



090844A  
**City of Gainesville**

City Hall  
200 East University Avenue  
Gainesville, Florida 32601

**Text File**

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**Introduced:** 4/1/2010

**File Number:** 090844.

**Version:** 0

**Status:** To Be Introduced

..Title

Hidden Lake Design Plat, Phase II (B)

Petition DB-09-88 SUB. Causseaux, Hewett and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned PD (Planned Development). Located at NW 75th Place and NW 21st Way, Parcel No. 07814-002-001

..Explanation

This is a request for design plat approval for Phase II of the Hidden Lake Subdivision. Hidden Lake is a residential subdivision located in the 2700 block of SR121 that was annexed into the city in 1992. The original subdivision was approved by Alachua County in January 1983 as a Planned Unit Development at a gross density of 3.22 units per acre. The record indicates that Phase I, which includes 60 lots and associated open space was developed prior to January 8, 1991 on a total of 31 acres.

On August 10, 2006 the applicant submitted an application, Petition 61SUB-06 DB for design plat review, Phase II of the Hidden Lake residential subdivision. The DRB (Development Review Board) considered the petition and recommended approval with conditions. However, the petition was invalidated because it was not presented to the City Commission in a timely manner. A new design plat, Petition DB-09-88 SUB was submitted on November 10, 2009 and was reviewed by the Technical Review Committee. This proposed Phase II includes 18 lots on 8.35 acres at 2.2 units per acre with an overall density of 2.61 units per acre; the allowable density for the total project is 3.22 units per acre. In accordance with the requirements for design plat, the Technical Review Committee determined the proposed design plat is consistent with the Comprehensive Plan and conforms to the City's existing zoning requirements.

A key factor in consideration of the proposed Phase II subdivision is the number of lots proposed. Given some of the prominent characteristics of the area, the existence of sensitive environmental features, wetland areas and an adjacent lake, staff expressed concerns about the initial 28 lots proposed for the Phase II portion. The design to accommodate those lots included a longer cul-de-sac and lots extending into and closer to the environmentally sensitive areas. In keeping with the purpose and intent of the Land Development Code to preserve, conserve, enhance and restore the natural environment, staff determined that it was essential to avoid encroachment into wetland areas and to minimize the degree of encroachment into the adjacent wetland areas. Staff therefore required a redesign that would be consistent with the avoidance and minimizing criteria in order to undertake mitigation. This resulted in a reduction in the number of lots to 18 but retained the connection to Phase I in support of interconnectivity and a gridded street system.

One condition of the PD is to maintain an area south of the development in its natural state as a buffer between the residential and industrial to the south. Staff examined that area and determined that it contains a natural tributary to the lake which has become degraded over time. It also contains invasive plant species, man made structures and debris which has accumulated over time. In the interest of a more positive outcome to the overall environmental condition of the lake, the adjoining wetlands and the natural area, staff supported a decision to restore the natural system and improve the degraded natural area as part of the mitigation strategy.

The Development Review Board reviewed the design plat and expressed concerns about the environmental factors and the extent of a significant cul-de-sac intrusion into the environmentally sensitive areas. The board also expressed concerns about the inclusion of additional hard surface for sidewalks, and requested that the City Commission grant a waiver for the sidewalk. The board deliberated extensively on the proposed mitigation plan to restore the natural area and potential impacts on the broader environmental systems. The board asked pointed questions of the applicant and the City's Environmental Review Coordination concerning maintenance and guarantees of a successful mitigation. The board voted 6 to 0 to forward a recommendation of approval to the City Commission.

Public notice was published in the Gainesville Sun on January 27, 2010. The Development Review Board held a public hearing on February 11, 2010.

.. Fiscal Note

None.

..Recommendation

Development Review Board to City Commission - The City Commission approve Petition DB-09-144PDV with staff conditions with a request to remove the sidewalks if possible and to authorize staff to explore the options for a pedestrian connection to the adjacent development to the north.

Development Review Board vote 6-0.

Staff to City Commission - the City Commission approves DRB's recommendation included in the report.

Staff to City Development Review Board - Approve petition with conditions.

