

LEGISLATIVE #

120615A

ORDINANCE NO. 120615

1
2
3 **An ordinance of the City of Gainesville, Florida, amending the Zoning Map**
4 **Atlas and rezoning to “Planned Development District” (PD) certain property**
5 **known as “University Corners” generally located between West University**
6 **Avenue on the South, Northwest 3rd Avenue on the North, Northwest 13th**
7 **Street (US 441) on the East, and Northwest 14th Street on the West, as more**
8 **specifically described in this ordinance; adopting PD maps, a PD report, and**
9 **development conditions; providing for enforcement; providing a severability**
10 **clause; providing a repealing clause; and providing an effective date.**
11

12 **WHEREAS,** Planned Development District (PD) zoning is an entirely voluntary method
13 for landowners or developers to submit unique proposals that are not provided for or allowed in
14 the zoning districts otherwise established by the City of Gainesville Land Development Code;
15 and

16 **WHEREAS,** on May 23, 2005, the City Commission adopted Ordinance No. 040657,
17 which rezoned the subject property from Mixed use low intensity district (MU-1) and Residential
18 mixed use district (RMU) to Planned Development District (PD) and included certain PD maps,
19 a PD report, and land development regulations; on June 12, 2007, the City Commission adopted
20 Ordinance No. 060734, which amended Ordinance No. 040657 by adopting amended PD maps, a
21 PD report, and land development regulations; and

22 **WHEREAS,** Section 30-224(a) of the City of Gainesville Land Development Code
23 provides that, with certain exceptions, an amendment to a previously approved Planned
24 Development (PD) must be accomplished only by a rezoning petition and ordinance
25 accompanied by a new proposed Planned Development (PD); and

1 **WHEREAS**, by initiation of a petition by the owners of the subject property, notice was
2 given as required by law that the subject property’s Planned Development District (PD) zoning
3 be amended; and

4 **WHEREAS**, notice was given as required by law and a public hearing regarding the
5 petition was held by the City Plan Board on December 3, 2012; and

6 **WHEREAS**, notice was given as required by law and a public hearing regarding the
7 petition was held by the City Commission on January 3, 2013; and

8 **WHEREAS**, at least ten (10) days’ notice has been given once by publication in a
9 newspaper of general circulation notifying the public of this proposed ordinance and of public
10 hearings in the City Hall Auditorium, First Floor, City Hall, in the City of Gainesville; and

11 **WHEREAS**, public hearings were held pursuant to the notice described above at which
12 hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;
13 and

14 **WHEREAS**, the City Commission finds that the amendments to the Planned
15 Development District (PD) zoning for the property described herein is consistent with the City of
16 Gainesville Comprehensive Plan, as amended by Ordinance No. 120616.

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

19 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning
20 the following described property to Planned Development District (PD):

21 See legal description attached as Exhibit “A” and made a part hereof as if set forth
22 in full. The location of the property is shown on Exhibit “B” for visual reference.
23 In the event of conflict or inconsistency, Exhibit “A” shall prevail over Exhibit
24 “B.”

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Section 2. The use and development of the property described in Section 1 of this ordinance shall be regulated by this ordinance and shall be consistent with the Planned Use District Ordinance No. 120616. The following exhibits are attached to this ordinance and made a part hereof as if set forth in full:

- 1. Exhibit “C” consisting of the following PD Maps:
 - a. 5 page document titled “University Corners Amendment to Planned Development,” dated April 1, 2013, that includes existing conditions maps, a public facilities map, and the PD layout plan, and
 - b. 8 pages of elevation drawings.
- 2. Exhibit “D” consisting of the PD Report titled “Planned Development Zoning Narrative Amended Report,” dated November 7, 2012, and amended April 1, 2013.

In the event of conflict or inconsistency, the order of precedence shall be as follows, with number 1 taking precedence over number 2 and so on: 1) the land development regulations set forth in Section 3 of this ordinance; 2) Exhibit “C”; 3) Exhibit “D”; and 4) The City’s Land Development Code.

Section 3. The following land development regulations shall regulate the use and development of the property described in Section 1 of this ordinance:

- Condition 1.** The PD shall be developed and regulated by the College Park Special Area Plan design standards, except where the PD Report and/or the PD Maps deviate from those development guidelines; the allowable uses are those specified in the PD Report.
- Condition 2.** There shall be no drive-through facilities allowed within the PD.
- Condition 3.** The PD shall include on the first and second (mezzanine) stories a maximum of 100,000 square feet of those non-residential uses listed under Allowable Uses on pages 2 and 3 of the PD Report (Exhibit “D”).

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Condition 4. The maximum building lot coverage for the site shall be 75%.

Condition 5. The maximum impervious area of the site shall be 98%.

Condition 6. Prior to final development plan approval, the owner/developer shall provide the City Manager or designee with a copy of a parking agreement between the owner of the existing Place of Religious Assembly (as shown on the PD Layout Plan) and the owner/developer of the remainder of the PD.

Condition 7. There shall be no building encroachment (above ground) into any rights-of-way, except for the encroachment of raised balconies, up to a maximum of 4 feet beyond the property line. All projections shall comply with Chapter 32, Construction in the Public Right of Way, of the Florida Building Code, as may be amended or superseded from time to time.

Condition 8. Minor shifts in building location, up to 5 feet, may be authorized by City staff during development plan review, provided the first floor building lot coverage is not increased by more than 1%, as shown on the PD Maps.

Condition 9. The development plan submitted in association with this development must comply with all applicable Context Area Transit funding requirements.

Condition 10. Fire wall separation between the existing Place of Religious Assembly and the mixed-use building(s), separate means of ingress and egress for each building, and separate systems of HVAC-conditioned air shall comply with the Florida Building Code requirements, as may be amended or superseded from time to time.

Condition 11. The exterior of the buildings and parking structure shall be consistent with the elevation drawings (Exhibit "C"). Materials used on the exterior walls shall be a combination of brick, precast or cast stone, and stucco or synthetic stucco, with aluminum storefronts, windows, entrances, and terrace and balcony railings. The sloped roofs on the tower features and on the top floor of the building shall be metal. Glazing shall be a minimum of 50% of the first floor wall surfaces along University Avenue, 13th Street, and the portion of 14th Street that is south of 2nd Avenue. Glazing shall be a minimum of 20% of the upper floor wall surfaces along University Avenue, 13th Street, and 14th Street.

Condition 12. The facade of the parking structure and/or other retail/commercial use shall replicate the general design, texture, and color of the principal structures. Streetscape shall include canopies, street shade trees and pedestrian scale lighting.

Condition 13. The loading/mechanical/service area(s) shall be screened or made less obtrusive, by utilizing a combination of decorative screening walls, wrought-iron type fences or gates, vegetation and textured or painted materials.

1 **Condition 14.** The cooling tower(s) shall be located internally on the development site so they
2 have minimal visual and noise impact on the neighborhood to the north of Northwest 3rd Avenue
3 and west of Northwest 14th Street.
4

5 **Condition 15.** The owner/developer shall insulate all of the machinery that is located within the
6 mechanical-chiller room(s) to help prevent/lessen vibrations. The mechanical-chiller room(s)
7 shall be soundproofed using construction techniques and additional insulation materials.
8

9 **Condition 16.** There shall be no communication towers (transmitting or receiving) that extend
10 beyond the highest point of any roof system in the PD. Any and all towers shall be located
11 internally on the site, at least 25 feet from the nearest property line. Where possible,
12 communication transmitters and receivers shall be mounted on building.
13

14 **Condition 17.** All construction vehicles shall utilize Northwest 14th Street and Northwest 2nd
15 and 3rd Avenues for ingress or egress to the site during the construction process, as approved by
16 the City Public Works Department. Construction vehicles shall not access or leave the site
17 through the College Park Neighborhood to the north or west. Access to the site from West
18 University Avenue and Northwest 13th Street (US 441) shall be regulated by FDOT. Work on
19 Northwest 14th Street and 3rd Avenue or construction staging on 14th and 3rd shall be regulated by
20 the City Public Works Department. As part of development plan review, a construction plan
21 shall be submitted that depicts construction staging and the generalized locations for placement
22 of cranes or other major construction equipment, any offsite construction staging areas, and
23 vehicular access to the site during construction. Construction shall be staged and equipment
24 located so as to minimize the impacts upon adjacent residential areas. Construction cranes or
25 other major construction equipment shall not be located on NW 14th Street or NW 3rd Avenue,
26 and these streets shall not be closed as part of the proposed construction staging plan. However,
27 these streets may be closed temporarily for the purposes of safety or direct access to the adjacent
28 areas of the site during construction.
29

30 **Condition 18.** On West University Avenue, the columns for the building arcade shall be setback
31 at least 16 feet from the back of curb. On Northwest 13th Street (US 441), the columns for the
32 building arcade shall be setback at least 7 feet from the back of curb. Along both streets, the
33 development shall maintain at least 7-feet of unobstructed sidewalk width between the curb and
34 the building arcade and/or columns, in addition to at least 5-feet of unobstructed sidewalk width
35 under the building arcade.
36

37 **Condition 19.** Any pedestrian walkway systems that cross an entrance, driveway, or parking
38 area shall be painted and/or textured and identified as a pedestrian crossing on the preliminary
39 and final development plans.
40

41 **Condition 20.** The two local streets, Northwest 1st Avenue and Northwest 2nd Avenue,
42 conditionally vacated by Ordinance Nos. 040655 and 041262 shall not be physically closed to
43 local pedestrian and vehicular traffic until the owner/developer has received a building permit

1 from the City of Gainesville and the owner/developer moves construction vehicles/equipment
2 onto the vacated streets.

3
4 **Condition 21.** The project shall be developed in one phase. Construction of the buildings and
5 ancillary facilities shall begin with the North Block and proceed to the Middle and South Blocks.
6 Construction shall commence on all of the buildings in the Middle Block and South Block prior
7 to the Building Department issuing a certificate of occupancy for any building or structure in the
8 North Block. For purposes of this condition, commencement of construction means the
9 completion of the pouring of foundations for all buildings. No certificate of occupancy for any
10 building or structure in the Middle Block and South Block shall be issued until all buildings and
11 all streetscape, infrastructure, landscaping and the amenities for the Middle and South Blocks
12 have been completed.

13
14 In addition to the requirements above, no certificate of occupancy shall be issued for the parking
15 structure in the North Block, as shown on the PD Maps (Exhibit "C"), or for any residential unit
16 in any building, until the first certificate of occupancy has been issued for commercial or retail
17 space.

18
19 **Condition 22.** All signage shall comply with the College Park Special Area Plan requirements,
20 as may be amended from time to time.

