

CONDITIONS 104PDA-06PB, Legislative Matter No. 060422 (A)
SEPTEMBER 21, 2006 CITY PLAN BOARD MEETING

Condition 1:

Except as modified herein, all of the conditions and allowable uses of the previously approved Planned Development shall remain in effect.

Condition 2:

A maximum of up to a total 50,000 square feet of development will be allowed for this development, and will be subject to meeting the additional requirements of this Planned Development.

Condition 3:

The maximum square footage of any single building shall not exceed 10,000 square feet.

Condition 4:

New construction, redevelopment (with the value of construction exceeding 80% of the building), or relocation of any building on site will require the building to be brought up to the street frontage, in accordance with the Central Corridors requirements. The build to line, façade, architectural design and building orientation shall be determined during development plan review process.

Condition 5:

Implementation of new uses not requiring construction may occur as part of the ongoing operation of the development, subject to conditions of development standards within the Planned Development, and a zoning compliance permit.

Condition 6:

Any modifications resulting in an increase in square footage of a maximum of 1,000 square feet will not be required to be pulled up to the street.

Condition 7:

Existing Outdoor Plant Inventory and Outdoor Seasonal Sales areas shall maintain the vegetative screening as it currently exists, or better.

Condition 8:

Within the Existing Outdoor Plant Inventory and Outdoor Seasonal Sales areas, as depicted on the Planned Development Layout Map, measures shall be implemented during the development plan review process to ensure proper screening from the public rights of way.

Condition 9:

All new development or redevelopment shall comply with applicable development standards and shall implement safe and efficient vehicular, pedestrian and bicycle circulation.

Condition 10:

All new construction shall be architecturally consistent with the existing structures currently on-site. Acceptable design shall be determined by the reviewing body, during development plan review, and shall be subject to the Central Corridors requirements.

Condition 11:

The applicant shall provide a vegetative street buffer along NW 55th Street and NW 8th Avenue that consists of larger shade trees, understory trees, large shrubs and small shrubs for every 100 linear feet.

Condition 12:

The extent and nature of appropriate buffers between any proposed new use or new construction shall be determined during the development plan review process.

Condition 13:

This project shall maintain a minimum of fifteen (15) foot setback along the north boundary, and a minimum of a twenty (20) foot setback along the east boundary.

Condition 14:

Building footprints can shift up to 10 percent, subject to meeting requirements of the Planned Development.

Condition 15:

Existing buildings can be increased in square footage, as long as the building expansion does not result in a square footage that exceeds the 10,000 square foot maximum for individual buildings, or results in exceeding the overall allowable total square footage of 50,000 for this project.

Condition 16:

In those areas of the project where there are no buildings fronting the street, the applicant shall provide a garden wall and / or fence, with appropriate vegetative buffer along NW 8th Avenue and NW 55th Street to be determined during the development plan review process.

Condition 17:

Any new construction greater than 4,000 square feet shall require the existing ground mounted sign to be brought into compliance.

Condition 18:

Only one (1) monument sign shall be allowed. No secondary sign shall be allowed facing residential uses.

Condition 19:

All proposed new uses and associated activities with respect to noise, odors and lighting shall be self-contained on site, and not adversely impact adjacent residential neighborhoods.

Condition 20:

~~Any proposed new use or new construction of an alcoholic beverage establishment shall be located along NW 8th Avenue or 55th Street, away from existing residential uses to the north and east of the project, and must comply with Section 30-105 of the Land Development Code.~~

Condition 21 20:

All proposed new uses for this Planned Development amendment shall correspond to the Standard Industrial Code (SIC) classifications, unless the use is defined by the City of Gainesville Land Development Code. The allowed uses are as follows: Eating Places, Outdoor Cafés, Farmer's Market, Food Store (MG54), Hardware Store (MG58, Excluding Non-Store Retail and Fuel Dealers), Sporting Goods Store, Bicycle shop, Museums and Art Galleries, All of Division H, Personal Services (MG72, except no Laundry, crematory or escort services

allowed), Major Group 87 (Engineering, Accounting, research management) uses and shall be within fully enclosed structures, Major Group 81 (Legal Services), Outdoor Seasonal Sales in accordance with Section 30-67 (except that no promotional sales shall be allowed), and outdoor storage and display in accordance with conditions of this Planned Development.

Condition 22 21:

Any proposed uses associated with increased activity, or those uses that operate into the late evening hours (after 10:00 P.M.), etc., will be located and oriented away from the existing residential development to the north and east of the project, and not adversely impact adjacent residential neighborhoods.

Condition 23 22:

Drive-through facilities are not permitted.

Condition 24 23:

All outdoor storage and display shall occur only in the interior of the development, and shall not front on NW 8th Avenue or NW 55th Street. Such requests for outdoor storage must be included on development plans.

Condition 25 24:

New development shall trigger the requirement to provide bicycle and pedestrian access from adjacent residential properties to the north and east.

Condition 26 25:

The building(s) shall be designed and placed so as to minimize the amount of trees to be removed. Tree removal if necessary, must be coordinated within the development review process.

Condition 27 26:

A maximum of (2) access points shall be permitted to this project and shall be approved by City of Gainesville, or the appropriate reviewing body.

Condition 28 27:

There shall be no off-site parking for any uses provided by this Planned Development, and all parking for all uses shall be accommodated on site according to the City of Gainesville Land Development Code.

Condition 29 28:

Pedestrian connectivity and access must be provided both internally between all existing and any new proposed construction, as well as connectivity and access externally from NW 8th Avenue and NW 55th Street.

Condition 30 29:

There may be a maximum of one (1) row of parking facing the front of buildings fronting NW 8th Avenue and / or NW 55th Street, providing it meets all City of Gainesville code requirements, and is aesthetically screened as determined during development plan review.

Condition 31-30:

The applicant shall construct a sidewalk along NW 8th Avenue that is at least five feet in width.

Condition 32 31:

All sidewalk connections within the development shall be a minimum of five (5) feet in width and hard surfaced.

Amended PD Report for Greenery Square - August 14, 2006

Amended Development Plan Report 1/12/95

1. LEGAL DESCRIPTION

A tract of land situated in the Southwest Quarter of Section 34, Township 9 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northwest corner of Section 34, R19E, and run S89°57'24"E, 1326.01 feet to the northeast corner of the northwest quarter of said Section 34; thence run S00°07'45"W, along the east line of the west quarter of said Section 34, 4328.60 feet; thence run S89°59'15"E, 295.00 feet to the Point of Beginning; thence run N89°55'47"E, 432.80 feet to a point on the west line of "Kingswood First Addition", a subdivision as recorded in Plat Book "G", page 65 of the Public Records of Alachua Count, Florida; thence run S03°17'08"E, along the west line of said "Kingswood First Addition", 506.83 feet; thence run N89°43'13"W, 409.56 feet; thence run S00°07'45"W, 414.41 feet to a point on the north right-of-way line of said N.W. 8th Avenue, 319.18 feet to a point on the east right-of-way line of N.W. 55th Street; thence run N00°07'15"E, along th east right-of-way line of said N.W. 55th Street, 685.24 feet; thence run S89°55'05"E, 215.00 feet; thence run N44°26'22"E, 70.22 feet; thence run N00°29'33"E, 185.10 feet to the Point of Beginning; said tract of land containing 10,166¹ acres more or less.