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# DEVELOPMENT REVIEW EVALUATION

## Technical Review Committee Summary Comments

PLANNING &amp; DEVELOPMENT SERVICES DIVISION

THOMAS CENTER BUILDING "B"

306 NE 6<sup>TH</sup> AVENUE (352)334-5023

PETITION NO.	DB-09-88	DATE PLAN RECEIVED:	11/10/09	REVIEW TYPE:	<input type="checkbox"/> Prelim Dev	<input type="checkbox"/> Concept
REVIEWING BODY:	Development Review	REVIEW DATE:	1/27/10		<input type="checkbox"/> Final Dev	<input type="checkbox"/> Minor Dev.
PROJECT DESCRIPTION:	(PB-09-88 SUB. Causseaux, Hewett and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned PD (Planned Development). Located at NW 75 <sup>th</sup> Place and NW 21 <sup>st</sup> Way, Parcel No. 07814-002-001)				<input type="checkbox"/> Amendment	<input type="checkbox"/> Minor Sub.
PROJECT LOCATION:	Located at NW 75th Place and NW 21st Way, Parcel No. 07814-002-001			<input type="checkbox"/> Special Use	<input type="checkbox"/> Street Vacation	
		REVIEW LEVEL:	Intermediate	<input type="checkbox"/> Planned Dev	<input type="checkbox"/> Other:	
				<input checked="" type="checkbox"/> Design Plat		
				PROJECT PLANNER:	 Lawrence Calderon	
				PROPERTY AGENT:	Causseaux, Hewett, and Walpole, Inc. Land Estates, LLC.	

## Department Comments:

1. Planning: Approved with conditions
2. Public Works & Traffic Engineering: Approved with conditions
3. Environmental Coordinator: Approved with conditions
4. G.R.U & Gas: Approved with conditions
5. Police: No Comments
6. Fire: - Approved as submitted
7. Building: - Approved as submitted
8. Arborist: - Approved with conditions
9. Other:- ACDEP - No Comments
10. Concurrency Review: Approved with conditions

II. Overall Recommendation: The Technical Review Committee recommends approval of Petition DB-09-88 SUB subject to the attached conditions.

# DEVELOPMENT REVIEW EVALUATION

(CONTINUED)

## Background and Analysis of the Hidden Lake Phase II PD Residential Subdivision

Hidden Lake is a residential subdivision located in the 2700 block of SR121. It was approved by Alachua County in January 1983 as a Planned Unit Development at a gross density of 3.22 units per acre. The record indicates that Phase I, which includes 60 lots and associated open space was developed prior to January 8, 1991 on a total of 31 acres (See attached documents related to Alachua County approval of the Planned Unit Development).

The development was annexed into the City in 1992 (Ordinance 3769) and an application, Petition 61SUB-06 DB, was submitted to the City on August 10, 2006 for design plat review, Phase II of the Hidden Lake residential subdivision. The DRB (Development Review Board) considered the petition and heard testimony from staff, the applicant and the general public. The DRB voted to forward a recommendation to the City Commission of approval subject to staff conditions. The board also expressed concerns about the proposed mitigation plan and requested that the mitigation plan should be modified to addressed code requirements prior to review by the City Commission. Section 30-183 (i) (1) of the Land Development Code requires that the approved design plat with modifications must be submitted to the Development Services Department within 60 days of the DRB approval. Since that requirement was not satisfied, the design plat became invalid. A new design plat, Petition DB-09-88 SUB was submitted on November 10, 2009 and has been reviewed by the Technical Review Committee with attached comments. (

In reviewing a design plat, the code requires that the following criteria should be considered:

### Conformance with the officially adopted Comprehensive Plan.

Existence of the developed Phase I portion of 60 single-family residential lots provide evidence that the development is consistent with the surrounding land uses. The proposed Phase II development is intended on property which lies between the Hidden Lake Phase I to the south and the Buck Bay (Eryin's Gardens) residential subdivision to the north. The proposed residential use is consistent with adjacent developments and the Residential Low land use designation. The development is consistent with several elements of the comprehensive plan; it promotes infill development, it is developed in a manner that will protect environmentally sensitive resources such as wetlands, lakes and surface water areas; it facilitates inter connectivity, supports the need to provide open space and provides amenities for pedestrian circulation.

### Conformity with the City's Official Roadway Map:

The development is indirectly connected to the main roadway network and does not negatively impact the Official Roadway system. It includes only 18 lots which generates a minimal number of trips on the network.