21
22 **Section 4.** The PD zoning adopted by this ordinance shall be valid for 5 years from the
23 effective date of this ordinance. The City Commission may grant a 2-year extension upon good
24 cause shown if a request is filed in writing to the Clerk of the Commission prior to the expiration
25 date. If the owner/developer fails to obtain final development plan approval prior to expiration of
26 the aforesaid time periods, the PD zoning adopted by this ordinance shall become null and void and
27 the City may designate other appropriate land use and zoning consistent with the Comprehensive
28 Plan. If the owner/developer obtains final development plan approval prior to expiration of the
29 aforesaid time periods, the owner/developer shall then obtain a building permit within 2 years of
30 final development plan approval and the PD zoning adopted by this ordinance shall remain valid
31 throughout the duration of the active building permit. However, if the owner/developer fails to
32 obtain a building permit within 2 years of final development plan approval or if the issued building

1 permit expires and the 5-year period (7 years if a 2-year extension was received) from the effective
2 date of this ordinance has elapsed, the PD zoning adopted by this ordinance shall become null and
3 void and the City may designate other appropriate land use and zoning consistent with the
4 Comprehensive Plan.

5 **Section 5.** Any person who violates any provision of this ordinance shall be deemed guilty
6 of a municipal ordinance violation and shall be subject to fine or imprisonment as provided by
7 Section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,
8 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate
9 offense.

10 **Section 6.** If it is determined by the City Manager that a violation of this ordinance exists,
11 the City Manager may issue and deliver an order to cease and desist from such violation in order to
12 correct a violation, to preclude occupancy of the affected building or area, or to vacate the premises.
13 The City Manager, through the City Attorney, may seek an injunction in a court of competent
14 jurisdiction and seek any other remedy available at law.

15 **Section 7.** The City Manager or designee is authorized and directed to make the necessary
16 changes to the Zoning Map Atlas to comply with this ordinance.

17 **Section 8.** If any word, phrase, clause, paragraph, section or provision of this ordinance
18 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
19 finding shall not affect the other provisions or applications of this ordinance that can be given
20 effect without the invalid or unconstitutional provision or application, and to this end the
21 provisions of this ordinance are declared severable.

1 **Section 9.** Ordinance No. 040657 and Ordinance No. 060734 are hereby superseded in
 2 their entirety and are hereby repealed effective on the effective date of this ordinance. All other
 3 ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby
 4 repealed.

5 **Section 10.** This ordinance shall become effective upon the amendment to the City of
 6 Gainesville Comprehensive Plan becoming effective as provided by Ordinance No. 120616.

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8 **PASSED AND ADOPTED** this ____ day of _____, 2013.

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 CRAIG LOWE
 MAYOR

ATTEST:

Approved as to form and legality

 KURT M. LANNON
 CLERK OF THE COMMISSION

 NICOLLE M. SHALLEY
 CITY ATTORNEY

This ordinance passed on first reading this ____ day of _____, 2013.

This ordinance passed on second reading this ____ day of _____, 2013.

UNIVERSITY CORNERS

LEGAL DESCRIPTION:

An area of land located in Section 6, Township 10 South, Range 20 East, and further described as:

Commence at a nail and disk, P.L.S. #4788 located at the intersection of the centerline of NW 1st Avenue and the eastern right of way line of NW 14th Street and the Point of Beginning, run North 00° 28' 45" West, a distance 20.01 feet; thence run North 00° 25' 33" West, a distance of 160.16 feet; thence continue to run North 00° 25' 33" West, a distance of 40.00 feet; thence continue to run North 00° 25' 33" West, a distance of 160.30 feet; thence run North 89° 29' 47" East, a distance of 235.50 feet; thence continue to run North 89° 29' 47" East, a distance of 93.91 feet; thence run South 00° 00' 00" East, a distance of 53.33 feet; thence run South 00° 08' 37" West, a distance of 101.91 feet; thence run South 01° 22' 04" West, a distance of 50.02 feet to the point of curvature of a curve having a radius of 4,545.05 feet, a central angle of 01°25'07", a chord bearing of South 02° 23' 32" West, and a chord distance of 112.52 feet; thence continue southwesterly along said curve an arc distance of 112.53 feet; thence run South 03° 06' 06" West, a distance of 33.46 feet; thence continue to run South 03° 06' 06" West, a distance of 60.00 feet; ; thence continue to run South 03° 06' 06" West, a distance of 189.96 feet; thence run South 89° 28' 27" West, a distance of 303.30 feet; thence run North 00° 27' 46" West, a distance of 200.10 feet; thence run North 00° 28' 45" West, a distance 20.01 feet to the Point of Beginning.

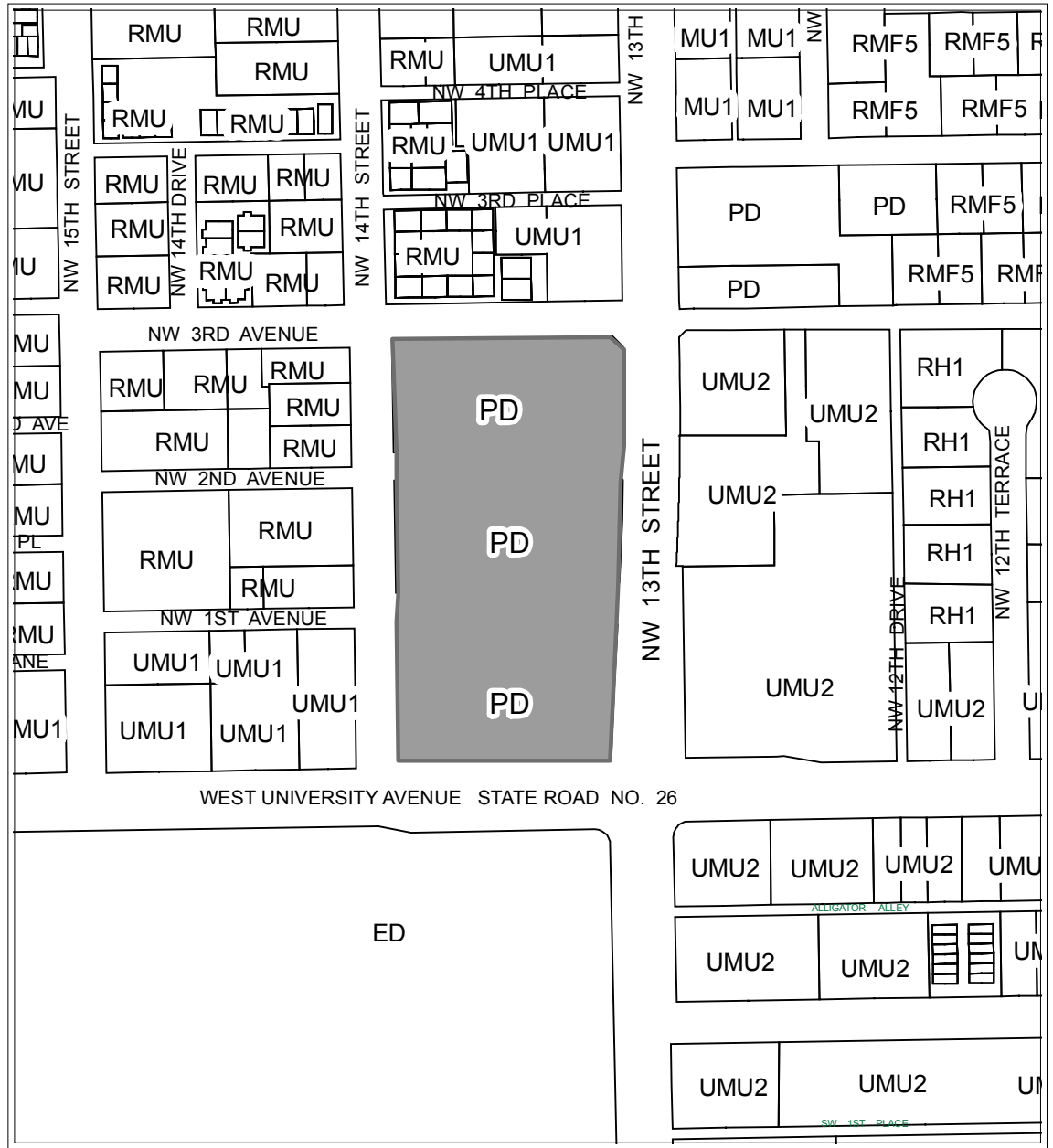
Exhibit "A"

to Ordinance No. 120615

City of Gainesville Zoning Districts

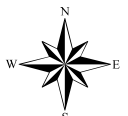
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMU Up to 75 units/acre Residential Mixed Use
- RH-1 8-43 units/acre Residential High Density
- MU-1 8-30 units/acre Mixed Use Low Intensity
- UMU-1 8-75 du/acre; & up to additional 25 du/acre by special use permit
- UMU2 10-100 du/acre; & up to additional 25 du/acre by special use permit
- ED Educational Services
- PD Planned Development

Exhibit "B" to Ordinance No. 120615



Area under petition consideration

EXISTING ZONING

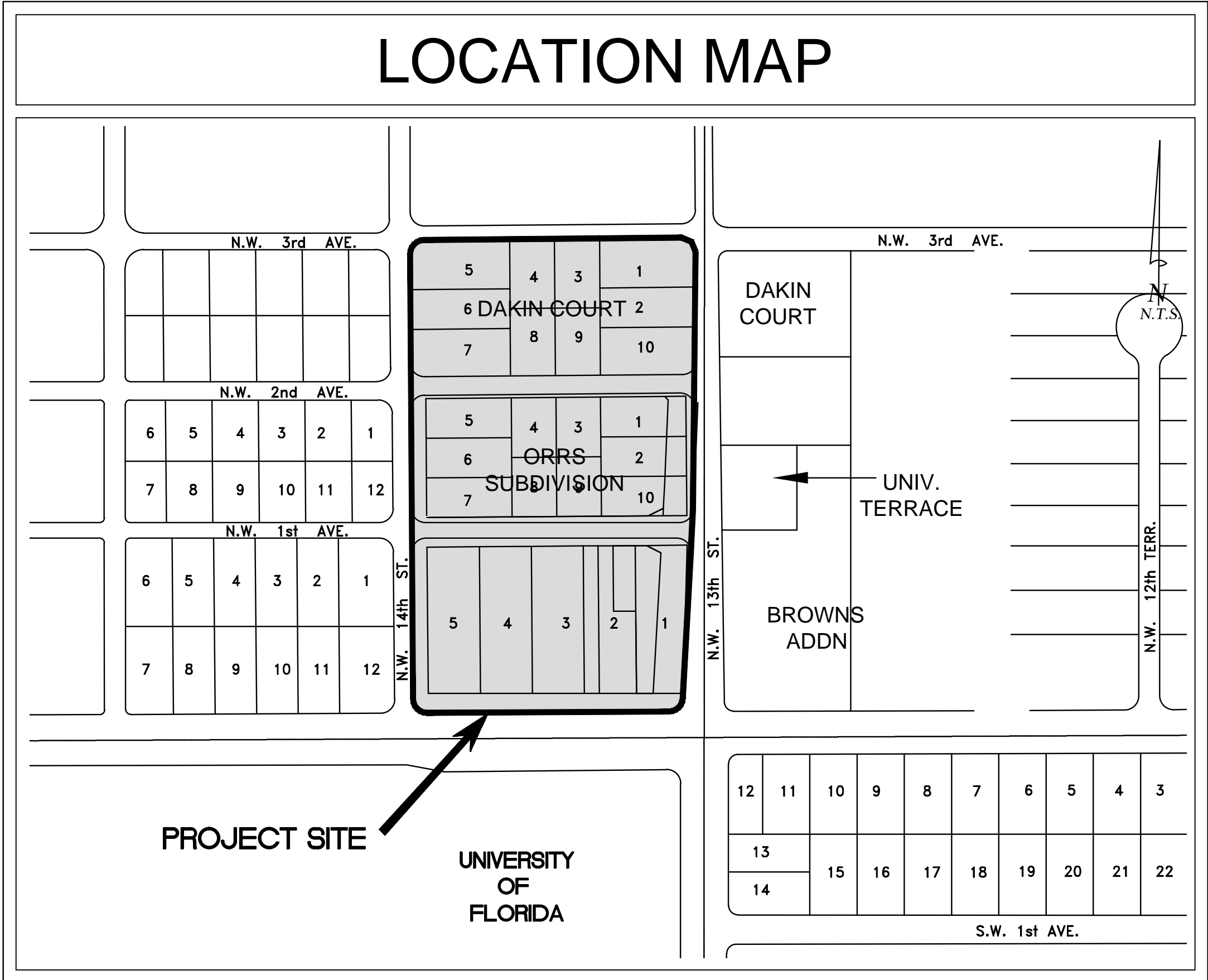
 No Scale	Name	Petition Request	Map(s)	Petition Number
	Brett Dill, agent for University Development of Gainesville, LLC	Planned Development amendment to modify the mix of uses, square footage and building heights for University Corners	3949	PB-12-125 PDA

