traditional City or the East Side Redevelopment District.

1320 feet of a neighborhood shopping center, 2500 feet of a community shopping center, or 4000 feet of a regional shopping center.

10,000 feet of a Park-n-Ride Lot.

5000 feet of the University of Florida or Santa Fe Community College Downtown Center.

2500 feet of a neighborhood park (excluding schools) or 5000 feet of a community park.

13. Affordable Housing.

Intent: To increase the availability of affordable housing to lower income citizens who are otherwise renting a home due to inability to afford home ownership. In addition, to achieve the benefits associated with the neighborhood integration of varying incomes.

Criteria to Achieve: Affordable housing is defined as housing which has monthly rent or monthly mortgage payments including taxes and insurance not exceeding 30 percent of the median annual gross income for households in Florida. However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark.

14. Greenway Corridor Dedication.

Intent: To enhance non-motorized and transportationally-disabled travel access between land uses, increase property values, promote neighborliness, provide for recreation and exercise, increase tourism and recruitment of new businesses, encourage local acquisition of federal/state/private grants, provide wildlife corridors, and conserve environmentally significant features.

Criteria to Achieve: For developments which contain a portion of a designated greenway, a right-of-way or trail easement of at least 25 linear feet shall be dedicated to the city under Sec. 30-308, Greenway District.

15. Setbacks and Build-To Lines.

Intent: The intent of a build-to line is to pull the building facade close to the street and streetside sidewalk. By doing so, building facades along a block face will be aligned to form a street edge that frames the public realm, while retaining sufficient width for people to walk, and sufficient space to provide a formal landscape created by street trees. The street edge shapes the public realm to provide a sense of comfort and security for the public space. Buildings closer to the street sidewalk have more of a human scale, and allow for the construction of canopies which create shade and shield the pedestrian from wet weather. Shops and offices are usually closest, multi-family is intermediate, and single-family is furthest. The distance is such that a front porch or outdoor area, if located with the building, is a conversational distance from the sidewalk, and enough room is retained for ample sidewalk width and street trees.

Criteria to Achieve: In most instances, the build-to line shall be 20 feet from the curb or edge of pavement for at least 70 percent of the building façade, or any building wall that faces a street. At the build-to distance, the front façade or other building wall of the primary building shall be parallel to the street it faces. The build-to line shall apply to the building façade or other building wall even along street sides (except rear) not facing the more primary street. Factors to be considered for variations to this build-to line shall be as follows:

- * When considering a closer build-to line, the building facade or other building wall shall, in most instances, be no closer than 14 feet from the curb or edge of pavement along an arterial, 12 feet along a collector, and 11 feet along a local street, to leave space for adequate sidewalks and tree strips.
- * When the proposed building is adjacent to existing buildings on an abutting property the facade or other building wall shall, in most instances, be built at the facade of the adjacent building closest to the street, or at the 20-foot build-to line, whichever is closer to the street.
- * The appropriate reviewing board, city manager or designee can approve a facade or other building wall closer to or further from the curb or edge of pavement than the previously listed distances so that a consistent street edge of adjacent buildings can be maintained.
- * Buildings on corner lots or buildings on more than one street frontage shall, in most instances, have the 20-foot build-to line requirement on the more primary street frontage area.
- * The standards described in this subsection shall supersede any landscape buffer width requirements found in Article VIII of the Land Development Code for frontage areas, except in front of surface parking lots. Stoops, stairs, chimneys, and bay windows are allowed to extend beyond the build-to line as long as they do not exceed more than 25 percent of the front façade or other building wall.

Open porches, projecting signs, balconies, arcades, awnings and outdoor cafes may also extend beyond the build-to line. However, at least 5 feet of unobstructed sidewalk width and room for any required tree strip must be retained.

16. Building height.

Intent: Multi-story buildings create the “verticality” necessary to form a pleasant sense of enclosed space or an “outdoor room.” They tend to be of an intensity that supports viable transit service.

Criteria to Achieve: In non-single-family residential areas, buildings shall be at least 2 stories in height.

17. Block length and cross-access.

Intent: Block faces that are modest in length promote travel convenience for pedestrians and bicyclists.

Criteria to Achieve: The maximum length of a block face is 480 feet, unless shortened with cross-access sidewalks, arcades or alleys, so that the face is no more than 480 feet. When possible, access routes between adjacent parcels—particularly residential and non-residential—shall be created, so that travel can occur along routes other than the more primary streets serving the parcels. When walls, fences or berms surround a property that accommodates public access, breaks or openings in these features shall be incorporated to avoid excessive block lengths.

Off-street parking lots shall be linked with off-street vehicular, bicycle, and pedestrian connections.

18. Residential Building Orientation.

Intent: Provide more vibrant energy and walkability to activate a streetside sidewalk when individual units have an entrance facing the street.

Criteria to Achieve: All residential units fronting a street shall have its main entrance facing the streetside sidewalk from the outside at ground level. At least 5 units must front the street and be provided such an entrance to qualify for points.

19. Mixed Use.

Intent: Create walkable, compact, vibrant, safe neighborhoods through mixed-use buildings.

Criteria to Achieve: When allowed by the zoning district, residential units are found within the same building as non-residential uses such as office or retail. The non-residential portion of the building is at least 500 square feet in floor area.

20. Construction Materials and Building Color.

Intent: Create building compatibility.

Criteria to Achieve: Building construction materials and building colors shall be compatible with other buildings in the vicinity. The use of black, high-reflectance or fluorescent (e.g., purple, orange, pink, lime, yellow) colors and materials are not used as the predominant exterior building color or material, or for major trim features on a building and major sign elements. Light-reflective value does not exceed 50 percent. Building colors other than minor trim do not exceed 6 in chroma and 6 in value on the Munsell Color Scale.

Appendix C: Supplemental Documents

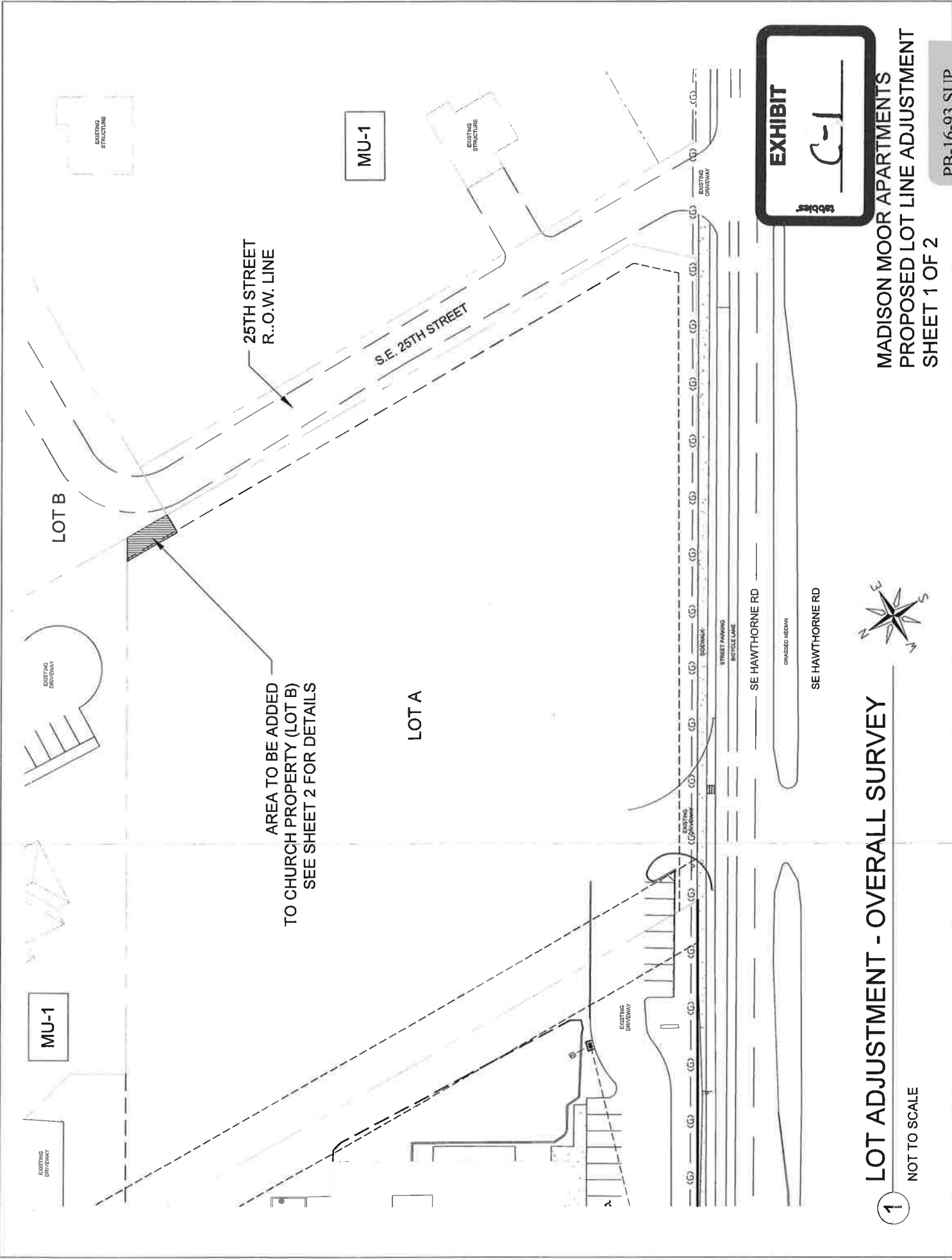


EXHIBIT
 C-1

**MADISON MOOR APARTMENTS
 PROPOSED LOT LINE ADJUSTMENT
 SHEET 1 OF 2**

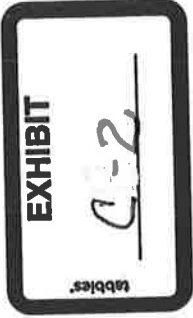
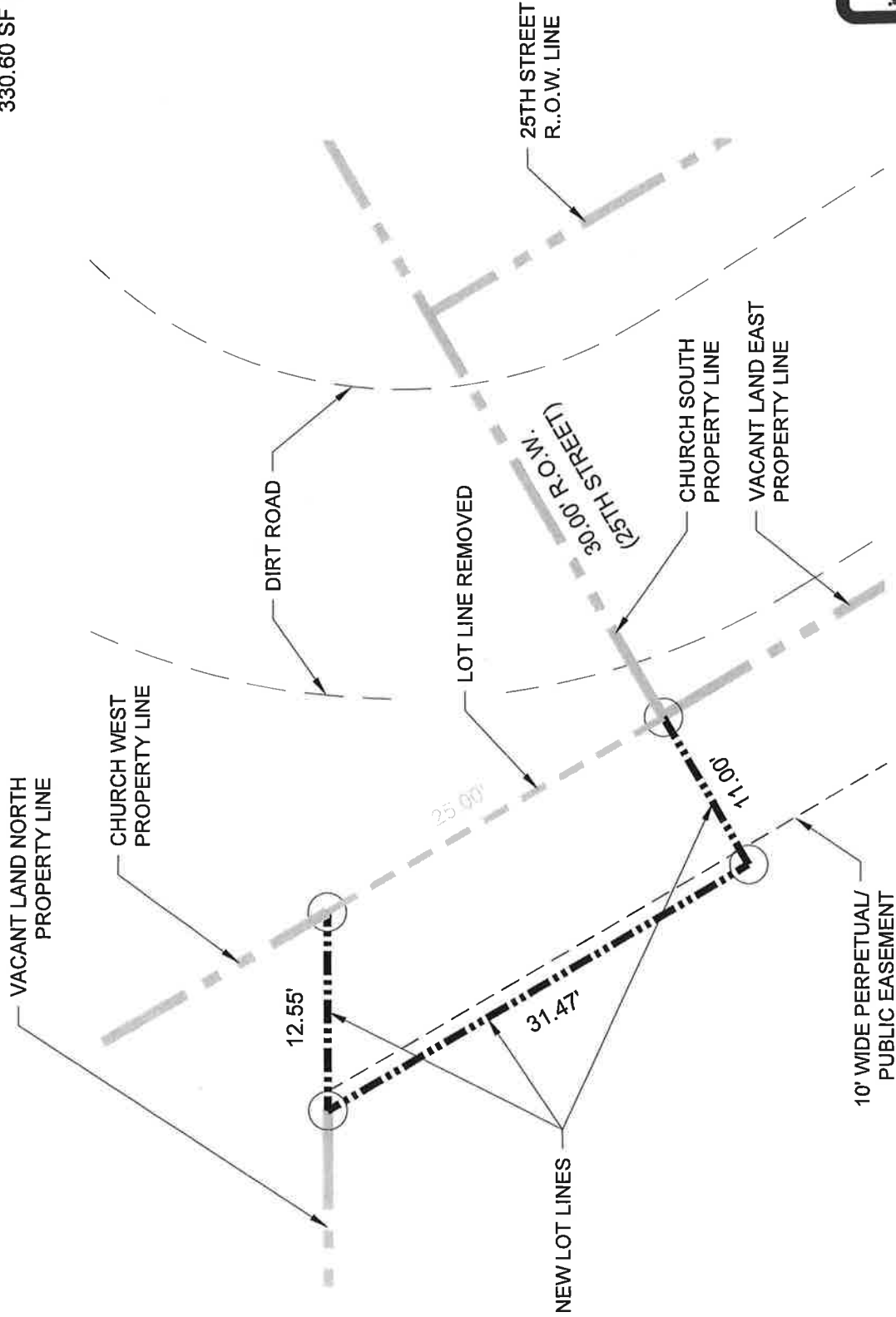


LOT ADJUSTMENT - OVERALL SURVEY

NOT TO SCALE

1

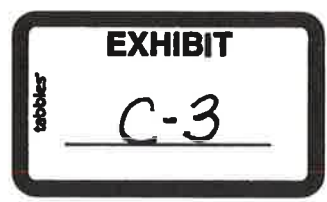
PROPERTY DATA
 LAND TO BE ADDED TO THE
 CHURCH PROPERTY (LOT A):
 330.60 SF (.007 AC)



1 LOT ADJUSTMENT - ENLARGED DETAIL

SCALE: 1" = 10'
 0 5 10 20

**MADISON MOOR APARTMENTS
 PROPOSED LOT LINE ADJUSTMENT
 SHEET 2 OF 2**



APPLICATION FOR A LOT SPLIT
Planning & Development Services Department

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Hearing Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

In accordance with Section 30-189, Land Development Code, City of Gainesville, FL:	
I (We) Name: Parametric Design & Development, LLC	[] Owner
	[X] Agent (Stacy Banach)
Address: 558 W New England Ave., Suite 230	
City: Winter Park	
State: Florida	Zip: 32789
Phone: 407-758-4866	Fax: _____
Hereby petition to the Planning Division, Department of Community Development, for a lot split on the property located at:	
Address or location: 2420 SE Hawthorne Road, Gainesville, FL 32641 & 615 S.E. 25th Street, Gainesville, FL 32604	
Tax parcel number: 11288-002-000	
Land description of Lot #1 included on survey or scaled drawing: [X] yes	
Land description of Lot #2 included on survey or scaled drawing: [X] yes	
Water [X] yes or [] no and Sanitary Sewer [X] yes or no [], services are available to the property.	

Owner(s) of Record (please print or type)	Owner(s) of Record (please print or type)
Name: Beach 220, LLC (Mitchell Feldman)	Name: Evangelist = Pentecostal Church (WV) Inc.
Address: 5072 Medoras Avenue	Address: 615 S.E. 25th Street P.O. Box 14762
City: St. Augustine, FL 32080	City: Gainesville
State: Florida Zip: 32080	State: Florida Zip: 32604
Phone: 904-471-8535 Fax: _____	Phone: 352-472-3428 Fax: _____

I understand that all utility service shall be installed beneath the surface of the ground in accordance with section 30-345. I also understand that no further division of this lot will be permitted under this section. If further divisions are desired, a record plat or minor subdivision must be prepared and submitted in accordance with the Code of Ordinances of the City of Gainesville.

Signature of owner(s): Keral, VP & Resident Agent Date: 9-8-16
Mitchell Feldman, individually Date: 9-9-16
and as managing member of Beach 220 LLC
Certified Cashier's Receipt:



OFFICE USE ONLY			<i>In accordance with Section 30-189 of the City of Gainesville Code of Ordinances, Planning and Development Services hereby authorizes the granting of the lot split described above.</i>
<i>Approval Check-Off</i>	<i>Yes</i>	<i>No</i>	
Public Works	[]	[]	<i>Signature: _____ Date: _____</i> <i>Planning and Development Services</i>
Building Division	[]	[]	
Regional Utilities	[]	[]	
Planning Division	[]	[]	



PARAMETRIC DESIGN & DEVELOPMENT, LLC

558 West New England Ave, Suite 230
Winter Park, FL 32789
P: 407-758-4866
E: sbanach@pddmetric.com

September 12, 2016

The City of Gainesville - City Hall
200 East University Ave
Gainesville FL 32601
Attn: Ralph Hilliard

**RE: Madison Moor – Density Bonus Points
Comment Response Letter from TRC Comments dated June 25, 2016**

Revised Density Bonus Points Requested

Item	Points
Cross Ventilation:	6
Separate Pedestrian/Bicycle Access:	14
Bus Shelter:	4
Additional Street Trees:	5
Off-Street Parking:	17
Front Porch:	0
Traffic Calming:	12
Compact Development:	18
Affordable Housing:	10
Build-to Lines:	20
Building Height:	10
Block Length and Cross Access:	12
Residential Building Orientation:	0
Construction Materials & Building Color:	10
Total:	138

Existing Density without Density Bonus: (2.91 Acres) x (20 DU/AC) = 58.2 DU

134 Points allow for 29 additional DU.AC: (2.91 Acres) x (29 DU/AC) = 84.39 DU

118 Points allow for 28 additional DU/AC: (2.91 Acres) x (28 DU/AC) = 81.46 DU

TRC Comments pertaining to Density Bonus from 7/25/16

2. The applicant's explanations on how density bonus points criteria have been met on the proposed development plan on Sheet DB-1 must address each of the criteria in its entirety. Please correct and provide this information on the August 16, 2016 development plan submittal.

Applicant Response: Acknowledged and shall be shown on the revised plans.

3. In order to earn density bonus points for the Cross-Ventilation Objective, the applicant must specify on Sheet DB-1 whether natural Cross-Ventilation is proposed. If so, the applicant must

provide evidence (e.g., floor plans) indicating each dwelling unit will have at least 5 square feet of opening to the outdoors, located on each of 2 walls in the same room, or in separate rooms with opposite or nearly opposite exposures, on each floor of the unit. Otherwise, staff cannot verify that the applicant meets the criteria. Please provide this information on the August 16, 2016 development plan submittal.

Applicant Response: Acknowledged, Unit floor plans have been attached to this letter. If the unit plans shown do not meet the City's requirements, than the 6 points shall be deducted from the overall request.

4. The development plan shall include an illustration of how the stated distance between the existing bus shelter on SE 24th Street and the proposed building (i.e., 250 ft.) was measured. Please provide this information on the August 16, 2016 development plan submittal.

Applicant Response: Acknowledged, an aerial showing the distance between the bus shelter and the proposed building has been attached to this letter. Note that the distance on the plans incorrectly called out the distance as 250'. This shall be changed to the correct distance of 382' on the revised plans.

5. The applicant must provide required street trees within 5 feet of the street right-of-way to earn density bonus points for the Additional Street Trees Objective. Street trees shall be provided for every 25 feet of street frontage, which includes SE 25th Street. Consequently, SE 25th Street should also be bubbled on Sheet DB-1 and the criteria of this objective should be applied. If the presence of a public utility easement prohibits providing street trees within 5 feet of each right-of-way, this must be included in the applicant's explanations on Sheet DB-1. The requirement for a minimum planting bed of 25 square feet shall also be addressed. Please show these needed revisions on the August 16, 2016 development plan submittal.

Applicant Response: The landscape plans shall be revised to show all the required street trees along 25th Street as stated above. The applicant shall place a note on the plans stating that the required quantity of street trees for the buffer shall be installed along SE Hawthorne Road and 25th Street. Although, because of the gas easement and the perpetual public easement located in the required buffer areas, the applicant shall also include in the note that the trees may be located a few feet outside of the 5' requirement. The actual placement of the trees will be coordinated with GRU and the City prior to approval of the site development plans.

7. In order to earn density bonus points for the Front Porch Objective, the porch must be attached to at least 25 percent of the total number of dwelling units proposed. The porch must be attached to the "front" and "along the sidewalked street side" of the dwelling unit. Each porch must have a minimum depth of 8 feet and a minimum width of 12 feet. All or part of the porch must encompass a ramp for handicap access. The porch cannot be enclosed above 4 feet, as measured from the finished floor of the porch. Twenty-five (25) percent of the total number of dwelling units proposed (i.e., 84) equals 21 dwelling units. The applicant has not met the Front Porch criteria for earning density bonus points because a front porch is not proposed for each of the 21 dwelling units, nor at the required locations. Please correct this inconsistency on the August 16, 2016 development plan submittal, or eliminate this objective from the applicant's density bonus points calculations.

Applicant Response: Request for Front Porch Objective has been omitted from Plans.



8. In order to earn density bonus points for the Affordable Housing Objective, please provide written evidence of the applicant's efforts to secure affordable housing status and tax credits through FHFC. Please also provide a copy of the recorded restrictive covenants with the August 16, 2016 development plan submittal, if available, or no later than upon filing the final development plan.

Applicant Response: Our applications to FHFC for tax credits are due November 17, 2016. Prior to submitting plans for Final Development Plan approval, we will provide evidence of a tax credit invitation to credit underwriting to the City. As part of our application to FHFC, we will be working with the City to obtain verification forms and a local government contribution for the proposed development. As part of that application process, we will be supplying the City various forms of underwriting material associated with the development. The proposed project is dependent upon receiving tax credits and will not proceed without the tax credit award.

9. The subject property is not located within the Central Corridor Special Area. Therefore, please correct the explanation provided on Sheet DB-1 in association with the Build-To-Line Objective. The Central Corridor Special Area Plan applies because, under Policy 10.3.1 of the City's Transportation Mobility Element, Hawthorne Road is a regulated roadway. A note to this effect should be on the development plan. Also, the required build-to-line is to be measured from the curb or edge of pavement, not the property line. If a build-to-line further than 20 feet from the curb or edge of pavement is desired for density bonus points, the request must be stated in the explanation on Sheet DB-1 and presented separately in writing on August 16, 2016 for staff to review and to submit to the board for approval. Please correct make the corrections on the August 16, 2016 development plan submittal.

Applicant Response: It has been agreed that the 20' build-to line stated above was a mistake and the actual build-to line is 80'. The current plan meets this requirement as the building is currently located approximately 30' from the back of curb along SE Hawthorne Road.

11. In order to earn density bonus points for the Residential Building Orientation Objective, at least 5 of the 84 proposed dwelling units must have its main entrance facing the street, side sidewalk from the outside at ground level (physical style similar to a townhouse). Please correct this inconsistency on the August 16, 2016 development plan submittal, or eliminate this objective from the applicant's density bonus points calculations.

Applicant Response: Request for Building Orientation Objective has been omitted from Plans.

12. The building elevations provided shall include call-outs that identify the color and construction materials proposed on the exterior finish of the proposed building to verify compliance with the criteria for earning density bonus points for the Construction Materials and Building Color Objective. Please provide this information on the August 16, 2016 submittal.

Applicant Response: Acknowledged. The applicant confirms that the colors and building materials of the exterior finish shall be coordinated directly with the City and shall comply with the requirements. The applicant provided a picture of the proposed building color and material as part of the submission for the preliminary development approval. The picture has been attached to this letter again.



16. Please correct the note regarding landscaping in the Site Data table on Sheet PS-1 on the August 16, 2016 development plan submittal. A perimeter landscape buffer that is at least 9 feet in width is required along the vehicular use areas, and street trees are required along the abutting streets for every 30 to 50 feet of street frontage. Street trees shall be planted in addition to those required to earn density bonus points for the Additional Street Trees Objective.

Applicant Response: Acknowledged and revised. Note shall be added to the Landscape Plans.