### Conformity with the City's Existing Zoning Requirements

The property is zoned PD with development standards that are consistent and compatible with surrounding development and is designed to integrated and protect the natural systems. The maximum density is 3.22 units per acre, consistent with the allowable density of the Residential Low land use, (up to 12 units per acre) and the conventional RSF-4, single-family residential

# DEVELOPMENT REVIEW EVALUATION

(CONTINUED)

developments (8 units per acre) with minimum lot size of 4,300 square feet. The proposed minimum lot size of 5,000 square feet is consistent with surrounding developments and the setbacks are comparable with those of general low density single-family developments. It is adjacent to wetlands and other surface water areas and is designed to meet wetland setbacks and buffers including designated setbacks from water bodies.

## Environmental Considerations

Some aspects of the general area are the existence of sensitive environmental features such as wetlands and natural waterways which traverse the surrounding areas leading to the nearby lake. Given the relatively even topography and the nearby lake, there are small pockets of wetland areas which require development to be sensitively placed in order to avoid degradation of those wetlands.

The existence of those wetland areas has raised important concerns about the design and layout of the Phase II subdivision. While the initial design of the plat anticipated a development density and road configuration with lesser importance on the environmental factors, today's code places greater importance and sensitivity on the environmental factors of the site. The development proposal has therefore attempted to maximize the number of lots and at the same time address the need for preserving wetlands and respecting the sensitive environmental elements. To this end, the applicant is proposing wetland mitigation in accordance with the avoidance and minimization principle of the Land Development Code.

In considering mitigation options, staff examined the initial number of lots and the proposed roadway network. Staff determined that the number of lots should be reduced in support of minimizing the amount of impacted wetlands but the roadway connection to Phase I should be maintained in support of interconnectivity and the gridded street system.

In determining the mitigation options, staff examined a condition of the PD requiring an area south of the Phase I development intended to remain in its natural state. The area contains a natural tributary to the lake which has become degraded over time. It also contains invasive plant species, man made structures and debris which has accumulated over time. In the interest of a more positive outcome to the overall environmental condition of the lake, the adjoining wetlands and the natural area, staff supported a decision to restore the natural system and improve the degraded natural area as part of the mitigation strategy. The restored area to the south is intended as mitigation to compensate for impacts to a number of small degraded wetlands within the Phase II development. Although mitigation is required for the proposed impacts, most of those wetlands will remain intact except for encroachment on the edges and within their buffer areas.

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# DEVELOPMENT REVIEW EVALUATION

## Current Planning Section

PLANNING & DEVELOPMENT SERVICES DIVISION  
 THOMAS CENTER BUILDING "B"  
 306 NE 6<sup>TH</sup> AVENUE (352)334-5023

PETITION NO.	DB-09-88	DATE PLAN RECEIVED:	11/10/09	REVIEW TYPE:	<input type="checkbox"/> Prelim Dev	<input type="checkbox"/> Concept
REVIEWING BODY:	Development Review	REVIEW DATE:	1/27/10		<input type="checkbox"/> Final Dev	<input type="checkbox"/> Minor Dev.
PROJECT DESCRIPTION:	(DB-09-88 SUB. Causseaux, Hewett and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned PD (Planned Development). Located at NW 75 <sup>th</sup> Place and NW 21 <sup>st</sup> Way, Parcel No. 07814-002-001)			<input type="checkbox"/> Amendment	<input type="checkbox"/> Minor Sub.	
PROJECT LOCATION:	Located at NW 75th Place and NW 21st Way, Parcel No. 07814-002-001			<input type="checkbox"/> Special Use	<input type="checkbox"/> Street Vacation	
				<input type="checkbox"/> Planned Dev	<input type="checkbox"/> Other:	
				<input checked="" type="checkbox"/> Design Plat		
PROJECT PLANNER:	Lawrence Calderon					
PROPERTY AGENT:	Causseaux, Hewett, and Walpole, Inc. Land Estates, LLC.					

APPROVABLE  
(AS SUBMITTED)

APPROVABLE  
(SUBJECT TO BELOW)

DISAPPROVED

INCOMPLETE

COMMENTS ONLY

### RECOMMENDATIONS/COMMENTS

1. Resolution Z-91-3 is determined valid and applicable to the subject petition
2. The wetland setback for review of this project is based on current wetland setback regulation which is an average 50 foot setback from all designated wetlands.
3. In addressing the Comp Plan requirements on connectivity, it appears that the development has a potential to connect to the adjacent Buck Bay development. Please explain why this is not possible.
4. With reference to the Design Plat, after the meeting of the DRB, the applicant will be required to submit the modified design plat within 60 days of the decision of the DRB for submission to the City Commission. You may request an extension prior to the expiration date.
5. All wetland and mitigation areas adjacent to roadways within the subdivision shall be protected with black anodized fencing and supplemented with vegetation
6. The wet detention basin shall be protected from intrusion with appropriate and compatible fencing materials.
7. The wetland areas on the northeast side of wetland areas shall be protected from intrusion.
8. Development standards for the plat shall be as shown on the design plat.