UNIVERSITY CORNERS

AMENDMENT TO PLANNED DEVELOPMENT

GAINESVILLE, FLORIDA

Prepared For:
UNIVERSITY DEVELOPMENT OF GAINESVILLE, LLC



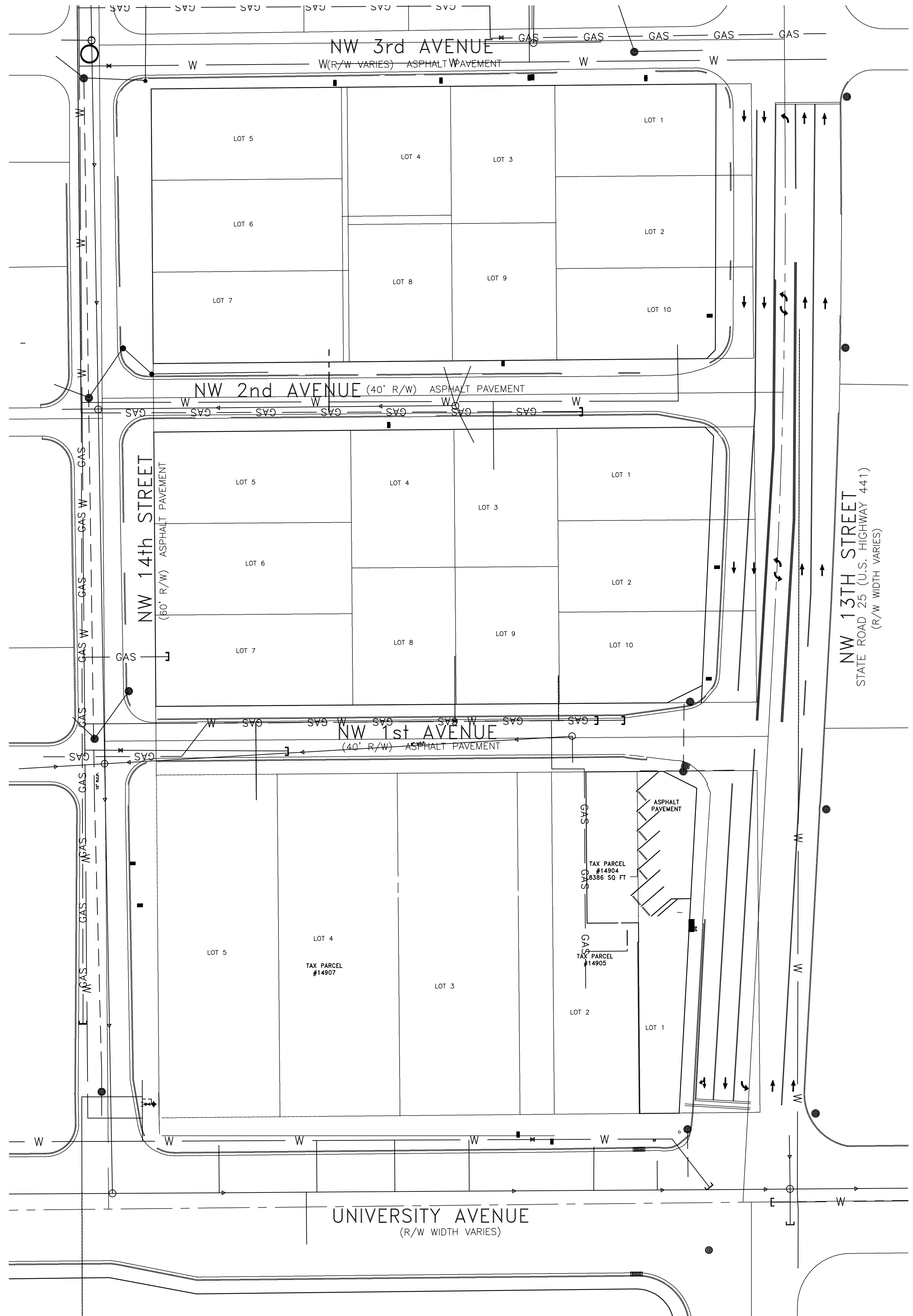
SHEET INDEX FOR UNIVERSITY CORNERS	
SHEETS	SHEET DESCRIPTION
1	COVER SHEET
2	EXISTING SURVEY AND SOILS MAP
3	EXISTING CONDITIONS MAP
4	PD LAYOUT PLAN AND MASTER PLAN
5	PUBLIC FACILITIES MAP

PREPARED BY

**Kimley-Horn
and Associates, Inc.**
© 2012 KIMLEY-HORN AND ASSOCIATES, INC.
 8657 Baypine Road, Suite 300, Jacksonville FL 32256
 Phone: (904) 828-3900 Fax: (904) 367-1692
 WWW.KIMLEY-HORN.COM CA 00000696

PROJECT NO. 044691000
 DATE: 04/01/2013

Plotted By: Todd Nathan - Sheet Set: University Corners - Layout: EXIST SURVEY - April 01, 2013 - 03:59:52pm - K:\JAX_Civil\University Corners (Gainesville)\Coa\Plan Sheets\UC-Survey.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTE:
 ALL EXISTING BUILDINGS HAVE BEEN REMOVED

TOPOGRAPHY

BLOCK 1 (SOUTH BLOCK):
 THE MAXIMUM CHANGE IN GRADE IS 3.39 FEET FROM ELEVATION 169.6 AT THE NW CORNER TO ELEVATION 166.21 AT THE SE CORNER.

BLOCK 2 (MIDDLE BLOCK):
 THE MAXIMUM CHANGE IN GRADE IS 2.29 FEET FROM ELEVATION 170.5 AT THE NW CORNER TO ELEVATION 168.21 AT THE SE CORNER.

BLOCK 3 (NORTH BLOCK):
 THE MAXIMUM CHANGE IN GRADE IS 1.44 FEET FROM ELEVATION 171.4 AT THE NW CORNER TO ELEVATION 169.96 AT THE SE CORNER.

SOILS

27 URBAN LAND

IN AREAS MAPPED AS URBAN LAND, 85 PERCENT OR MORE OF THE SURFACE IS COVERED WITH SHOPPING CENTERS, PARKING LOTS, BUILDINGS, STREETS, SIDEWALKS AND RELATED FACILITIES. THE NATURAL SOIL CANNOT BE OBSERVED.

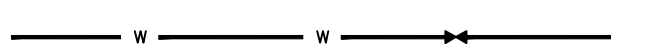
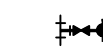
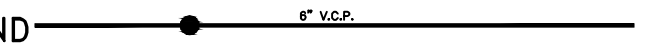
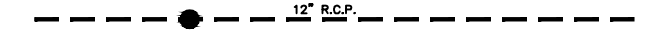
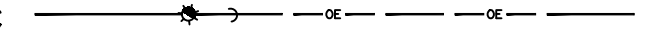

MANY AREAS HAVE BEEN ALTERED BY CUTTING AND SHAPING OR BY HAVING FILL MATERIAL SPREAD ON THE SURFACE. SLOPES RANGE FROM 0 TO 2 PERCENT.

ATTACHMENT "A"

LEGAL DESCRIPTION:

BLOCKS 1, 2, & 3 OF L.T. ROUX SUBDIVISION, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLATBOOK "A", PAGE 155 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, TOGETHER WITH A 40 FOOT WIDE STREET LYING BETWEEN AND ADJACENT TO BLOCKS 1 AND 2 AS SHOWN ON SAID PLAT, ALSO TOGETHER WITH A 40 FOOT WIDE STREET LYING BETWEEN AND ADJACENT TO BLOCKS 2 AND 3 AS SHOWN ON SAID PLAT, LESS AND EXCEPT THE ROAD RIGHTS-OF-WAY FOR UNIVERSITY AVENUE AND FOR N.W. 13TH STREET (U.S. HIGHWAY 441).

