

**OVERALL COMPATIBILITY OF THE PROPOSED & SURROUNDING LAND USE**

Gator Estates proposes a development that would complement the existing urban context and architectural character. Large-scale institutional and residential buildings that front the SW 13<sup>th</sup> Street Corridor characterize the area surrounding the site. The proposed development would match in scale, enhance the central corridor, and define the outdoor room.

The redevelopment of this site will improve the form and function from its current conditions. A residential unit, partially converted into professional space and an adjacent parking lot fronting SW 13<sup>th</sup> Street, now occupies the site. This redevelopment proposes an architecturally compatible building with a pedestrian-oriented façade. This structure would embody the mixed-use concept: commercial and professional space on street level with residential units on upper levels. The stringent requirements that the Planned Development Zoning category and University Heights Special Area Plan will impose ensures that Gator Estates is compatible with the context area and promotes the goals and intent of these unique Land Development Codes.

The increasingly professional and mixed-use nature of SW 13<sup>th</sup> Street supports this Future Land Use classification change. This development would afford opportunities for commercial and professional development to serve the workforce at Tigert Hall, surrounding University of Florida buildings, Shands at Alachua General Hospital, and the residents in the University Heights neighborhood. This in turn encourages increased pedestrian activity in the area.

**INTENSITY & DENSITY OF DEVELOPMENT**

The site’s proposed intensity and density of development is consistent with the Planned Use District Future Land Use classification of the City of Gainesville’s Comprehensive Plan. The intensity of the proposed Planned Use District is appropriate for its location (SW 13<sup>th</sup> Street Corridor and downtown Gainesville). This central corridor through the urbanized area has a variety of uses including commercial, institutional, and professional. Structures vary from single-story converted homes to multi-story buildings such as Greek housing, University of Florida administration, and commercial sites.

The project’s proposed maximum of 40 dwelling units on .68 acres (equal to 58.8 du/ac) is consistent with the density required by the existing Residential High Future Land Use category of 8-100 du/ac. The development will have no adverse impacts on the site’s physical characteristics or surrounding neighborhoods. Gator Estates will have an architectural character defined by articulated façades, streetscaping, and walkways. These elements also further define the pedestrian space and the outdoor room created by the project.

**Table 2: Maximum Usage, Coverage, and Density**

Total Acreage of site	.68 acres
Maximum Residential Multi-Family attached	40 units / 80,000 sq. ft.
Maximum Commercial and Professional	40,000 sq. ft.
Maximum Common Area & Usable Open Space	There will be no maximum
Maximum Allowable Density	100 du/ac
Maximum Floor Area Ratio (F.A.R.)	Not applicable in University Heights SAP

## **EXTERNAL COMPATIBILITY**

The .68 acre project site occupies the 300 block of SW 13<sup>th</sup> Street between SW 3<sup>rd</sup> Avenue and 4<sup>th</sup> Avenue. The surrounding character of the area is institutional, professional, and residential in nature. The proposed project and transition from a surface parking lot introduces numerous architectural elements to form an aesthetic, spatial, and functional element. The Greek housing to the north and south is multi-story in scale, consistent with the urban streetscape atmosphere of SW 13<sup>th</sup> Street. Similarly, The Courtyards apartment complex, adjacent to the east, consists of multi-story dwellings. Tigert Hall is a multi-story large scale institutional building that also helps establish the character of the corridor. The scale of the Gator Estates Planned Use District will be compatible and complementary to the existing surroundings.

Adjacent businesses will benefit from the creation of professional, retail, and commercial needs created by the introduction of the project. The residential element of this project will create further demand and stimulate existing and proposed commercial development. In addition, the commercial element of this project will expand the base of social amenities for area residents.

The existing structure currently contributes to the aesthetic vitality of the SW 13<sup>th</sup> Street Corridor. In addition, the change will allow the site to expand its positive influence on the corridor. This expansion will enhance the urban character and vitality, promoting the outdoor room.

The Planned Use District and Planned Development will revive, revitalize, and reinforce the existing streetscape. Street trees, which will provide shade along the existing and proposed sidewalks, will enhance the pedestrian space surrounding the site and create further buffering and integration of the new structures into the context area. The project will also reinforce continuity of the sidewalks surrounding the block, further strengthening external compatibility.