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# DEVELOPMENT REVIEW EVALUATION

## Development Engineering

PUBLIC WORKS DEPARTMENT  
THOMAS CENTER BUILDING "B"  
306 NE 6<sup>TH</sup> AVENUE (352)334-5070

PETITION NO. SUB	Petition DB-09-88	DATE PLAN RECEIVED:	<input type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input checked="" type="checkbox"/> Design Plat	<input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other:
REVIEWING BODY:	Development Review	REVIEW DATE: 02/02/10	REVIEW TYPE:	
PROJECT DESCRIPTION:	Subdivision	REVIEW LEVEL: 4	PROJECT PLANNER:	Lawrence Calderon
PROJECT LOCATION:	NW 75th Place at NW 21st Way, Parcel no. 07814-002-001	PROPERTY AGENT:	Causseaux, Hewett, and Waipole, Inc.	

APPROVABLE  
(AS SUBMITTED)

APPROVABLE  
(SUBJECT TO BELOW)

DISAPPROVED

INCOMPLETE

COMMENTS ONLY

<input type="checkbox"/> Alachua County Public Works approval required <input type="checkbox"/> F.D.O.T. approval required <input checked="" type="checkbox"/> SJRWMD permit is required <input checked="" type="checkbox"/> 100 yr. critical duration analysis required <input checked="" type="checkbox"/> Treatment volume must be recovered within 72 hrs (F.S. of 2) <input type="checkbox"/> Approved for concurrency	Comments by:  <i>Sundaram Jaishankar</i> Development Review Engineer
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### RECOMMENDATIONS/COMMENTS

(Area is open for all typing, editing, and formatting)

The comments shown below (provided earlier to the Petitioner) are to be addressed during the construction plan phase. The Petitioner in response has stated that this will be done at that time. Public Works approval of these plans is contingent upon these items being addressed at that time. Subject comments are reiterated below for the record.

1. High water table conditions expected on this site. Construction plans shall address the following:
  - a. Underdrains on both sides of roadway with positive outfall.
  - b. Storm pipes shall not be submerged and discharge above normal pool elevation.
  - c. The proposed basin design shall include a safe flood route in case of overtopping.
  - d. The grading proposed for lots 3-15 shall not negatively impact the existing drainage patterns for the adjacent Buck Bay properties.
  - e. Cross sections at the property line shall be included in the plans.

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# SITE PLAN EVALUATION SHEET

## ENVIRONMENTAL REVIEW 334-5070 M.S. 58

Petition No. <u>DB-09-88 SUB</u>	Review Date: <u>1/27/10</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>1/28/2010</u>	<u>Design Plat</u>
Description, Agent & Location: <u>Hidden Lake Phase II</u>		Project Planner:
<u>Causseaux, Hewett, &amp; Walpole, Inc.</u>	<u>NW 75<sup>th</sup> Place at NW 21<sup>st</sup> Way</u>	<u>Lawrence Calderon</u>

APPROVABLE  
(as submitted)

APPROVABLE  
(subject to below)

DISAPPROVED

- Wetlands or wetland buffers must be shown.
- Creeks or creek setbacks must be shown.
- Lakes or lake setbacks must be shown.
- Significant ecological communities on site.
- Archaeological/historical sites on site.

Comments By:

M. k. a. G.

Mark Garland  
Environmental Coordinator

### NOTES/RECOMMENDATIONS:

1. The applicant has, in my opinion, provided reasonable assurance that this development meets the criteria in Sections 30-302.1(d) and (e), Gainesville land development code. Please see the applicant's document, "Hidden Lake Phase II, Consistency with City of Gainesville Wetlands Ordinance," received December 9, 2009.
2. If the board wishes to approve this level of wetland impact, the applicant has provided a mitigation plan that appears to meet the requirements of Section 30-302.1(f).

The mitigation is proposed in an area that in the original zoning ordinance for Hidden Lake was designated as an "undisturbed natural area." The question is whether or not this mitigation, which involves disturbance, should be allowed here.