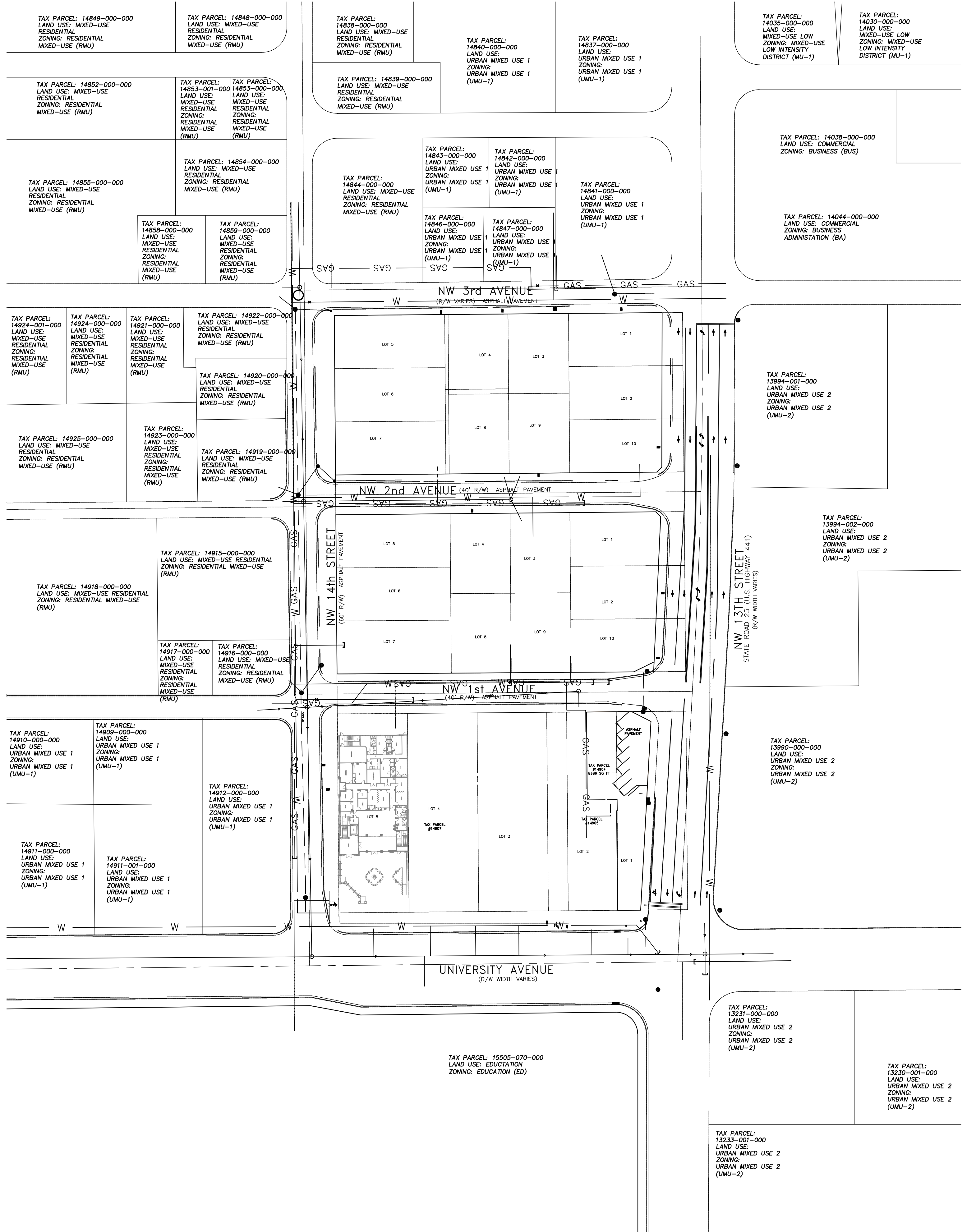
LEGEND

- EXISTING WATERMAIN 
- EXISTING FIRE HYDRANT 
- EXISTING SANITARY SEWER AND MANHOLE 
- EXISTING STORM SEWER AND MANHOLE 
- EXISTING OVERHEAD ELECTRIC 
- EXISTING GAS MAIN 

UNIVERSITY CORNERS				EXISTING SURVEY & SOILS MAP			
PREPARED FOR UNIVERSITY DEVELOPMENT OF GAINESVILLE, LLC				FLORIDA			
SHEET NUMBER 2				DATE			
KHA PROJECT 044961000.3				LICENSED PROFESSIONAL			
DATE 04/01/2013				WILLIAM J. SCHILLING, JR.			
SCALE AS SHOWN				P.E.			
DESIGNED BY				FLORIDA LICENSE NUMBER			
DRAWN BY				53947			
CHECKED BY				DATE			
No.				REVISIONS			
BY				DATE			

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 PHONE: 904-828-3900 FAX: 904-367-1692
 WWW.KIMLEY-HORN.COM CA 00000696

Plotted By: Tida, Nathan - Sheet: Set: University Corners - Layout: EXIST CONDITIONS - April 01, 2013 - 05:59:56pm - K:\VAX - Civil\University Corners - Gainesville\Map\Plan Sheets\UC - Survey.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTE:
 ALL EXISTING BUILDINGS HAVE BEEN REMOVED

Exhibit "C" Ordinance No. 120615
 page 3 of 5

<p>UNIVERSITY CORNERS PREPARED FOR UNIVERSITY DEVELOPMENT OF GAINESVILLE, LLC</p> <p style="text-align: right;">FLORIDA</p>	<p>Kimley-Horn and Associates, Inc. © 2013 KIMLEY-HORN AND ASSOCIATES, INC. 8657 BAYPINE ROAD, SUITE 300, JACKSONVILLE, FL 32256 PHONE: 904-828-3900 FAX: 904-367-1692 WWW.KIMLEY-HORN.COM CA 00000696</p>												
<p>KHA PROJECT 044961000.3</p> <p>DATE 04/01/2013</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY</p> <p>DRAWN BY</p> <p>CHECKED BY</p>	<p>LICENSED PROFESSIONAL WILLIAM J. SCHILLING, JR. P.E. FLORIDA LICENSE NUMBER 53947</p> <p>DATE:</p>												
<p>EXISTING CONDITIONS PLAN</p>													
<p>SHEET NUMBER 3</p>													
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	DATE	BY									
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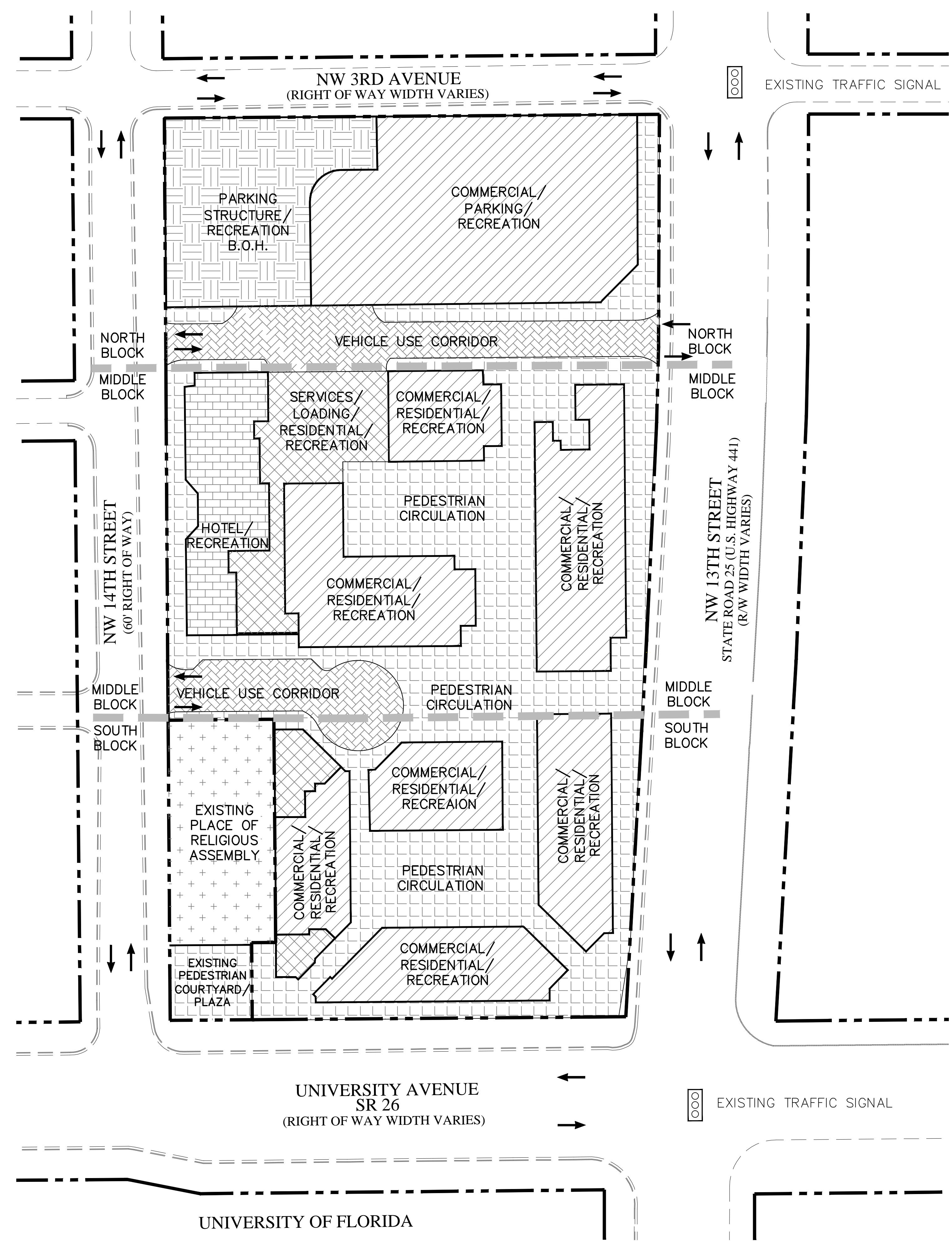
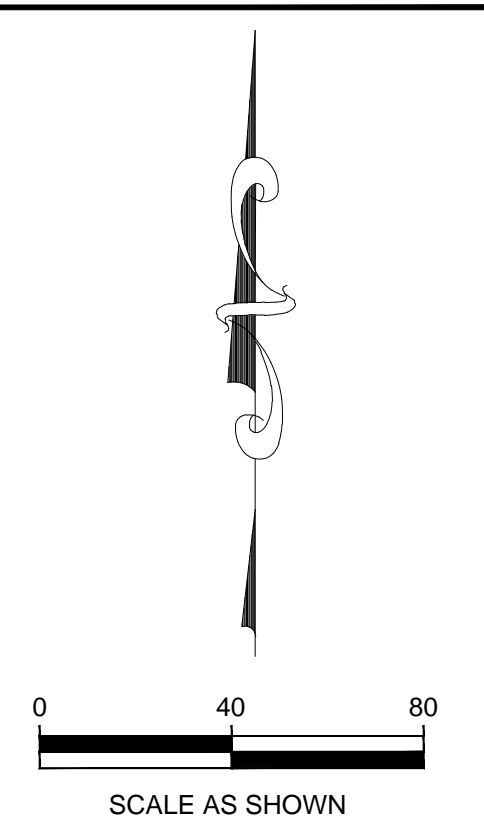
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PD LAYOUT PLAN

FOR

UNIVERSITY DEVELOPMENT OF GAINESVILLE, LLC

A TRACT OF LAND LYING IN
SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST
ALACHUA COUNTY, FLORIDA



PROPOSED LAND USE DATA

Development	ITE Landuse Code	Quantity	Units
Commercial (ITE: Specialty Retail)	814	100,000	sq. ft.
Residential (ITE: Apartment)	220	500	Units
Hotel (ITE: Hotel)	310	250	Rooms
Residential Maximum	---	500	DU
Residential Density Maximum	---	122	DU/AC
Hotel Maximum	---	250	Rooms
Parking Structure	---	380,000	sq. ft.
Service and Loading	---	25,000	sq. ft.
Plaza and Open Space	---	80,000*	sq. ft.
Place of Religious Assembly	---	18,000	sq. ft.