Attachments:

- 1. Unit Floor Plans*
- 2. Bus Shelter Aerial with dimensions shown*
- 3. Picture of Proposed Building Material & Color*





Similar 5-Story Building
Picture has been modified for illustrative purposes

REVISED
SEP 13 2018



SHEET	
DATE: 08/12/15	
REV. NO.	DATE

SHEET TITLE **AERIAL**

PROJECT **MADISON MOOR
ELDERLY APARTMENTS**

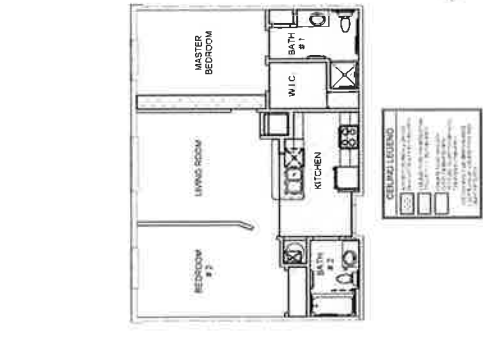
ADDRESS: 2420 SE HAWTHORNE RD
GAINESVILLE, FL 32641

CITY: GAINESVILLE
COUNTY: ALACHUA

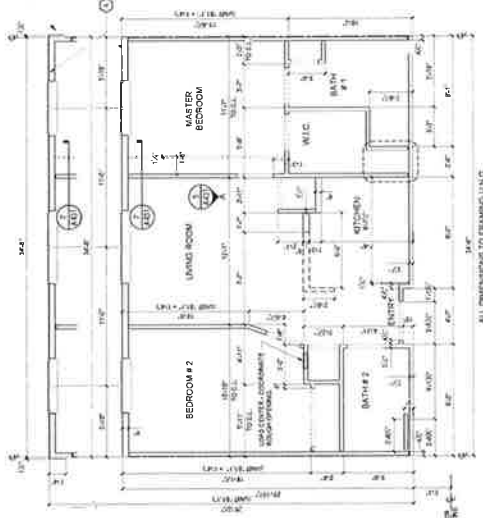
OWNER: BEACH 220, LLC
5072 MEDORAS AVE.
ST. AUGUSTINE, FL 32080

CONTACT: PARAMETRIC DESIGN & DEVELOPMENT, LLC
STACY BANACH

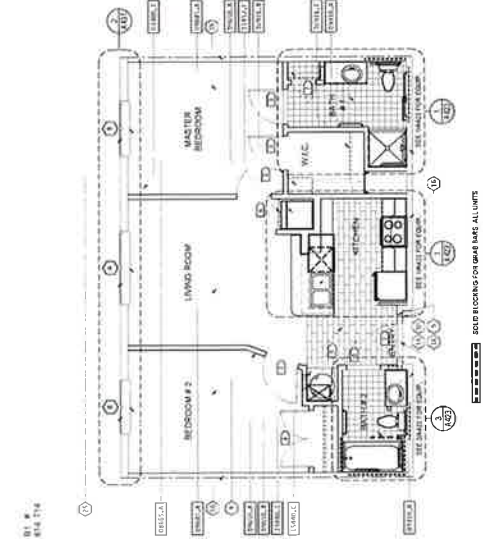
PLAN 213



1 UNIT - B, B1 - REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



2 UNIT - B, B1 - FRAMING PLAN
SCALE: 1/8" = 1'-0"



3 UNIT - B, B1 - REFERENCE PLAN
SCALE: 1/8" = 1'-0"

THIS PLAN IS THE PROPERTY OF KREHL ARCHITECTS, P.A. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KREHL ARCHITECTS, P.A. © 2013 KREHL ARCHITECTS, P.A. ALL RIGHTS RESERVED.

NO.	DATE	REVISIONS / SUBMISSIONS
1	04-21-13	COORDINATION SET
2	05-03-13	REVISIONS / SUBMISSIONS

DATE: 05-03-2013 DRAWN: [blank] CHECKED: [blank]
PROJECT NO.: 114311 SCALE: 1/8" = 1'-0"

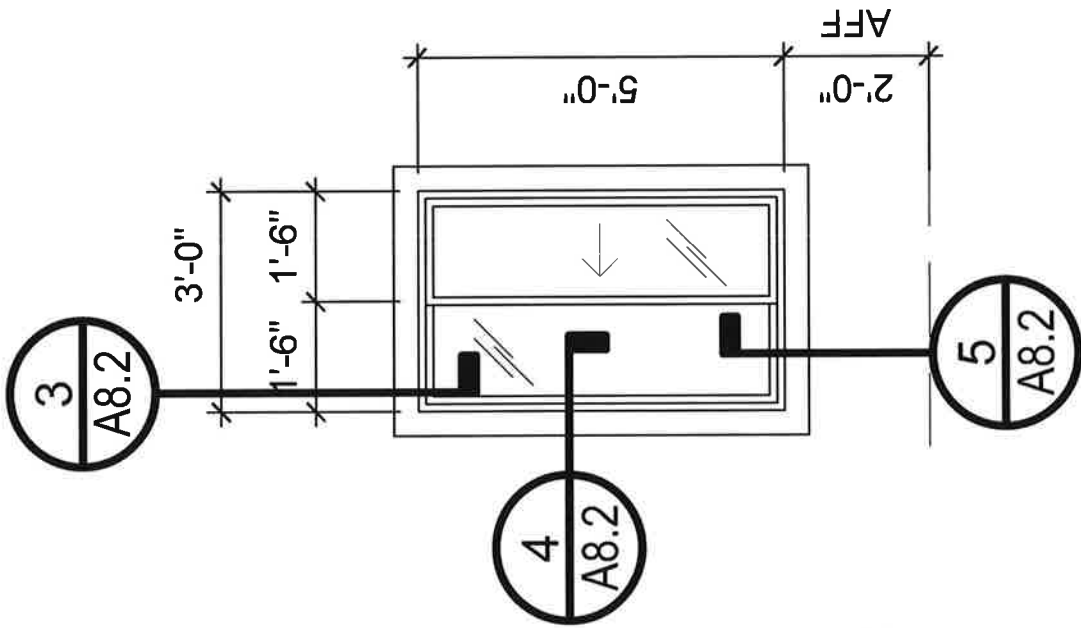
KREHL
ARCHITECTS, P.A.
100 W. PALM BEACH
WALTON, FL 32586
352.886.0000
352.886.0001

MADISON CROSSING II
APARTMENTS
OSCEOLA COUNTY
FLORIDA

UNIT B, B1
DIMENSION / REF. / CLG.
FLOOR PLAN

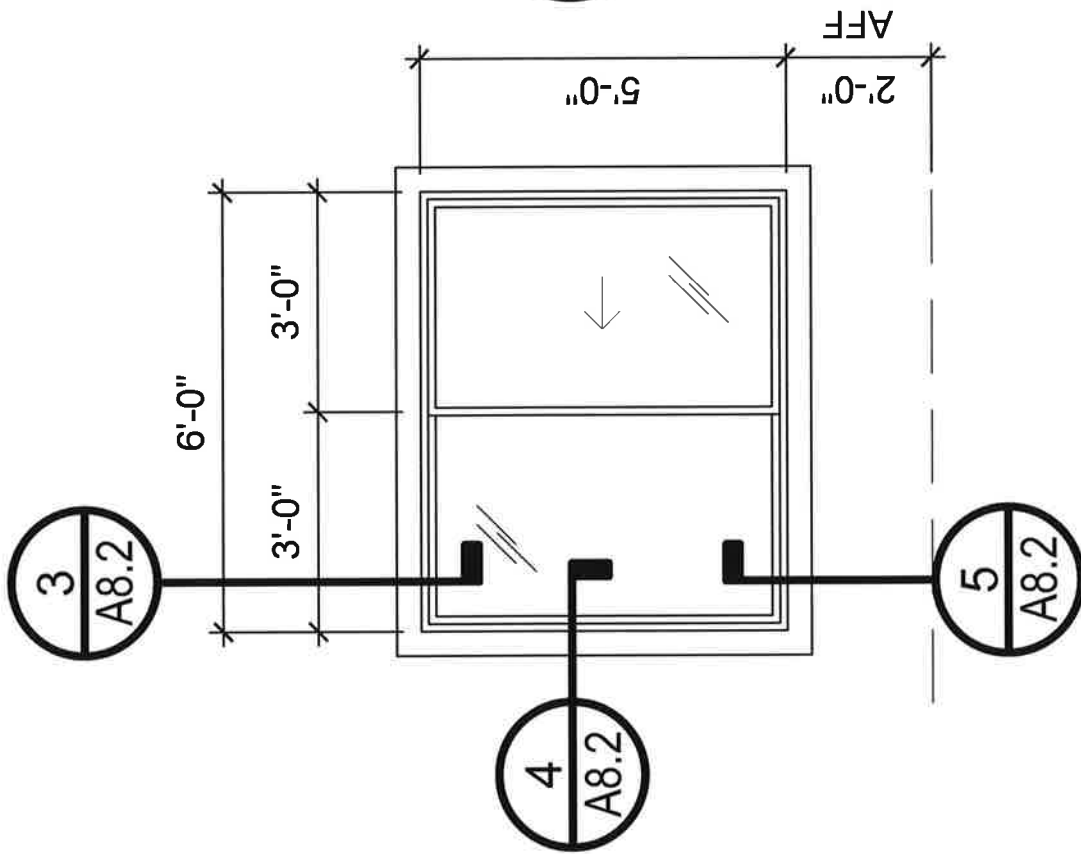
A421

SFP 13 2003



B

TYP. WINDOWS



A

TYP. WINDOWS

Appendix D: Application and Neighborhood Workshop Documents

APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-16-93 SUP</u>	Fee: \$ _____
1 st Step Mtg Date: <u>4/26/16 (Barley)</u>	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)
Name: Beach 220, LLC (Mitchell Feldman)
Address: 5072 Medoras Avenue St. Augustine, FL 32080
Phone: 904-471-8535 Fax: _____
Owner's Signature: See Page 2
(If additional owners, please include on back)

Applicant(s)/Agent(s), if different
Name: Parametric Design & Development, LLC (Stacy Banach)
Address: 558 W New England Ave., Suite 230 Winter Park, FL 32789
Phone: 407-758-4866 Fax: _____

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: 2420 SE Hawthorne Road, Gainesville, FL 32641
Tax parcel no(s): 11288-002-000
Legal description (use separate sheet, if needed): See Attached

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant:  Date: 5/05/16

Certified Cashier's Receipt:

Special Use Permit

Page 2

A Special Use Permit is requested pursuant to Section 30, Subsection 53, Paragraph (d)(1), of the Land Development Code, City of Gainesville, to allow the following use:

Applicant is seeking approval of a 5-story building height

A preliminary site plan is not required and is not attached.

Existing zoning classification: MU-1 (RMF-8) Existing land use designation: MUL

Existing use of property: Vacant

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)

	Zoning	Land Use	Existing Use
North	MU-1	MUL	2-Story Apartments (Tiger Bay Apartments)
South	N/A	N/A	SE Hawthorne Road
East	MU-1	MUL	(2) Existing single story structures (small house)
West	MU-1	MUL	Commercial (Dollar Store)

TO THE APPLICANT: (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

Signature: *Mitch Feldman* Date: 5/05/16

Name of Owner (please print)	
Name:	Beach 220, LLC (Mitchell Feldman)
Address:	5072 Medoras Avenue St. Augustine, FL 32080
Phone:	Fax:
Owner's Signature:	<i>Mitch Feldman</i>
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name:	
Address:	
Phone:	Fax:
Owner's Signature:	

Reference: Chapter 30, Land Development Code
City Code of Ordinances, Article VII, Division 5

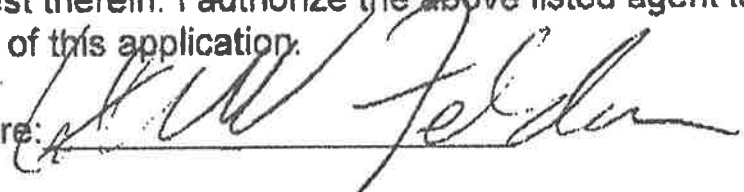
PROPERTY OWNER AFFIDAVIT

ML-5

Owner Name: Beach 220, LLC (Mitchell Feldman)				
Address: 5072 Medoras Avenue St. Augustine, FL 32080		Phone: 904-471-8535		
Agent Name: Parametric Design & Development, LLC (Stacy Banach)				
Address: 558 W New England Ave., Suite 230 Winter Park, FL 32789		Phone: 407-758-4866		
Parcel No.: 11288-002-000				
Acreage: 2.90		S:	T:	R:

Requested Action: 1. Conceptual Site Plan Approval
2. Special Use Permit Application
3. Density Bonus Approval

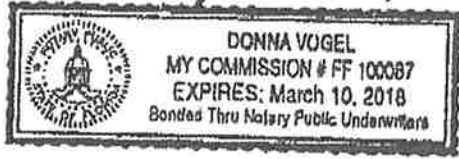
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: 

Printed name: Mitchell Feldman

Date: 5/5/16

The foregoing affidavit is acknowledged before me this 5th day of May, 2016 by Mitchell Feldman, who is/are personally known to me, or who has/have produced personally known as identification.



NOTARY SEAL _____

Signature of Notary Public, State of Fl

EXHIBIT A

LEGAL DESCRIPTION BELOW ENCOMPASSES THE FOLLOWING PARCELS:

#11288-002-000
(2.90 AC +/-)

LEGAL DESCRIPTION

NEW GAINESVILLE PB A-66 COM NE COR OF SE1/4 SEC S 01 DEG 01 MIN 48 SEC E 1329.53 FT N 89 DEG 17 MIN 45 SEC W 658.60 FT S 01 DEG 01 MIN 05 SEC E 666.15 FT S 89 DEG 10 MIN 26 SEC W 329.35 FT S 01 DEG 00 MIN 43 SEC E 311.87 FT POB N 60 DEG 55 MIN 01 SEC W 294.66 FT N 29 DEG 04 MIN 59 SEC E 30.15 FT N 15 DEG 55 MIN 01 SEC W 78.42 FT N 60 DEG 55 MIN 01 SEC W 126.74 FT S 29 DEG 04 MIN 53 SEC W 373.89 FT S 15 DEG 53 MIN 16 SEC E 5.35 FT S 60 DEG 56 MIN 37 SEC E 604.33 FT N 41 DEG 09 MIN 35 SEC E 37.37 FT N 01 DEG 00 MIN 43 SEC W 319.61 FT TO POB OR 3140/788 AKA LOT 2 MSD BK 2 PG 70 OR 3775/1455 (LESS COM NE COR OF SE 1/4 SEC S 1329.53 FT W 658.60 FT S 666.15 FT W 329.35 FT S 311.87 FT N 60 DEG W 294.66 FT N 29 DEG E 30.15 FT N 15 DEG W 78.42 FT N 60 DEG W 80.17 FT POB N 60 DEG W 46.57 FT S 29 DEG W 373.89 FT S 15 DEG E 35.35 FT S 60 DEG E 252.66 FT N 460.90 FT POB PER OR 3942/1344) OR 3140/788 OR 3775/1455 AKA PART OF PARCEL B MSD BK 3 PG 7.

**DEVELOPMENT PLAN REVIEW APPLICATION
PLANNING & DEVELOPMENT SERVICES**

OFFICE USE ONLY	
Petition No. <u>PB-16-93 SUP</u> Fee: \$ _____	1 st Step Mtg Date: <u>4/20/16 (Budez)</u> EZ Fee: \$ _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

LEVEL OF REVIEW (check one)

MINOR	INTERMEDIATE	MAJOR	CONCEPT	MASTER
		X		

Project Name: Madison Moor Apartments

Property Address: 2420 SE Hawthorne Road, Gainesville, FL 32641

Tax Parcel #(s): 11288-002-000

Site Area (acres): 2.90 AC

CHECK ALL PROPOSED USES

<input checked="" type="checkbox"/> Residential	Density	<input type="checkbox"/> Non-residential	
Multi-family X	Units/acre: 28.96 DU/AC	<input type="checkbox"/> Commercial	<input type="checkbox"/> Office
Total units: 84	Total bedrooms: 126	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other
		Gross floor area:	

Owner(s) of Record (please print)
Name: <u>Beach 220, LLC (Mitchell Feldman)</u>
Address: <u>5072 Medoras Avenue</u> <u>St. Augustine, FL 32080</u>
Phone: <u>904-471-8535</u> Fax: _____
(If additional owners, attach information)

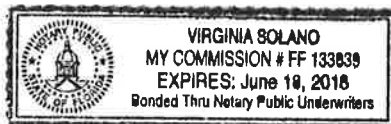
Applicant(s)/Agent(s), if different
Name: <u>Parametric Design & Development, LLC (Stacy Barach)</u>
Address: <u>558 W New England Ave., Suite 230</u> <u>Winter Park, FL 32789</u>
Phone: <u>407-758-4866</u> Fax: _____
(If additional agents, attach information)

I certify that I am the owner of the property and authorize the agent listed above to initiate this development plan.
Signature of owner: [Signature] Date: 6-28-16

I certify that all of the information contained in this application form is accurate and up-to-date.
Signature of Applicant: [Signature] Date: 6-28-16

STATE OF FLORIDA, COUNTY OF St. Johns
Sworn to and subscribed before me this 28th day of June 2016
Signature – Notary Public: [Signature]
Personally Known OR Produced Identification _____

Certified Cashier's Receipt:





MAILING LABEL APPLICATION
For Neighborhood Workshop



Mailing Address: City of Gainesville, Station 12
Planning and Development Services
P.O. Box 490
Gainesville, FL 32602-0490
Phone: 352-334-5023 Fax: 352-334-3259

Physical Address: 306 NE 6th Avenue
Thomas Center Building B, Room 158

Today's Date: 5/06/16 Location Map Provided

Tax Parcel Number: 11288 -- 002 -- 000


Property Address: 2420 SE Hawthorne Road, Gainesville, FL 32641

Project Name: Madison Moor

Project Description: Affordable elderly (55+) apartments; 5 story building

First Step Meeting Date 04 / 26 / 16 Planner: Bedez Massey

Circle One: Owner Agent

Applicant: Parametric Design & Development Signature: 
Stacy Banach, President

Daytime Phone No.: 407-758-4866 Fax No.: _____

*An incomplete application will not be processed and will be returned to you.
Applications may take up to five business days to be processed.*

<p><u>Office Use Only</u></p> <p>Due Date: ____ / ____ / ____</p>

Approved

Date: Wed, May 11, 2016 2:50:43 PM

Order Number: Parametric Design 747806 GH032019

Unique Transaction ID: 74200035486491.742

Approval Code: 01298E

Credit Card Last 4 Digits: *****5173

Item Amount

Amount: \$150.48

Customer Country: United States



TODAY IN HISTORY

In 1996, the U.S. Supreme Court, in Romer v. Evans, struck down, 6-3, a Colorado measure banning laws that protected homosexuals from discrimination.

TODAY'S BIRTHDAYS

Actor-author James McEachin is 86. Actor Anthony Zerbe is 80. Actor David Proval is 74. Singer actress Cher is 70. Actor-comedian Dave Thomas is 68. Sen. Mike Crapo, R-Idaho, is 65. Rock musician Warren Cann is 64. Former New York Gov. David Paterson is 62. Actress Mindy Cohn is 50. Rock musician Tom Gorman (Belly) is 50. Actress Gina Ravera is 50. Actor Timothy Olyphant is 48. Race car driver Tony Stewart is 45. Rapper Busta Rhymes is 44.

LOTTERY

Thursday, May 19
Cash 3
Early drawing: 0-4-4
Night drawing: 3-0-6
Play 4
Early drawing: 6-5-1-2
Night drawing: 9-6-9-3
Fantasy 5
2-5-7-14-24

PREVIOUS RESULTS

Lotto - Wednesday, May 19
2-8-13-17-25-49
Match Payoff Winners
6-of-6 \$10 Million 1
5-of-6 \$4,248,500 26
4-of-6 \$51,500 367
3-of-6 \$5,762 1
Fantasy 5 - Wednesday, May 19
11-25-28-32-36
Match Payoff Winners
5-of-5 \$76,492.47 3
4-of-5 \$137,270
3-of-5 \$11,500 8,935

TODAY'S TOPIC

Answer online at gainesville.com
Are you planning a summer vacation?
AVAILABLE RESPONSES:
■ Yes
■ No
YESTERDAY'S RESPONSE
Do you approve of the Obama administration's plan to bolster overtime protections eroded by inflation?
■ Yes: 223
■ No: 269

Results are strictly surveys of those who choose to participate and are not valid statistical samples.

MORLEY SAFER 1931-2016

Veteran '60 Minutes' newsmen dies at 84

By Frazier Moore
The Associated Press



NEW YORK - Morley Safer, the veteran '60 Minutes' correspondent who was equally at home reporting on social injustices, the Orient Express and abstract art, and who exposed a military atrocity in Vietnam that played an early role in changing Americans' view of the war, died Thursday, according to Kevin Tedesco, a CBS News publicist.

Safer, who had been in declining health, died at his home in Manhattan. He announced his retirement last week and '60 Minutes' aired a tribute hour on Sunday, which he watched from his home, Tedesco said.

That program marked the close of a 61-year career for Safer, who the network said, had the longest-ever run on prime-time network television.

Safer, who once claimed "there is no such thing as the common man; if there

CBS '60 Minutes' correspondent Morley Safer is shown during the program's 20th anniversary celebration in New York. Safer, who exposed a military atrocity in Vietnam that played an early role in changing Americans' view of the war, died Thursday. He was 84. JOHN PAUL FLORES/CBS VIA AP

were, there would be no need for journalists," was 84.

"This is a very sad day for all of us at 60 Minutes and CBS News. Morley was a fixture, one of our pillars, and an inspiration in many ways. He was a master storyteller, a gentleman and a wonderful friend. We will miss him very much," said Jeff Fager, the executive producer of '60 Minutes.'

Safer did 919 stories in his 46 years on '60 Minutes,' from his first in 1970

about U.S. Sky Marshals to his last this March, a profile of Danish architect Bjarke Ingels.

On Sunday, Safer posted what would be his final tweet: "It's been a wonderful run, and I want to thank the millions of people who have been loyal to our 60Minutes broadcast. Thank you!"

"Morley was one of the most important journalists in any medium, ever," said CBS Chairman and CEO, Leslie Moonves.

"He broke ground in war reporting and made name that will forever be synonymous with '60 Minutes.' He was also a gentleman, a scholar, a great raconteur."

Matt Lauer, host of NBC's "Today" show, offered "two pieces of advice for young broadcast journalists: 1. Watch Morley Safer's segments. 2. Repeat step one. A true professional/original."

In 1970, Safer joined "60 Minutes," then just two years old and not yet the national institution it would become. He claimed the co-host chair alongside Mike Wallace.

During the next four decades, his rich tobacco-and-whiskey-cured voice delivered stories that ranged from art, music and popular culture, to "gotcha" investigations, to one of his favorite pieces, which, in 1983, resulted in the release from prison of Lenell Geter, an engineer wrongly convicted of a \$50 holdup at a fast food restaurant who had been sentenced to a life term.

A memorable 1984 profile of Jackie Gleason took place in a bar around a pool table, where "the Great One" showed Safer and his viewers how it's done.

A pair of essays in the 1990s - "Yes, But Is It Art?" - examined the relative merits of representational and abstract art, and outraged the world of modern art.

A 1991 story close to Safer's heart reported a not-yet-popular view among some medical experts that regular consumption of red wine can be good for one's health. As with many "60 Minutes" stories, this piece had an immediate impact. Dropping by his neighborhood liquor store the day after it aired, Safer learned there had been a rush on red wine.

And in 2011, he scored a coup: a sit-down with Ruth Madoff, offering her first public description of the day she learned from her husband, Bernard, that he was running the biggest Ponzi scheme in history.

BILL COSBY

Comedian spending millions on his legal defense

By Marjelaire Dale and Denise Laviole
The Associated Press

PHILADELPHIA - In any given week, teams of high-priced lawyers fan out across the country to defend Bill Cosby amid a cascade of sexual assault allegations, defamation claims and insurance disputes.

The disgraced TV star is spending millions in a bid not just to stay out of prison but to salvage what is left of his reputation. Legal experts say he has nothing to lose.