In my opinion, this area is acceptable for mitigation for two reasons. First, the area is within the same basin and sub-basin as the impact area, which Section 30-302.1(g) states is the most preferable. Second, the area is now disturbed and can benefit from improvement through mitigation activities. A ditch with extremely steep sides runs through this area from a Florida Department of Transportation stormwater pond on the west side of highway 121 and causes erosion and sediment deposition in the forested wetland on site. Mitigation will reshape the sides of this ditch and slow the flow of water in it. There are also some invasive exotic species in the wetland that will be removed as part of mitigation.

After mitigation, this area will still not be an "undisturbed natural area," but will be in better ecological health than it is now, and will still serve as a forested buffer between Hidden Lake and the Jackrel Industrial Park to the south.

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## DEVELOPMENT REVIEW EVALUATION

### Gainesville Regional Utilities

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

Nov 24, 2009

1 Petition DB-09-88 SUB

Causseaux, Hewett, and Walpole, Inc., agent for Land Estates, LLC. (Hidden Lake Ph. II) Design plat review for a subdivision. Zoned: PD (Planned development). Located at NW 75th Place at NW 21st Way, parcel no. 07814-002-001. (Planner, Lawrence Calderon)

Conceptional Comments  
 Approved as submitted

Conditions/Comments  
 Insufficient information to approve

**New Services** Please contact Jill White (393-1459 or e-mail [WhiteJL@GRU.com](mailto:WhiteJL@GRU.com)) and schedule a Project Meeting with GRU to discuss utilities. A utility plan review is required to coordinate the utility space allocations and identify the public utility easements that are needed before final plat approval.

**Water** There is a 10 foot wide PUE proposed between lots 14 & 15 to cover a water main and the minimum size PUE is 20 feet wide. The side setback for these lots will need to change from 5 feet to 10 feet on the easement side of the lots to provide the required clearance from the water main.

**Sanitary Sewer**

**Electric** The electrical tech assigned to this project is Darko Kovac. Please coordinate the electrical distribution with him for the utility plans - 393-1542 or e-mail [KovacD@GRU.com](mailto:KovacD@GRU.com).

**Gas**

**Real Estate** After the utility plan review we can identify the public utility easements needed for the plat.

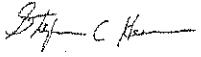
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# SITE PLAN EVALUATION SHEET

## FIRE PROTECTION/LIFE SAFETY REVIEW

<u>Petition No.:</u> DB-09-88	<u>Due Date:</u> 11/24/2009	<u>Review Type:</u> Preliminary Final
<u>Review for:</u> Technical Review Staff Meeting		<u>Review Date:</u> 11/18/2009
<u>Description:</u> Hidden Lake Phase 2 NW 75th Place and NW 21st Way		

Approvable       Approvable  
Subject to Comments       Disapproved       Concept

<input checked="" type="checkbox"/> Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.	Comments By: 
<input type="checkbox"/> Revisions are necessary for plan to meet the requirements of Gainesville's Land Development Code Section 30-160.	
<input type="checkbox"/> Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.	SC Hesson, #232 Fire Inspector

Revisions/Recommendations:

090844A

# SITE PLAN EVALUATION SHEET

## BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. DB-09-88 SUB	Review Date: 11-22-09	Review Type: Preliminary Final
Review For :Development Review Board	Plan Reviewed: 11-23-09	Project Planner: Bedez Massey
Description, Agent & Location: Causseaux, Hewett & Walpole agent for Hidden Lake Phase II		
NW 75 <sup>th</sup> Place at NW 21 Way		
LAWRENCE		

APPROVABLE  APPROVABLE  DISAPPROVED  CONCEPT  
SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction.

Complete code compliance plan review will be performed at Building Permitting.

Comments By:

Buddy McGhin

Buddy McGhin  
Plans Examiner  
PX0000545

REVISIONS / RECOMMENDATIONS:

11/23/09

No comments, approved as submitted.