* SATISFIES THE "USEABLE OPEN SPACE" REQUIREMENT

SITE DATA

OWNER: UNIVERSITY DEVELOPMENT OF GAINESVILLE, LLC
 ADDRESS: 130 NW 13th STREET
 GAINESVILLE, FL 32601
 PHONE NUMBER: (352) 367-2535
 TOTAL AREA FOR TAX PARCELS 14907-000-000, 14907-001-000, 14898-000-000, 14904-000-000, 14905-000-000, 14897-000-000, 14896-000-000, 14895-000-000, 14894-000-000, 14893-000-000, 14892-000-000: 4.085 ACRES
 TOTAL PROJECT SITE AREA: 4.406 ACRES
 MAXIMUM IMPERVIOUS AREA: 4.318 ACRES (98%)
 MAXIMUM BUILDING LOT COVERAGE: 3.305 ACRES (75.0%)
 MINIMUM OPEN SPACE: 0.088 ACRES (2.0%)
 BUILDING SETBACK: N/A
 BUILDING HEIGHT: 10-STORIES, 110 FEET TO TOP PLATE
 GARAGE HEIGHT: 110 FEET TO TOP OF GUARDRAIL
 TCEA: ZONE A

SIDEWALK WIDTH REQUIREMENTS

ON WEST UNIVERSITY AVENUE, THE COLUMNS FOR THE BUILDING ARCADE SHALL BE SETBACK AT LEAST 16 FEET FROM THE BACK OF CURB. ON NORTHWEST 13TH STREET (US 441), THE COLUMNS FOR THE BUILDING ARCADE SHALL BE SETBACK AT LEAST 7 FEET FROM THE BACK OF CURB. ALONG BOTH STREETS, THE DEVELOPMENT SHALL MAINTAIN AT LEAST 7-FEET OF UNOBSTRUCTED SIDEWALK WIDTH BETWEEN THE BACK OF CURB AND THE BUILDING ARCADE AND/OR COLUMNS, IN ADDITION TO AT LEAST 5-FEET OF UNOBSTRUCTED SIDEWALK WIDTH UNDER THE BUILDING ARCADE.

CONSTRUCTION SCHEDULE

BEGIN CONSTRUCTION: JUNE 2013
 COMPLETE CONSTRUCTION: JAN. 2016

LEGEND

- PROPOSED BUILDING AREA, HOTEL/RECREATION
- PROPOSED BUILDING AREA, COMMERCIAL/RESIDENTIAL/RECREATION
- PROPOSED BUILDING AREA, SERVICES/LOADING/RESIDENTIAL/RECREATION
- PROPOSED BUILDING AREA, PARKING STRUCTURE/RECREATION
- PROPOSED VEHICLE USE CORRIDOR
- PROPOSED OPEN SPACE AND PEDESTRIAN CIRCULATION
- EXISTING PLACE OF RELIGIOUS ASSEMBLY (COMPLETED IN PHASE 1)
- PROPERTY LINE
- PROPOSED AND EXISTING TRAFFIC FLOW PATTERN

NOTES:

- THE GROSS FLOOR AREA OF USES MAY INCREASE OR DECREASE AS PART OF THE DEVELOPMENT PLAN PROCESS AND/OR SHIFT BETWEEN USES AS LONG AS THE MAXIMUM SQUARE FOOTAGE OF COMMERCIAL/RESIDENTIAL/ HOTEL/CIVIC AS STATED IN THE PD PLAN REPORT IS NOT EXCEEDED. THE NUMBER OF RESIDENTIAL UNITS OR HOTEL UNITS MAY BE INCREASED OR DECREASED AS LONG AS THE MAXIMUM NUMBER OF DWELLING UNITS / ROOMS IS NOT EXCEEDED.
- MINOR SHIFTS IN BUILDING LOCATION, UP TO 5 FEET, MAY BE AUTHORIZED BY CITY STAFF DURING SITE PLAN REVIEW, AS LONG AS THE FIRST FLOOR BUILDING LOT COVERAGE IS NOT INCREASED BY MORE THAN 1% AS SHOWN ON THE PD LAYOUT PLAN MAPS.

PROPOSED TRIP GENERATION DATA

University Corners Land Use	ITE Code	Size/ Units	Daily			AM Peak			PM Peak		
			Total	In	Out	Total	In	Out	Total	In	Out
Apartments	220	476 Units	3,166	1,583	1,583	243	49	194	295	192	103
Hotel	310	166 Rooms	1,356	678	678	93	57	36	98	52	46
Retail	814	75,100 Square Feet	3,328	1,664	1,664	NA	NA	NA	204	90	114
Total			7,850	3,925	3,925	336	106	230	597	334	263
Internal Capture (5% Reduction for Daily an PM Peak Hour Trips Only)											
Apartments	220	476 Units	3,008	1,504	1,504	243	49	194	280	182	98
Hotel	310	166 Rooms	1,288	644	644	93	57	36	93	49	44
Retail	814	75,100 Square Feet	3,162	1,581	1,581	NA	NA	NA	194	86	108
Total			7,458	3,729	3,729	336	106	230	567	317	250
Multimodal Trip Reduction (AM - 10% Bike/Ped & 10% Transit; PM - 18% Bike/Ped & 3% Transit)											
Apartments						24	5	19	50	32	17
						24	5	19	8	5	3
Hotel						9	6	3	17	9	8
						9	6	3	3	2	1
Retail									35	15	20
									6	3	3
Non-Vehicular Trip Reduction											
40% Non-Vehicular Trip Reduction - Daily Trips Only			2,883	1,482	1,482						
Existing Trips Credit											
Retail	814	40,000 Square Feet	1,791	896	896				110	48	62
Single Family Detached Housing	210	4 Dwelling Units	36	18	18	3	2	1	13	7	6
Apartments	220	45 Dwelling Units	302	151	151	23	5	18	28	18	10
Church	560	20,000 Square Feet	182	91	91	11	7	4	13	7	6
10% Existing Site Trips Credit (approved by City Staff)											
			231	116	116	4	1	2	16	8	8
Existing Site Trips Credit											
Total External Trips			1,932	966	966	228	69	161	268	162	105

NO.	REVISIONS	DATE	BY

Kimley-Horn and Associates, Inc.

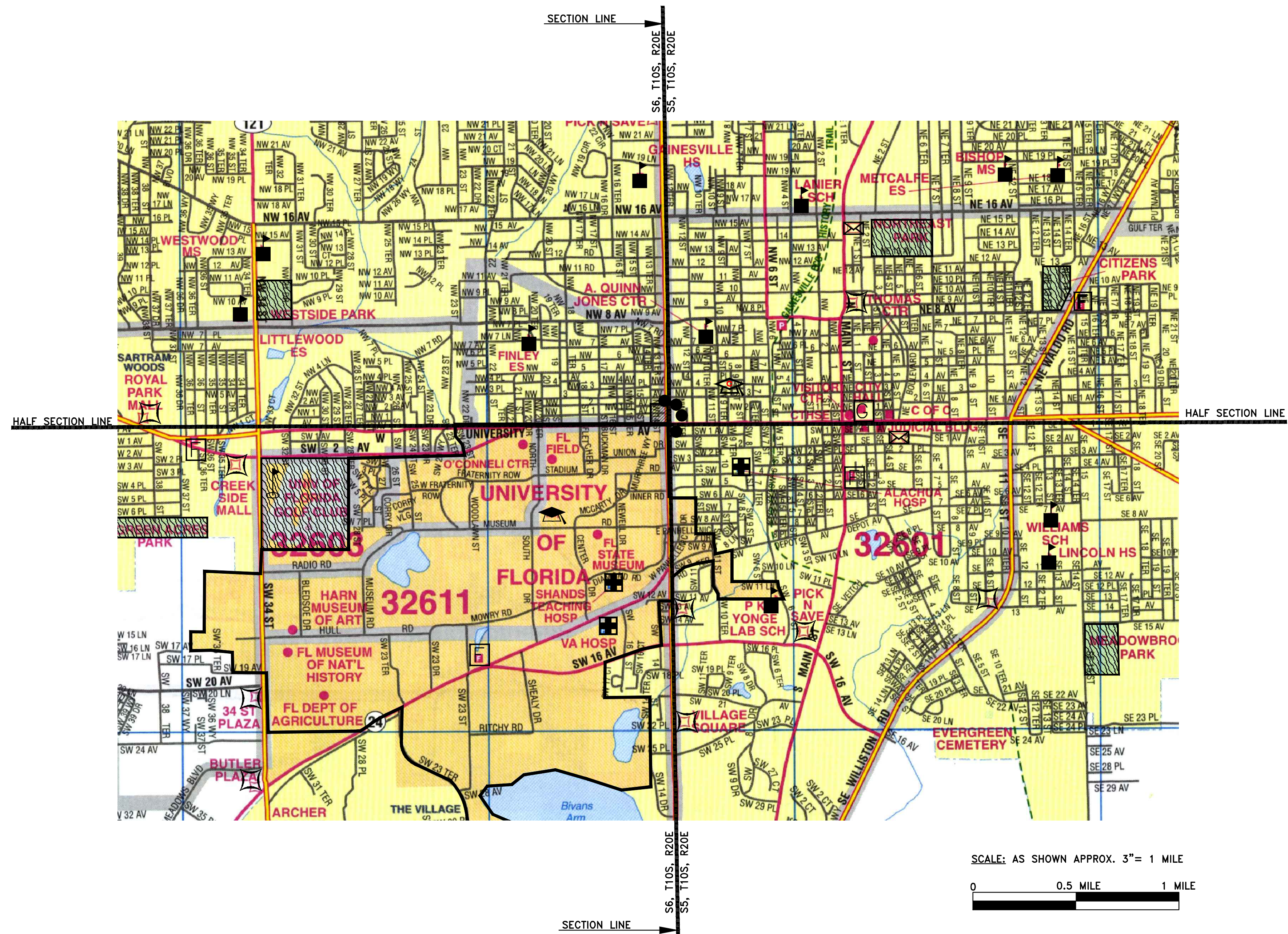
LICENSED PROFESSIONAL
 WILLIAM J. SCHILLING, JR., P.E.
 FLORIDA LICENSE NUMBER 53947
 DATE: _____

KHA PROJECT 044961000.3
 DATE 04/01/2013
 SCALE AS SHOWN
 DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____