## **EXTERNAL & INTERNAL TRANSPORTATION ACCESS AND PARKING**

Transportation to and from the site is accommodated via pedestrian, bicycle, mass transit, and personal vehicles. Two access points will provide ingress / egress to SW 3<sup>rd</sup> and 4<sup>th</sup> Avenues and will be maintained to minimize conflict with SW 13<sup>th</sup> Street vehicular traffic. The sidewalks, pedestrian-scale lighting, and streetscape improvements will comply with, and in many cases exceed, City standards. Sidewalk continuity will be created along the site's perimeter. Crosswalks indicating pedestrian movement will be created at the entrance drives on SW 3<sup>rd</sup> Avenue and SW 4<sup>th</sup> Avenue.

According to the University Heights Special Area Plan, there is no minimum auto parking requirement; the site's location is key to promoting multimodal travel. This site may include a small area for parking that would be consistent with the maximum requirements stipulated by the University Heights Special Area Plan. Emergency vehicular access shall remain from SW 3<sup>rd</sup> Avenue and 4<sup>th</sup> Avenue. On-site bicycle parking will be provided to comply with the City requirements. RTS routes 8 and 43 and a Commuter Lot route provide mass transportation to the 300 block of SW 13<sup>th</sup> Street. The project will provide a bus stop enhancement that may include a free-standing improvement, potentially on SW 13<sup>th</sup> Street, or improvements integrated into the site's design. Such improvements may include seating and/or a covered shelter.

**EXTERNAL & INTERNAL VEHICLE IMPACTS**

The proposed development may have direct vehicular access to both SW 3<sup>rd</sup> Avenue and 4<sup>th</sup> Avenue. The access points shall include a stop sign and delineated pedestrian cross walks. Trip Generations are based upon the ITE Trip Generation, 7<sup>th</sup> Edition. Table 3 is a summary of trip generation impacts on SW13<sup>th</sup> Street.

**Table 3: Trip Generation Impact**

**Apartment**

ITE Land Use 220

Period	Rate/unit*	Units	Trips
Daily	6.72	40	269
AM of Generator	0.55	40	22
PM of Generator	0.67	40	27
AM of Adjacent Street Traffic	0.51	40	20
PM of Adjacent Street Traffic	0.62	40	25

\* Unit = 1 Apartment

**Specialty Retail Center**

ITE Land Use 814

Period	Rate/unit*	Square Feet	Trips
Daily	44.32	40,000	1,773
AM	6.84	40,000	274
PM	5.02	40,000	201
PM of Adjacent Street Traffic	2.71	40,000	108

\* Unit = 1,000 sq. ft. of gross leasable floor area

**Total Trip Generation**

Period	Trips
Daily	2,042
AM	296
PM	228

Source: ITE Trip Generation, 7<sup>th</sup> Edition

**Table 4: 50%-50% Multi-Modal Split\*  
Trip Reduction**

Period	Automobile Trips
Daily	1,021
AM	148
PM	114

Period	Pedestrian, Bicycle, and Bus Trips
Daily	1,021
AM	148
PM	114

\* Source: Brian Kanely, City of Gainesville Public Works Department

## ENVIRONMENTAL IMPACTS AND CONSTRAINTS

### **USABLE DEVELOPMENT AREA**

The site is interconnected with the surrounding neighborhood and urban area by the sidewalks. These connections allow residents and guests the opportunity to access surrounding areas by foot or bicycle. Common areas may include an internal streetscape and amenity units that seamlessly integrate into the architectural context. Residential amenity units may contain an area for residents' gatherings and meetings, a computer center, and other community spaces.

On-site open space, although adequate for the residents and their guests, is limited due to the highly urban location of the site. Open space areas will provide urban landscape amenities and shade tree coverage where practicable and feasible in accordance with City of Gainesville Land Development Codes. The vehicle circulation area is primarily limited to the area between SW 3<sup>rd</sup> Avenue and SW 4<sup>th</sup> Avenue on the eastern portion of the site, with parking on the north side. Vehicle access shall be controlled and not promote congestion on public roads.

### **ENVIRONMENTAL CONSTRAINTS**

No wetland areas exist on this project site. Therefore, the City of Gainesville LDC criteria are satisfied. The site soils are characterized by one general soil type, urban land millhopper complex. The new building construction will be on either monolithic slab or spread footing foundations. In either case, the bottom of the foundation will be held above any discovered clay layers. Groundwater movement will not be precluded since groundwater will travel beneath the structures and above the clay soils. Since the site is presently a parking lot and existing building, groundwater patterns will not be altered dramatically from existing conditions.