090844A

# DEVELOPMENT REVIEW EVALUATION

## Urban Forestry

PARKS, RECREATION, AND CULTURAL AFFAIRS DEPARTMENT  
 NATURE OPERATIONS DIVISION  
 405 NW 39<sup>TH</sup> AVENUE (352)393-8171

PETITION NO.	DB-09-88 SUB	DATE PLAN RECEIVED:	11/12/09	REVIEW TYPE:	<input type="checkbox"/> Prelim Dev	<input type="checkbox"/> Concept
REVIEWING BODY:	Development Review	REVIEW DATE:	11/24/09		<input type="checkbox"/> Final Dev	<input type="checkbox"/> Minor Dev.
PROJECT DESCRIPTION:	Hidden Lake Phase II	REVIEW LEVEL:	1		<input type="checkbox"/> Amendment	<input type="checkbox"/> Minor Sub.
PROJECT LOCATION:	NW 75th Place and NW 21st Way	PROJECT PLANNER:	Bedez Massey	<input type="checkbox"/> Special Use	<input type="checkbox"/> Street Vacation	
		PROPERTY AGENT:	Causseaux, Hewett, and Walpole, Inc.	<input type="checkbox"/> Planned Dev	<input type="checkbox"/> Other:	
				<input checked="" type="checkbox"/> Design Plat		

APPROVABLE  
 (AS SUBMITTED)

APPROVABLE  
 (SUBJECT TO BELOW)

DISAPPROVED

INCOMPLETE

COMMENTS ONLY

<input type="checkbox"/> Tree survey required	Comments by:
<input type="checkbox"/> Landscape plan required	
<input type="checkbox"/> Irrigation system required	
<input checked="" type="checkbox"/> Attention to conditions (listed under recommendations/comments)	Earline Luhman Urban Forestry Inspector

### RECOMMENDATIONS/COMMENTS

#### Street Trees

Street trees are required on 50' centers on both sides of the streets, and green space needs to be provided for this requirement.

Utilities cannot have conflicts with the required shade trees.

Provide six feet of grass between the curb and sidewalk without utilities conflicts.

GRU requires a 7 1/2' separation for large shade trees, and this needs attention during the planning phase so the Code requirements are met.

Large shade trees are Live Oak, Southern Magnolia, Bluff Oak, Winged Elm, or American Ash trees.

#### General Notes

Add these notes.

Project will be in compliance with landscaping requirements for street trees in subdivisions (Sec 30-261), street buffers (30-353), and stormwater management areas [30.251 (2) b].



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# DEVELOPMENT REVIEW EVALUATION

(CONTINUED)

No utilities conflicts shall impact the required landscaping for this development.

## Section 30-183 (a)

Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land and the construction of improvements is expressly prohibited.

## Section 30-261 (b)

The subdivider shall plant street trees from the Gainesville Tree List within five feet of the right-of-way of each street or within the right-of-way is such a planting strip has been part of the development plan. One such tree shall be planted for every 50 linear feet of street right-of-way on both sides of the street.

## Retention/detention Areas

Retention/detention areas need to be landscaped with trees, shrubs, groundcovers, and native perennials appropriate to the function as a wet or dry basin. Twenty-five percent or more of the basin area including the shoulders shall be landscaped and shall include the equivalent of at least one shade tree for every 35 linear feet.

## Section 30- 251 b 3 iii

## Section 30- 251 (7) h

For all new development, or redevelopment of the existing property, the applicant needs to remove all invasive nonnative plant species from the property prior to issuance of the certificate of occupancy.

## Construction Drawing

Construction drawings should be submitted to the building department and application for construction permits made before any trees are removed.

After a certificate of occupancy has been issued for a development, any tree removal shall require either a tree removal permit or an approved plan amendment.

## Tree Barricades & Detail

Indicate tree barricades on the design plat for trees to be preserved during development.

Impact on the Urban Forest will be determined at a later date.

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**DEVELOPMENT REVIEW EVALUATION**

**Concurrency Management**

**PLANNING & DEVELOPMENT SERVICES DIVISION**  
**THOMAS CENTER BUILDING "B"**  
**306 NE 6<sup>TH</sup> AVENUE (352)334-5022**

PETITION NO.	DB-09-88 SUB	DATE PLAN RECEIVED:	12/9/09				
REVIEWING BODY:	Development Review	REVIEW DATE:	1/27/10	REVIEW TYPE:	<input checked="" type="checkbox"/> Prelim Dev	<input type="checkbox"/> Concept	
		REVIEW LEVEL:	2		<input checked="" type="checkbox"/> Final Dev	<input type="checkbox"/> Minor Dev.	
PROJECT DESCRIPTION:	Design plat review for a subdivision.		PROJECT PLANNER:	Lawrence Calderon			
PROJECT LOCATION:	N.W. 75 <sup>th</sup> Place at N.W. 21 <sup>st</sup> Way		PROPERTY AGENT:	Choose one: Sandman Construction, LLC			