PD LAYOUT

UNIVERSITY CORNERS
 PREPARED FOR
 UNIVERSITY DEVELOPMENT OF GAINESVILLE, LLC
 FLORIDA
 SHEET NUMBER
4

Plotted By: Todd, Nathan - Sheet: Set: University Corners - Layout: PUB FACILITY - April 01, 2013 - 04:00:02pm - K:\AX-Civil\University Corners (Gainesville)\Coa\Plan Sheets\UC-PubFacility-New.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SYMBOL LEGEND

- PROJECT SITE
- PARK
- SCHOOL
- COMMUNITY COLLEGE
- UNIVERSITY OF FLORIDA
- SHOPPING CENTER
- FIRE STATION
- HOSPITAL
- POST OFFICE
- GOVERNMENT FACILITY
- GOLF COURSE
- UNIVERSITY OF FLORIDA APPROX. BOUNDARY
- TRANSIT STOP
- SECTION LINE

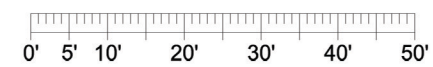
DISTANCES FROM PROJECT SITE

- 0.5 MILES NEAREST HOSPITAL (ALACHUA COUNTY HOSITAL)
- 0.85 MILES NEAREST ELEMENTARY SCHOOL (J.J. FINLEY ELEMENETARY SCHOOL)
- 2.75 MILES NEAREST MIDDLE SCHOOL (WESTWOOD MIDDLE SCHOOL)
- 1.25 MILES NEAREST HIGH SCHOOL (GAINESVILLE HIGH SCHOOL)
- 1.0 MILES NEAREST LAB SCHOOL (P.K. YONGE LABORATORY SCHOOL)
- 1.5 MILES NEAREST COMMUNITY COLLEGE (SANTA FE COMMUNITY COLLEGE DOWNTOWN CAMPUS)
- 2.0 MILES NEAREST PARK (NORTHEAST PARK)
- 2.5 MILES NEAREST FIRE STATION (S.E. 4TH AVE. & MAIN STREET)
- 0.0 MILES NEAREST UNIVERSITY OF FLORIDA (ACROSS UNIVERSITY AVENUE)
- 0.0 MILES NEAREST TRANSIT STOP (AT PROJECT SITE)

 Kimley-Horn and Associates, Inc. <small>© 2013 KIMLEY-HORN AND ASSOCIATES, INC. 8657 BAYPINE ROAD, SUITE 300, JACKSONVILLE, FL 32256 PHONE: 904-828-3900 FAX: 904-360-1692 WWW.KIMLEY-HORN.COM CA 00000696</small>	LICENSED PROFESSIONAL WILLIAM J. SCHILLING, JR., P.E. FLORIDA LICENSE NUMBER 53947 DATE: _____
	KHA PROJECT 044961000.3 DATE 04/01/2013 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY
UNIVERSITY CORNERS PREPARED FOR UNIVERSITY DEVELOPMENT OF GAINESVILLE, LLC GAINESVILLE FLORIDA	PUBLIC FACILITIES - SERVICE MAP
SHEET NUMBER 5	REVISIONS No. _____ DATE _____



UNIVERSITY AVENUE ELEVATION

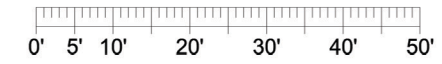




110'-0"
101'-10"
98'-4"
9'-4"
9'-4"
9'-4"
9'-4"
9'-4"
9'-4"
9'-4"
22'-8"

13th STREET ELEVATION

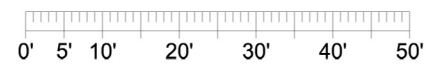
SOUTH





13th STREET ELEVATION

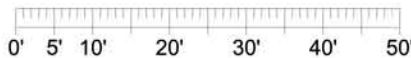
NORTH





14th STREET ELEVATION

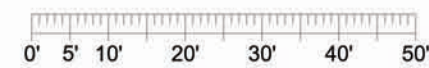
SOUTH





14th STREET ELEVATION

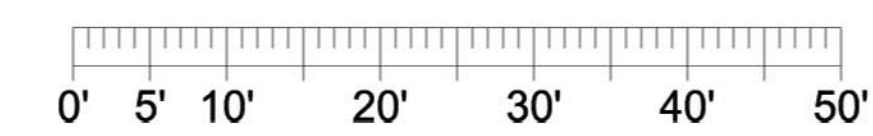
NORTH

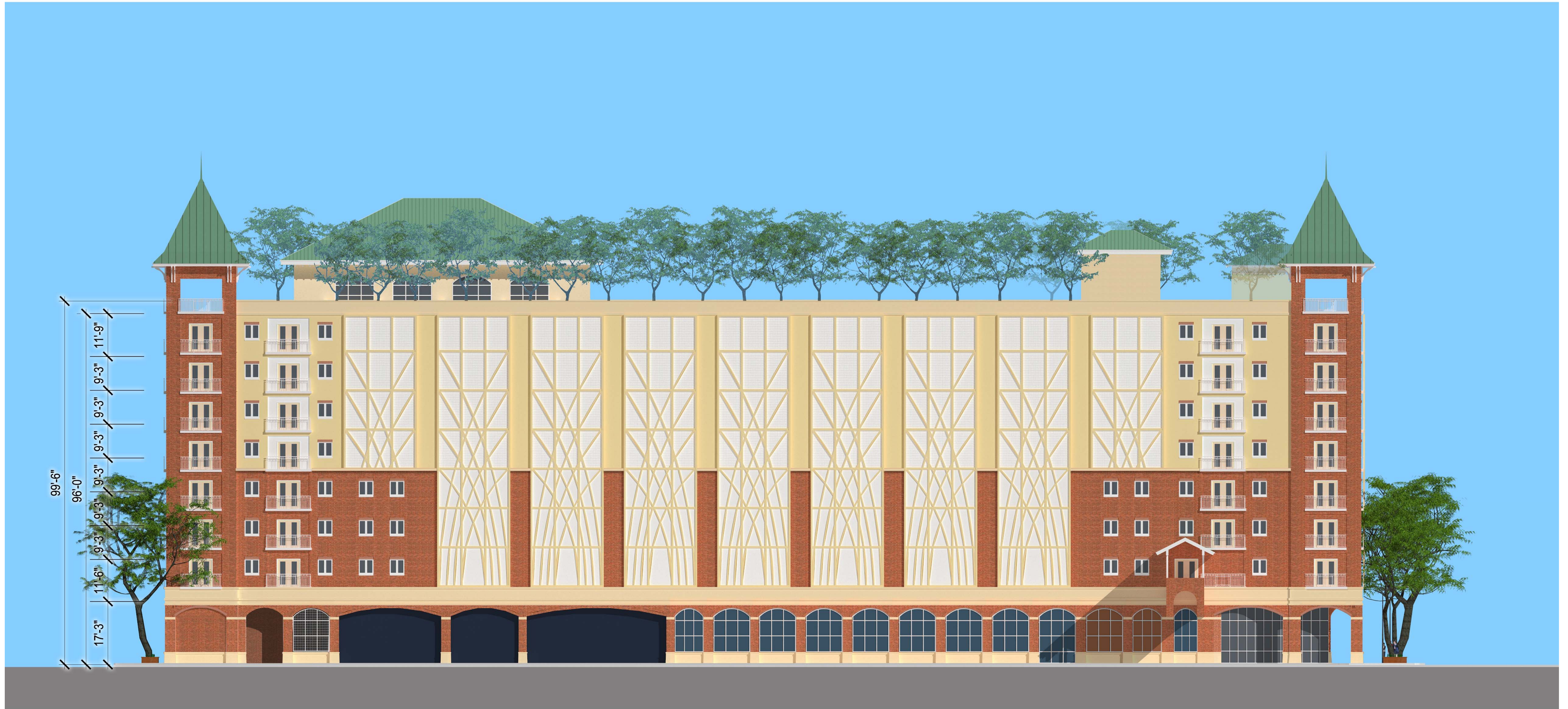




2nd AVENUE ELEVATION

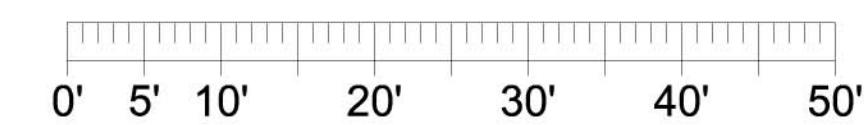
NORTH ELEVATION





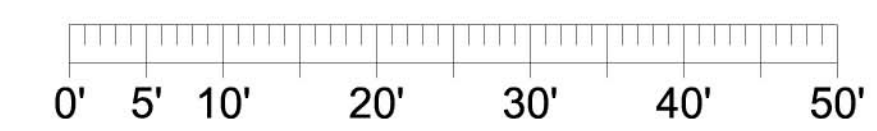
2nd AVENUE ELEVATION

SOUTH ELEVATION





3rd AVENUE ELEVATION



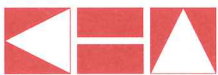


*Planned Development Zoning Narrative
Amended Report
April, 2013*

**UNIVERSITY CORNERS
Gainesville, Florida**

Prepared by:

Kimley-Horn and Associates, Inc.
8657 Baypine Road, Suite 300
Jacksonville, Florida 32256-7513
FBPE No. CA 00000696



Kimley-Horn
and Associates, Inc.

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April 2013



I. Background

The subject parcel consists of a three-block area whose south boundary is defined by West University Avenue, the north side by NW 3rd Avenue, the easterly boundary is NW 13th Street and the westerly boundary is NW 14th Street. The parcel contains approximately 4.406 acres of land. This acreage includes the 1st Avenue right-of-way and 2nd Avenue right-of-way for which a right-of-way vacation has been approved. The subject property was previously developed with retail, office, single family residential, multi-family residential and religious assembly uses. These prior uses on the subject property have been demolished.

Surrounding uses include the University of Florida Campus located to the south of the site and other uses are as follows:

North:

- a) Land Use Category – UMU-1 (Urban Mixed Use 1 – up to 75 units/acre or 100 units/acre with a Special Use Permit)
- b) Zoning – UMU-1 (Urban Mixed Use 1 – up to 75 units/acre or 100 units/acre with a Special Use Permit)
- c) Existing Use – Multi-Family Residential and Commercial
- d) Special Area Plan – College Park Type I Construction (Shopfront/Office/Apartment) and Type II (Apartment/House)

South:

- a) Land Use Category – Education
- b) Zoning – ED, Education
- c) Existing Use – University of Florida Campus
- d) Special Area Plan – Not Included

East:

- a) Land Use Category – UMU-2 (Urban Mixed Use 2 – up to 100 units/acre or 125 units/acre with a Special Use Permit)
- b) Zoning – UMU-2 (Urban Mixed Use 2 – up to 100 units/acre or 125 units/acre with a Special Use Permit)
- c) Existing Use – Commercial, McDonald's restaurant, and Holiday Inn Hotel.
- d) Special Area Plan – University Heights: UMU-2 (Urban Mixed Use 2 – up to 100 units/acre or 125 units/acre with a Special Use Permit)

West:

- a) Land Use Category – UMU-1 (Urban Mixed Use 1 – up to 75 units/acre or 100 units/acre with a Special Use Permit) and MU-R (Mixed Use Residential, up to 75 units/acre).
- b) Zoning – UMU-1 (Urban Mixed Use 1 – up to 75 units/acre or 100 units/acre with a Special Use Permit) and RMU (Residential Mixed Use, up to 75 units/acre).
- c) Existing Use – Place of Religious Assembly, Residential and Commercial
- d) Special Area Plan – College Park Type I Construction (Shopfront/Office/Apartment)

The subject property is currently zoned PD (Mixed Use Planned Development) as approved with Ordinances 040655, 040656, 040657, 040658, 041262, and 060734. Along with the PD Plan Reports dated April 26, 2005 and April 24, 2007. The property is also located within the College Park Special Area Plan.