### **STORMWATER MANAGEMENT PLAN**

To the greatest extent possible, storm water management facilities, driveways, common space, and utility locations will be designed to utilize and preserve the site's existing landscape features. Where possible, the site's landscape features shall be incorporated as aesthetic elements internally and externally from the site for buffering.

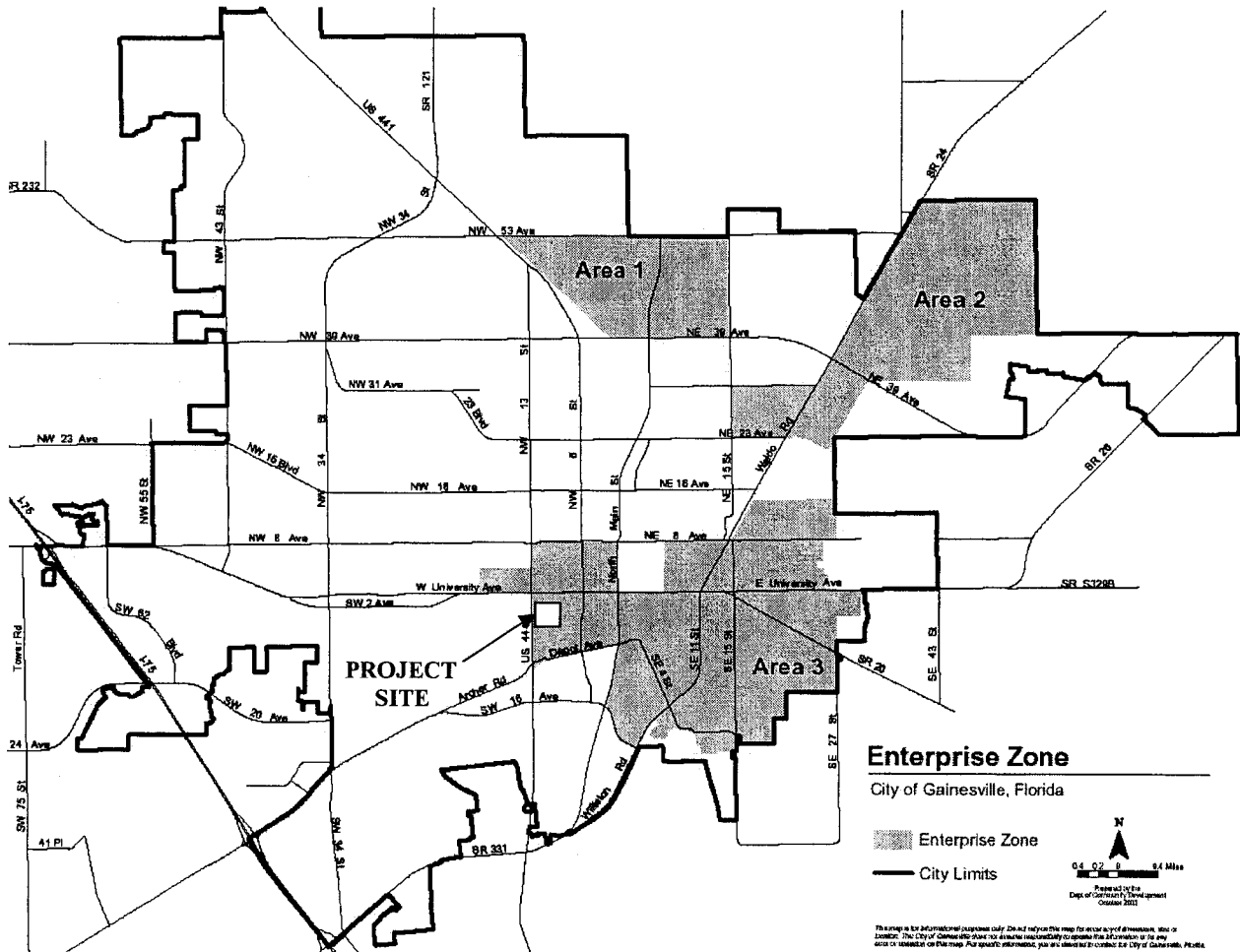
The project site lies within the Tumblin Creek watershed. Currently, runoff from the project site is directly discharged into a portion of Tumblin Creek via public stormwater conveyance systems. There are no existing on-site stormwater management facilities (SMFs).