Legal Description:
OR Book 2032-1822
TP 6364 & 6364-2-1

Parcel I:

A tract of land situated in the Southwest quarter of Section 34, Township 9 south, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northwest corner of Section 34, Township 9 South, Range 19 East and run S. 89°57'24" E., 1326.01 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 34, thence run S. 00°07'45" W. along the East line of the West quarter of Section 34, a distance of 4328.00 feet, thence run S. 89°59'15" E., 30.15 feet to the East right-of-way line of N.W. 55th Street; thence run S. 00°07'45" W. along said right-of-way line 433.19 feet to the point of beginning; thence run S. 89°53'13" E., 334.18 feet; thence run S. 00°07'45" W., 490.00 feet to a point on the North right-of-way line of N.W. 8th Avenue, thence run n. 89°53'13" W. along said right-of-way line

¹ Recalculation of subject property for new development plan resulted in new total.

344.18 feet to a point on the East right-of-way line of said N.W. 55th Street; thence run N. 00°07'45" E. along said right-of-way line 490.00 feet to the point of beginning;

Less:

A part of the SW 1/4 of Section 34, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows;

Commence at the Northwest corner of said Section 34 and run thence S. 89°57'24" E., 1326.01 feet to the Northeast corner of the NW 1/4 of the NW 1/4 of said Section 34; thence S. 00°07'45" W., along the East line of the West quarter of said Section, 4328.60 feet, thence S. 89°59'15" E., 295.00 feet; thence N. 89°55'47" E., 432.80 feet; thence S. 03°17'08" e., 506.83 feet; thence s. 89°53'17" w., 384.56 feet; thence s. 00°07'45" w., 185.15 feet to the point of beginning; thence continue S. 00°07'45" W., 229.26 feet to the North right-of-way line of N.W. Eighth Avenue; thence N. 89°53'13" W., along said right-of-way line 190.00 feet; thence N. 00°07'45" E., 229.26 feet; thence S. 89°53'13" E., 190.00 feet to the point of beginning.

And

Parcel II:

Legal Description:

OR Book 1188-555

TP 6364-2

A part of the SW 1/4 of Section 34, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows;

Commence at the Northwest corner of said Section 34 and run thence S. 89°57'24" E., 1326.01 feet to the Northeast corner of the NW 1/4 of the NW 1/4 of said Section 34; thence S. 00°07'45" W., along the East line of the West quarter of said Section, 4328.60 feet, thence S. 89°59'15" E., 295.00 feet; thence N. 89°55'47" E., 432.80 feet; thence S. 03°17'08" E., 506.83 feet; thence S. 89°53'17" W., 384.56 feet; thence S. 00°07'45" W., 185.15 feet to the point of beginning; thence continue S. 00°07'45" W. 229.26 feet to the North right-of-way line of N.W. Eighth Avenue; thence N. 89°53'13" W., along said right-of-way line 190.00 feet; thence N. 00°07'45" E., 229.26 feet; thence S. 89°53'13" E., 190.00 feet to the point of beginning.

Owners:

6364-000-000 & 6364-002-001

6464-002-000

Givens & Haswell Co-Trustees
5402 NW 8th Avenue
Gainesville, FL 32605

Glikes, RJ & Susan
5330 NW 8th Avenue
Gainesville, FL 32605

Green Market Properties, LLC
8728 A1A South
St. Augustine, FL 32080

~~The residential portion of this Planned Development has been subdivided into individual townhouse units under individual ownership.~~

2. EXISTING CONDITIONS

~~See Exhibit "C" to Ordinance No. 2678.~~ Composite Exhibit 3 to Ordinance 4064.

3. DEVELOPMENT PLAN MAP

~~See Exhibit "B" to Ordinance No. 2678 amended by Exhibit "2" to Ordinance No. 0-95-10.~~ See Sheet 3 - PD Layout Plan

4. DEVELOPMENT PLAN REPORT

- a) **Purpose & Intent:** ~~This proposed Planned Development envisions improving the physical facilities of the existing nursery in concert with establishing a sensitively planned residential community on the north end of the property. The proposal is to utilize the south 3.87 acres for the nursery, and the balance of 6.296 acres for 28 residential units (4.45 units per acre).~~

~~The nursery is a long established activity which serves a useful function in this area of the community. The Development Plan demonstrates improvements which will simultaneously enhance the physical environment, and update the facility to meet current code requirements for parking, drainage, etc. The intent is to transform the existing utilitarian facilities into a visual asset to the community.~~

~~The residential portion will provide a small community of two-story townhouses. Portions of this are heavily wooded and have steep grades up to 14% slope. The goal in designing this area was to minimize the impact on the ground plane, especially in the steep areas. The townhouses are grouped in buildings ranging from two units to four units. The east side of the site adjoins Kingswood Subdivision; two-story townhouse duplexes will be utilized in this area to serve as a transitional element.~~

~~The Comprehensive Development Plan calls for this area to be Single Family. We feel that the proposal for the residential area will result in a compatible density, while the attached configurations will provide a more appropriate use of this heavily wooded, rolling hillside. The existing nursery has proved itself a compatible neighbor and proposed improvements will enhance its presence.~~

The primary purpose of this Planned Development (PD) amendment is to provide solely for the modification of the uses allowed in an existing commercial site located at the northwest corner of NW 55th Street and NW 8th Avenue, which has been approved for business uses since 1984. The current Greenery Square PD has been specifically identified for commercial development since 1989, when the City Commission approved a Planned Development named Grandiflora. This PD allowed a combination of 28 single-family attached residential dwelling units (Boardwalk) and nonresidential development including a retail plant nursery and related businesses. The Grandiflora PD was amended in 1994, when the residential portion was complete, and the non-residential portion was separated and renamed Greenery Square (Ordinance No. 0-91-05). This amendment to the Greenery Square PD proposes to modify the permitted uses within the PD to allow a greater variety of business and retail uses within the existing carefully planned development, while providing a framework for future phases of re-development within the PD. The existing buildings, parking, and landscaping are to remain essentially unchanged and will continue to be used to serve the needs of existing and future customers. Amending the permitted uses within the Greenery Square PD advances the goals and objectives of the Comprehensive Plan, and maintains the viability of existing development within the City of Gainesville.