"This thing's going to be tied up in litigation anyway, so you might as well look like you're the aggrieved party," said Professor Laurie Levenson of Loyola Law School in Los Angeles. "The best defense is a good offense."

The biggest threat is the lone criminal case against him, involving allegations he drugged and sexually violated Andrea Constand at his suburban Philadelphia

home more than a decade ago. Cosby, 78, could get 10 years in prison if convicted.

Unless he can convince the Pennsylvania Supreme Court that a previous district attorney made a binding promise that Cosby would never be prosecuted, the comic and his cadre of high-priced litigators will be back in court Tuesday for his long-delayed preliminary hearing.

Cosby also is contending with two sexual assault lawsuits, two disputes over whether his homeowner policies should cover his legal expenses, and a dozen defamation claims brought by women who came forward too late to sue over sexual assault but say they were smeared by Cosby or his representatives.

The criminal and civil cases have generated spinoff battles over such things as whether Cosby's wife can be questioned at a deposition and whether Constand's recent cooperation with police violated the



Actor and comedian Bill Cosby arrives for a court appearance Feb. 2 in Norristown, Pa. CLEM MURRAY/THE PHILADELPHIA INQUIRER VIA AP, POOL FILE

confidentially agreement surrounding the financial settlement she reached with Cosby in 2006.

The lawsuits stretch from Los Angeles to Pittsburgh to Worcester, Massachusetts, not too far from where Cosby and his wife, Camille, have a home. In the past two years alone, some two dozen Cosby lawyers have done his bidding in a variety of courts, arguing in front of local magistrates, a state supreme court and federal appeals court judges.

and his whole reputation is ruined," said celebrity lawyer Larry R. Feldman of Los Angeles.

"I'm not worried about him financially, but nobody at this stage of his life and his career, I'm sure, wants to be defending these types of claims."

Joseph Cammarata, a lawyer for seven women suing Cosby in Massachusetts, said he isn't concerned about the size of Cosby's legal team, which he jokingly called an "economic recovery plan for lawyers."

"Only one person can speak at a time. In no way, shape or form do I think I am at a disadvantage," Cammarata said.

Joseph for the legal team, Andrew Wyatt, told The Associated Press that none of the lawyers could comment on the scope of Cosby's legal battles. However, Cammarata said in court that he was told that Cosby's insurance company shelled out \$2 million in one 15-month period for Cosby's legal bills in his case alone.

FRANCO SARTO Just in from Franco! The Perfect Summer Flat... Camel or Black Special May promotion still going on! PINNERS' FINESHOES 3411 W. University Ave. 352-376-7001

LIMITED TIME ONLY! 40% OFF SALE! Sisset & Co. Home & Party 3429 W. University Ave | 352.224.5192

CORRECTED DATE FOR THE AD THAT RAN ON 5/13 A neighborhood workshop will be held to discuss a Special Use Permit application and a Preliminary Development Plan application on 2.8 acres of land located at 2420 SE Hawthorne Road. Canadian Rx Services SAVE UP TO 80% OFF PHARMACY PRICES

The Gainesville Sun Main Number: 718-1411 Fax: 374-9511

DELIVERY PROBLEMS, CHANGES OR BILLING QUESTIONS Customer Service 352-376-7001

ADVERTISING, CIRCULATION AND QUESTIONS Place a Classified Ad 352-443-4243

McNIE ANDERSON Night Local News Editor 338-1119

PLEASE NOTE Non-daily subscribers will receive the following frequency of delivery: 1/1/16, 1/15/16, 2/2/16, 2/16/16, 3/1/16, 4/1/16, 5/1/16, 5/16/16.

By submitting your address and/or email, you understand that you may receive promotional offers from Gainesville Sun Media and its related companies.

Madison Moor - Neighborhood Workshop

June 2, 2016, 6:00 PM

Sign In Sheet

Name	Company	Telephone Number	Email
------	---------	------------------	-------

K. A. Tenek	Lighthouse	352-472-3428	comanche1@bellsouth.net
Dondrick Rutledge	Lighthouse	386 454 3728	dondrickrutledge@yahoo.com
LeVone Williams	Lighthouse	352-262-0164	God & me yahoo.com



Name of Development:

**MADISON
MOOR**

Name of Developer

**American Residential
Development**

Low Income Tax Credit Housing (LITCH)

Long process involved from the beginning planning stages.
The following is a summarized list of these processes:

- Planning involved with finding land for proposed developments
- Request support of the local government
- Submit applications to (State) Florida Housing Finance Corp for Tax Credits.
- Close on the property and financing
- Hire General Contractor to build project
- Submit plans for permitting
- Break ground and begin construction
- Begin pre-leasing
- Complete building and move in residents

AFFORDABLE APARTMENTS - DEVELOPMENT HISTORY

Completed Developments

Project Name	Date	City, County, State	Type	Units
Westchester Woods	2001	Pflugerville, Travis County, TX	Family	250
Camden Club	2003	Orlando, Orange County, FL	Seniors	215
Hunter's Chase	2003	Thomasville, Thomas County, GA	Family	112
Madison Meadows	2003	Statesboro, Bulloch County, GA	Family	120
Irongate	2004	Ruskin, Hillsborough County, FL	Seniors	160
Madison Woods	2004	Jacksonville, Duval County, FL	Family	240
Madison Green	2006	Palm Coast, Flagler County, FL	Family	128
Lansdowne Terrace	2007	Lutz, Hillsborough County, FL	Seniors	160
Madison Manor	2007	Jacksonville, Duval County, FL	Seniors	160
Madison Cay	2009	Fort Pierce, St. Lucie County, FL	Family	132
Madison Glen	2011	Ormond Beach, Volusia County, FL	Seniors	96
Madison Vines	2011	White City, St. Lucie County, FL	Seniors	92
Madison Reserve	2012	Spring Hill, Hernando County, FL	Seniors	90
Madison Heights	2014	Tampa, Hillsborough County, FL	Seniors	80
Madison Crossing	2015	Kissimmee, Osceola County, FL	Seniors	86
Total				2,121



Developments in Progress:

Project Name	Date	City, County, State	Type	Units
Madison Crossing II	2016	Kissimmee, Osceola County, FL	Seniors	88

American Residential Development

Previously Built Senior Housing

WEBSITES:

www.MadisonGlen.com

www.MadisonVines.com

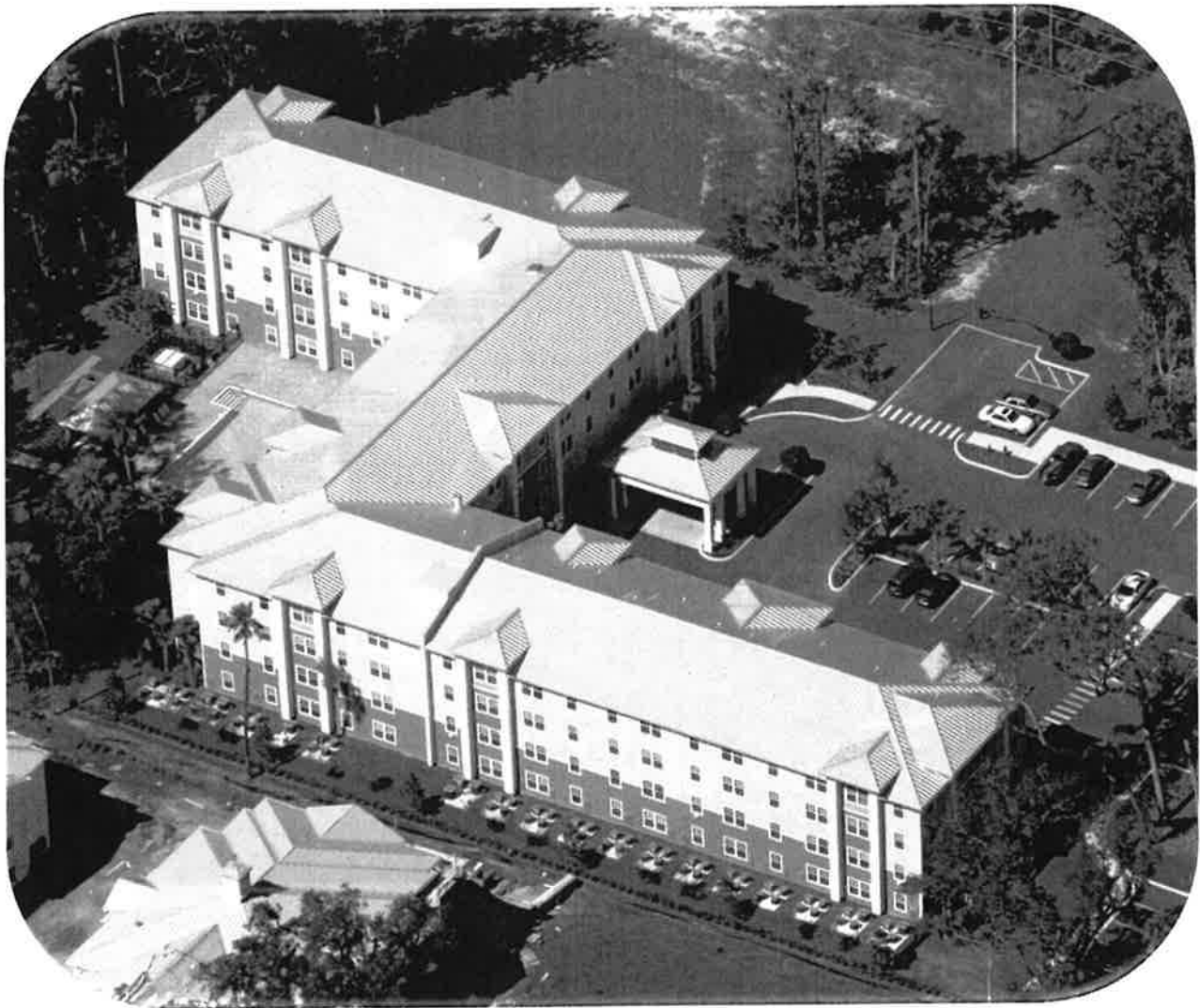
www.MagnoliaParkGeorgia.com

www.MadisonReserve.com

www.MadisonHeightsSeniors.com

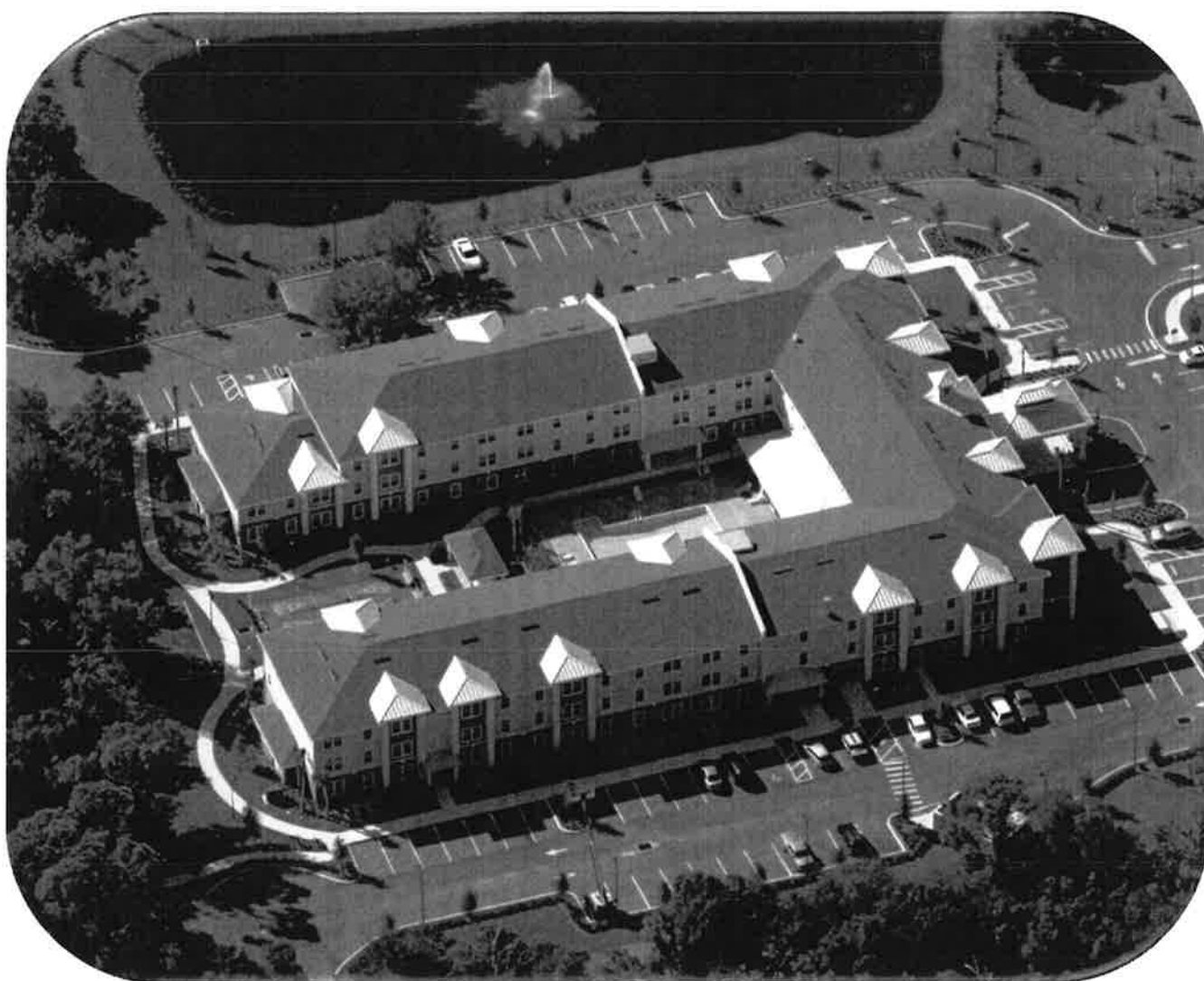
www.MadisonCrossingSeniors.com

Madison Glen Ormond Beach, FL



Affordable Senior – 96 Units

Madison Vines Ft Pierce, FL



Affordable Senior, 92 Units

Madison Reserve Spring Hill, FL



Affordable Senior, 90 Units

Madison Heights Tampa, FL



Affordable Senior, 80 Units

Madison Crossing Tampa, FL



Affordable Senior, 86 Units

Features & Amenities

FHFC does require some features be built in their requirements, but we go above and beyond the State's requirements for our residents. The following is a list of some of those features:

FEATURES

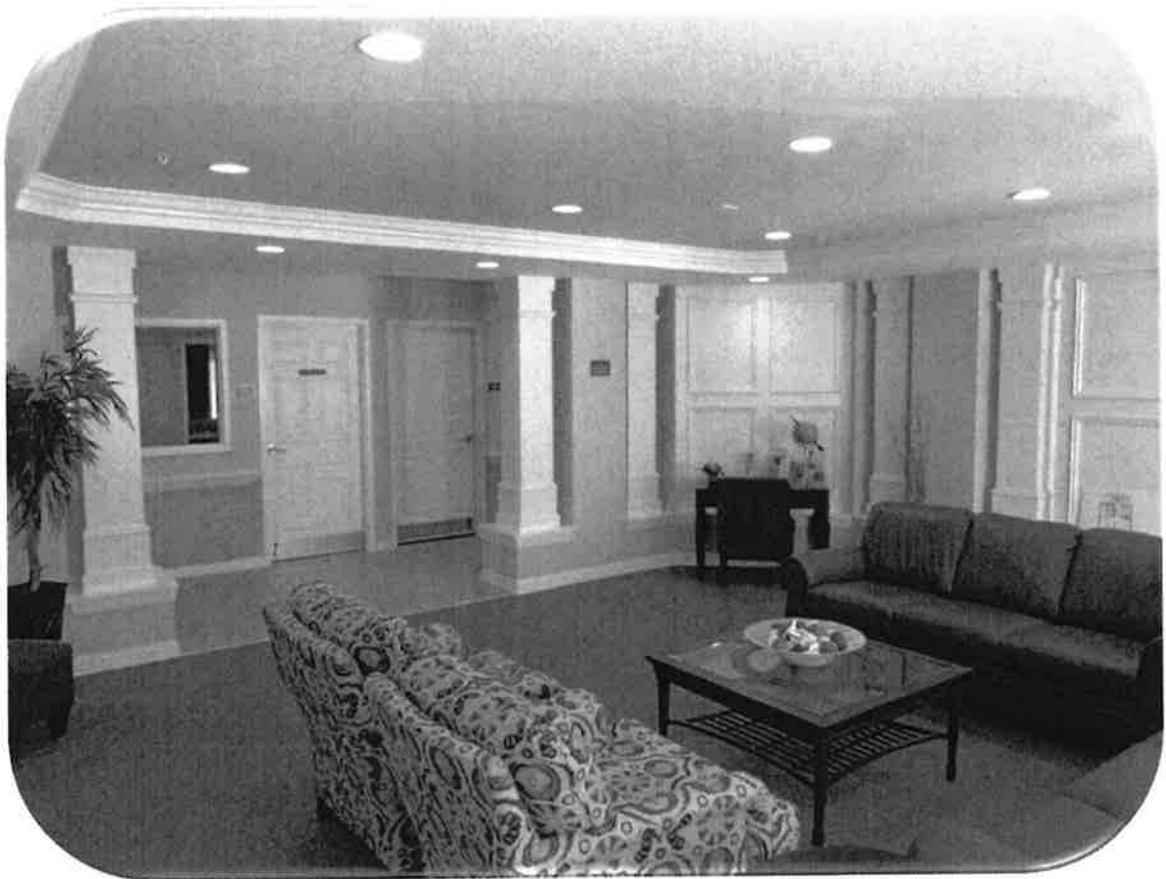
Carded Secure Entries
Conveniently Located Elevators
Washer & Dryer in each apartment
Full-size Kitchens with Energy Star appliances
Energy Star Windows
Ceiling Fans in all Living Areas
Programmable Thermostats
Stylish Covered Porte-Cochère Entry
24-hour Emergency Maintenance
Community Activities
Beautiful Landscaping

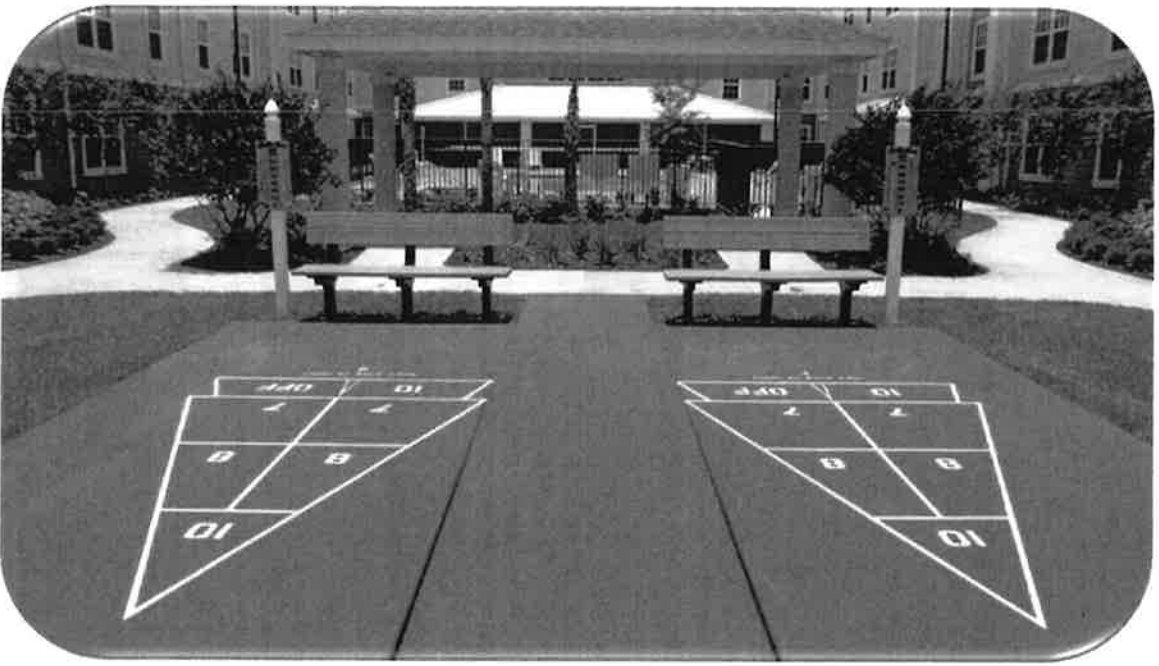
AMENITIES

Large Activity Room
Attractively Decorated Great Room
Arts & Crafts Room
Fitness Center
Health Services Room
Picnic Area with Grills
Billiards/Game Room
Library with Computer Center
Sparkling Swimming Pool
Screened Lanai with Fans
Shuffleboard Courts