II. Intent of the Project/Nature of Request

The subject property will be redeveloped into a mixed-use project that will include shopfront retail, offices, hotel, and multi-family residential uses. In order to achieve the development as currently proposed, the approved Planned Development (PD) needs to be amended.

This PD amendment was motivated by the change in market conditions encountered due to the recent economic downturn. The PD amendment generally proposes the following key changes to the development plan:

- A) Reduces specialty retail use from 115,000 s.f. to 100,000 s.f.
- B) Increases residential units from 247 condominium units to a maximum of 500 multi-family residential units (condominium or apartment)
- C) Increases hotel/condo units from 243 to a maximum of 250 traditional hotel rooms
- D) Increases maximum parking spaces from 1,000 to 1,200
- E) Increases maximum parking structure area from 350,000 s.f. to 380,000 s.f.
- F) Increases maximum total building area from 665,000 s.f. to 950,000 s.f.

These proposed changes comply with the District's intent to encourage revitalization and redevelopment of the College Park neighborhood while maintaining the scale, character and integrity of the neighborhood.

The proposed changes to this property will allow it to be redeveloped as an intensive mixed-use urban development that will provide retail and personal services for the existing and future neighborhood residents as well as for the University of Florida students and staff. This will assist in reducing the dependency on the use of the automobile as a primary mode of transportation by encouraging transit, bicycle and pedestrian modes of transportation by maximizing non-vehicular oriented development within University Corners, located at the prime intersection of NW 13th Street and West University Avenue. This corner is immediately adjacent to and serves the University of Florida.

Allowable Uses in the Planned Development

The following is a list of uses to be allowed by right in the Planned Development:

- 1) Neighborhood Scale Retail, excluding drive through.
- 2) Restaurants (sit down, deli, and fast food), excluding drive through.
- 3) Hotel.
- 4) Residential multi-family and condominium units.
- 5) Offices.
- 6) Any accessory uses customarily and clearly incidental to any permitted principle use.
- 7) Compound uses.
- 8) Eating Places, excluding drive through.
- 9) Outdoor café as defined in Article II and in accordance with Article VI.
- 10) Places of religious assembly in accordance with Article VI.
- 11) Veterinary services, only in enclosed buildings and in accordance with Article VI.
- 12) Printing, publishing and allied industries.
- 13) US Postal Service.
- 14) Arrangement of passenger transportation. Offices only, with no operation of passenger tours from the site.
- 15) Communications. Accessory transmission, retransmission and microwave facilities that are attached to the building structure itself.



- 16) General merchandise stores.
- 17) Food stores. Accessory gasoline and alternative fuel pumps prohibited.
- 18) Auto and home supply stores.
- 19) Apparel and accessory stores.
- 20) Home furniture, furnishing and equipment stores.
- 21) Miscellaneous retail. Direct selling establishments with inside storage, display and sale, and outdoor kiosks inside the plazas only.
- 22) Finance, insurance and real estate, excluding drive through.
- 23) Personal services. Excluding funeral services and crematories in accordance with Article VI.
- 24) Business services. Excluding outdoor advertising services, disinfecting and pest control services, heavy construction equipment rental and leasing, and equipment rental and leasing, not elsewhere classified.
- 25) Automobile parking.
- 26) Miscellaneous repair services. Excluding vehicular repair shops and related services, and including repair services for household needs as defined in Article II.
- 27) Motion pictures. Excluding drive-in theaters and outdoor filming facilities.
- 28) Amusement and recreation services. Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports.
- 29) Health services.
- 30) Legal services.
- 31) Educational services.
- 32) Social services. Including day care as defined in article II and in accordance with Article VI, excluding rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in Article II.
- 33) Art galleries.
- 34) Membership organizations. See also definition of places of religious assembly and in accordance with Article VI.
- 35) Engineering, accounting, research, management and related services. Excluding testing laboratories, and facility support management services.
- 36) Public administration.
- 37) Alcoholic beverage establishments, in accordance with the conditions and requirements of Article VI of the Land Development Code.

Statistical Information

Total Acreage of Site: *4.406 acres including the area of land formerly designated as public right of way for NW 1st Avenue and NW 2nd Avenue.*

Maximum Building Coverage: *75% of site area, approximately 3.305 acres or 143,944 sq. ft.*

Maximum Impervious Ground Coverage: 98% of site area. The pervious ground area will be inclusive of planters, tree grate areas and other areas not classified as hardscape regardless of any underground structures for parking or foundations, or the building level of the pervious area.

Maximum number of dwelling units and residential density: A maximum of 500 total dwelling units inclusive of standard residential, multi-family, and condominium units is proposed (maximum density allowed is 122 units/acre). The multi-family residential units may consist of apartments for rent or condominium units that may be purchased for sale under the laws of a condominium.



Maximum number of hotel rooms: A maximum of 250 total hotel rooms is proposed. The hotel rooms are planned to be owned and operated as a traditional hotel.

Land uses by type and size (gross floor area): The total area of all uses including places of religious assembly, retail, restaurants, personal service, residential, hotel, and parking structure to be proposed in a fully integrated mixed use pedestrian oriented development is provided below.

Areas of land devoted to usable open space: Over 1 acre in roof top pool or other private recreational needs, including arcades, plazas, open air seating, courtyards and other open space amenities.

Maximum areas of each use:

Total Site Area (SF): 191,925 (4.406 Acres)

Building Summary

	Parking	Com- mercial	Resi- dential	Lobby/ Hotel	Religious Assembly	Plaza and Open Space	Service & Loading	Garage
Spaces	1,200							
Units			500					
Rooms				250				
Total Gross SF		100,000	680,000	127,000	18,000	80,000	25,000	380,000

III. Compliance with Section 30-216, Requirements and Evaluation of Planned Developments

A. Conformance with PD Objectives

The project will be consistent with the objectives of the planned development zoning district as it will promote an integration of residential and non-residential uses via innovative design techniques including buildings oriented toward the streets, maximum pedestrian interconnectivity, and a variety of housing types.

B. Conformance with the Comprehensive Plan

The project will be consistent with the City's Future Land Use Element adopted in the Comprehensive Plan. A few of the more applicable policies with appropriate comments are discussed below:

Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Response: The proposal is for three or more multi-storied structures with residential uses on the upper floors and neighborhood retail, restaurants, office, professional service, etc. on the lower floors in a fully integrated mixed use pedestrian oriented development providing housing, jobs, daily needs and other activities within easy walking distance.



Policy 1.2.4 The City should reduce or eliminate minimum parking requirements, where appropriate.

Response: The project proposes only a reasonable number of parking spaces necessary for the desired uses in an above ground structure with liner buildings and facade treatments.

Policy 1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Response: The project is envisioned to be Gainesville's newest neighborhood (activity) center. Several arcades and other short-cuts for pedestrians and bicyclists are proposed to create easy walking and bicycling connections between neighborhoods.

Policy 1.2.6 The City should encourage or require buildings to put "eyes on the street" with front facade windows and doors.

Response: The project will have multiple doors and windows on the first floor to ensure eyes-on-the-street, including outdoor cafes, seating and multiple entrances.

Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street – to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods – knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Response: As one of Gainesville's newest neighborhood (activity) centers, the arcades and other short-cuts for pedestrians and bicyclists are designed to create easy walking and bicycling connections between the adjacent neighborhoods and the proposed uses. The traffic circulation is improved with the street modifications and pedestrians are provided their own circulation space.

Policy 1.2.9 The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.

Response: The project is proposing to close NW 1st Avenue to vehicular traffic and transform it into a pedestrian thoroughfare as an arcade and short-cut for pedestrians and bicyclists to create easy walking and bicycling connections between neighborhoods. There is also a north/south corridor that connects NW 2nd Avenue to University Avenue.



Policy 1.2.10 The City should amend the land development code to require that multiple-family developments be designed to include orientation of the front door to a neighborhood sidewalk and street.

Response: The project entrances are oriented to provide entrances on both University Avenue, NW 13th Street and NW 14th Street where practical.

Policy 1.3.3 Centers should, to the extent feasible, contain a range of mixed land use types – preferably within a one-quarter mile area – including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly and medical uses. The uses are compact, and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed-use area.

Response: The property will be redeveloped into a mixed-use project that vertically integrates storefront retail and office development with multi-family and other residential uses.

Objective 1.4 Adopt land development regulations that promote mixed-use development within the city.

Response: The PD regulations for the property are designed to promote redevelopment into a mixed-use project that vertically integrates storefront retail and office development with multi-family and other residential uses.

Policy 1.4.3 Mixed-use development should emphasize transit design and compatible scale – compatible scale especially when facing each other on a street.

Response: University Corners is immediately adjacent to and is expected to serve the University of Florida students and staff. By its design, the proposed project will rely heavily on non-vehicular oriented traffic. The property will be accessible by mass transit routes Nos. 5, 8, 10 and 43 that pass the south block on NW 13th Street and West University Avenue. Route 8 has a transit stop near the middle of the property on NW 13th Street, and Route 10 stops at the Holiday Inn on NW 13th Street. One of the benefits for the redevelopment of the property is to provide urban services that are expected to encourage additional mass transit use. The existing RTS mass transit routes are underutilized and will be able to accommodate additional users.

Policy 1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

Response: The project is envisioned to be Gainesville's newest neighborhood (activity) center. The proposed uses encourage pedestrian activity with a variety of goods and services in a central location. Pedestrians and bicyclists enjoy easy walking and bicycling connections between neighborhoods. No automotive or other undesirable uses such as car washes, motels, storage facilities, auto



dealerships, automotive drive-throughs, warehouses, plasma centers, and street-level parking lots are proposed. In addition, a parking structure is proposed.

Objective 1.5 Discourage sprawling, low-density dispersal of the urban population.

Response: When completed, University Corners will be one of the most concentrated urban developments in the City.