Located on the corner of NW 8th Avenue and NW 55th Street, just west of the "Triangle" Special Overlay area, the site has the additional appeal of being immediately next to an existing and established activity center and is located adjacent to existing residential, commercial and corporate office development. The existing buildings provide a street presence along the adjacent roads, and will continue to offer a range of complementary uses. The purpose of the request to amend the permitted uses within the PD is to allow the transformation of the site to a "Green Market" type of location, incorporating a combination of the existing retail plant nursery, a gourmet food and wine retailer, and related food-oriented vendors such as a butcher, a fish market, a farmers market, and related businesses. The proposed PD amendment will not add any buildings to the site at this time. Any future modifications must be consistent with the PD layout Plan and will require review through the City's site plan review process, as governed by the Land Development Code. By broadening the allowed uses within the PD, the site will continue to remain viable far into the future. This approach provides the opportunity for additional uses of the site and will reduce the demand for new development of raw land.

The design of the 3.87-acre site allows it to continue serving both the surrounding neighborhoods and the community at large.

Neighborhood compatibility is demonstrated by the existing buildings and project design, which will be retained on the site. Listed below are the design concepts that have been retained by Greenery Square in an effort to maintain a development that will continue to benefit the City of Gainesville and the surrounding neighborhoods:

- Compatibility of the various uses within the Greenery Square PD has been carefully considered, and the PD is integrated with its surrounding neighborhood, compatible with the surrounding area, which includes residential, commercial, and corporate office developments.
- The PD is located in an urban area, accessible by pedestrian, bicycle, and transit facilities. The surrounding residential neighborhoods can continue to comfortably patronize the new businesses using a variety of travel modes.
- Parking, though critical to this and any other modern development, is not being provided in excess. Existing parking areas are retained and allow the buildings rather than the parking to be the design feature and attraction.

b) Zoning Objectives & Justification for Rezoning

Zoning Objectives: This PD amendment application proposes to update the development conditions that apply to the site and will allow the site to continue to function as a neighborhood-oriented commercial center. A Planned Development allowing Commercial uses was approved for the site in 1989 and revised in 1995. This application seeks to amend the permitted uses within this PD zoning district, with appropriate conditions for the site to allow a greater variety of uses within this existing commercial area. Limited business and retail-oriented development is proposed in the PD, consistent with previous approvals. The proposed uses for the Greenery Square PD are drawn from those permitted in the City of Gainesville's BUS zoning district, and are intended to allow a complementary range and mix of uses.

The proposed uses also generally correspond to the following Standard Industrial Code classifications:

Industry Group 602: Commercial Banks;

Industry Group 541: Grocery Stores;

Industry Group 542: Meat and Fish Markets;

Industry Group 543: Fruit and Vegetable Markets;

Industry Group 546: Retail Bakeries;

Industry Group 549: Miscellaneous Food Stores;

Industry Group 812: Eating Places;

Industry Group 592: Liquor Stores;

The proposed uses allowed within the PD are listed in Attachment A and as follows, with new uses shown in *italic and double underline* format:

Retail nurseries, lawn & garden supply stores, Retail outdoor furniture sales, retail antique sales, retail whirlpool bath and spa sales, retail floor covering sales, retail door sales, Landscape counseling and planning office, Fence construction contractors (office only), *Eating places, Outdoor café, Farmer's market, Sale of products grown or produced on-site, Food stores, Alcoholic beverage establishments, Hardware stores, Seasonal sales consistent with Section 30-67(g), Sporting goods stores and bicycle shops, Museums and art galleries, Finance, insurance, and real estate services, Retail banking services, Personal services (excluding laundry, crematory, and escort services), Engineering, accounting, research, management and related services, Legal services, Associated inventory storage, Associated outdoor storage and display consistent with Section 30-67(g), Accessory uses customarily incidental to a permitted principal use.*

Prohibited uses within the PD are as follows:

Adult entertainment establishments.

Justification for Rezoning: The existing development is zoned PD, and the parcel size, location and surrounding development present conditions that are best addressed by maintaining the Planned Development district. Amending the existing PD, allowing greater variety of business-oriented uses described above is compatible with the adjoining commercial development to the southeast and southwest and will continue to serve the needs of the surrounding residential developments. The existing Comprehensive Plan Future Land Use Map designates the site as PUD, and the PD district implements the PUD land use designation. A commercial PD was approved in this location previously, and has proven to be compatible with the area. Thus, this PD zoning amendment will continue to be consistent with previously approved development. The size and location of the parcel have specialized design considerations that have been addressed by the existing PD district. Future modifications to the site design and access to the parcel will be influenced by the Central Corridors design standards and adjoining street frontages, including a local street and a 4-lane arterial highway. In addition, the site design must consider its location and must balance required buffering of the development with visibility and compatibility with the surrounding residential and non-residential development. In order to adequately address all of the site design considerations in the Comprehensive Plan,

including those cited above, the Planned Development district is the most appropriate zoning district for the site.

The Greenery Square PD has been designed to meet the applicable requirements of the Land Development Regulations for the Planned Development Zoning District, Section 30-211(1) thru (7), which are addressed below:

- (1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby uses, and mixed uses.

Justification: The existing development satisfies the criteria listed above. The PD amendment proposes allowing a greater variety of uses within the existing development, primarily focused on individual retail food and groceries, and the existing buildings will remain oriented towards the streets. This is consistent with and encouraged by the Comprehensive Plan and Land Development Regulations as dictated by the zoning. The existing site was designed to accommodate and encourage bicycle and pedestrian and transit travel, and is served by RTS Route 5.

- (2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences.

Justification: The proposed PD amendment will allow the existing development to better accommodate the changing needs and desires of the community by providing a variety of building uses and retaining the existing variety of spaces and sizes that lend themselves to flexibility and adaptation. The building and parking envelopes shown on the PD Layout Plan allow flexibility in future modifications to the site design while limiting the total amount of Building Area.

- (3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.

Justification: The site is located within the Uplands district. Existing landscaping was planted per the PD development plans approved in 1995. There are no heritage trees on the site that are proposed for removal. To the extent possible, the existing vegetation will be maintained in the buffer areas providing a natural buffer to adjacent uses. The existing buffers

provided on the PD Layout Plan will remain in place. There are no scenic vistas present.

- (4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.

Justification: The existing site is designed to facilitate an economical development plan. No additional development is proposed at this time.

- (5) Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.

Justification: The entire 3.87-acre site demonstrates coordinated building and facility relationships, both within the site and in the larger context of the surrounding neighborhood. This is demonstrated by the complementary mix of allowed uses and the similar local vernacular architectural style of the buildings, providing compatibility with the surrounding residential, commercial, and corporate office development.

- (6) Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.

Justification: The existing PD will maintain the current coordinated architectural theme, which incorporates the building design standards encouraged by the City's development codes and design recommendations, and which will be applied to any buildings proposed in the future on the site. The proposed PD amendment includes building design standards that will be applied to any new building construction on the site.

- (7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.

Justification: The existing development features all of these traditional quality of life design features and future modifications to the site design and building architecture will be incorporated to the greatest extent possible. The existing development provides pedestrian-scaled buildings, terminated vistas, porches, building facades that address the street and has a substantially landscaped street presence.

Differences Between Current PD and Proposed PD

There are a few differences between the current PD and the proposed uses for the Greenery Square PD. The significant differences are listed below.