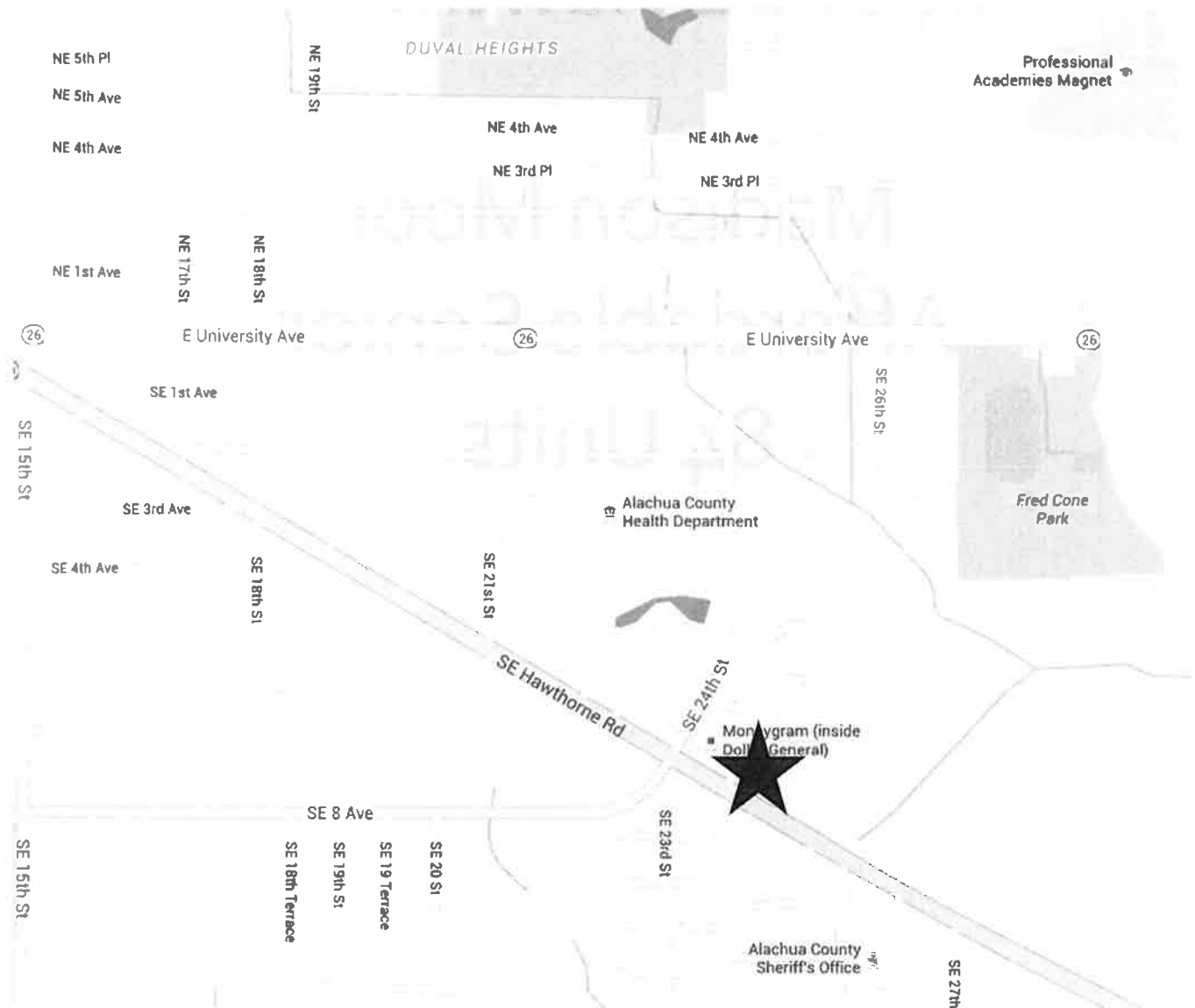


Proposed
Development for
2420 SE Hawthorne

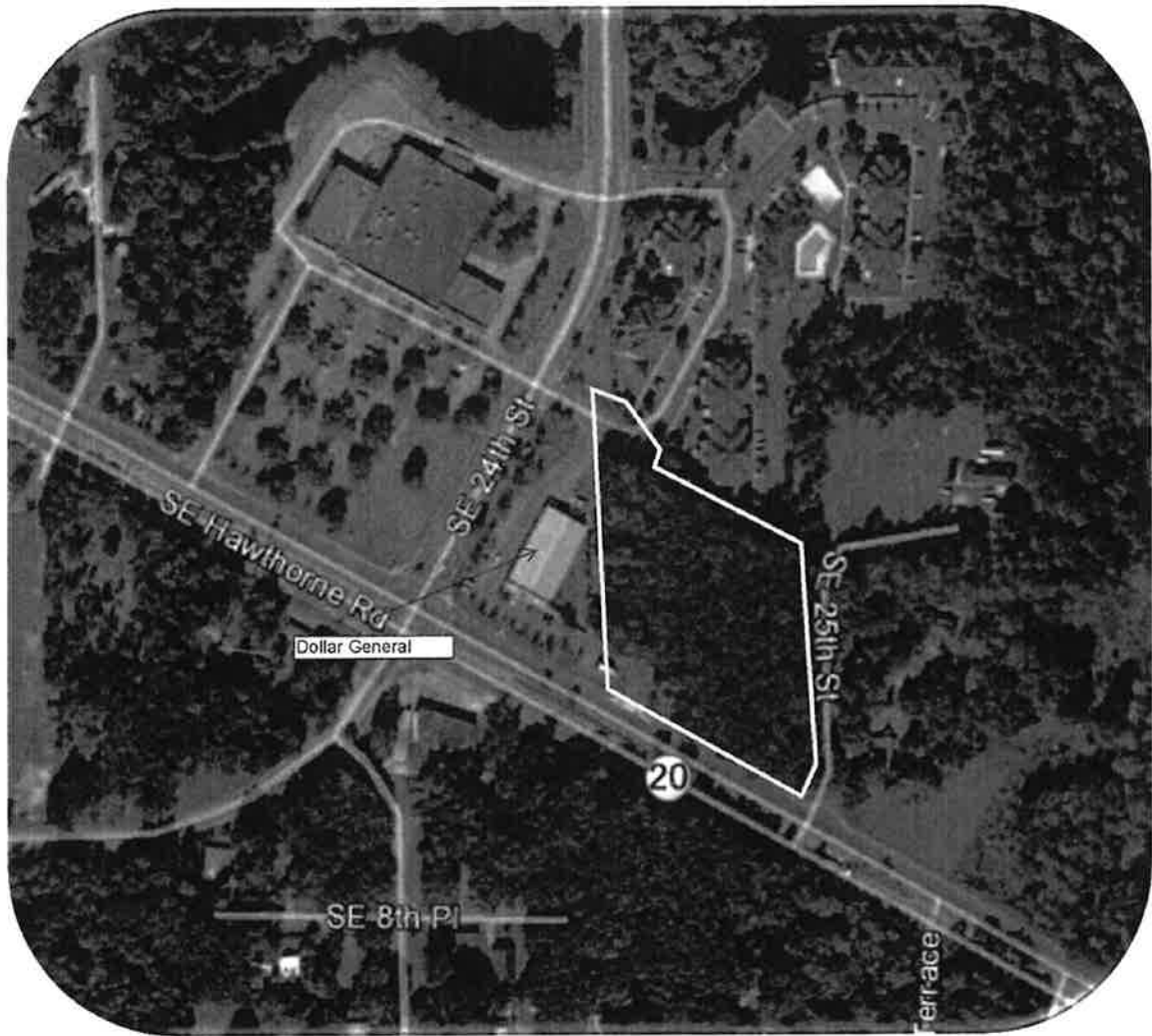
Madison Moor
Affordable Senior
84 Units

5315 N 37th Street
Tampa, FL 33607

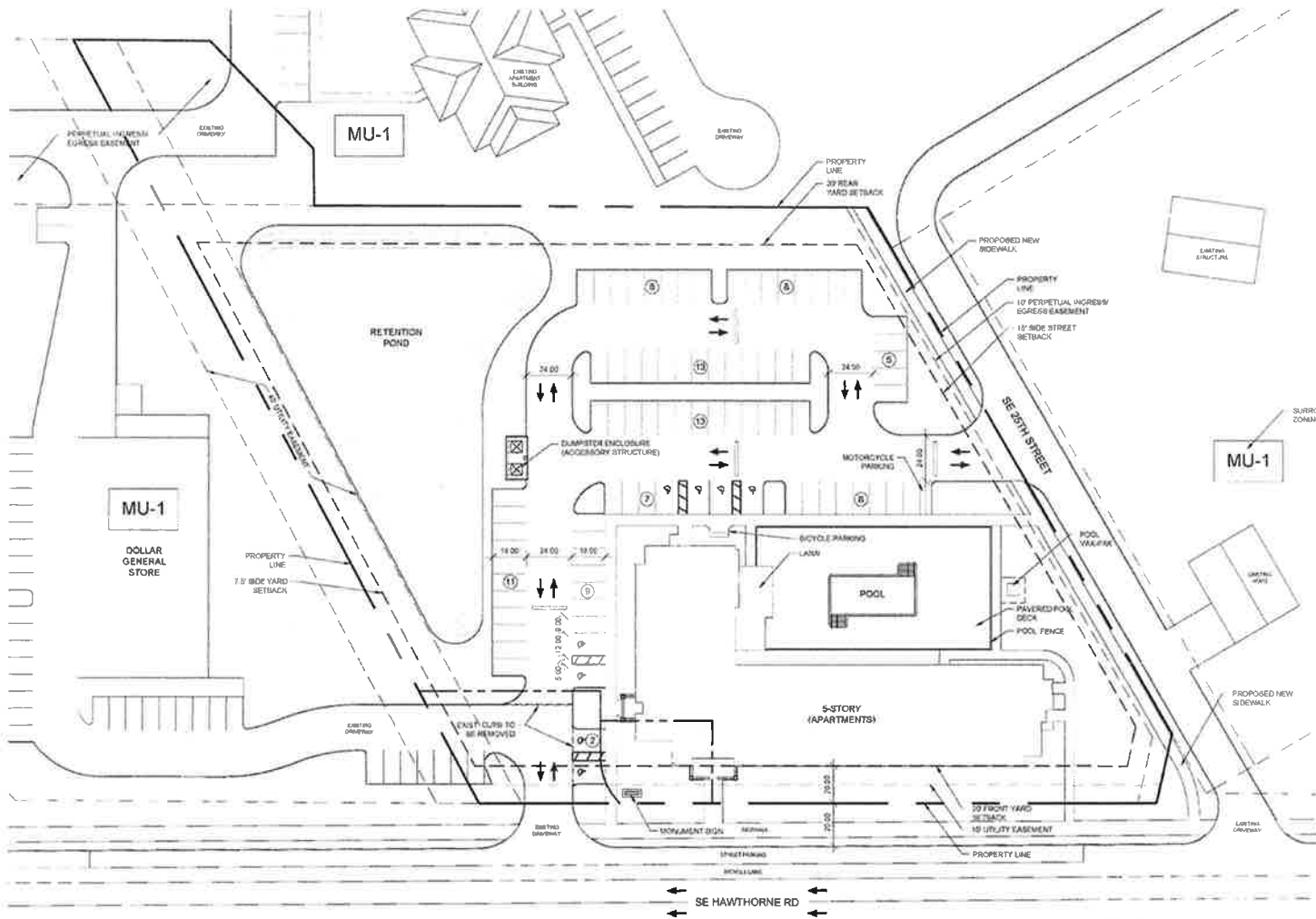
East Tampa (Urban Village)



Aerial



Site Plan



Proposed Building (except 5-stories)



Neighborhood Meeting

1. Inform neighbors of what we are proposing to bring to their neighborhood.
2. Answer any questions anyone may have in regards to our company or the proposed development.
3. Inform the neighbors that there will be a public meeting to discuss the project. The reason the project is going to the City Council is to seek approval for 5 stories. This is a public meeting and anyone may attend. The City would like for you to ask any questions you have now. This helps keep the meetings from going too long. Of course if you feel your questions have not been answered, if you just want to voice your opinion or just want to listen, you are encouraged to come to the public meeting.
4. We would like anyone who is in favor of the development to please come speak on behalf of your neighborhood.
5. We are also going to be applying for preliminary development approval. If the project is awarded tax credits to proceed, the applicant will then apply for final development approval.

Discussion Items

There have been a few questions raised by your participating neighborhood organizations. They are as follows:

1. Jobs – What job opportunities will this development bring to the neighborhood? We have consulted with our General Contractors that actually build our projects and they explained that a development such as ours will bring approximately 180-220 local jobs to the area during construction. The construction times lines for this project are 1 year, from start to finish. The jobs created are usually anywhere from 30=190 days. Generally, 75% of all the contractors and subcontractors will be local workers.
2. Taxes – Just because we are a tax credit development, doesn't mean we do not pay taxes. Our development is taxed just the same as any other business or development would be. Estimated property taxes valuation would be about \$1.5 - \$2M.

Appendix E: Technical Review Committee Conditions and Recommendations

**City Technical Review Committee (TRC) Conditions
Petition PB-16-93 SUP**

CURRENT PLANNING: Approvable with conditions

1. The dimensional requirements of the MU-1 zoning district applied to the development site requires the applicant to demonstrate that the subject property is not adjacent to property with a single-family residential land use category in order to be granted a special use permit for four or five stories. Property east of the development site, as shown on the Cover Sheet, has a single-family land use designation. The applicant may consider a lot line adjustment to the development in accordance to Sec. 30-189 (c) of the City Land Development Code.
2. The applicant's explanations on how density bonus points criteria have been met on the proposed development plan on Sheet DB-1 must address each of the criteria in its entirety. Please correct and provide this information on the August 16, 2016 development plan submittal.
3. In order to earn density bonus points for the Cross-Ventilation Objective, the applicant must specify on Sheet DB-1 whether **natural** Cross-Ventilation is proposed. If so, the applicant must provide evidence (e.g., floor plans) indicating each dwelling unit will have at least 5 square feet of opening to the outdoors, located on each of 2 walls in the same room, or in separate rooms with opposite or nearly opposite exposures, on each floor of the unit. Otherwise, staff cannot verify that the applicant meets the criteria. Please provide this information on the August 16, 2016 development plan submittal.
4. In order to earn density bonus points for the Front Porch Objective, the porch must be attached to at least 25 percent of the total number of dwelling units proposed. The porch must be attached to the "front" and "along the sidewalked street side" of the dwelling unit. Each porch must have a minimum depth of 8 feet and a minimum width of 12 feet. All or part of the porch must encompass a ramp for handicap access. The porch cannot be enclosed above 4 feet, as measured from the finished floor of the porch. Twenty-five (25) percent of the total number of dwelling units proposed (i.e., 84) equals 21 dwelling units. The applicant has not met the Front Porch criteria for earning density bonus points because a front porch is not proposed for each of the 21 dwelling units, nor at the required locations. Please correct this inconsistency on the August 16, 2016 development plan submittal, or eliminate this objective from the applicant's density bonus points calculations.
5. In order to earn density bonus points for the Affordable Housing Objective, please provide written evidence of the applicant's efforts to secure affordable housing status and tax credits through FHFC. Please also provide a copy of the recorded restrictive covenants with the August 16, 2016 development plan submittal, if available, or no later than upon filing the final development plan.

6. The development plan shall include an illustration of how the stated distance between the existing bus shelter on SE 24th Street and the proposed building (i.e., 250 ft.) was measured. Please provide this information on the August 16, 2016 development plan submittal.
7. The applicant must provide required street trees within 5 feet of the street right-of-way to earn density bonus points for the Additional Street Trees Objective. Street trees shall be provided for every 25 feet of street frontage, which includes SE 25th Street. Consequently, SE 25th Street should also be bubbled on Sheet DB-1 and the criteria of this objective should be applied. If the presence of a public utility easement prohibits providing street trees within 5 feet of each right-of-way, this must be included in the applicant's explanations on Sheet DB-1. The requirement for a minimum planting bed of 25 square feet shall also be addressed. Please show these needed revisions on the August 16, 2016 development plan submittal.
8. All existing and proposed easements shall be delineated and labelled on all sheets of the proposed preliminary development plan illustrating the proposed site layout (e.g., Sheets LS-1 and LS-2). There appears to be conflicts between the existing easements along Hawthorne Road and proposed construction. Please explain and correct this conflict on the August 16, 2016 development plan submittal, where necessary.
9. The subject property is not located within the Central Corridors Special Area. Therefore, please correct the explanation provided on Sheet DB-1 in association with the Build-To-Line Objective. The Central Corridors Special Area Plan applies because, under Policy 10.3.1 of the City's Transportation Mobility Element, Hawthorne Road is a regulated roadway. A note to this effect should be on the development plan. Also, the required build-to-line is to be measured from the curb or edge of pavement, not the property line. If a build-to-line further than 20 feet from the curb or edge of pavement is desired for density bonus points, the request must be stated in the explanation on Sheet DB-1 and presented separately in writing on August 16, 2016 for staff to review and to submit to the board for approval. Please correct make the corrections on the August 16, 2016 development plan submittal.
10. In order to earn density bonus points for the Residential Building Orientation Objective, at least 5 of the 84 proposed dwelling units must have its main entrance facing the street, side sidewalk from the outside at ground level (physical style similar to a townhouse). Please correct this inconsistency on the August 16, 2016 development plan submittal, or eliminate this objective from the applicant's density bonus points calculations.
11. Under Policy 10.3.1 of the City's Transportation Mobility Element, development on the subject property must comply with the following design standards applicable to the Central Corridors Special Area: build-to-line; building wall articulation; sidewalk; parking; and mechanical equipment. As a result, the build-to-line dimension shall be delineated on Sheet PS-1; glazing calculations shall be provided on the front and street, side building elevations showing non-reflective, transparent windows or *glazed area* covering at least 25 percent of their surface at pedestrian level (between 3 feet above

grade and 8 feet above grade) on the first floor, excluding operable entrance doors; mechanical equipment shall be labeled. All *mechanical equipment* must be placed on the roof, in the rear, or side of the building, or otherwise be visually screened from the street. In no case shall *mechanical equipment* be allowed along street *frontage(s)*. *Mechanical equipment* on the roof shall be screened from abutting streets with *parapets* or other types of visual screening; and dimensions shall be provided for new sidewalks required along all street frontages showing compliance with the minimum sidewalk widths requirements: local streets (6 ft.) and arterials (7 ft.). Please address these requirements on the August 16, 2016 submittal.

12. The building elevations provided shall include call-outs that identify the color and construction materials proposed on the exterior finish of the proposed building to verify compliance with the criteria for earning density bonus points for the Construction Materials and Building Color Objective. Please provide this information on the August 16, 2016 submittal.
13. All sheets of the development plan shall be signed and/or sealed, where required, prior to the plan receiving staff's signature.
14. Because a small portion of the development site abuts single-family residential zoning in the northeast corner, the development must comply with all regulations in the RMF-6 zoning district and the requirements of Sec. 30-56 (General provisions for residential districts). Please correct the Site Data on Sheet PS-1 to show compliance with the RMF-6 dimensional requirements on the August 16, 2016 submittal. See Item 15 below.
15. The correct RMF-6 building setbacks for multi-family, principal structures are as follows: **Front (Hawthorne Road):** 80 ft. Build-to-line for at least 70 percent of building façade per TME, Policy 10.3.1; **Side, Street (SE 25th Street):** 45-degree angle of light (minimum 25 ft.) (maximum 35 ft./2-stories w/n 100 ft. of abutting single-family designated land; **Side, Interior:** 45-degree angle of light (minimum 25 ft.) (maximum 35 ft./2-stories w/n 100 ft. of abutting single-family designated land; **Rear:** 45-degree angle of light (minimum 25 ft.) (maximum 35 ft./2-stories w/n 100 ft. of abutting single-family designated land; 25 ft.). Maps show that single-family land use and zoning designations are applied to the tax parcel abutting the northeast corner of the subject property. Please revise the development plan by labelling the RSF-1 zoning on this parcel on Sheet PS-1 and complying with the correct dimensional requirements on the August 16, 2016 development plan submittal. Please also delineate the 100 ft. separation requirement applicable to the proposed building height and density.
16. Please correct the note regarding landscaping in the Site Data table on Sheet PS-1 on the August 16, 2016 development plan submittal. A perimeter landscape buffer that is at least 9 feet in width is required along the vehicular use areas, and street trees are required along the abutting streets for every 30 to 50 feet of street frontage. Street trees shall be planted in addition to those required to earn density bonus points for the Additional Street Trees Objective.

17. Please provide the height of the proposed building based upon the building height definition in the City Land Development Code: “The vertical distance measured from the average elevation of the proposed finished grade to the top plate of the highest story.” With a 45-degree angle of light setback, no portion of the building can project beyond the 45-degree line.
18. The applicant must provide a letter with the August 16, 2016 development plan submittal addressing the General Performance Standards listed in Sec. 30-345 of the City Land Development Code.
19. On the August 16, 2016 development plan submittal, the applicant must include among the notes on Sheet PS-1 that the development site is located within the Gateway Street District. Please also address compliance with the City’s Airport Height and Noise Notification Zones, addressed in Appendix F of the City Land Development Code.
20. A staging plan for development activities, including the parking of construction vehicles, is required in the development plan.
21. Dumpster enclosures must be secured with a latching gate. Please provide a typical detail of the enclosure and concrete pad with the August 16, 2016 development plan submittal.
22. Please be reminded that signage is permitted separately.
23. On the August 16, 2016 development plan submittal, please state the City parking standards used for the proposed development, as they are stated within the City Land Development Code: **Subsidized housing types, such as public housing and housing receiving subsidy for low to moderate income facilities: VEHICLE: 1 per dwelling unit; BIKE: 10 percent of required number of vehicle parking; MOTORCYCLE: 1 per 40 vehicle spaces.**
24. Usually, parking stalls are required to have a paved depth of 16 feet when adjoining a sidewalk. The adjoining sidewalk is typically 7 feet in width to allow for vehicle overhang. See Typical Parking Section on Sheet DR-1 and please consult with the City Public Works Dept.
25. Parking lots within 75 feet of property that contains a residential dwelling or that has a residential zoning district classification cannot have light poles that exceed 15 feet. These parking lots are also subject to the following regulations: Lighting shall maintain a minimum horizontal illuminance of 0.2 footcandles at ground level and shall not exceed an average horizontal illuminance of 1.0 footcandles, a uniformity ratio of 5:1, a maximum uniformity ratio of 10:1, and an average vertical illuminance of 0.1 footcandles measured five feet above the height of the luminaire. Please correct the mounting height of light poles and photometric calculations, where necessary, on the August 16, 2016 development plan submittal.
26. Multiple-family residential developments are required to have additional lighting at the entrance and exit points of parking lots sufficient to light the area for pedestrians entering and exiting the parking area. Lighting levels at entrances and exits shall maintain a

minimum horizontal illuminance of 1.0 footcandles at ground level. Please show compliance with these requirements on the August 16, 2016 development plan submittal.

27. The photometric plan is required to illustrate compliance with the City's light trespass requirements in Sec. 30-344. Please show compliance with this requirement on the August 16, 2016 development plan submittal.
28. Lighting for the general security of areas on the building exterior, such as sidewalks, cannot exceed a uniformity ratio of 10:1; a uniformity ratio of 6:1; and an average vertical illuminance of 0.2 footcandles measured five feet above the height of the luminaire without obtaining a board-approved waiver. The waiver must be requested in writing and include a statement indicating how the request complies with the waiver criteria in Sec. 30-344 of the City Land Development Code. Please show compliance with these requirements on the August 16, 2016 development plan submittal.
29. The photometric plan must include a narrative addressing the submittal requirements in Sec. 30-344(4) f. Please show compliance with this requirement on the August 16, 2016 development plan submittal.
30. Buffer "B" in Chart A of Sec. 30-253 of the City Land Development Code is required along the property boundary, where it abuts property with a single-family land use. A buffer meeting the requirements of this buffer type must be shown on the August 16, 2016. Please see Chart B for the required buffer width and plant material requirements. Please show compliance with this requirement on the August 16, 2016 development plan submittal.
31. A decorative masonry wall (or equivalent material in noise attenuation and visual screening) with a minimum height of six feet and a maximum height of eight feet, plus a minimum nine-foot landscape buffer, shall separate the proposed development from the adjoining single-family residential land use. This wall is required in addition to the minimum 9-foot landscape buffer. If requested, the reviewing board can allow an increased vegetative buffer and tree requirement to substitute for the required masonry wall. Please show compliance with this requirement on the August 16, 2016 development plan submittal.
32. Please specify the location of mechanical equipment on the development plan, since mechanical equipment must be placed such that noise and visual impacts are minimized for abutting single-family designated properties. Please show compliance with this requirement on the August 16, 2016 development plan submittal.
33. The stormwater management area must be landscaped in accordance with Sec. 30-253.2 of the City Land Development Code. Please show compliance with this requirement on the August 16, 2016 development plan submittal.

34. Utilities are required to be shown on the landscape plan so that conflicts can be determined. Please show compliance with this requirement on the August 16, 2016 development plan submittal.
35. The applicant must illustrate that the first story of the proposed building is at least 10 feet floor to ceiling in order to be granted a Special Use Permit for 5-stories in the applicable RMF-6, RMF-7 and RMF-8 zoning districts.
36. In addition to the glazing requirements of the Central Corridor Special Area required under Policy 10.3.1, the applicant must also provide a minimum of 25% non-reflective, transparent glazing on the west side of the proposed building at pedestrian level (between 3 ft. and 8 ft. above grade) on the first floor to be granted a Special Use Permit for 5-stories in the applicable RMF-6, RMF-7 and RMF-8 zoning districts.

CONCURRENCY: Approvable with conditions

1. Please add the trip generation totals for the average daily trips, and the AM and PM peak hour of adjacent street traffic calculations onto sheet PS-1.
2. Please add a note to sheet PS-1 to say that, "This site is located in Zone A of the Transportation Mobility Program Area (TMPA) and will comply with the applicable provisions of Transportation Mobility Element Policy 10.1.4."
3. Please submit a water/wastewater deferral form and a school concurrency form Peak Hour of Generator. The City of Gainesville uses AM and PM peak hour trips based on adjacent street traffic.

GRU: Approvable as submitted

GPD: Approvable with conditions

Existing lighting in West parking lot installed as part of the Dollar General Store project, adjacent to SE 25th Street. Some areas have .2, .3, and .4 fc readings on West side and within the front porch area: if these are not within the right of way, please correct and bring up to code.

FIRE: Approvable with conditions

1. Please add a note to the cover sheet: The development shall comply with The Florida Fire Prevention Code. [Gainesville Fire Prevention and Protection Code Section 10-5(a) & (b)] 07
2. Please add a note to the cover sheet: In-Building Public Safety Radio Enhancement Systems shall be provided in all buildings where minimum radio signal strength for fire department communications is not achieved at a level determined by the AHJ. It is highly recommended that developers evaluate and address the potential need for IBPRES in the early stages of

project planning. For additional specific requirements pertaining to signal strength, coverage, maintenance and testing refer to NFPA 72-14.4.12 and 24.5.2.

[Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-11.10)]

3. Please add a note to the cover sheet: The owner or the owner's authorized agent shall develop a fire safety program to address all essential fire and life safety requirements for the duration of demolition, alteration and construction. As specified in the Florida Fire Prevention Code, including NFPA 241, the fire safety program shall include an emergency response plan, as well as identifying fire prevention precautions, site and building emergency access routes, temporary and permanent water supplies, building egress routes, good housekeeping practices, and fire protection system installation and maintenance.

[Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-16)]

4. Please add note indicating a Knox Box will be provided to ensure emergency access to the "restricted access occupancy". Restricted access occupancy means; any multiple residential occupancy with interior corridors that lead to individual residential units, to which general public access is restricted. [Gainesville Fire Prevention and Protection Code Section 10-16 (b)]

ENVIRONMENTAL: No comments received.

URBAN FORESTRY: Approvable with conditions

1. Listed on sheet TP-1 the tree removal notes need to be adjusted. The development is removing over 260 trees not counting the six high quality heritage trees shown on the tree survey. If pine trees are under 19" are removed from the list (if not Longleaf pine) then it brings the tree count down 249 to be removed plus the heritage trees. Regulated trees shall be replacement at 2:1 replacement on site, off site (if owner owns other properties within city limits) or a deficit fee to the tree fund. The regulated trees may be counted towards the landscaping requirements for the development.

2. The five Longleaf pines are considered high quality heritage trees and the one 26" Live oak tree will all be tree appraised value trees. This is a fee only and I will provide the mitigation cost. (Longleaf pines 23"=\$9,135.83, 22"=\$8,358.68, 22'=\$8,358.68, 21"=\$7,616.07 & 21" \$7,616.07) the 26" Live oak=\$11,674.52) Total=\$52,759.85... This is a fee only and shall be paid at the time of the development order or a site work permit is issued for the development. The tree appraised value trees are calculated by acreage and this site is 2.90 acres.

3. On sheet TP-1 please provide a tree mitigation table with this information including the regulated trees, what is removed and replaced and then the deficit is \$100.00 a tree, if the trees cannot be planted on site.

4. Retention (stormwater) shall be designed and landscaped to meet the following criteria; shade trees shall be planted at an average of one tree for every 35 linear feet of the basin perimeter. Spacing of trees may be closer when tree are planted in groups for aesthetic effects, but the minimum distance between the trees shall be ten linear feet. Trees shall be elected from the

Gainesville's Tree list. Landscaping shall be selected according to the function as a wet or dry basin.

5. Twenty-five percent or more of the appropriate planting area of the basin perimeter or littoral zone shall be landscaped with shrubs, groundcovers, and native perennials or aquatic plants.
6. Please reference the code section 30-253.3 (2) (c) for stormwater basin greater than 40,000 square feet in total. Please replace the two Crape myrtles with large shade trees along Hawthorne Road because Crape myrtles are not large shade trees listed from the Gainesville's Tree list.
8. The Oakleaf Holly needs to be replaced with a large species like American Holly.
9. Please replace ½ of the Slash pines with Longleaf pines and provide shade trees for the remainder of the pine trees.
10. Vehicular use buffers require a nine foot landscaping strip with large shade trees (35-40 foot centers) provided along with shrubs to provide a visual screen of 75% opacity and achieve a height of at least three feet within three years for the shrubs requirement.
11. Terminal curbed landscape islands are required at the ends of the parking rows with a shade tree indicated in these islands.
12. Palms are not shade trees so please replace with shade trees. If not required landscaping, then one can propose palm trees but will not count towards the landscaping requirements.
13. Replace the Ligustrum plants with a shade tree in the 10' landscaping strip.
14. Please replace the Allee elm trees with Winged elm trees.
15. Please add these additional notes 17-24 to the landscaping notes listed on sheet LD-1.
16. Please call Planning Services at 352-393-8188 for a tree barricade inspection before clearing and grubbing work begins.
17. Removal of all construction debris, limerock, excess of builders sand, concrete and mortar debris, existing weeds and grasses, and all foreign materials in the planting bed and sod areas shall be removed and 36" of clean Florida fill of pH 5.5-6.5 shall be installed prior to any installation of plants or trees. (Both landscape sheet and demolition plan).
18. Mulch all disturbed areas with a three- (3) inch minimum layer of pine bark mulch except in the retention areas pine straw is required.
19. All plant material shall be guaranteed one year after acceptance by owner.
20. Landscape contractor shall call Planning Services at (352) 393-8188 to schedule an on-site meeting prior to purchasing any plant material.

21. All trees in sod to be in a (4) foot minimum-mulched ring around the newly planted trees.
22. All trees planted in sod to have (10) inch plastic protector around trunk base to protect from mowing damage.
23. Trees shall be planted so that the trunk flare is exposed and topmost root in the rootball originating from the trunk is at soil surface or within the top inch of soil of the rootball.
24. An automatic irrigation system is required for this site and a bubble is required to be installed by each tree that is to be installed at this site.

PUBLIC WORKS: Approvable with conditions

ROADWAY & SITE DESIGN:

1. The driveway onto SE 25th St. should only be 24 ft. wide.
2. A sidewalk easement to the City of Gainesville will be required for that portion of public sidewalk proposed on private property.

STORMWATER MANAGEMENT:

1 - Per the City of Gainesville Engineering Design and Construction Manual (EDCM) Sec. 4.27, provide the following information on the cover sheet - Total impervious area (sf); Total semi-impervious area (i.e. grass parking) (sf); and a table containing the following information - SMF ID; Lowest discharge elevation; Retention volume below lowest discharge elevation (cf); Retention area at lowest discharge elevation (sf).

2 - No stormwater calculations or report were submitted. This will need to be submitted and approved prior to final approval.

3 - No geotechnical information was submitted. Borings will be required per EDCM Sec. 4.18.

4 - Ensure that the maintenance access for the proposed stormwater facility meets EDCM Sec. 4.14.

5 - Erosion and sedimentation controls meeting EDCM Sec. 4.8 and 4.9 shall be submitted.

6 - Additional comments may be provided with future submittals as more detailed calculations and plans are provided.

SOLID WASTE:

Need to add 2 feet onto the north or south end of the dumpster enclosure to allow space for and easy access to the necessary recycling carts.

BUILDING: No comments received.

ALACHUA CO. ENVIROMENTAL PROTECTION DEPT: Approvable with conditions

If applicable, provide information on any proposed emergency generator and fuel tanks. Facility will be regulated under the County's Hazardous Materials Management Code.

GPD: Approvable with recommendations

Petitioner requests a waiver for lighting levels for average lighting levels that are above 2.5 fc maximum in parking areas adjacent to the building.

Recommend granting the waiver. Light trespass is minimal (<1 fc) and increased lighting in a large parking area with many targets (people and vehicles) is acceptable and conforms to IESNA recommended standards (3 fc) for non-24-hour stores.

Appendix F: Development Plan

MADISON MOOR APARTMENTS

PRELIMINARY DEVELOPMENT PLANS

LOCATION

ADDRESS:
2420 SE HAWTHORNE RD
GAINESVILLE, FL 32641
PARCEL ID: 11288-002-000
ACREAGE: 2.90 (126,324.SF)

LEGAL DESCRIPTION

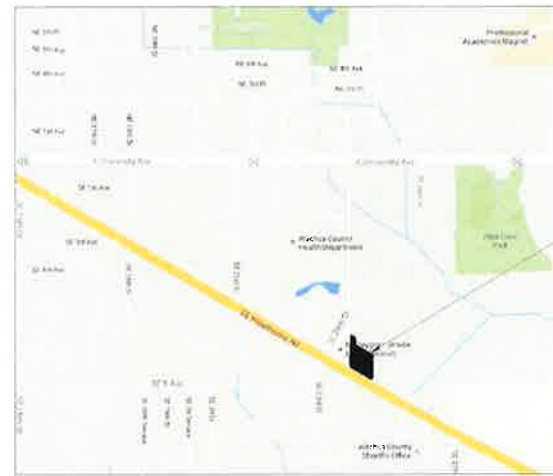
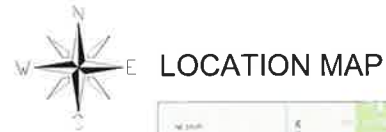
THE PROPERTY IS LOCATED IN CITY OF GAINESVILLE, FLORIDA AND IS LEGALLY DESCRIBED AS FOLLOWS:

NEW GAINESVILLE PB A-66 COM NE COR OF SE 1/4 SEC S 01 DEG 01 MIN 48 SEC E 1329.53 FT N 89 DEG 17 MIN 45 SEC W 658.60 FT S 01 DEG 01 MIN 05 SEC E 666.15 FT S 89 DEG 10 MIN 26 SEC W 329.35 FT S 01 DEG 00 MIN 43 SEC E 311.87 FT POB N 60 DEG 55 MIN 01 SEC W 294.66 FT N 29 DEG 04 MIN 59 SEC E 30.15 FT N 15 DEG 55 MIN 01 SEC W 78.42 FT N 60 DEG 55 MIN 01 SEC W 126.74 FT S 29 DEG 04 MIN 53 SEC W 373.89 FT S 15 DEG 53 MIN 16 SEC E 5.35 FT S 60 DEG 56 MIN 37 SEC E 604.33 FT N 41 DEG 09 MIN 35 SEC E 37.37 FT N 01 DEG 00 MIN 43 SEC W 319.61 FT TO POB OR 3140/788 AKA LOT 2 MSD BK 2 PG 70 OR 3775/1455 (LESS COM NE COR OF SE 1/4 SEC S 1329.53 FT W 658.60 FT S 666.15 FT W 329.35 FT S 311.87 FT N 60 DEG W 294.66 FT N 29 DEG E 30.15 FT N 15 DEG W 78.42 FT N 60 DEG W 80.17 FT POB N 60 DEG W 46.57 FT S 29 DEG W 373.89 FT S 15 DEG E 35.35 FT S 60 DEG E 252.66 FT N 460.90 FT POB PER OR 3942/1344) OR 3140/788 OR 3775/1455 AKA PART OF PARCEL B MSD BK 3 PG 7.

PROJECT DESCRIPTION

THE DEVELOPER IS CURRENTLY SEEKING TAX CREDITS FROM FLORIDA HOUSING FINANCE CORP. (FHFC) TO DEVELOP 84 AFFORDABLE ELDERLY APARTMENT UNITS. THE DEVELOPMENT WILL BE FOR ELDERLY PERSONS WHO MEET THE CRITERIA FOR LOW INCOME HOUSING TAX CREDITS (LIHTC). THE DEVELOPMENT SITE PLAN ATTACHED WITH THESE PLANS SHOWS THE BUILDING'S GENERAL LOCATION WITH RESPECT TO THE SURROUNDING USES.

THE BUILDING IS AN L-SHAPED 5-STORY, CONCRETE STRUCTURE. THERE WILL BE A PLAZA AREA CONTAINING A POOL, POOL DECK AND BEAUTIFUL LANDSCAPING.



SITE LOCATION

DEVELOPER
AMERICAN RESIDENTIAL DEVELOPMENT, LLC 558 W NEW ENGLAND ST, SUITE 250 WINTER PARK, FL 32789 PH: 407-333-1440 FAX: 407-335-4928
PROPERTY OWNER
BEACH 220, LLC 5072 MEDORAS AVE. ST. AUGUSTINE, FL 32080
APPLICANT'S AGENT
PARAMETRIC DESIGN & DEVELOPMENT, LLC STACY BANACH, PRESIDENT 558 W NEW ENGLAND ST, SUITE 230 WINTER PARK, FL 32789 PH: 407-758-4866 EMAIL: SBANACH@PDDMETRIC.COM

SHEET INDEX	
SHEET #	TITLE
COVER	COVER
SHEET-1	BOUNDARY SURVEY
PS-1	PRELIMINARY SITE PLAN
UT-1	PRELIMINARY UTILITY PLAN
DR-1	PRELIMINARY DRAINAGE PLAN
DB-1	DENSITY BONUS PLAN
SL1	PHOTOMETRIC PLAN
SL2	PHOTOMETRIC DETAILS
V-001	TREE SURVEY
TP-1	TREE REMOVAL PLAN
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE PLAN
LD-1	LANDSCAPE DETAILS
EL-1	ELEVATIONS
EL-2	ELEVATIONS

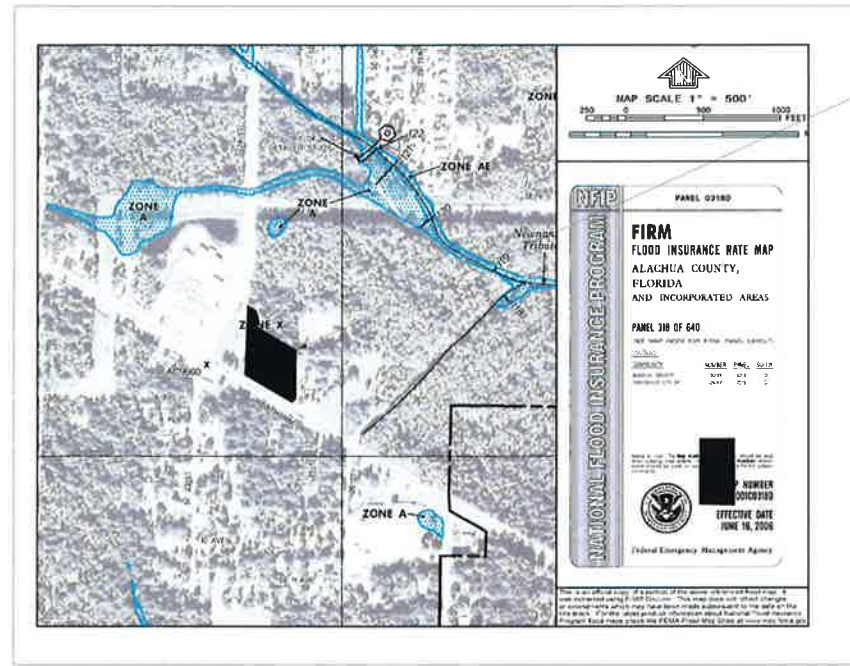
OWNER: BEACH 220, LLC
5072 MEDORAS AVE.
ST. AUGUSTINE, FL 32080
CONTACT: PARAMETRIC DESIGN & DEVELOPMENT, LLC
STACY BANACH, 407-758-4866

ADDRESS: 2420 SE HAWTHORNE RD
GAINESVILLE, FL 32641
CITY: GAINESVILLE
COUNTY: ALACHUA

SHEET TITLE: COVER SHEET
PROJECT: MADISON MOOR ELDERLY APARTMENTS

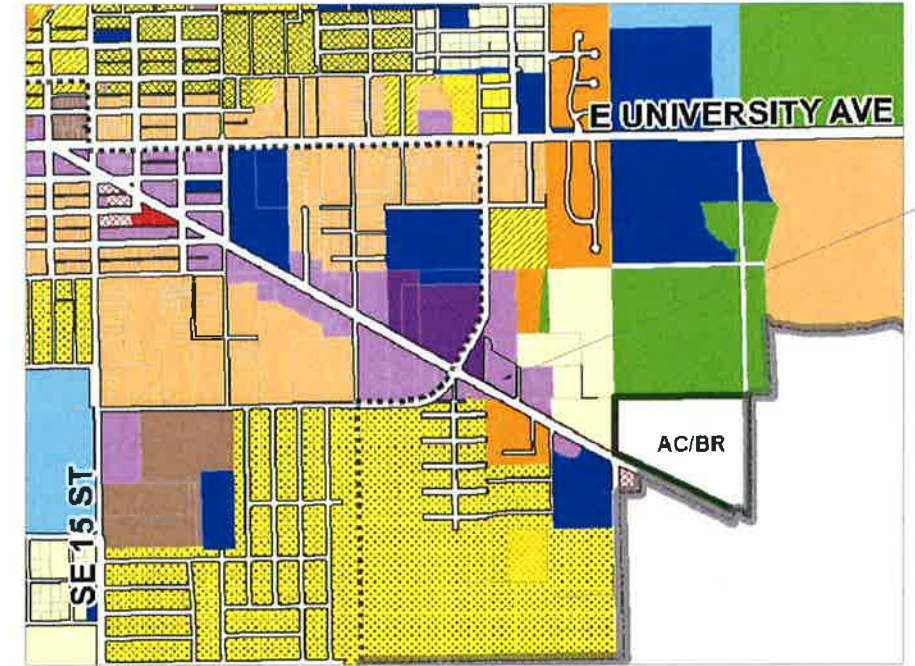
DATE: 07/05/16
REV. NO. DATE
SHEET:
COVER

FLOOD MAP - ZONE X



SITE LOCATION

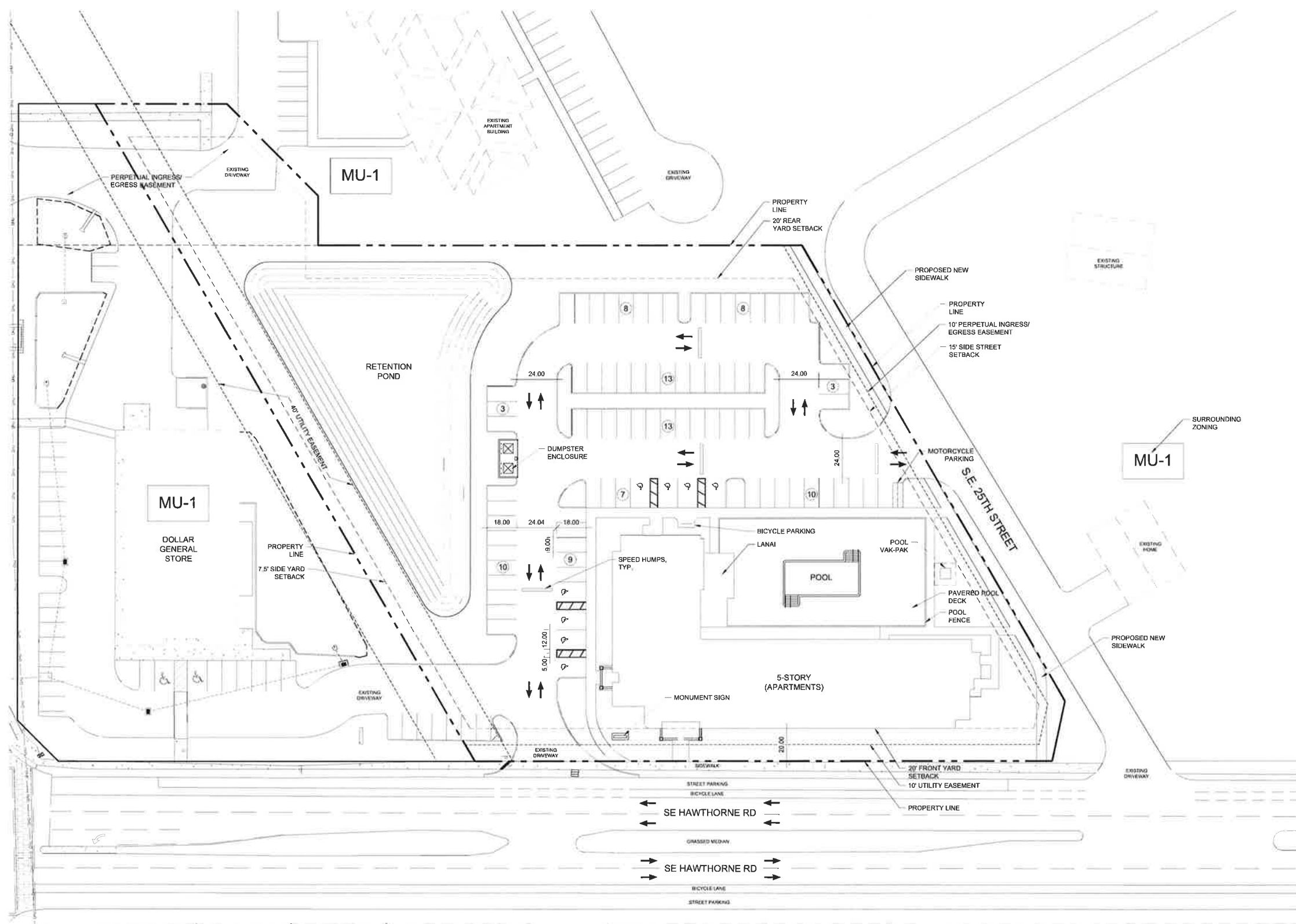
ZONING MAP - MU-1 (MIXED USE LOW INTENSITY)



SITE LOCATION



PB-16-93 SUP
Madison Moor Apartments
2420 SE Hawthorne Rd



SITE DATA

NOTES:
 *REQUESTING INCREASED DENSITY(29 DU/AC = 134 POINTS)
 **REQUESTING A SPECIAL USE PERMIT FOR 5 STORIES.

	ALLOWED	PROPOSED
FUTURE LAND USE:	MUL	MUL
ZONING:	MU-1 (RMF-8)	MU-1 (RMF-8)
USES:	MULTI-FAMILY ELDERLY	MULTI-FAMILY ELDERLY
TOTAL ACREAGE:	2.90 AC	2.90 AC (126,324 SF)
DENSITY:	*20-30 DU/AC	28.97 DU/AC (84 DU)
BUILDING LOT SF:	-	15,600 SF
IMPERVIOUS COVERAGE:	-	58,015 SF (46%)
BUILDING LOT COVERAGE:	50% MAX	12.5%

SETBACKS	ALLOWED	PROPOSED
FRONT:	20'	20'
REAR:	20'	20'
SIDES (INTERIOR):	7.5'	7.5'
SIDES (STREET):	15'	15'
ACCESSORY (REAR):	15'	15'

BUILD TO LINE:	20'-80'	20' FROM PROPERTY
BUILDING HEIGHT:	**3-5-STORIES	5-STORIES
LANDSCAPE BUFFER:	NONE REQ.	7'

BUILDING DATA

	PROPOSED
CONSTRUCTION TYPE:	1-B (ROOF IS CONCRETE W/ TPO)
STORIES:	5 STORIES
TOTAL BUILDING SF:	81,000 SF
BUILDING HEIGHT:	52'
TOTAL DWELLING UNITS:	84
TOTAL BEDROOMS:	126
OCCUPANCY TYPE:	R-2, A-3, U
FIRE SUPPRESSION:	13 SYSTEM, FULLY SPRINKLED

APPLICANT STATEMENTS:

- THIS SITE AND BUILDING COMPLIES WITH THE STATE OF FLORIDA CODES AND ACCESSIBILITY STANDARDS, SHOW ACCESSIBLE ROUTES ON PLAN.
- THIS SITE IS OR IS NOT IN AN HISTORICAL PRESERVATION DISTRICT.
- SIDEWALKS SHALL MEET THE REQUIREMENTS OF SECTION 30-338.
- ALL UTILITY SERVICES SHALL BE INSTALLED BENEATH THE SURFACE OF THE GROUND IN ACCORDANCE WITH SECTION 30-345.
- ALL EXIT DOORWAYS SHALL OPEN ONTO A LANDING OF AT LEAST THE WIDTH OF THE DOOR AND SHALL BE THE SAME ELEVATION AS THE FINISHED FLOOR FROM WHICH IT IS EXITING.

PARKING

	ALLOWED	PROPOSED
TOTAL PARKING	1 SPACE / DU 1 SPACE X 84 DU = 84	84 SPACES
HCP PARKING (INCLUDED IN TOTAL)	4 HCP SPACES	8 HCP SPACES
MOTORCYCLE PARKING	1 SPACE / 40 DU 84 DU / 40 = 2.1	2 SPACES
BICYCLE PARKING	84 PARKING SPACES X 10% = 8.4	10 SPACES

PER SECTION 30-332, APPLICANT IS USING THE "LOW INCOME" USE FOR THE PARKING CALCULATION.