The project development may include on-site stormwater management facilities to provide water quality treatment and rate/volume attenuation for the 100-year design storm event. SMFs may include: a storage facility beneath the site, exfiltration systems, sediment/trash collection structures, grassed swales, and potentially shallow surface basins. All facilities will be privately owned and maintained and all facilities will employ best management practices.

Where applicable, water quality treatment will meet or exceed the City of Gainesville LDC and Saint Johns River Water Management District criteria. Water quantity treatment will reduce post-developed rates of discharge to pre-development rates and volume of discharge for the 100-year design storm event, as required to meet facilities located within the Tumblin Creek watershed. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared to address erosion control and water quality maintenance provisions during the course of construction consistent with Florida Department of Environmental Protection National Pollution Discharge Elimination System (NPDES) program.

## A CHANGE PROMOTING INFILL

The project is consistent with the Goals, Objectives, and Policies of the Planned Use District Future Land Use designation to promote infill development. In addition to the proposed Future Land Use change, the project will establish urban building setbacks, orientation towards the street, and promote infill development improving the quality of the urban core. The development is within the City of Gainesville’s Urban Redevelopment Area and the University Heights Special Area Plan. The project also lies within the City of Gainesville’s Enterprise Zone, Area 3.

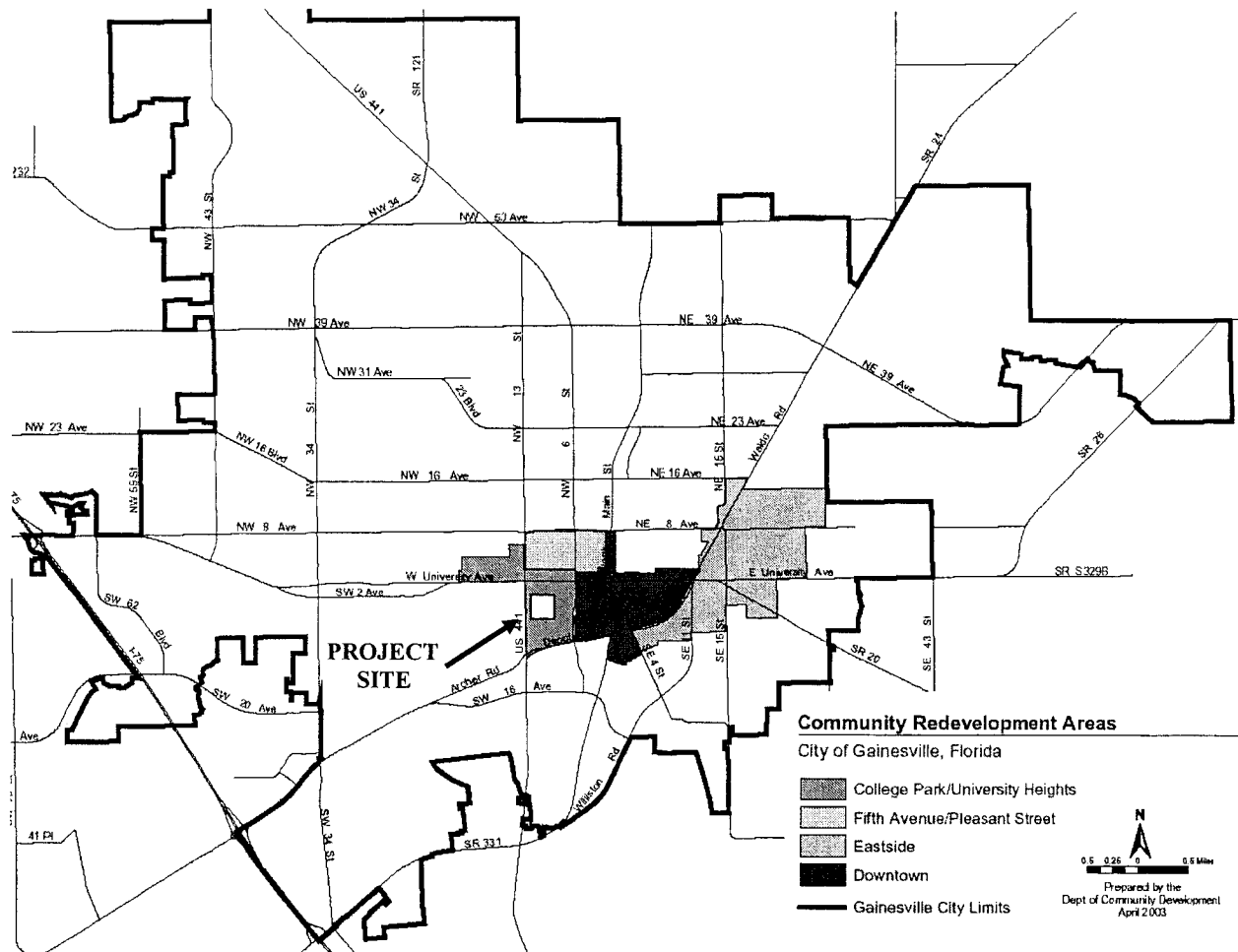


**Figure 2: Enterprise Zone**

**COMMUNITY VALUES, & NEIGHBORHOOD SUPPORT**

Introduction of infill development requires special consideration. This project includes the necessary elements for success and supports the Goals, Objectives, and Policies of the City of Gainesville's 2000-2010 Comprehensive Plan. It is in the best interests of the neighborhood for a Planned Use District such as this to reinforce the direction of the City of Gainesville's University Heights Special Area Plan. The development of the Gator Estates site will improve the character of the 13<sup>th</sup> Street Corridor and strengthen the urban context of the neighborhood.

To inform and involve residents and those that work in the neighborhood, as well as gain input and direction, Causeaux & Ellington held a neighborhood workshop July 19<sup>th</sup>, 2004 at 6:00 PM at the Trimark Properties Corporate Headquarters, which is also on the project site. The workshop was advertised in the Gainesville Sun, and real property owners within 400-feet of the project boundary were sent direct mail notification of this proposed change in excess of two weeks before the workshop. In addition, neighborhood associations and community action groups were sent the same direct mail notification. A presentation was given to inform attendees of the purpose, character, and intent of the proposed development. Residents of the area and interested persons were invited to share their ideas and opinions.