Uses: The current PD for this site was created to allow changes to the former PD approved for the site and separate the completed single family residences from the non-residential development approved for the site. Permitted uses allowed are a variety of commercial uses related to plant nurseries, landscaping design and maintenance and related retail uses, and generally patterned around the City of Gainesville's "BUS" zoning district. One drive-through may be allowed in combination with a permitted use and is subject meeting the applicable design standards and the development plan review process. The proposed uses for the Greenery Square PD are presented in this report, and are intended provide greater flexibility in the permitted uses and to allow food- and complementary retail-oriented businesses, compatible with the existing plant nursery and the surrounding neighborhood.

Building Area: The current PD allows a maximum of 33,904 SF of building area (20%) for the site. The Greenery Square PD maintains this maximum of 33,904 SF of building area (20% of the total site). The existing buildings total approximately 33,147 SF and consist of a combination of retail-oriented use and non-accessible storage and greenhouse areas. No new buildings are proposed at this time. Any new construction on the site will be subject to the 33,904 SF building area total allowed for the site.

Building Orientation: The existing buildings are oriented to the street frontages. The current PD does not contain building orientation requirements. The proposed modifications for the Greenery Square PD maintain the current buildings in their present orientation, which is primarily oriented towards the major streets, and is generally consistent with the Gateway Street design standards. Future buildings must meet the Central Corridors design standards and the location, size and orientation are regulated by the PD layout plan. Architectural standards are provided in Section h.

- a) ~~The residential portion of the Planned Development provides units with the major external focus to the rear, where open spaces, woods or the pond area will provide leisure opportunities. The nursery area will be separated from the residential portion by a solid landscaped buffer. External relationships will seek to minimize impact on existing residential areas—building placements and required landscape buffers will reinforce this goal.~~
- b) ~~The residential portion will have a single entrance point from N.W. 55th Street, with a cul-de-sac at the end. This drive will serve all vehicular, pedestrian and bike circulation purposes. Based on 5.6 trips per unit,~~

approximately 157 trips will be generated per day. The nursery area will have improved parking and driveways to meet City requirements. The driveway on N.W. 8th Avenue and the driveway on N.W. 55th Street will remain in approximately the same location. A service driveway will have an exit through the residential portion of this Development (very low frequency usage) and will serve as access to the residential area for maintenance of the grounds. On a very busy day, up to 100 trips could be anticipated to the nursery.

e) ~~Statistical Information:~~

1. ~~Total Acreage = 10.166~~
2. ~~Maximum building coverage = 14.51%~~
3. ~~Maximum impervious ground coverage = 31.31%~~
4. ~~Residential density = 4.45 units per acre.~~
5. ~~Number of dwellings: 28 units with total density of 4.45 per acre.~~
6. ~~Nursery and garden center: 3.87 acres, with proposal of approximately 34,152 square feet of gross floor area.~~
7. ~~Land use areas: ——— Residential — 6.296 Acres
 Nursery — 3.87 Acres
 TOTAL — 10.166 Acres~~
8. ~~There will not be any publicly owned open space, recreational areas or plazas. Residential: Common area open space/recreational space = 70% of site area.~~

c) Statistical Information

1. Total Site acreage: 3.87 ac +/- (168,577 SF +/-)
2. Maximum Building Area: 20% of Total Site Area (33,904 SF)
3. Maximum Impervious Ground Coverage: 60% of Total Site Area (101,146 SF)
4. Minimum open space: 40% of Total Site Area (67,242 SF)
5. Land Uses Allowed: All uses listed on page 3
6. Building Area Allowable: 33,904 SF
7. Use Areas:
 - a. Building Area: 33,904 SF (0.78 ac)
 (Based on Building Area definition per City Planning)
 - b. Parking & Sidewalk & Paved Area: 67,242 SF (1.54 ac).
8. Publicly owned usable open space, recreational areas, and plazas: 0.0 ac.

9. Common area usable open space, recreational area, and plazas (Minimum area): 0% of mixed use area (0 SF)

d) ~~Drainage concept~~

~~Drainage water will be controlled by the use of retention/detention areas as required to meet good engineering practice and the City of Gainesville codes. The existing pond will be utilized as an integral part of the system, once again meeting all code requirements. All disturbed areas within the basins will be re-sodded.~~

d) Stormwater Management Plan

1. Stormwater Management: The Greenery Square PD amendment proposes modifying the allowed uses within the PD. The existing buildings, paved areas, and stormwater management design for the site will remain unchanged. No modifications to the stormwater management plan are proposed or required at this time. All future development or significant site modifications shall be required to meet the adopted stormwater management standards in place at the time of development approval.

2. Flood Protection: Because no development is proposed with this application, Flood Protection measures for new construction are not provided. All future development or significant site modifications shall be required to meet the adopted flood protection standards in place at the time of development approval. The future site improvements site shall be designed to provide flood protection storage volume compensation necessary to assure that the Greenery Square PD project does not increase the established 100-year floodplain, which is not known to exist on the site.

3. General Guidelines and Design Criteria for Future Improvements:

- a. All new buildings shall be provided with minimum finished floor elevations of one foot above the existing grade and the 100 Year flood elevation in the stormwater management facilities.
- b. Either wet or dry basins are allowed, as necessary to meet all other design guidelines and criteria.
- c. Best Management Practices (BMP's) for erosion and sedimentation control during construction shall be incorporated into the design.
- d. In the event the project's stormwater management system requires construction on adjacent property, or a physical connection to offsite stormwater systems or conveyance features, this offsite work is allowable provided proper drainage

easements are in place or provided by the adjacent property owners. These possible offsite drainage easements shall be executed and recorded prior to obtaining final development plan approval.

- e) **Landscaping:** A generalized plan for landscaping this project will feature maximum preservation of existing trees. All areas will provide the required buffers along property lines. Naturally, the presence of a nursery on the site will lead toward an abundance of plant materials; however, it will also influence an efficient, well-planned permanent landscape design throughout all areas.
- f) **Design Standards for Paved Areas.** All site improvements for the driveway/parking areas will be designed in conformance with City of Gainesville requirements and/or, if applicable, Florida Department of Transportation Standards. It is anticipated that paving materials will be standard asphalt over limerock base, and possible concrete in some areas.