Policy 1.5.4 When citywide public improvements are planned, the City should prioritize core areas for the first enhancements, as appropriate – be they sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Response: Although the University Corners area qualifies as a prioritized area, no specific public improvements are being sought at this time. As part of the project the sidewalks both internally and along street frontage will be upgraded to better accommodate the pedestrian uses and to substantially improve the pedestrian scale along roadways. The local roadways will be updated and resurfaced as needed during construction and the remaining above ground utilities will be placed underground.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Response: The project promotes compact, vibrant urbanism, discourages urban sprawl, and fosters compact pedestrian and transit oriented development patterns that maximize non-automotive transportation choices by increasing the density and mixture of uses and increasing the vertical element as much as practical.

Policy 2.1.1.d The City should encourage retail and office development to be placed close to the streetside sidewalk.

Response: The project provides for retail uses on the first floor of each structure with immediate easy access to pedestrians on the street. The building frontage is designed as close to the streets as practical while accommodating wider sidewalks and as allowed by the maximum right-of-way encroachments.

Policy 2.1.2 The City's Future Land Use Plan should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the medical complex east of campus (rather than at the urban fringe), but outside of single-family neighborhoods.

Response: The mixed-use project is immediately adjacent to the University and outside of any single-family neighborhoods.

Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and



industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Response: Through the proposed PUD plan designation and companion PD zoning, the project will provide residential, hotel, and non-residential uses at an appropriate location directly across the street from the University meeting the needs of the projected population. The project is unique, innovative, and carefully construed and in keeping with the surrounding character.

C. Concurrency

The site is located within Zone A of the Transportation Concurrency Exception area. All development within the project shall meet or exceed the standards set in the Concurrency Management Element.

D. Internal Compatibility

The proposed land uses that comprise the PD are compatible with all other proposed uses; none have any undue adverse impact on any neighboring use. Arcades that bisect the proposed buildings maximize pedestrian ways and circulation. The proposed parking structure controls motor vehicle circulation, and separates and buffers the parking areas. Vertical accessibility is provided from the above ground parking structure via elevators and stairways to the proposed uses and pedestrian areas, including access controls to privately owned areas for additional security. Besides the signature architecture, which serves as a focal point and vista, the wide sidewalks provide open spaces, plazas, passive recreational areas and common areas.

E. External Compatibility

The project is substantially compatible externally with existing and planned uses of properties surrounding the PD. The proposed parking structure is compatible with the residential mixed use to the north and west of the project by virtue of the architectural character of the building facades, wider sidewalks, landscaping, and hardscape elements proposed between the uses. The project is bound to the east by property that allows up to 125 units/acre by special use and to the north and west by property that allows up to 100 units/acre by special use. The proposed project is planned to allow a maximum residential density of 122 units/acre which is substantially compatible with the adjacent maximum densities of 100 to 125 units/acre allowed by special use.

F. Intensity of Development

The residential density and intensity of the uses in the PD are compatible with the physical characteristics of the surrounding lands, and they shall comply with the policies and density limitations set forth in the comprehensive plan. Within the maximum limitation of the comprehensive plan, the permitted residential density and intensity of use in a PD may be adjusted upward or downward in consideration of the following factors: 1) the availability and location of public utility services and facilities; 2) the trip capture rate of development; and 3) the degree of internal and external connectedness of streets.



The location of the University Corners project, in the northwest quadrant of the primary transportation node of the University Avenue and NW 13th Street intersection, supports the project's density and intensity. The northeast and southeast quadrants of the intersection consist of properties that allow residential densities at up to 125 units/acre by special use which is consistent and compatible with the subject site. The southwest quadrant of the intersection comprises the University of Florida campus.

The proposed maximum density is further supported by the availability of public utility services and transportation facilities at the subject property's location. This not only consists of water, sewer, power, and other dry public utility services, but also the main north/south and east/west transportation corridors comprised of University Avenue and 13th Street. Robust transit services are also available to the subject site via mass transit route Nos. 5, 8, 10 and 43. These existing mass transit services, as well as, the proximity of the project site to the University of Florida campus will promote alternate modes of transportation, including pedestrian, bicycle, and mass transit trips. This will result in a significantly reduced reliance on single-occupant vehicle trips associated with the project.

The University Corners project proposes up to ten stories of development. The planned project height of ten stories is supported by the mix of uses proposed within the development. The first floor and mezzanine levels are proposed to contain retail, office, restaurants, personal services, and hotel lobby areas. These uses will not only provide support services to the residents and guests within the University Corners project, but will also provide needed support services to the nearby residents, students, faculty, and staff of the University of Florida. Above the first and mezzanine floors, the project will be comprised of both residential and hotel uses. In addition, much of the area comprising the top floor (tenth floor) of the project is planned to consist of recreation areas for residents and hotel guests within the project.

G. Usable Open Space, Plazas, and Recreation Areas

Because of the proximity to already available public recreational uses and the intensive development on site, no public recreational areas are proposed. However, the open arcades and public areas will be enjoyed by the public. There will be over 1 acre of pedestrian open areas including many hardscape open spaces and plazas in keeping with the policies of the comprehensive plan. It is expected that private recreational opportunities will be provided for hotel guests and multi-family residents. As indicated with the attached renditions, the project enhances neighborhood design, and has a compatible and cooperative relationship between adjoining land uses.

H. Environmental Constraints

The subject property is suitable for the mixed uses proposed in the PD without hazards to persons either on or off-site. The soil, groundwater level, drainage and topography are appropriate to the type, pattern and intensity of the intended development. The site was previously developed as a densely impervious commercial area.



I. External Transportation Access

The PD is located on the corner of two major arterials; NW 13th Street to the east and University Avenue to the south and is bound by NW 14th Street to the west and NW 3rd Avenue to the north. Vehicle, pedestrian, and bicycle access will meet or exceed all standards set forth in the LDC, Article IX and Chapter 23. Direct vehicle ingress/egress to the parking structure is provided from the east/west internal vehicle use corridor that connects NW 13th Street to NW 14th Street just south of the proposed parking structure. A second internal vehicle use corridor is proposed to provide access between the parking structure and the hotel lobby entrance. There are no vehicular access points to the parking structure directly from University Avenue or NW 13th Street. Pedestrian access to the site is provided in strategic locations to invite the public into the project and the internal plaza areas. Two main corridors are provided on University Avenue for pedestrians approaching from the east or west. The northwest corner of University Avenue and NW 13th Street is the major focal point of the intersection. Pedestrian access is also provided from NW 13th Street in the approximate location of NW 1st Avenue, which will be abandoned and restricted for pedestrian use. Pedestrian corridors are also provided along NW 2nd Avenue to provide convenient walking from the hotel lobby and access to the commercial uses along NW 2nd Avenue. Bicycle parking will be provided throughout the project along University Avenue, NW 13th Street, and dedicated areas around the project. The project will provide approximately double the minimum code requirement for bicycle parking. A significant portion of traffic through this site is expected to be pedestrian and bicycle oriented.

J. Internal Transportation Access

Full pedestrian interconnectivity will be provided between all components of the project and public right-of-ways. Each permitted use will have access to NW 13th Street and/or University Avenue directly or via a pedestrian way, private common area or private road. The minimum internal sidewalk width is 5-feet integrated with outdoor café seating and pedestrian use areas. Vertical accessibility to the parking structure is provided via stairways and elevators in multiple locations. Convenient pedestrian circulation is one of the design constraints to be considered in the internal corridor design.

K. Provision for a Range of Transportation Choices

University Corners is immediately adjacent to and is expected to serve the University of Florida students and staff. By its design, the proposed project limits automobile traffic and will rely primarily on non-single-occupant vehicles. The property will be accessible by mass transit routes Nos. 5, 8, 10 and 43 that pass the south block on NW 13th Street and West University Avenue. Route 8 has a transit stop at the middle block of the property, Gator Plaza, on NW 13th Street, and Route 10 stops at the Holiday Inn across from the Gator Plaza on NW 13th Street. One of the benefits for the redevelopment of the property is to provide urban services that are expected to encourage additional mass transit use. The existing RTS mass transit routes are underutilized and will be able to accommodate additional users. Pending approval by RTS and Public Works, a bus stop and shelter is proposed on NW 13th Street in the general area of NW 1st Avenue that will be vacated. This location is central to the internal pedestrian corridors and is consistent with the existing bus stop location.



The proposed development will provide shelter for waiting transit riders via building overhangs and covered pedestrian areas.

Bicycle parking is planned to be provided at various locations internal to the development and along the perimeter of the development. This is designed to encourage bicycle use over vehicular uses. Approximately 200 bicycle parking spaces are proposed, which is approximately 20% of the proposed vehicular parking and double the normal City requirement for the anticipated uses.

Site parking is proposed in a parking structure. The top level of the parking structure is proposed to be a recreation deck that is open to the sky. A maximum of 1,200 parking spaces are provided for the project. This is consistent with the number of parking spaces normally required for the types of uses in the development.

IV. Stormwater Management Concept Plan

Stormwater management will be addressed by participating in the Tumblin Creek Master Stormwater facility. Detailed engineering calculations will be provided as part of the Development Plan approval process.

V. Redevelopment Schedule / Phasing

University Corners is planned to be constructed in a single phase. Construction is anticipated to start in the summer of 2013 and be completed in early 2016.

VI. Signage

Signage shall comply with the College Park Special Area Plan requirements, as may be amended from time to time.

VII. Enumeration of Differences in the PD Amendment Request

This PD Amendment retains the mixture of residential and commercial development originally approved by the City Commission and has been submitted in response to the changing market conditions resulting from the recent economic downturn. The character, nature, and look of the proposed development have not changed significantly. The proposed amendment is in keeping with the character, intent, and purpose of the surrounding areas.

Below is a listing of site development differences between the current PD and the proposed amendment:

	Current Zoning	Proposed Change
Maximum Permitted Density	PD (Planned Development - 112 units/acre)	PD (Planned Development - 122 units/acre)
Maximum Building Height	Eight Stories – 95-foot max.*	Ten Stories – 110-foot max.*
Parking Structure	Nine Stories – 95 feet max.**	110 feet max.**
Allowed Uses	Allowed by right	Allowed by right

* The 110-foot maximum building height is measured to the top plate of the highest point of the roof structure including lofts, as applicable. This does not include other steeples or parapets included for architectural accents or civic uses.



** The 110 feet maximum parking structure height is measured from grade level to the top of the guard rail, with the exception of the stairs, elevators and elevator machine room.

VIII. Enumeration of Differences between Current PUD Land Use and proposed amendment

	Current Land Use	Proposed Change
Maximum Permitted Density	PUD (Planned Use District – 112 units/acre)	PUD (Planned Use District – 122 units/acre)
Maximum Building Height	Eight Stories – 95-feet max. *	Ten Stories – 110-feet max.*
Parking Structure	Nine Stories – 95 feet max.**	110 feet max.**

* See the building height description in the zoning paragraph above.

** See the building height description in the zoning paragraph above.