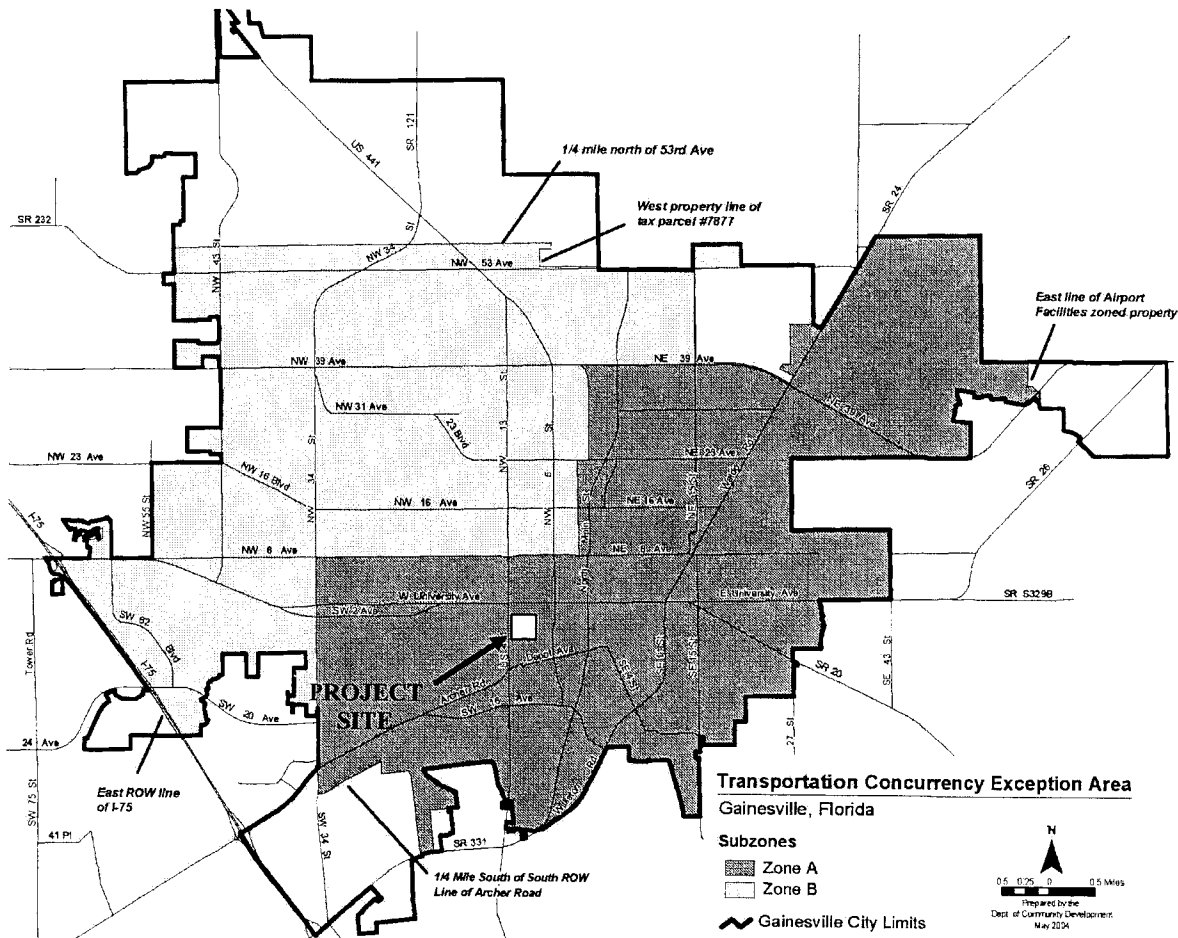


**Figure 3: Community Redevelopment Areas**

## DESIGN GUIDELINES - INFRASTRUCTURE STANDARDS

Urban development within a downtown environment requires the use of public streets for vehicle circulation, including service vehicles. All on-site improvements will be privately owned and maintained and are not dedicated to the public. New infrastructure improvements may include utility extensions, utility improvements, and utility relocations. Retention of existing utilities is also possible. Utility space allocations will comply with GRU Standards for underground burial where practicable and feasible.

The project site is located within TCEA Zone 'A' as shown below in Figure 4. Therefore, the Planned Use District and Planned Development will meet all relevant Policy 1.1.4 standards of the Concurrency Management Element. As part of satisfying TCEA Zone 'A' standards, construction will include internal sidewalk connections to adjacent public sidewalks and an enhanced transit stop will be constructed on SW 13<sup>th</sup> Street, adjacent to the project. The submittal of a site plan application will require the submittal of an application for a Certificate of Final Concurrency.



**Figure 4: Transportation Concurrency Exception Area**



## **VEHICULAR CORRIDOR DESIGN STANDARDS**

On-site driveways, general vehicle use areas, and pedestrian facilities will be designed to comply with the standards defined in the City of Gainesville's Land Development Code. The horizontal separation of driveways and the requirement to align driveways and street intersections may vary from the standard minimum separation requirements and alignment requirements. The entering return radius will be designed for maximum safety. Vehicle loading and service facilities will be designed to provide adequate maneuvering areas internal to the site, rather than using public streets and right-of-ways.