1. Parking Required: All parking provided shall follow the City of Gainesville Land Development Code, as applicable.
2. Bicycle Parking: Per City of Gainesville Land Development Code.
3. New onsite parking spaces shall meet the dimensional requirements of the City of Gainesville Land Development Code.
4. Onsite parking spaces may consist of a maximum of 25% compact spaces.
5. Onsite parking areas shall provide the required handicap accessibility spaces in accordance with the State of Florida handicap accessibility code.
6. Loading spaces shall be provided as required in the City of Gainesville Land Development Code.
7. Curbing is required around all new landscape islands.
8. All pedestrian walkway curb cuts shall be handicap accessible.

g) Development Schedule:

- ~~1. It is anticipated that the residential area will begin development prior to the improvements at the nursery area.~~

- ~~1. 2. Depending upon the uncertain financial market, it is planned to begin construction approximately six to eight months after rezoning completion.~~

No new development is proposed at this time, Phase 1 consists of the Farmer's Market , and future phases allow for the replacement greenhouse square footage and possible new development of buildings and infrastructure. Any new development of buildings within

the PD remains subject to the overall limit of 33,904 SF of building area, and may not be provided in one building. Maximum building area of any single building is limited to 10,000 SF. therefore a phasing schedule is not applicable. At the time new development is proposed, a phasing schedule will be provided. Any future building due to new construction, redevelopment (80% and over), demolition or relocation of any building on site will require the building to be brought up to the street corner (NW 55th and NW 8th Ave) in accordance with the Central Corridors requirements. The build to line, façade, architectural design and building orientation, etc shall be determined during development plan review process.

~~2. The residential area would probably be phased in at a rate that will complete it in 12 to 18 months. The nursery area would probably begin within 12 months of the start of the residential portion, and would take approximately six months.~~

~~3. The open areas will be available for use concurrent with unit completions.~~

~~2. 4. Completion of utilities, driveways and easements will be scheduled to adequately serve those portions of the project completed and occupied at the time of issuance of a City Certificate of Occupancy.~~

~~The following items were specially required at the City Commission and Public Works meetings referred to earlier, and are included in the development report (additional items were incorporated into Development Plan):~~

~~3. 4. Use of the southern portion of the property shall be limited to the standard industrial classification group no. 526 (retail nurseries, lawn and garden supply stores); retail outdoor furniture sales; retail antique sales; retail whirlpool baths and spa sales; retail floor covering stores; retail door sales; landscape counseling and planning offices (SIC 0781 1987 Standard Industrial Classification Manual); and fence construction contractors (offices only). The uses permitted within the Greenery Square PD are limited to those uses listed in Attachment A of this report. All aspects of this of the project not covered by the development report shall be as if zoned BUS.~~

~~1. All aspects of the residential portion of the project not covered by the development report shall be as if zoned RSF-1 including Landlord Licensing.~~

~~4. 3. The sloping area near the pond should be maintained in a natural condition through limits of work barrier to prevent erosion.~~

~~5.~~ 6. Development Plan approval and, if necessary, subdivision approval shall be required for the entire any new construction within the project.

~~6.~~ 5. Minor shifting of the roadway and the buildings may be permitted in accordance with Article VII, during development plan review, to accommodate preservation of the site and engineering requirements.

~~7.~~ 8. The total amount of signage shall not exceed that currently on site, or City code requirements (Current signs equal 202 square feet).

The City of Gainesville Land Development Code standards will govern the site for any requested signage, ensuring that any new signage for the Greenery Square PD will be provided for in a manner that is consistent with the City's Sign Regulations for location, information, and direction purposes.

The existing pylon sign identifying Greenery Square PD and the establishments within the development will remain in place along NW 8th Avenue, but may be modified for safety. Modifications to the existing sign, or new construction greater than 4,000 square feet shall required the existing ground mounted signs to be brought into compliance with the City's Sign Regulations. A secondary sign (monument sign) identifying Greenery Square PD may be located on NW 55th Street. Directional signs for traffic circulation are also permitted.

Within the development, signs shall be allowed for individual business establishments. Each establishment is entitled to signage consistent with the City's Sign Regulations. Further, directional signs and hanging arcade signs designed to provide information, direction and design interest without obscuring architectural detail or creating a cluttered appearance shall be permitted. Pedestal and Message board-type signs are permitted on the interior of the site.

~~2.~~ All existing underground storage tanks shall be made inoperable.

~~8.~~ 9. Storage of petroleum products on site shall be limited to no more than 100 gallons.

~~3.~~ Nonconforming nursery/garden center shall be allowed to remain on that portion of the site designated (Area I) and allowed to continue with all new construction carried out in accord with the approved development plan. All development shall conform to the following conditions:

- a) ~~Use of Area I shall be limited to Standard Industrial Classification Group No. 526 (Retail nurseries, lawn and garden supply stores 1987 Standard Industrial Classification Manual); Retail outdoor furniture sales; Retail antique sales; Retail whirlpool baths and spa sales; Retail floor covering stores; Retail door sales; Landscape counseling and planning offices (SIC 0781 1987 Standard Industrial Classification Manual); and Fence construction contractors (offices only).~~
- b) ~~Existing Building I (formerly used as residence) may be maintained and repaired, but shall not be structurally added onto. It is the intention to maintain the character of this structure.~~
- d) ~~Development plan approval of any new construction is the proposed changes are required in accordance with the provisions of Article VII of Chapter 30, Land Development Code of the City of Gainesville, Florida.~~
- e) ~~Approval for proposed buildings H and M (as shown on the development plan) is only for the footprints and associated square footage. Development plan approval in accordance with the provisions of Article VII of Chapter 30, Land Development Code of the City of Gainesville, Florida, must be obtained prior to any construction. Buildings L, F, and G must be demolished and/or removed from the site as part of the development plan approval for proposed buildings H and M (see Composite Exhibit "3" to Ordinance No. 0-95-10).~~
- f) ~~The property shall be landscaped in accordance with the approved landscape plan dated 7/27/94 (see Composite Exhibit "3" to Ordinance No. 0-95-10).~~

9. Environmental Features

The existing landscaping and trees on the site will be retained. To the extent possible, existing vegetation will be maintained in buffer areas and on site. Where new development is proposed in the future, landscaping will be provided to meet the Land Development Code.

~~g) A certified as-built survey of the stormwater management facilities that includes a letter of completion, certifying that the improvements have been constructed in accordance with the plans shall be submitted to the Department of Community Development and the Public Works Department.~~

~~10.~~ 10. No street graphics except those as permitted in Chapter 30, Article IX shall be permitted along N.W. 55th Street adjacent to Area I.

~~11.~~ 11. The owner agrees to have the City install a sidewalk along N.W. 8th Avenue, adjacent to the subject property and N.W. 55th Street, adjacent to Area II in accordance with normal City assessment procedures. A sidewalk meeting the applicable design standards will be constructed within the northerly right-of-way for NW 8th Avenue along the project frontage and connecting NW 55th Street to the existing sidewalk on NW 8th Avenue east of the site. Construction of this sidewalk will be credited towards meeting the required TCEA standards for this project.