OWNER: BEACH 220, LLC
 5072 MEDORAS AVE.
 ST. AUGUSTINE, FL 32080
 CONTACT: PARAMETRIC DESIGN & DEVELOPMENT, LLC
 STACY BANACH

ADDRESS: 2420 SE HAWTHORNE RD
 GAINESVILLE, FL 32641
 CITY: GAINESVILLE
 COUNTY: ALACHUA

SHEET TITLE: **PRELIMINARY SITE PLAN**
 PROJECT: **MADISON MOOR ELDERLY APARTMENTS**

DATE: 07/05/16
 REV. NO. | DATE
 SHEET: **PS-1**

1 CONCEPTUAL SITE PLAN

SCALE: 1" = 30'
 0 15 30 60






MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 280
Maitland, Florida 32751
(407) 629-8330

UTILITY PLAN
FOR
MADISON MOORE
CITY OF GAINESVILLE, FLORIDA

PARAMETRIC DESIGN & DEVELOPMENT
558 W NEW ENGLAND AVE., SUITE 230
WINTER PARK, FL 32789
407-736-4866

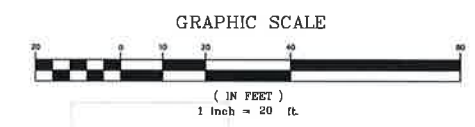


DAVID A. STOKES, P.E.
No. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. EH-0007723

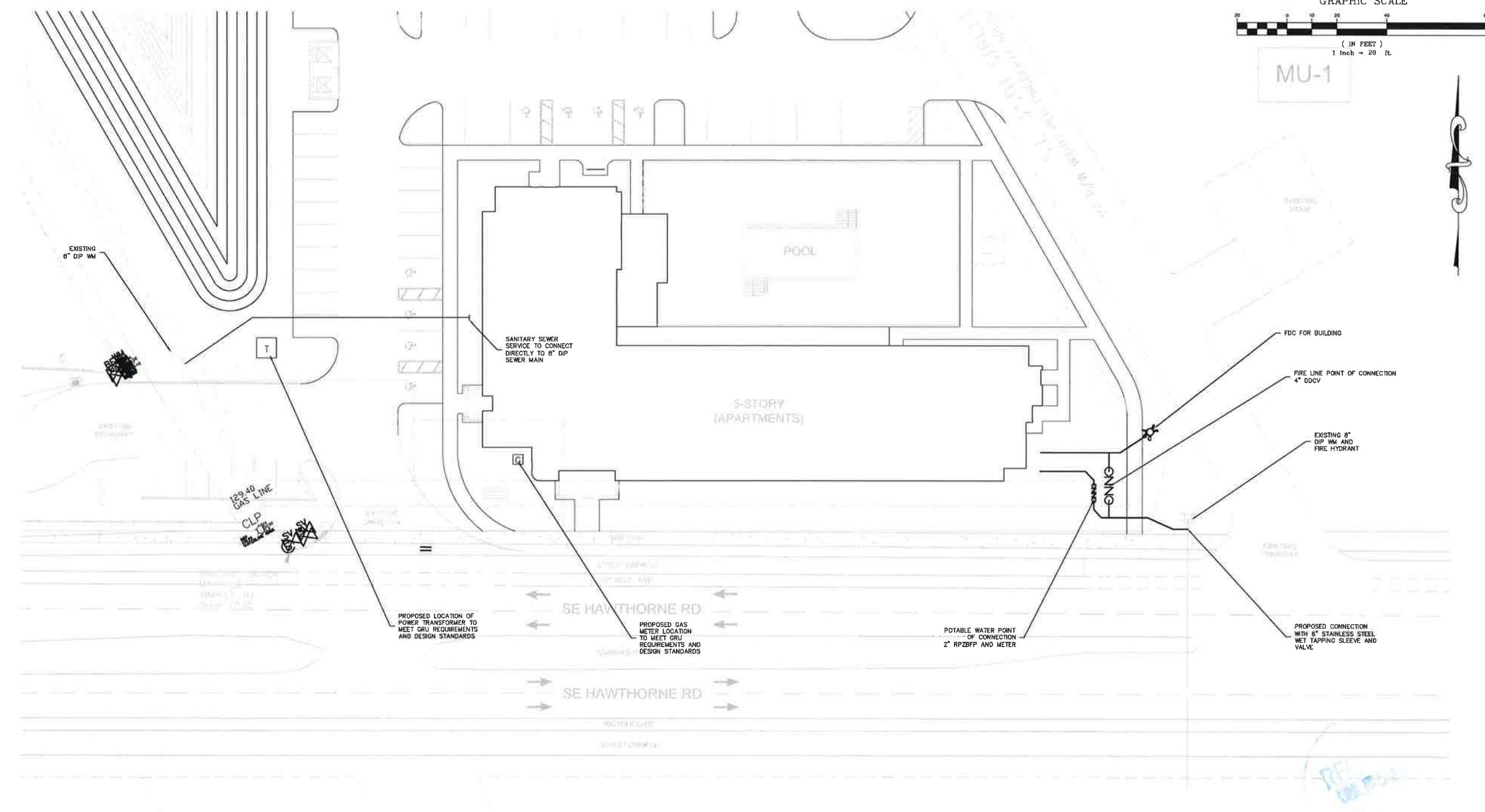
NO.	DATE	REVISIONS

JOB # 16025
DATE: 7/1/16
SCALE: 1" = 20'
DESIGNED BY: TRF
DRAWN BY: DAS
APPROVED BY: DAS

UT-1



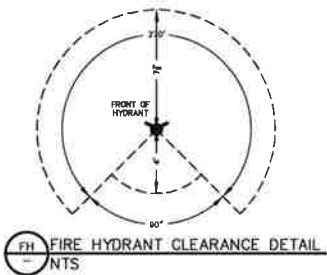
MU-1



FDEP SEPARATION REQUIREMENTS UNDER 62-555.314 EFFECTIVE 8-28-2003

HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
		WATER ABOVE	WATER BELOW	
STORM FORCE MAIN	3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF REGULATED UNDER 62-810	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF NOT REGULATED UNDER 62-810	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	3FT MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN, 3FT MIN IF WATER MAIN IS ON ABOVE GRAVITY SANITARY SEWER	12IN PREF, 6IN MIN	12IN MIN	6FT MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10FT MIN	NONE	NONE	NONE

* ALSO MEET GRU REQUIREMENTS

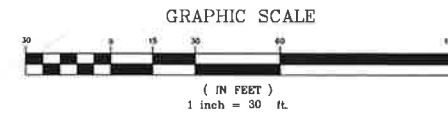


- REQUIREMENTS FOR SPRINKLED BUILDING:
- AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1-FOOT ABOVE THE FINISHED FLOOR.
 - THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
 - NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.
 - THE FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FEET OF THE FIRE HYDRANT.
 - ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 PIPE.
 - THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
 - ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED.

- GENERAL NOTES:
- EASEMENTS SHALL BE PROVIDED TO GRU OVER ALL INTERNAL WATER MAINS, METERS, AND ROADWAYS FOR ACCESS AND MAINTENANCE.
 - WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON TO THE SITE.
 - ALL UTILITIES SHALL COMPLY WITH GRU REQUIREMENTS
 - ALL SANITARY SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 1%.
 - NO POOL LEACHETE OR FLOOR DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
 - ALL FIRE HYDRANT VALVES SHALL BE LOCATED ON THE DOWNSTREAM END OF THE FIRE HYDRANT SUPPLY LINE AT THE TEE.

NEEDED FIRE FLOW CALCULATIONS:
NEEDED FIRE FLOW CALCULATIONS ARE BASED ON ISO PER CITY OF GAINESVILLE.
 $NFF = C_i \times C_f \times (1.0 + (X + P))$
 $C_i = 16 \times F \times (A)^2$
 $C_f = 1.0$ FOR C-3
 $(X + P) = 0$
 $F = 1.5$ FOR CONSTRUCTION TYPE 1-B
 $A = 78,000$ (TOTAL AREA ALL FLOORS)
 $C_i = 7,500$ (ROUNDED TO NEAREST 250 PER ISO)
 $NFF = 7,500$ GPM
 HOWEVER ISO STATES THE NEEDED FIRE FLOW FOR SPRINKLERED BUILDINGS IS THE GREATER OF THE FIRE RISER FLOW OR 1,000 GPM AT 20 PSI. SINCE A FIRE RISER FLOW IS NOT KNOWN AT THIS TIME, WE WILL MAKE THE ASSUMPTION THAT THE NEEDED FIRE FLOW WOULD BE THE ISO CALCULATED NFF MINUS A FIRE SPRINKLER CREDIT PER NFPA (WHICH ISO COMMONLY REFERS TO FOR OTHER REQUIREMENTS)
 $NFF = 7,500 \text{ GPM} \times (1 - 0.75) = 1,875 \text{ GPM}$

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MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

DRAINAGE PLAN
FOR
MADISON MOORE
CITY OF GAINESVILLE, FLORIDA

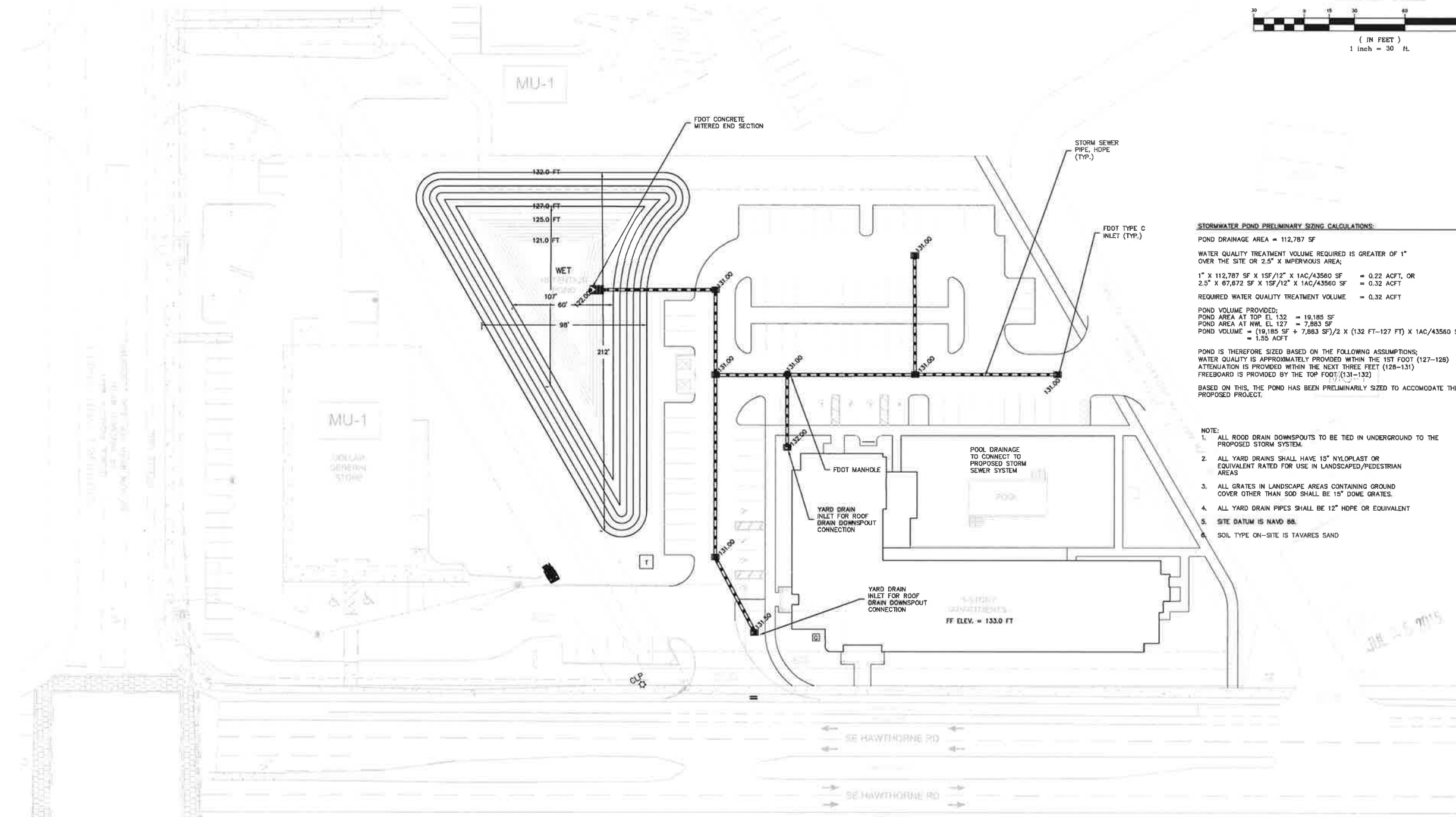
PARAMETRIC DESIGN & DEVELOPMENT
558 W NEW ENGLAND AVE., SUITE 230
WINTER PARK, FL 32789
407-738-4886

ENGINEER
DAVID A. STOKES, P.E. #65527
STATE OF FLORIDA
No. 66827
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS

JOB # 16025
 DATE: 7/1/16
 SCALE: 1" = 30'
 DESIGNED BY: TRF
 DRAWN BY: DAS
 APPROVED BY:

DR-1



STORMWATER POND PRELIMINARY SIZING CALCULATIONS:

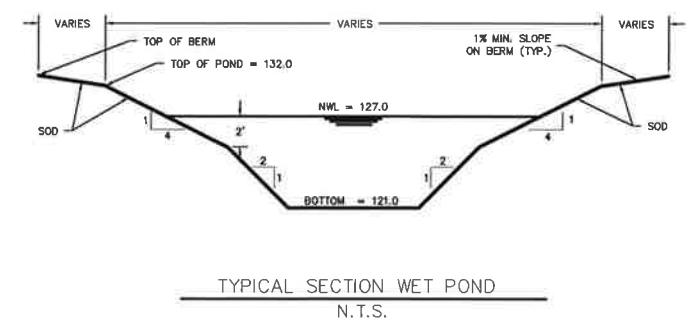
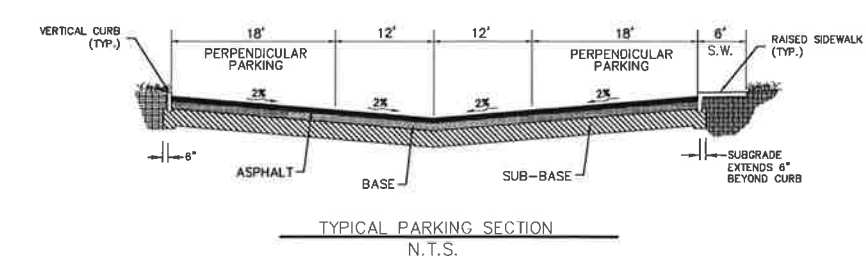
POND DRAINAGE AREA = 112,787 SF
 WATER QUALITY TREATMENT VOLUME REQUIRED IS GREATER OF 1" OVER THE SITE OR 2.5" X IMPERVIOUS AREA:
 1" X 112,787 SF X 15F/12" X 14C/43560 SF = 0.22 ACFT, OR
 2.5" X 67,672 SF X 15F/12" X 14C/43560 SF = 0.32 ACFT
 REQUIRED WATER QUALITY TREATMENT VOLUME = 0.32 ACFT

POND VOLUME PROVIDED:
 POND AREA AT TOP EL 132 = 19,185 SF
 POND AREA AT NWL EL 127 = 7,883 SF
 POND VOLUME = (19,185 SF + 7,883 SF)/2 X (132 FT-127 FT) X 14C/43560 SF = 1.55 ACFT

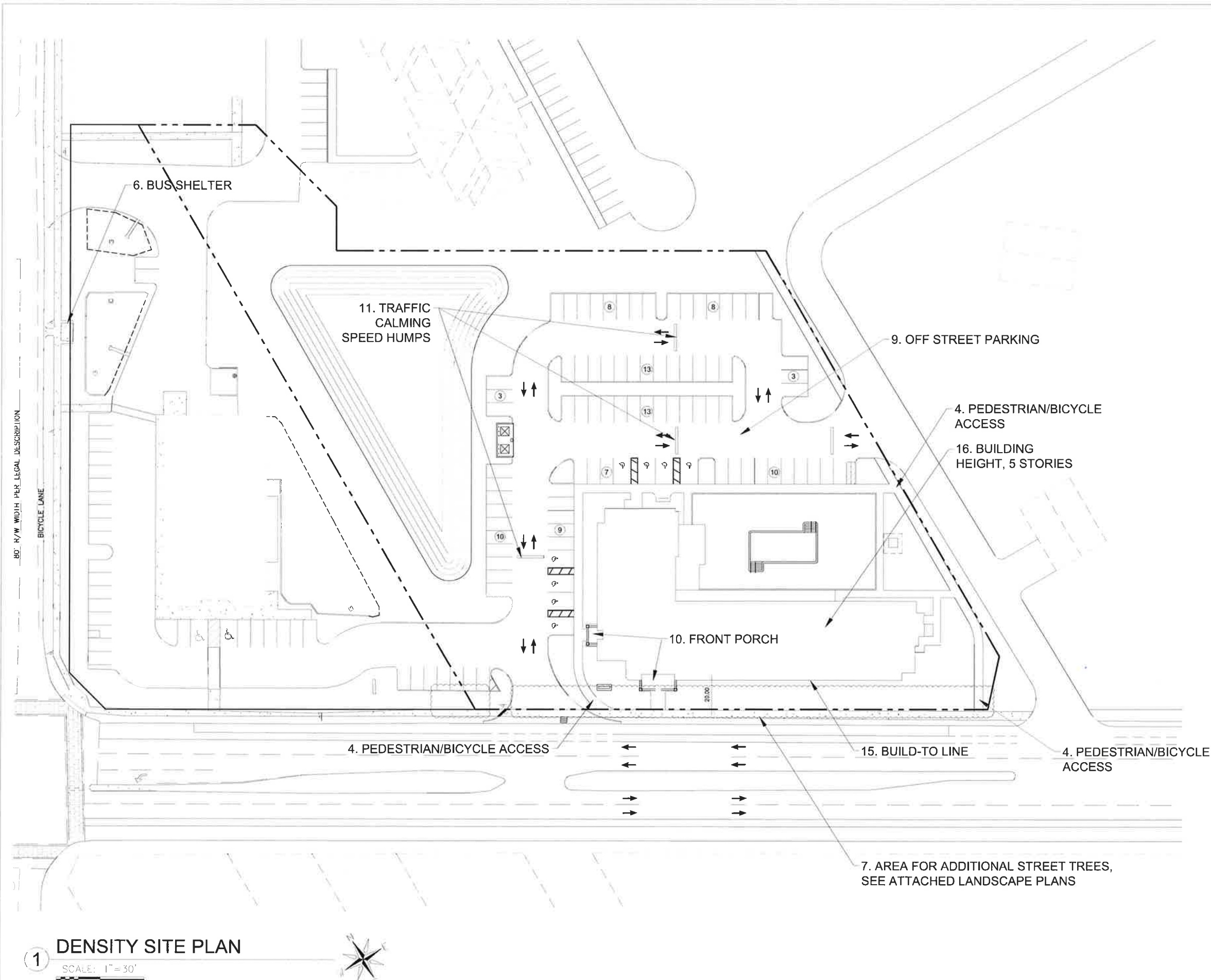
POND IS THEREFORE SIZED BASED ON THE FOLLOWING ASSUMPTIONS:
 WATER QUALITY IS APPROXIMATELY PROVIDED WITHIN THE 1ST FOOT (127-128)
 ATTENUATION IS PROVIDED WITHIN THE NEXT THREE FEET (128-131)
 FREEBOARD IS PROVIDED BY THE TOP FOOT (131-132)

BASED ON THIS, THE POND HAS BEEN PRELIMINARILY SIZED TO ACCOMMODATE THE PROPOSED PROJECT.

- NOTE:**
- ALL ROOD DRAIN DOWNSPOUTS TO BE TIED IN UNDERGROUND TO THE PROPOSED STORM SYSTEM.
 - ALL YARD DRAINS SHALL HAVE 15" NYLOPLAST OR EQUIVALENT RATED FOR USE IN LANDSCAPED/PEDESTRIAN AREAS.
 - ALL GRATES IN LANDSCAPE AREAS CONTAINING GROUND COVER OTHER THAN SOD SHALL BE 15" DOME GRATES.
 - ALL YARD DRAIN PIPES SHALL BE 12" HOPE OR EQUIVALENT.
 - SITE DATUM IS NAVD 88.
 - SOIL TYPE ON-SITE IS TAVARES SAND.



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DENSITY POINTS

ITEM	POINTS
1. CROSS VENTILATION: EACH APARTMENT WILL HAVE OPERABLE WINDOWS WITH SCREENS PROVIDING THE CROSS VENTILATION REQUIREMENT.	6
4. SEPARATE PEDESTRIAN/BICYCLE ACCESS: SEE PLAN FOR PEDESTRIAN ACCESS.	14
6. BUS SHELTER: THERE IS A BUS SHELTER LOCATED WITHIN 1,320 FEET OF THE DEVELOPMENT. ACTUAL DISTANCE IS APPROXIMATELY 250' FROM THE PROPOSED BUILDING.	4
7. ADDITIONAL STREET TREES: AT LEAST ONE TREE FOR EVERY 25 FEET OF STREET FRONTAGE SHALL BE PROVIDED AS SPECIFIED IN THE CRITERIA FOR DENSITY POINTS. THERE IS 365 LF OF STREET FRONTAGE, SO AT LEAST 15 TREES SHALL BE PLANTED WITHIN 5' OF THE ROW OF SE HAWTHORNE ROAD. SEE ATTACHED LANDSCAPE PLANS.	5
9. OFF-STREET PARKING: NO OFF-STREET PARKING IS LOCATED BETWEEN THE FRONT FACADE AND THE STREET.	17
10. FRONT PORCH: A FRONT PORCH MEETING THE REQUIREMENT OF AT LEAST 8' DEEP X 12' WIDE SHALL BE CONSTRUCTED ON THE FRONT OF THE BUILDING.	9
11. TRAFFIC CALMING: SPEED HUMPS SHALL BE INSTALLED IN THE DRIVEWAYS.	12
12. COMPACT DEVELOPMENT: AT LEAST HALF OF THE DWELLING UNITS OF THE PROJECT ARE WITHIN 1,320 FEET OF A NEIGHBORHOOD SHOPPING CENTER.	18
13. AFFORDABLE HOUSING: THE PROPOSED DEVELOPMENT WILL BE AN AFFORDABLE SENIOR HOUSING DEVELOPMENT.	10
15. BUILD-TO LINES: THE BUILDING IS LOCATED IN THE CENTRAL CORRIDOR SPECIAL AREA WHERE THE BUILD-TO LINE IS 80 FEET. THE BUILDING IS PROPOSED TO BE LOCATED 20' FROM THE PROPERTY LINE AND EXISTING SIDEWALK.	20
16. BUILDING HEIGHT: THE PROPOSED BUILDING WILL BE 5 STORIES HIGH, EXCEEDING THE 2 STORY REQUIREMENT.	10
17. BLOCK LENGTH AND CROSS ACCESS: THE LENGTH OF THE BLOCK IS LESS THAN 480 FEET AND THE PROPOSED DESIGN PROMOTES ACCESS POINTS TO ADJACENT PARCELS AND ROADWAYS.	12
18. RESIDENTIAL BUILDING ORIENTATION: AT LEAST 5 UNITS ARE FRONTING THE STREET AND EACH OF THE 2 PRIMARY ENTRANCES ARE FACING THE STREET AS WELL.	10
20. CONSTRUCTION MATERIALS AND BUILDING COLOR: BUILDING CONSTRUCTION MATERIALS AND BUILDING COLORS SHALL BE COMPATIBLE WITH OTHER BUILDINGS IN THE AREA.	10
TOTAL:	157

APPLICANT IS SEEKING A DENSITY BONUS FROM 20 DU/AC TO 29 DU/AC. PER SECTION 30-53 OF THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE, RMF-8 ALLOWS FOR A DENSITY OF UP TO 30 DU/AC BASED OFF OF MEETING THE DENSITY BONUS POINTS REQUIRED. TO ACHIEVE 29 DU/AC, THE APPLICANT MUST OBTAIN 134 DENSITY POINTS. THE FOLLOWING IS A CALCULATION THAT WAS USED:

84 UNITS / 2.90 ACRES = 28.96 DU/AC
 28.96 ROUNDED TO 29 DU/AC
 29 DU/AC X 2.9 AC = 84.1 DU ALLOWED.

REQUIRED POINTS FOR 29 DU/AC: 134 POINTS
 TOTAL POINTS FOR PROPOSED DEVELOPMENT: 157 POINTS

OWNER: BEACH 220, LLC
 5072 MEDORAS AVE.
 ST. AUGUSTINE, FL 32080
 CONTACT: PARAMETRIC DESIGN & DEVELOPMENT, LLC
 STACY BANACH