### Private Drive:

A private entrance drive shall allow one-way vehicular access. Traffic calming mechanisms such as driveway alignment, bulb-outs, landscaping, and speed humps may be utilized to discourage cut-through traffic between SW 3<sup>rd</sup> Avenue and SW 4<sup>th</sup> Avenue. These mechanisms will be located at or near entrance/exit points. Final locations and specific design criteria will be determined during the site plan review and approval process.

## **SIDEWALKS**

Consistent with the Goals of the City of Gainesville's University Heights Special Area Plan overlay, the development will have both internal and external sidewalks with a minimum of 8 feet of clear widths. Existing sidewalks on SW 3<sup>rd</sup> Avenue, SW 4<sup>th</sup> Avenue, and SW 13<sup>th</sup> Street may be retained and enhanced with additional streetscaping. Sidewalk width along SW 13<sup>th</sup> Street may be increased to accommodate outdoor activity and streetscaping.

## **LANDSCAPING**

To the extent possible, existing trees along SW 13<sup>th</sup> Street, SW 3<sup>rd</sup> Avenue and SW 4<sup>th</sup> Avenue shall be preserved, except those determined by the City Arborist to be invasive species or that have no significant value. In addition, landscaping and hardscape will be utilized to further enhance the natural setting of the site and the public spaces along the street level of the development.

All plant material will be Florida #1 grade or better as outlined by Grades and Standards for Nursery Plants, Division of Plant Industry, Florida Department of Agriculture and Consumer Services. The landscape buffer area shall be calculated from the back of sidewalk to the face of the structures. Landscape improvements within the landscape buffer shall contain appropriate materials as defined in the City of Gainesville LDC.