SUMMARY OF BUILDINGS AND USES FOR GREENERY SQUARE 11-09-1994

Building	Approved 1984	Planned/ Exist 89	Actual 1989	Proposed Use 1994	Planned Description
A Office					548
Sales		1,453		Antiques	905
Original wood frame residence on 1984 site plan as General Offices area was 2,342 was in error. No record of approval for sales found.					
B-1 Sales	1,520	1,520	1,520	Patio Furniture	1,520
B-2 Sales	1,800	2,580	2,580	Patio Furniture	2,580
	Office	260	260	Floor & Dr Sales	260
Wood frame addition to B-1 as per 1984 approved site plan for 1800 of Sales & Storage 1,040 added by enclosing covered porches @ East & North no record of approval could be found for enclosing porches.					
B-3 Storage	4,032	3,300	3,300	2 nd -floor-storage	3,300
B-4 Storage	Proposed new enclosed storage area - new wood-truss roof and concrete block partial walls to replace existing metal shed roof which was constructed over existing slab. No record of approval could be found.				
C-1 Sales	1,430	1,430	1,430	Plant products	1,430
Original wood frame barn re-constructed for sales as per 1984 approved site plan, extensively renovated, including wood frame addition, as per 1989 approved site plan.					
C-2 Sales		1,152	1,366	Plant products	1,366
Wood fr. Addition to re-constructed barn as per 1989 approved site plan.					
C-3 Storage			1,200	General storage	1,200
Wood frame attic above C-2 as per 1989 approved architectural plans.					
D-1 Sales		*2,304	1,440	Garden equipment	576

Sales _____ Spa sales _____ 864
Office _____ 479 _____ General offices _____ 479
Office _____ 385 _____ Landscape office _____ 385
Repair _____ 1,730 _____ Small eqpmt repair _____ 1,730
Storage _____ 586 _____ Parts storage _____ 586
New wood frame building as per 1989 approved site plan and architectural plans (spa sales area partitioned off without approval):
*Total area of uses in D-1 exceeds 2,304 due to "shifting" of areas to this building from other buildings by previous owner (now deceased):
D-2 Storage _____ 2,304 _____ 2,880 _____ 2nd fl storage _____ 2,880
Wood frame attic above D-1 as per 1989 approved site plan and architectural plans.

Building	Approved	Planned/	Actual	Proposed Use	Planned Description
1984	Exist 89	1989	1994	1994	

D-3 Sales _____ Spa sales _____ 1,436
Proposed new wood frame sales area in existing covered area (no second floor).

E Storage _____ 1,488 _____ 2,128 _____ Greenhouse _____ 2,128
Plastic film Greenhouse as per 1989 approved site plan.

F Storage _____ 4,032 _____ 4,032 _____ 4,070 _____ Greenhouse _____ 4,070

G Storage _____ 1800 _____ 1800 _____ 1,932 _____ Greenhouse _____ 1,932

H SEE BELOW

I Storage _____ 768 _____ Misc. storage _____ 768
Wood truss roof over slab — storage for repaired lawn equipment. No record of approval could be found.

J Storage _____ 343 _____ Misc. storage _____ 343
Portable wood frame storage shed which was moved in to replace a shed which was to be removed as per 1989 site plan — storage for landscaping equipment. No record of approval could be found.

K Storage _____ 68 _____ Misc. storage _____ 68
Mtl over wd fr shed which was to be removed as per 1989 site plan.

L Storage _____ 350 _____ Misc. storage _____ 350
Mtl over wd fr shed which was to be removed as per 1989 site plan.

M SEE BELOW

SUMMARY OF AREAS OF FACILITIES

	<u>SALES</u>	<u>STORAGE</u>	<u>REPAIRS</u>	<u>OFFICES</u>	<u>GREENHS</u>
	<u>TOTAL</u>				
1989 APPROVED	10,468	9,495			7,320
	27,283				

1989 ACTUAL	9,789	9,495	1,730	1,124	8,130
	30,268				
1994 PROPOSED	10,677	11,695	1,730	1,672	8,130
	33,904				

PROPOSED FUTURE WORK:

H Sales _____ Future Sales _____ 600
Proposed wood frame future sales/office to replace equivalent area in Bldgs F, G, I, J, K, or L (to be determined) — not included in 1994 area calculations.

M Storage _____ 6,000 max
Proposed future storage building(s) to replace equivalent Greenhouse area — wd pole, wd truss w/metal roof or pre-engineered steel bldg w/steel roof & sides — not included in 1994 facility area calculations — space indicated on plans is for approximate location only. DO NOT SCALE.

Mulch Bins _____ 1,748
Were allegedly in place prior to 1984 PD, but never shown on plans or in calculations. Is not included in Summary of Areas of Facilities.

h) Architectural Guidelines and Building Design Parameters:

~~The architectural theme of future individual buildings shall attempt to maintain consistency with the existing local vernacular architectural theme buildings on the site however a central architectural theme is not required. The existing buildings are designed in a manner that reduces massing and provides a pedestrian scaled experience, and any new construction shall provide a similar design scale. Detailed architectural plans are required during the site plan approval and building permitting process, and will address all required building and site design requirements, including the City's advisory color guidelines. Architectural guidelines proposed for any new construction in Greenery Square follow.~~

~~1. Roofs~~

- ~~a. Pitched roofs designed at minimum 4 in 12 to maximum 12 in 12 slope.~~
- ~~b. Pitched roof material must be metal or dimensional shingles.~~

~~2. Walls~~

- ~~a. Finish materials must be wood or cement plank siding, stone, brick, cement plaster, pre-cast concrete, finished masonry, or any combination thereof.~~
- ~~b. Aluminum and vinyl siding are not permitted.~~
- ~~c. Wall surfaces must be modulated at pedestrian zone height by design features, elements, or apertures at an average horizontal distance of 20 feet apart.~~

~~3. Columns~~

- ~~a. Columns, posts, pedestal bases, and other vertical supports must be of stone, brick, cement plaster, pre-cast concrete or fiberglass, finished masonry, fabricated steel shapes, or heavy timber.~~
- ~~b. Aluminum surrounds are not permitted on any columns that are adjacent and exposed to pedestrian circulation areas.~~

~~4. Rails, Brackets, And Embellishments~~

- ~~a. Assemblies must consist of pre-finished aluminum shapes, painted fabricated steel shapes, cable, decorative metal panels or screens, heavy timber elements, or any combination thereof.~~

~~5. Transparency of Pedestrian Oriented Walls (Glazed Area)~~

- ~~a. Leasable space: 25% minimum; 50% maximum~~
- ~~b. Non-leasable space: no minimum; 85% max~~
- ~~c. Glass must not be more than 20% tinted.~~

~~6. Windows / Doors~~

- ~~a. Mill finished aluminum is not permitted.~~

~~7. Utilities~~

- ~~a. Mechanical, electrical, waste, and janitorial equipment and areas must be screened from view from public streets.~~

i. Trip Generation Information

1. Trip Generation

The Greenery Square PD will offer a variety of office, retail and related uses within an integrated development. The nature of this development will continue to provide the community the opportunity to combine the number of overall vehicle trips required throughout the average day. The current PD allows a variety of uses, including retail plant nurseries, lawn & garden supply stores, retail sales, retail floor covering sales, retail door sales, and landscape design offices. The existing daily trips were calculated by using the ITE Trip Generation manual (7th Edition). The trips were calculated for the current use of the site, which is a plant nursery and garden center (Harmony Gardens) are Specialty Retail, Office, and Small Engine Repair, corresponding to Land Use Code 817 814, 710, & 942. The mix of proposed uses is consistent with the uses found in the ITE Trip Generation manual (7th Edition) for Specialty Retail. The specialty retail classification is consistent with the Neighborhood Commercial center found in the City of Gainesville Land Development Regulations. The proposed amendment to the Greenery Square PD allows a greater variety of uses within the development, but does not propose any new buildings or other improvements at this time. Therefore, the difference in the

trip generation for the site is small. Should new development of buildings be proposed, the trip generation impacts must be provided and must demonstrate that the project satisfies the requirements of the Concurrency Management Element.