ADDRESS: 2420 SE HAWTHORNE RD
 GAINESVILLE, FL 32641
 CITY: GAINESVILLE
 COUNTY: ALACHUA

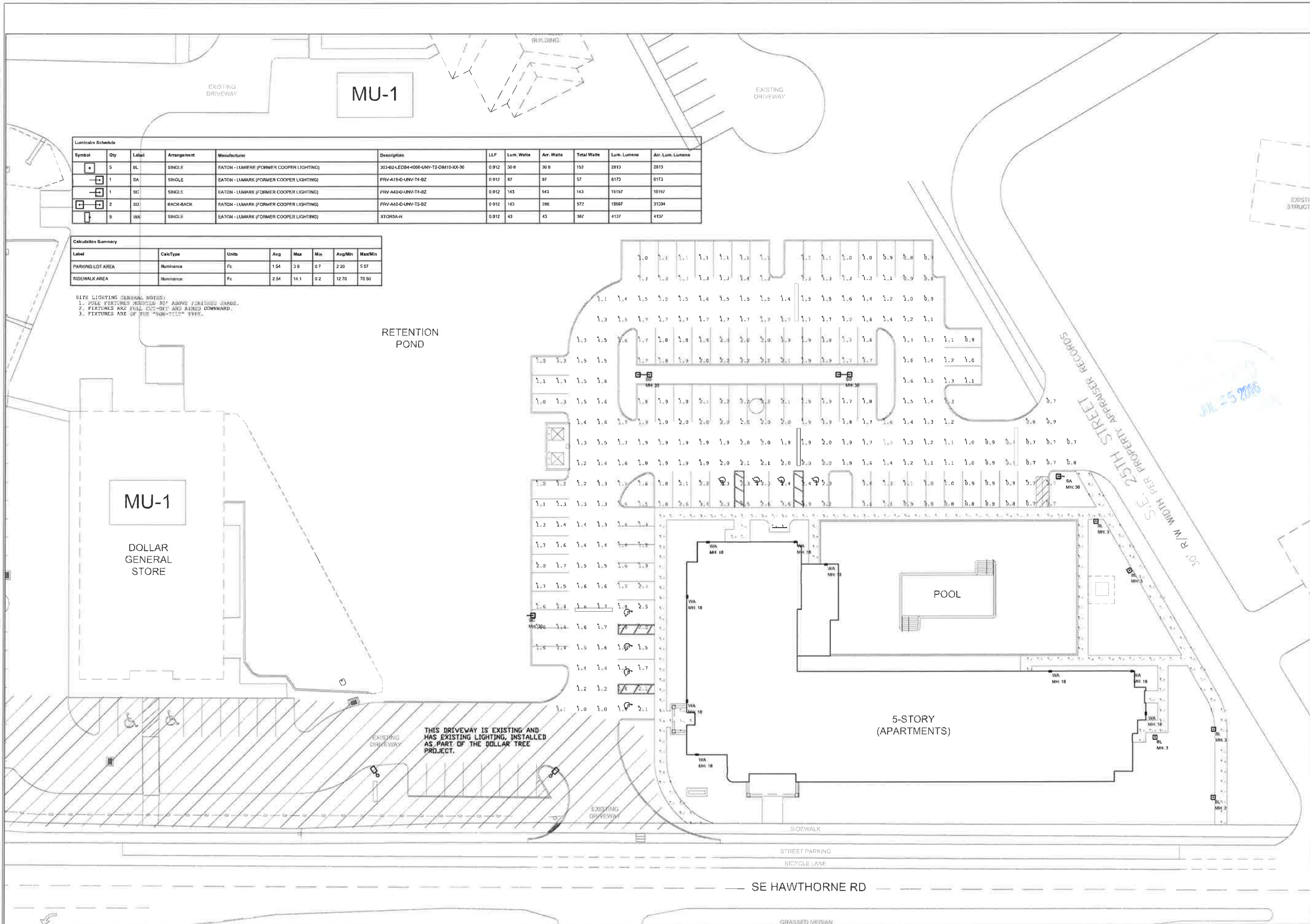
SHEET TITLE: DENSITY BONUS PLAN
PROJECT: MADISON MOOR ELDERLY APARTMENTS

DATE: 07/05/16
 REV. NO. DATE

SHEET:
DB-1

1 DENSITY SITE PLAN
 SCALE: 1" = 30'

JUL - 5 2016



Symbol	Qty	Label	Arrangement	Manufacturer	Description	LLF	Lum. Watts	Arr. Watts	Total Watts	Lum. Lumens	Arr. Lumens
BL	5	BL	SINGLE	EATON - LUMIERE (FORMER COOPER LIGHTING)	303-424-EDB4-0000-UNV-T2-OM10-XX-30	0.912	30.8	30.8	153	2813	2813
SA	1	SA	SINGLE	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A15-D-UNV-T4-BZ	0.912	57	57	57	6173	6173
SC	1	SC	SINGLE	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A40-D-UNV-T4-BZ	0.912	143	143	143	15197	15197
SD	2	SD	BACK-BACK	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A40-D-UNV-T5-BZ	0.912	143	286	572	15897	31394
WA	9	WA	SINGLE	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR5A-N	0.912	43	43	387	4137	4137

Label	CalcType	Units	Avg	Max	Min	Avg/Mn	Max/Min
PARKING LOT AREA	Illuminance	Fc	1.54	3.8	0.7	2.20	5.57
SIDEWALK AREA	Illuminance	Fc	2.54	14.1	0.2	12.70	70.50

- SITE LIGHTING GENERAL NOTES:
1. POLE FIXTURES MOUNTED 30' ABOVE FINISHED GRADE.
 2. FIXTURES ARE FULL CUT-OFF AND AIMED DOWNWARD.
 3. FIXTURES ARE OF THE "NON-TILT" TYPE.

DATE: June 30, 2016
 REVISIONS:
 A
 B
 C
 D

ECLEAR ENGINEERING
 C.A. No. 2748
 13881 CRYSTAL INVER DRIVE
 ORLANDO, FL 32838
 Tel: (407) 556-5881
 Fax: (407) 556-5881
 Email: eclear@ecleareng.com

CERTIFICATION
 Parametric Design & Development
 558 W. New England Ave., Suite 230
 Winter Park, FL 32789
 407-758-4866

CLIENT
 MADISON MOOR
 SITE LIGHTING
 2420 SE Hawthorne Road
 Gainesville, FL 32641

PROJECT
 MADISON MOOR
 SITE LIGHTING
 2420 SE Hawthorne Road
 Gainesville, FL 32641

DRAWING SCALE: 1" = 20'
 DRAWING TITLE
SITE LIGHTING PLAN

PROJ NO: 76258
 CAD FILE: ELEC
 SHEET NO:

SL1

Lumière

DESCRIPTION
Eon 303-B2-LED84 is a compact, low profile, dimmable, LED luminaire that provides downward light via a fixed head. 303-B2-LED84 has two integrated LEDs on either side of the luminaire. The luminaire comes standard with universal EON LED drivers (100-277V, 1600 Hr). Dimming is achieved with a standard EON remote dimmer, 0V or an optional 0-10V dimming drive. Eon fixture may be used indoors or outdoors and carry an IP66 rating. The optional Lumark LED driver system provides solid installation, easy adjustment, secure mounting and protection from vibration.

SPECIFICATION FEATURES
Construction
The head of the 303-B2-LED84 is precision machined from aluminum. The luminaire housing and head are available in a variety of standard colors, RAL and custom color finishes are available upon request. An optional 303-B2-LED84 is available with a stainless steel finish. The luminaire housing is available in 1/2" or 1" depth. The luminaire housing is available in 1/2" or 1" depth. The luminaire housing is available in 1/2" or 1" depth. The luminaire housing is available in 1/2" or 1" depth.

303-B2-LED84 EON LED

APPLICATIONS
WALKWAY

TECHNICAL DATA
303-B2-LED84 EON LED

ORDERING INFORMATION

Series	Color Temperature	Input Voltage	Type	Options
303-B2-LED84	3000K	100-277V	Fixed Head	Standard
303-B2-LED84	3000K	100-277V	Fixed Head	303-B2-LED84-303

303-B2-LED84 EON LED

TECHNICAL DATA
303-B2-LED84 EON LED

ORDERING INFORMATION

303-B2-LED84 EON LED

Lumark

DESCRIPTION
The patented Lumark Creator™ MAXX LED Wall Pack Series of luminaires provides low profile architectural style with smart lighting, energy efficient LEDs, the rugged die cast aluminum construction, back box with secure back hinges, stainless steel hardware along with a wide range of mounting options. The Lumark Creator™ MAXX LED Wall Pack Series is designed to meet the needs of a wide range of applications. The Lumark Creator™ MAXX LED Wall Pack Series is designed to meet the needs of a wide range of applications.

SPECIFICATION FEATURES
Construction
The luminaire housing and head are available in a variety of standard colors, RAL and custom color finishes are available upon request. An optional 303-B2-LED84 is available with a stainless steel finish. The luminaire housing is available in 1/2" or 1" depth. The luminaire housing is available in 1/2" or 1" depth. The luminaire housing is available in 1/2" or 1" depth. The luminaire housing is available in 1/2" or 1" depth.

PRV PREVAL

APPLICATIONS
AREA / SITE / ROADWAY

TECHNICAL DATA
PRV PREVAL

ORDERING INFORMATION

Series	Color Temperature	Input Voltage	Type	Options
PRV PREVAL	3000K	100-277V	Fixed Head	Standard

PRV PREVAL

TECHNICAL DATA
PRV PREVAL

ORDERING INFORMATION

Lumark

DESCRIPTION
The patented Lumark Creator™ MAXX LED Wall Pack Series of luminaires provides low profile architectural style with smart lighting, energy efficient LEDs, the rugged die cast aluminum construction, back box with secure back hinges, stainless steel hardware along with a wide range of mounting options. The Lumark Creator™ MAXX LED Wall Pack Series is designed to meet the needs of a wide range of applications. The Lumark Creator™ MAXX LED Wall Pack Series is designed to meet the needs of a wide range of applications.

SPECIFICATION FEATURES
Construction
The luminaire housing and head are available in a variety of standard colors, RAL and custom color finishes are available upon request. An optional 303-B2-LED84 is available with a stainless steel finish. The luminaire housing is available in 1/2" or 1" depth. The luminaire housing is available in 1/2" or 1" depth. The luminaire housing is available in 1/2" or 1" depth. The luminaire housing is available in 1/2" or 1" depth.

XTOR CROSSTOR MAXX LED

APPLICATIONS
WALL / SURFACE SITE LIGHTING

TECHNICAL DATA
XTOR CROSSTOR MAXX LED

ORDERING INFORMATION

Series	Color Temperature	Input Voltage	Type	Options
XTOR CROSSTOR MAXX LED	3000K	100-277V	Fixed Head	Standard

XTOR CROSSTOR MAXX LED

TECHNICAL DATA
XTOR CROSSTOR MAXX LED

ORDERING INFORMATION

Seminole Pole Incorporated

Cat.# SP3730TII

Project:

37' Pole D.L. Max. Depth 7' Wind Speed 140mph Gust 180mph EPA Capacity 11.0

Min. Bk. Strength 3,800# Struck 3,500# Kip's 270k Concrete 6,500psi Pole Weight 2300#

2 3/8" x 6" Galv. Tendon

Tapered Hollow Core

2 1/2" x 5" Hand Hole

5/8" Ground Lug Bolt

Entry Hole

Pole Butt

Pole Tip

37'

7'

6.2"

2"

6"

11.9"

grade

Web: www.seminolepole.com Email: seminolepole@earthlink.net

Tel: 888-866-2454 Fax: 229-224-2856

PROJECT: MADISON MOOR SITE LIGHTING 2420 SE Hawthorne Road Gainesville, FL 32641

CLEAR ENGINEERING

DATE: June 30, 2016

REVISION LOG

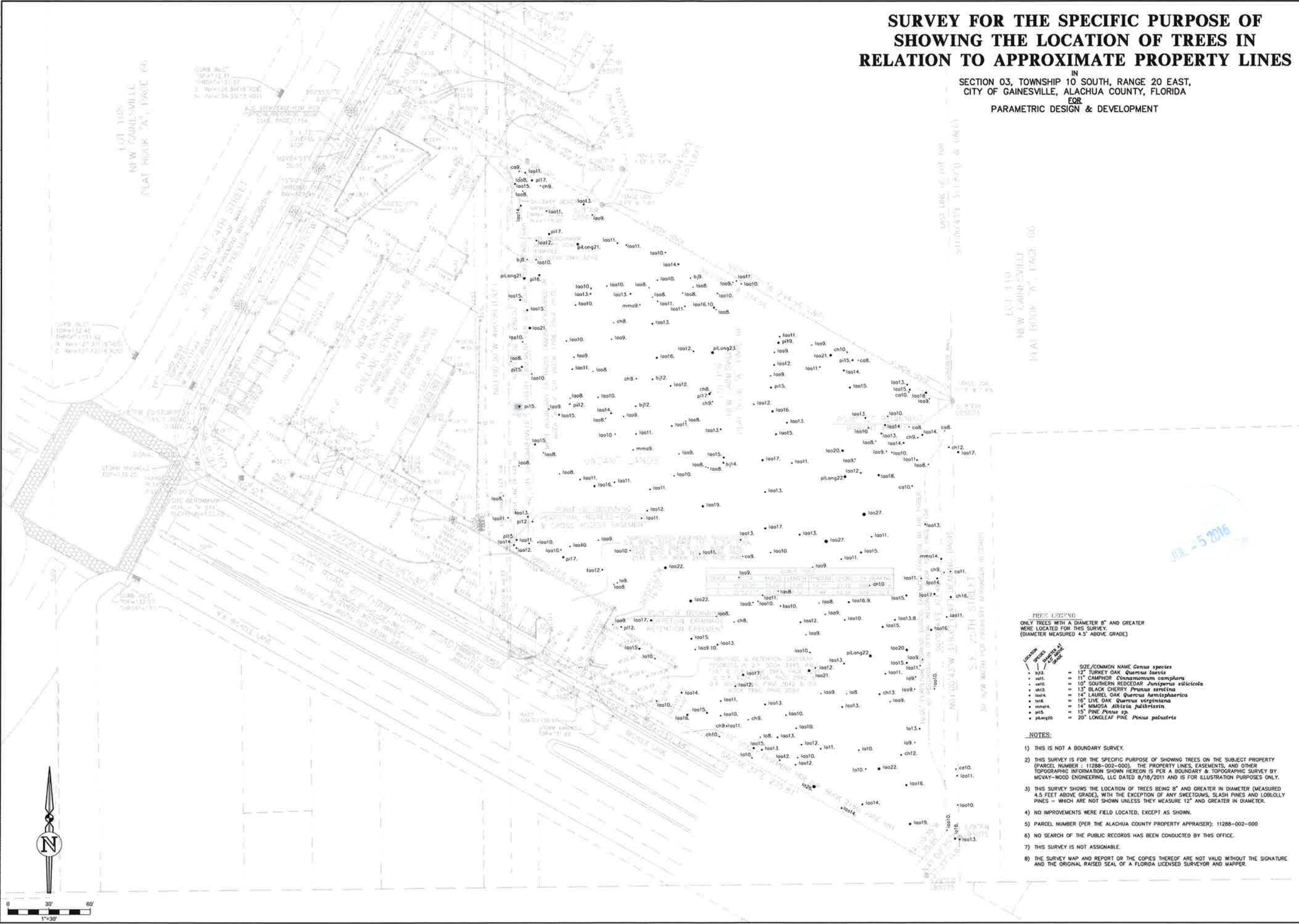
Rev	Description
1	Initial Release
2	Revised for Client Comments
3	Final Release

CLIENT: Parametric Design & Development
558 W. New England Ave., Suite 230
Winter Park, FL 32789
407-758-4866

PROJECT: MADISON MOOR SITE LIGHTING
2420 SE Hawthorne Road
Gainesville, FL 32641

PROJ NO: 76258
CAD FILE: ELEC
SHEET NO:

SL2



SURVEY FOR THE SPECIFIC PURPOSE OF SHOWING THE LOCATION OF TREES IN RELATION TO APPROXIMATE PROPERTY LINES

IN
SECTION 03, TOWNSHIP 10 SOUTH, RANGE 20 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
FOR
PARAMETRIC DESIGN & DEVELOPMENT

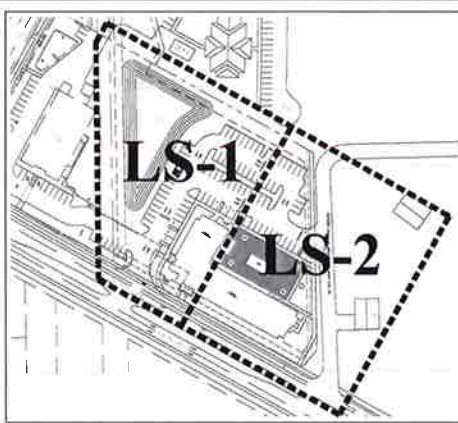
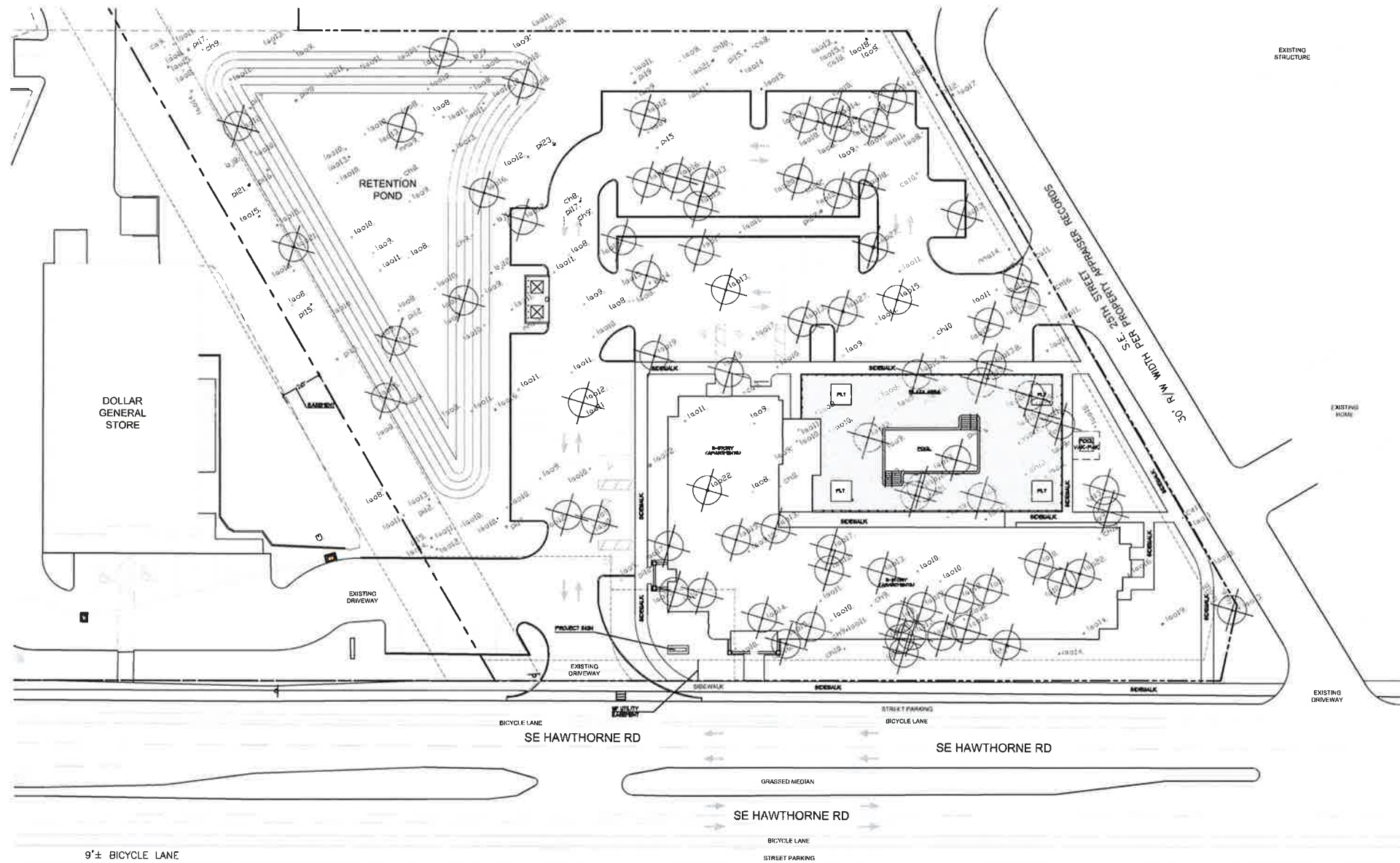
eds40 NOVTE			
eds engineers - surveyors - planners, inc. 300 N.W. 10th St. Suite 100 Gainesville, Florida 32601-4001 Tel: 352-370-4141 Fax: 352-370-2876 E: eds@eds40.com			
Project No. 2016-0195		Date 06/24/2016	
Client MCVAY-WOOD ENGINEERING, LLC		Surveyor JARED ROGERS	
<p>THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA STATUTES. THIS SURVEY IS SUBJECT TO SECTION 497.027 (2)(b), FLORIDA STATUTES. THIS SURVEY RESPECTS THE SITE GOVERNANCE AS SET FORTH IN THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE SURVEYOR AND MAPPER.</p>			
Sheet No. V-001		Date 06/13/2016	

TREE LEGEND
ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

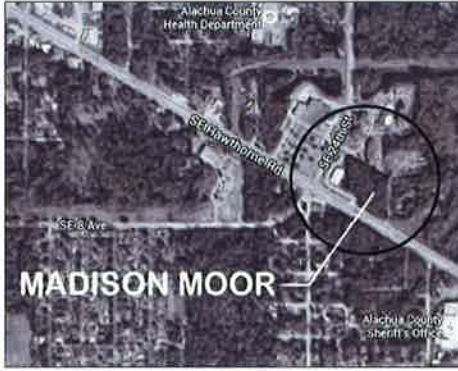
loa10	10" LAUREL OAK <i>Quercus laevis</i>
loa11	11" CAMPHOR <i>Cinnamomum camphora</i>
loa12	10" SOUTHERN RED CEDAR <i>Juniperus silicicola</i>
loa13	13" BLACK CHERRY <i>Prairies americana</i>
loa14	14" LAUREL OAK <i>Quercus laevis</i>
loa15	16" LIVE OAK <i>Quercus virginiana</i>
loa16	14" MIMOSA <i>Albizia julibrissin</i>
loa17	15" PINE <i>Pinus sp.</i>
loa18	20" LONGLEAF PINE <i>Pinus palustris</i>

NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- THIS SURVEY IS FOR THE SPECIFIC PURPOSE OF SHOWING TREES ON THE SUBJECT PROPERTY (PARCEL NUMBER 11288-002-000). THE PROPERTY LINES, EASEMENTS, AND OTHER TOPOGRAPHIC INFORMATION SHOWN HEREON IS FOR A BOUNDARY & TOPOGRAPHIC SURVEY BY MCVAY-WOOD ENGINEERING, LLC DATED 8/18/2011 AND IS FOR ILLUSTRATION PURPOSES ONLY.
- THIS SURVEY SHOWS THE LOCATION OF TREES BEING 8" AND GREATER IN DIAMETER (MEASURED 4.5 FEET ABOVE GRADE), WITH THE EXCEPTION OF ANY SWEETGUMS, SLASH PINES AND LOGGOLLY PINES - WHICH ARE NOT SHOWN UNLESS THEY MEASURE 12" AND GREATER IN DIAMETER.
- NO IMPROVEMENTS WERE FIELD LOCATED, EXCEPT AS SHOWN.
- PARCEL NUMBER (PER THE ALACHUA COUNTY PROPERTY APPRAISER): 11288-002-000
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN CONDUCTED BY THIS OFFICE.
- THIS SURVEY IS NOT ASSIGNABLE.
- THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



KEY MAP
SCALE: N/A



LOCATION MAP
SCALE: N/A

SCHEDULE OF DRAWINGS	
TR-1	TREE REMOVAL PLAN
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE PLAN
LD-1	LANDSCAPE DETAILS & PLANT LIST

FOREMAN CONSULTING, INC.
 LANDSCAPE ARCHITECTURE
 DEVELOPMENT CONSULTING
 LAND PLANNING
 200 LUCKY PLACE, LOWMOOR # 2179
 MADISONVILLE, TN 37057