The basins, if any, will be planted at a minimum of 25% and shall include the equivalent of at least one shade tree per 35 linear feet of basin perimeter and other species conducive to growth in or around wet detention systems. Improvements may include the removal of non-native and invasive species

**SIGNAGE PLAN**

The project shall conform to the sign regulations stipulated in Division 1, Article IX of the City of Gainesville's Land Development Code for the construction of all onsite signs.

**PROJECT IMPLEMENTATION**

A Planned Development Zoning Ordinance, which is consistent with the Planned Use District, must be adopted by the City Commission within eighteen (18) months after adoption of the Future Land Use Ordinance. The Planned Development zoning ordinance with associated Planned Development Layout Plan and Development Report shall specify details of allowable uses and design standards to be used for implementation of the development.

The Planned Use District Overlay shall revert back to the underlying Future Land Use if the Planned Use District Future Land Use expires and becomes void. To re-establish the Planned Use District, a new application and consideration by the City Plan Board and City Commission will be required. That action will concurrently require a new Planned Use District Ordinance.

**PETITION RELATED MAPS  
ARE  
AVAILABLE FOR REVIEW**

**IN THE  
OFFICE OF THE CLERK OF THE COMMISSION  
1<sup>st</sup> Floor, City Hall, 200 East University Avenue**

**MONDAY THRU FRIDAY  
(Excluding Holidays)  
8AM TO 5PM**

5. **Petition 154LUC-04 PB**

Causseaux & Ellington, Inc., agent for Trimark Corporation. Amend the City of Gainesville 2000-2010 Future Land Use Map from RH (residential high density) to a mixed use PUD (planned use district). Located in the 300 Block of SW 13<sup>th</sup> Street, east side, between 3<sup>rd</sup> and 4<sup>th</sup> Avenues. Related to Petitions 155PDV-04 PB and 179ZON-04 PB.

Mr. Lawrence Calderon was recognized. Mr. Calderon presented a map of the site and described it and the surrounding uses in detail. He explained that the site was in the University Heights Special Area Plan, which allowed 25 percent non-residential use, and the applicant would like to increase the non-residential use to about 50 percent and construct a mixed-use development. He indicated that such a development could not be constructed under the current zoning. He noted that with the proposed Planned Development zoning, a number of issues could be resolved.

Mr. Gerry Dedenbach, agent for the petitioner, was recognized. Mr. Dedenbach presented slides of the site and noted that he would be addressing all three petitions simultaneously. He discussed the site in detail and noted that the proposal was to create a pedestrian oriented development along SW 13<sup>th</sup> Street. He indicated that he accepted all of staff's conditions and limitations on the petitions. He offered to answer any questions from the board.

Mr. Gold indicated that, while he approved of the site, there was nothing specific to look at. He asked if the board needed more information to approve the change.

Mr. Calderon explained that the plan before the board was a PD layout plan and the actual site plan would have to go through the development review process. He noted that the site plan would go to the Development Review Board, however, there was the option to have it come back to the Plan Board.

Mr. Gold indicated that he would like to see the plan. He asked about the requested non-residential floor area.

Mr. Calderon explained that staff was requesting that the maximum allowable non-residential floor area not exceed 32,000 square feet.

Mr. Gold asked if the petitioner agreed with that limit.

Mr. Dedenbach indicated that he did. He explained that the applicant had agreed to all the requirements of the University Heights overlay district and the architecture would follow those guidelines.

Chair Cole noted that a considerable bit of parking was being eliminated.

Mr. Dedenbach explained that there were existing parking lots in the area and there was parking proposed along the rear alley behind the building.

<u>Motion By:</u> Mr. Cohen	<u>Seconded By:</u> Mr. Reiskind
<u>Moved to:</u> Approve Petition 154LUC-04 PB.	<u>Upon Vote:</u> Motion Carried 5 - 0 Ayes: Gold, Reiskind, Tecler, Cole, Cohen

<u>Motion By:</u> Mr. Reiskind	<u>Seconded By:</u> Mr. Gold
<u>Moved to:</u> Request that the site plan for the development come before the Plan Board rather than the Development Review Board.	<u>Upon Vote:</u> Motion Carried 5 - 0 Ayes: Gold, Reiskind, Tecler, Cole, Cohen