Based on information provided by the project Trip Generation calculations found below, the number of average daily trips (ADT) generated by the Greenery Square PD has been calculated at approximately 643 ADT, and the net new trips generated are 202 ADT. At the time of development review, the development will meet all the required conditions of the Concurrency Management Element.

I. Existing Development Information

<u>A. Type of Development:</u>	<u>Nursery</u>
<u>B. Gross Leasable Area (GLA):</u>	<u>13,916 SF</u>
<u>C. ITE Code:</u>	<u>817 (Garden Center)</u>

II. Existing Trip Generation Calculations:

A. Daily Trips = 36.08 Trips/1,000 SF GLA x 13,916 SF GLA = 502.1 Trips = **502 Trips**

B. AM Peak Hour of Generator (Weekday):
= 4.41 Trips/1,000 SF GLA x 13,916 SF GLA = 61.4 Trips = **61 Trips**

C. PM Peak Hour of Adjacent Street Traffic (One hour between 4 and 6pm):
= 4.97 Trips/1,000 SF GLA x 13,916 SF GLA = 69.2 Trips = **69 Trips**

D. Remaining Nursery Use = 36.08 Trips/1,000 SF GLA x 2,796 SF GLA = 100.8 Trips = **101 Trips**

<u>Existing Daily Trips:</u>	<u>401 Trips (502 - 101)</u>
<u>+ 10% Redevelopment Credit</u>	<u>40 Trips</u>
<u>Total Existing Trip Credits:</u>	<u>441 Trips</u>

III. Proposed Information

<u>A. Type of Development:</u>	<u>Mixed Use (Commercial Retail/Services)</u>
<u>B. Gross Leasable Area (GLA):</u>	<u>14,500 SF</u>
<u>C. ITE Code:</u>	<u>814 (Specialty Retail Center)</u>

IV. Proposed Trip Generation Calculations:

A. Daily Trips = 44.32 Trips/1,000 SF GLA x 14,500 SF GLA = 642.6 Trips = **643 Trips**

B. AM Peak Hour of Generator (Weekday):

$$= 6.84 \text{ Trips/1,000 SF GLA} \times 14,500 \text{ SF GLA} = 99.2 \text{ Trips} = 99 \text{ Trips}$$

C. PM Peak Hour of Adjacent Street Traffic (One hr between 4 and 6pm):
= 2.71 Trips/1,000 SF GLA x 14,500 SF GLA = 39.3 Trips = 39 Trips

V. Net New Trip Generation

$$\begin{array}{r} 643 \text{ Proposed Trips} \\ - 441 \text{ Existing Trip Credits} \\ \hline \mathbf{202 \text{ Net New Trips}} \end{array}$$

2. TCEA Requirements for the Development

The proposed PD lies within Zone B of the City's Transportation Concurrency Exception Area, which sets development standards that must be met by any development. The project is anticipated to generate 202 Net New Trips, and therefore must provide 3 standards, as required by Concurrency Management Element Policy 1.1.6.

Attachment A

The proposed uses allowed within the PD are as follows, with new uses shown in *italic and double underline* format:

Retail nurseries, lawn & garden supply stores, Retail outdoor furniture sales, retail antique sales, retail whirlpool bath and spa sales, retail floor covering sales, retail door sales, Landscape counseling and planning office, Fence construction contractors (office only), *Eating places, Outdoor café, Farmer's market, Sale of products grown or produced on-site, Food stores, Alcoholic beverage establishments, Hardware stores, Seasonal sales consistent with Section 30-67(g), Sporting goods stores and bicycle shops, Museums and art galleries, Finance, insurance, and real estate services, Retail banking services, Personal services (excluding laundry, crematory, and escort services), Engineering, accounting, research, management and related services, Legal services, Associated inventory storage, Associated outdoor storage and display consistent with Section 30-67(g), Accessory uses customarily incidental to a permitted principal use.*

Any proposed drive-through facility or other specially regulated use associated with a permitted use must be evaluated through the Special Use Permit and Development Plan Review process.

Prohibited uses within the PD are as follows:

Adult entertainment establishments.

City of Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 4

TO: City Plan Board **DATE:** October 19, 2006

FROM: Planning Division Staff

SUBJECT: Petition 104PDA-06 PB, Brown & Cullen, Inc., agent for Green Market Properties, LLC. Planned Development Amendment to add Commercial uses and potential new construction to an existing Planned Development. Located at 5402 NW 8th Avenue.

Recommendation

Planning staff recommends approval of Petition 104PDA-06 PB, with conditions.

Explanation

This petition is a request to add additional uses and the potential for new construction to the Greenery Square Planned Development Ordinance which was originally adopted in March, 1982. Since that time, Greenery Square Planned Development was granted approval for additional uses and for increases in square footage in November, 1994. The Planned Development consists of 3.87 acres.

The existing Planned Development currently provides for limited retail uses related primarily to plant nurseries and landscape design and maintenance. The applicant proposes to maintain the existing nursery operation, and to create a "Green Market" approach by incorporating a combination of gourmet food and wine sales, and other vendors such as a butcher, a fish market, farmer's market and related businesses.

Analysis

In reviewing the proposed Planned Development amendment, staff considered the following criteria as required by Section 30-216, Requirements and Evaluation of PD:

Conformance with comprehensive plan

The development is existing and is essentially in conformance with the requirements of the comprehensive plan. The elements of the land use remains unchanged and the relevant aspects of the proposed development will be in compliance with existing land development regulations and any adopted ordinances.

Concurrency

A certificate of concurrency must be issued prior to approval of this petition. The amendment will result in a development pattern similar to what currently exists. New development will conform to existing development standards.

Internal and External Compatibility

The proposed uses allowed within the development are currently consistent and in harmony with each other. The allowable uses are also consistent and compatible with surrounding uses. With reference to the perimeter of the development, the existing elements such as fences, walls, landscaping, buffers and setbacks, will maintain external compatibility. Appropriate vegetative buffers shall be applied along the east and north sides of the development where a common boundary exists with residential development. A minimum of 20 foot building setback exists along the east boundary and a minimum 15 foot setback exists along the northern boundary.

The request is to provide the option of additional uses so that the site will remain viable into the future. Any future construction will result in new buildings that are architecturally compatible with existing buildings on site. New building construction or renovations will meet the minimum design standards for the Central Corridors, and will be addressed through the development review process. No drive through facilities will be permitted within the development, and the project will demonstrate effective and safe vehicular and pedestrian circulation which will be addressed at development plan review.