DESCRIPTION	DATE

MADISON MOOR
 PREPARED FOR: PARAMETRIC DESIGN & DEVELOPMENT
 CITY OF GAINESVILLE, FLORIDA
TREE REMOVAL PLAN

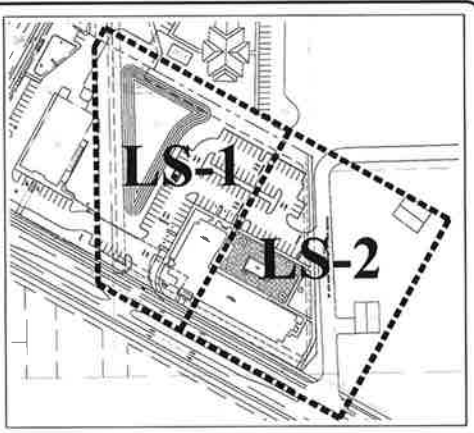
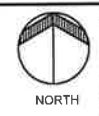
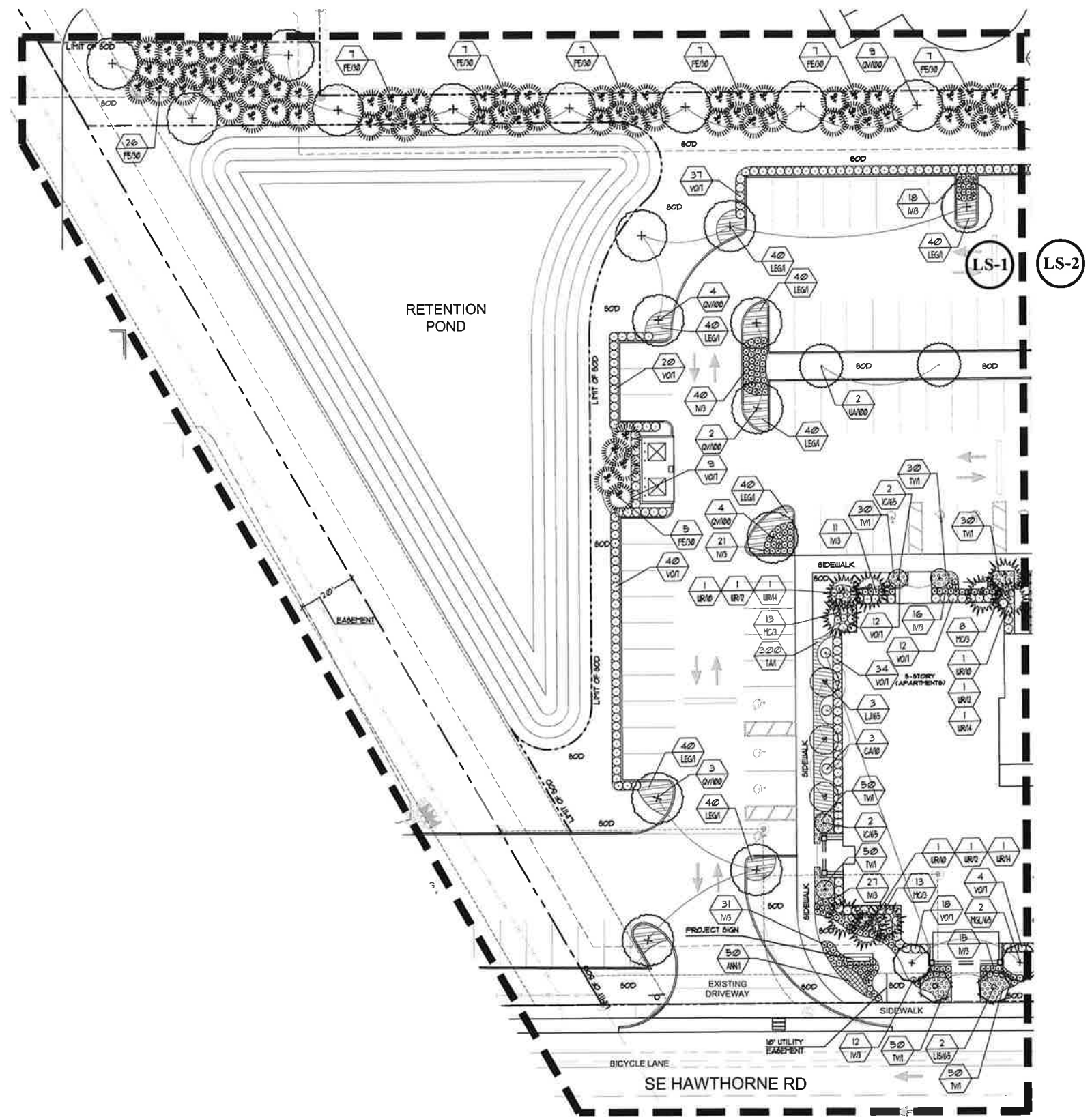
DATE: 07/05/2016
 SCALE: 1" = 30'
 DRAWN BY: RYM
 DESIGNED BY: KJF
 CHECKED BY: KJF

SHEET NO.
TP-1

TREE REMOVAL PLAN

TREE REMOVAL NOTES:

- TOTAL NUMBER OF TREES = 184 TREES.
- TOTAL NUMBER OF TREE CALIPER INCHES TO BE REMOVED = 136 INCHES (184 TREES TIMES 4" PER TREE).
- REPLACEMENT REQUIREMENT (TOTAL CALIPER INCHES) AT 1:2 RATIO = 1,472 INCHES.
- TOTAL NUMBER OF TREE CALIPER INCHES PROVIDED ON LANDSCAPE PLAN = 460 INCHES.
- ADDITIONAL COMPENSATION REQUIRED TO SATISFY MITIGATION REQUIREMENTS = 1,472 INCHES - 460 INCHES = 1,012 INCHES.
- THREE (3) HERITAGE TREES TO BE REMOVED, INCLUDING A 22" LONG LEAF PIE, A 20" LONG LEAF PINE, AND A 26" LIVE OAK.



KEY MAP
SCALE: 1/8" = 1'-0"

FOREMAN CONSULTING, INC.
LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
LAND PLANNING
388 LAKE PLAZA, LONGWOOD, FL 32705
407-329-7222
www.foremanconsulting.com

LANDSCAPE ARCHITECTURE
FOUR FOREMAN, PLLC

NO.	DATE	DESCRIPTION	BY	CHK	APP
1	01/05/2016	LANDSCAPE PLAN	KJF	KJF	

MADISON MOOR
PREPARED FOR: PARAMETRIC DESIGN & DEVELOPMENT
CITY OF GAINESVILLE, FLORIDA
LANDSCAPE PLAN

DATE: 01/05/2016
SCALE: 1" = 20'
DRAWN BY: RYM
DESIGNED BY: KJF
CHECKED BY: KJF

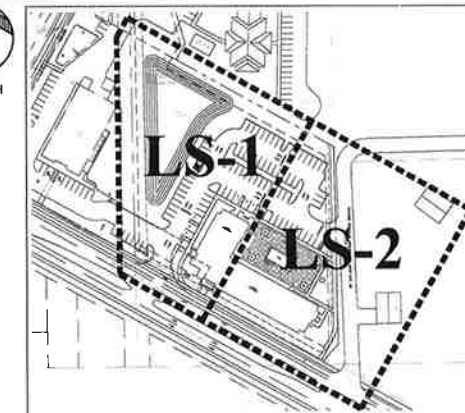
SHEET NO.
LS-1



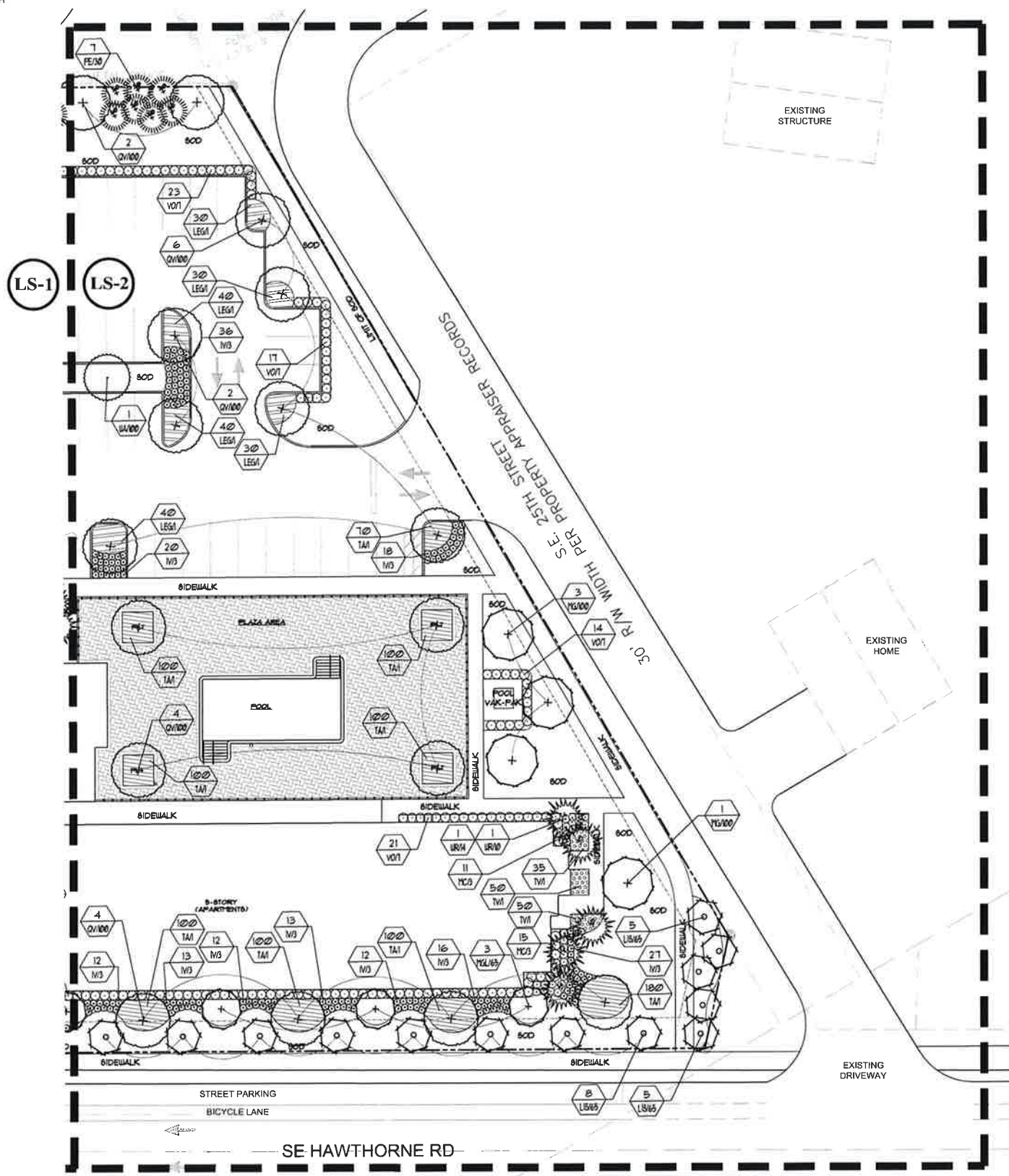
NORTH



NORTH



KEY MAP
SCALE: 1/8\"/>



FOREMAN CONSULTING, INC.

LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE CONSULTING
LAND PLANNING

3114 LINDSEY BLVD., SUITE 200
GAINESVILLE, FL 32608-1211
TEL: (352) 339-9029
WWW.FOREMANCONSULTING.COM

REVISION	DATE	BY	DESCRIPTION

MADISON MOOR

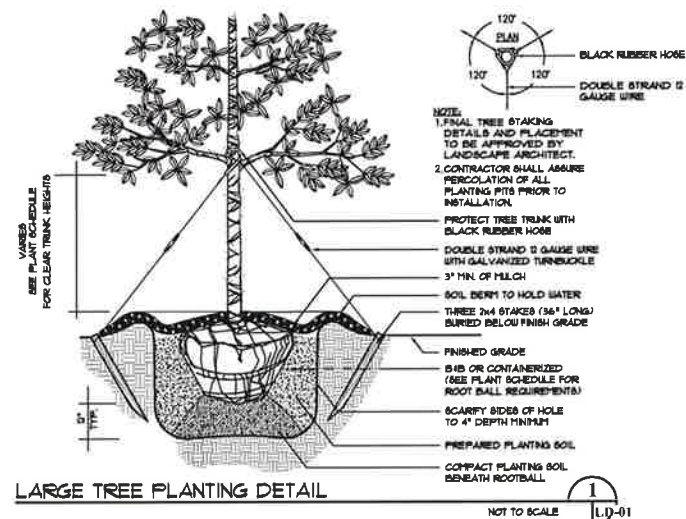
PREPARED FOR: PARAMETRIC DESIGN & DEVELOPMENT
CITY OF GAINESVILLE, FLORIDA

LANDSCAPE PLAN

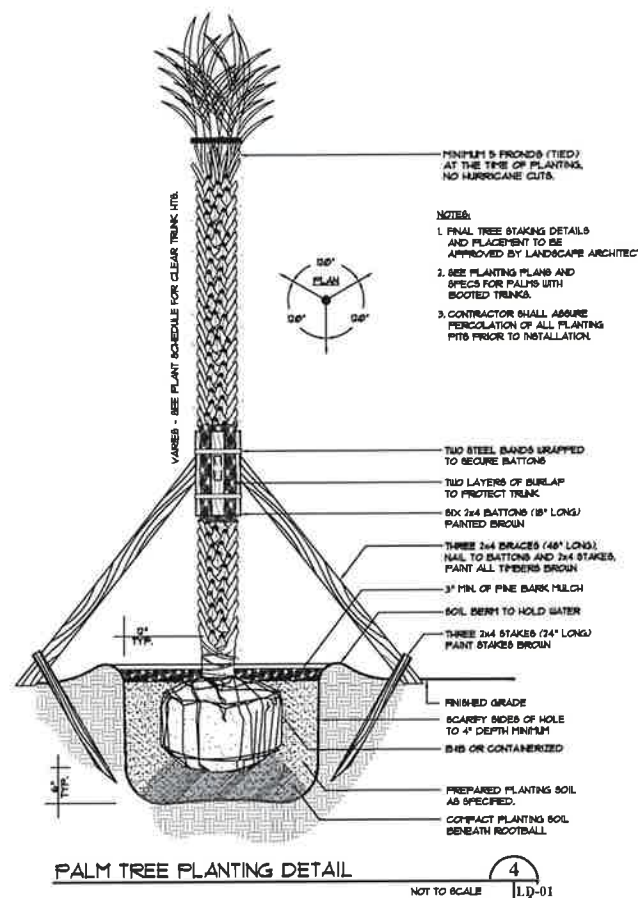
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DRAWN BY: RYM
DESIGNED BY: KJF
CHECKED BY: KJF

SHEET NO.
LS-2

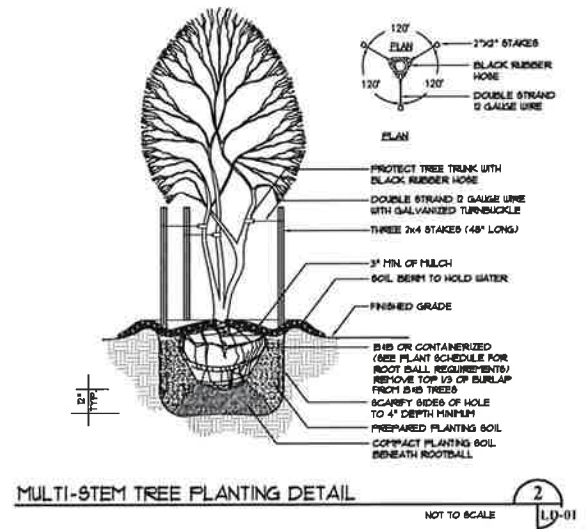
DATE: 7/5/2016



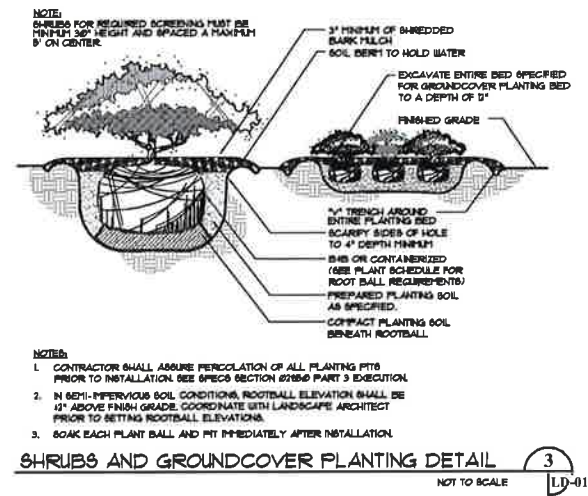
LARGE TREE PLANTING DETAIL 1 NOT TO SCALE LD-01



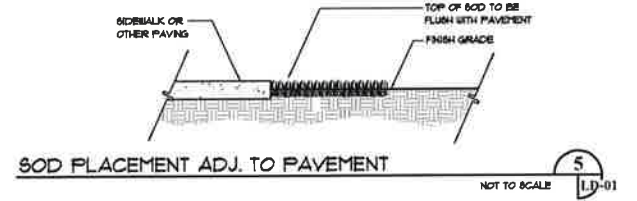
PALM TREE PLANTING DETAIL 4 NOT TO SCALE LD-01



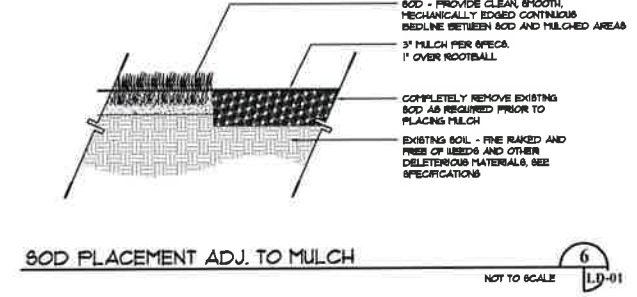
MULTI-STEM TREE PLANTING DETAIL 2 NOT TO SCALE LD-01



SHRUBS AND GROUNDCOVER PLANTING DETAIL 3 NOT TO SCALE LD-01



SOD PLACEMENT ADJ. TO PAVEMENT 5 NOT TO SCALE LD-01



SOD PLACEMENT ADJ. TO MULCH 6 NOT TO SCALE LD-01

FLOWERING ANNUALS SCHEDULE:

SEASON	VARIETY	COLOR
January-March	Parsey Petunia	Purple, Red, Purple
April-June	Begonia Salvia Marigold Ipsoilene	Pink, Red, Purple, Yellow, Orange, Pink, Purple, Lavender
July-September	Begonia Salvia	Pink, Red, Purple, Red
October-December	Petunia Parsey Ipsoilene	Purple, Purple, Red, Pink, Purple, Lavender

PLANT LIST:

TREES						
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	NATIVE	FLORIDA FRIENDLY
4	IC/65	Ilex x Coner	Oak Leaf Holly	65 gal, 3 1/2" cal.	YES	YES
20	LI/65	Lagerstroemia indica 'Muskogee'	Lavender Crape Myrtle	65 gal, 3 1/2" cal.	YES	YES
3	LJ/65	Ligustrum japonicum	Ligustrum Tree	65 gal, 3 1/2" cal.	NO	YES
4	MG/100	Magnolia grandiflora	Southern Magnolia	100 gal, 4" cal.	YES	YES
5	MLG/65	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	65 gal, 3 1/2" cal.	YES	YES
80	PE/30	Pinus ellioti	Slash Pine	30 gal, 2" cal.	YES	YES
40	QV/100	Quercus virginiana	Live Oak	100 gal, 4" cal.	YES	YES
3	UA/100	Ulmus parvifolia 'Allee'	Allee Elm	100 gal, 4" cal.	YES	YES

PALMS						
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	NATIVE	FLORIDA FRIENDLY
11	UR	Washingtonia robusta	Washington Palm	10', 12' and 14' cl. ht.	NO	YES

SHRUBS, VINES & GROUNDCOVER						
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	NATIVE	FLORIDA FRIENDLY
80	ANN/1	Annalis	Annalis	1 gal.	NO	YES
3	CA/10	Crinum asiaticum	Crinum Lily	10 gal.	YES	YES
370	IV/3	Ilex vomitoria 'Yaupon'	Yaupon Holly	3 gal.	YES	YES
530	LE/1	Litsea 'Emerald Goddess'	Emerald Goddess	1 gal.	NO	YES
60	MC/3	Muhlenbergia capillaris	Muhly Grass	3 gal.	YES	YES
1250	TA/1	Trachelospermum asiaticum	Asiatic Jasmine	1 gal.	NO	YES
425	TV/1	Tulbaghia violacea	Society Garlic	1 gal.	NO	YES
261	VO/1	Viburnum odoratissimum	Sweet Viburnum	1 gal.	NO	YES

SOD						
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	NATIVE	FLORIDA FRIENDLY
18,200 SF.	SOD	Paspalum notatum	Bahia Sod	solid sod	YES	YES

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", "PARTS 1 AND 2, BY DIVISION OF PLANT INDUSTRY, FLORIDA", DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN 'STANDARDS FOR NURSERY STOCK', LATEST EDITION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THE WORK.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ALL DISCREPANCIES AND IMPROPER CONDITIONS (WETNESS, MUCK, DEBRIS, ECT) TO LANDSCAPE ARCHITECT PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND IS RESPONSIBLE FOR ALL SOIL AMENDMENTS TO CONFORM TO SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL CIVIL DRAWING AS THEY RELATE TO PAVING SITE GRADING, AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDING AND ENSURE TROUBLE FREE INSTALLATION. THE EXACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES, EXISTING UNDERGROUND SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR SHALL PROTECT UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL AND SHALL BE RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM.
- ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF PINE BARK MULCH.
- ALL MINIMUM TREE CALIPER SIZES SHALL BE MEASURED AS DBH (I.E. DIAMETER AT BREST HEIGHT).
- LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION DESIGN.
- ANNUALS TO BE SELECTED FROM FLORIDA FRIENDLY LIST.
- BAHIA SOD IS FLORIDA FRIENDLY.

FOREMAN CONSULTING, INC.
 LANDSCAPE ARCHITECTURE
 DEVELOPMENT CONSULTING
 LAND PLANNING
 246 LAKOTA PLACE, LANDWOOD, FL 33770
 foremaninc.com (813) 466-0888

NO.	DATE	DESCRIPTION	BY	CHECKED BY

MADISON MOOR
 PREPARED FOR: PARAMETRIC DESIGN & DEVELOPMENT
 CITY OF GAINESVILLE, FLORIDA
 LANDSCAPE DETAILS AND PLANT LIST

DATE: 01/05/2016
 SCALE: N.T.S.
 DRAWN BY: RYM
 DESIGNED BY: KJF
 CHECKED BY: KJF

SHEET NO.
 LD-1



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

OWNER: BEACH 220, LLC
5072 MEDORAS AVE.
ST. AUGUSTINE, FL 32080
CONTACT: PARAMETRIC DESIGN & DEVELOPMENT, LLC
STACY BANACH

ADDRESS: 2420 SE HAWTHORNE RD
GAINESVILLE, FL 32641
CITY: GAINESVILLE
COUNTY: ALACHUA

SHEET TITLE: **ELEVATIONS**
PROJECT: MADISON MOOR
ELDERLY APARTMENTS

DATE: 07/05/16
REV. NO. DATE

SHEET:
EL-1

JUL 15 2016
11:40 AM



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

OWNER: BEACH 220, LLC
5072 MEDORAS AVE.
ST. AUGUSTINE, FL 32080
CONTACT: PARAMETRIC DESIGN & DEVELOPMENT, LLC
STACY BANACH

ADDRESS: 2420 SE HAWTHORNE RD
GAINESVILLE, FL 32641
CITY: GAINESVILLE
COUNTY: ALACHUA

SHEET TITLE: **ELEVATIONS**
PROJECT: **MADISON MOOR
ELDERLY APARTMENTS**

DATE:	07/05/16
REV. NO.	DATE
SHEET:	EL-2