The PD currently allows a total of 33,904 square feet of floor area, with a proposal to increase the allowable total square footage to 50,000 square feet. Any proposed uses associated with increased activity, or those uses that operate into the late evening hours (after 10:00 P.M.), etc., will be located and oriented away from the existing residential development to the north and east of the project, and not adversely impact adjacent residential neighborhoods.

The Following conditions shall apply to External and Internal Compatibility:

Condition 1:

Except as modified herein, all of the conditions and allowable uses of the previously approved Planned Development shall remain in effect.

Condition 2:

A maximum of up to a total 50,000 square feet of development will be allowed for this development, and will be subject to meeting the additional requirements of this Planned Development.

Condition 3:

The maximum square footage of any single building shall not exceed 10,000 square feet.

Condition 4:

New construction, redevelopment (with the value of construction exceeding 80% of the building), or relocation of any building on site will require the building to be brought up to the street frontage, in accordance with the Central Corridors requirements. The build to line, façade, architectural design and building orientation shall be determined during development plan review process.

Condition 5:

Implementation of new uses not requiring construction may occur as part of the ongoing operation of the development, subject to conditions of development standards within the Planned Development, and a zoning compliance permit.

Condition 6:

Any modifications resulting in an increase in square footage of a maximum of 1,000 square feet will not be required to be pulled up to the street.

Condition 7:

Existing Outdoor Plant Inventory and Outdoor Seasonal Sales areas shall maintain the vegetative screening as it currently exists, or better.

Condition 8:

Within the Existing Outdoor Plant Inventory and Outdoor Seasonal Sales areas, as depicted on the Planned Development Layout Map, measures shall be implemented during the development plan review process to ensure proper screening from the public rights of way.

Condition 9:

All new development or redevelopment shall comply with applicable development standards and shall implement safe and efficient vehicular, pedestrian and bicycle circulation.

Condition 10:

All new construction shall be architecturally consistent with the existing structures currently on site. Acceptable design shall be determined by the reviewing body, during development plan review, and shall be subject to the Central Corridors requirements.

Condition 11:

The applicant shall provide a vegetative street buffer along NW 55th Street and NW 8th Avenue that consists of larger shade trees, understory trees, large shrubs and small shrubs for every 100 linear feet.

Condition 12:

The extent and nature of appropriate buffers between any proposed new use or new construction shall be determined during the development plan review process.

Condition 13:

This project shall maintain a minimum of fifteen (15) foot setback along the north boundary, and a minimum of a twenty (20) foot setback along the east boundary.

Condition 14:

Building footprints can shift up to 10 percent, subject to meeting requirements of the Planned Development.

Condition 15:

Existing buildings can be increased in square footage, as long as the building expansion does not result in a square footage that exceeds the 10,000 square foot maximum for individual buildings, or results in exceeding the overall allowable total square footage of 50,000 for this project.

Condition 16:

In those areas of the project where there are no buildings fronting the street, the applicant shall provide a garden wall and / or fence, with appropriate vegetative buffer along NW 8th Avenue and NW 55th Street to be determined during the development plan review process.

Condition 17:

Any new construction greater than 4,000 square feet shall require the existing ground mounted sign to be brought into compliance.

Condition 18:

Only one (1) monument sign shall be allowed. No secondary sign shall be allowed facing residential uses.

Condition 19:

All proposed new uses and associated activities with respect to noise, odors and lighting shall be self-contained on site, and not adversely impact adjacent residential neighborhoods.

Condition 20:

Any proposed new use or new construction of an alcoholic beverage establishment shall be located along NW 8th Avenue or 55th Street, away from existing residential uses to the north and east of the project, and must comply with Section 30-105 of the Land Development Code.

Condition 21:

All proposed new uses for this Planned Development amendment shall correspond to the Standard Industrial Code (SIC) classifications, unless the use is defined by the City of Gainesville Land Development Code. The allowed uses are as follows: Eating Places, Outdoor Cafés, Farmer's Market, Food Store, Hardware Store, Sporting Goods Store, Bicycle shop, Museums and Art Galleries, All of Division H, Personal Services (except no Laundry, crematory or escort services allowed), Major Group 87 (Engineering, Accounting, research management) uses and shall be within fully enclosed structures, Major Group 81 (Legal Services), Outdoor Seasonal Sales in accordance with Section 30-67 (except that no promotional sales shall be allowed), and outdoor storage and display in accordance with conditions of this Planned Development.

Condition 22:

Any proposed uses associated with increased activity, or those uses that operate into the late evening hours (after 10:00 P.M.), etc., will be located and oriented away from the existing residential development to the north and east of the project, and not adversely impact adjacent residential neighborhoods.

Condition 23:

Drive-through facilities are not permitted.

Condition 24:

All outdoor storage and display shall occur only in the interior of the development, and shall not front on NW 8th Avenue or NW 55th Street. Such requests for outdoor storage must be included on development plans.

Condition 25:

New development shall trigger the requirement to provide bicycle and pedestrian access from adjacent residential properties to the north and east.

Environmental Constraints

During development plan review, every effort shall be made to procure as many trees as possible on the site. The building(s) shall be designed and placed so as to minimize the amount of trees to be removed. Tree removal, if necessary, must be coordinated with the City arborist and appropriate City staff.

Condition 26:

The building(s) shall be designed and placed so as to minimize the amount of trees to be removed. Tree removal if necessary, must be coordinated within the development review process.

External/Internal transportation access and Off-street parking

The development currently has a functioning interior road network with integrated off-street parking.

Condition 27:

A maximum of (2) access points shall be permitted to this project and shall be approved by City of Gainesville, or the appropriate reviewing body.

Condition 28:

There shall be no off-site parking for any uses provided by this Planned Development, and all parking for all uses shall be accommodated on site according to the City of Gainesville Land Development Code.

Condition 29:

Pedestrian connectivity and access must be provided both internally between all existing and any new proposed construction, as well as connectivity and access externally from NW 8th Avenue and NW 55th Street.

Condition 30:

There may be a maximum of one (1) row of parking facing the front of buildings fronting NW 8th Avenue and / or NW 55th Street, providing it meets all City of Gainesville code requirements, and is aesthetically screened as determined during development plan review.

Sidewalks, trails and bikeways

The development currently has a sidewalk along NW 55th Street.

Condition 31:

The applicant shall construct a sidewalk along NW 8th Avenue that is at least five feet in width.

Condition 32:

All sidewalk connections within the development shall be a minimum of five (5) feet in width and hard surfaced.

Public Facilities

Public facilities are available within close proximity to the development site.

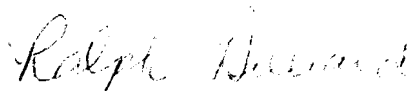
Unified control

Documents provided with the application indicate unified control of the property.

Development time limits

Bonds **This section is not applicable at this time, during subdivision review, any required bonding will be addressed at a later date.**

Respectfully submitted,



Ralph Hilliard
Planning Manager

LDC: ldc

SRN: srn