APPROVABLE  
(AS SUBMITTED)

APPROVABLE  
(SUBJECT TO BELOW)

DISAPPROVED

INCOMPLETE

COMMENTS ONLY

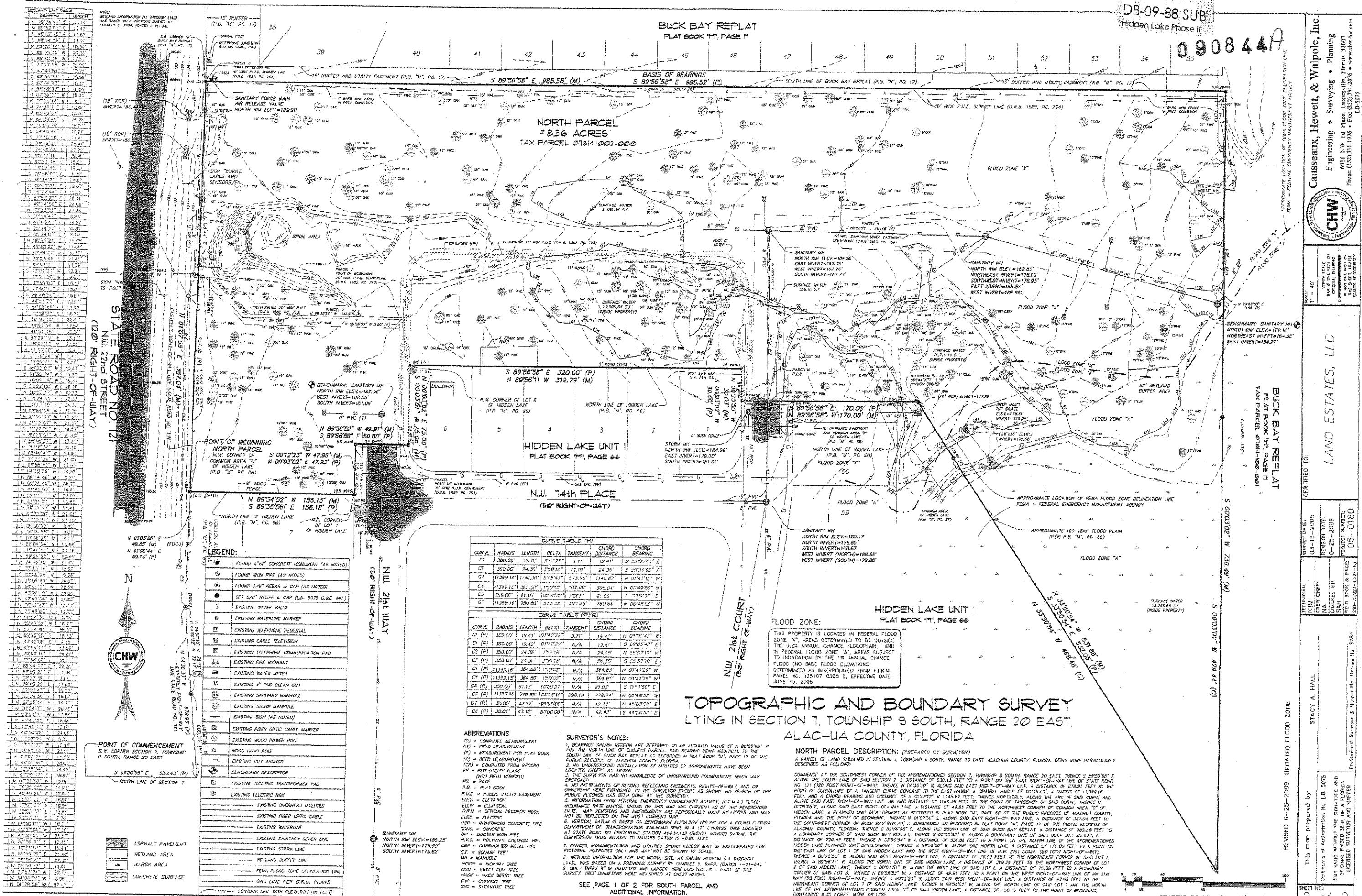
Hidden Lake, Phase II	Comments by:  <i>Jason Simmons</i> Jason Simmons (Planner)
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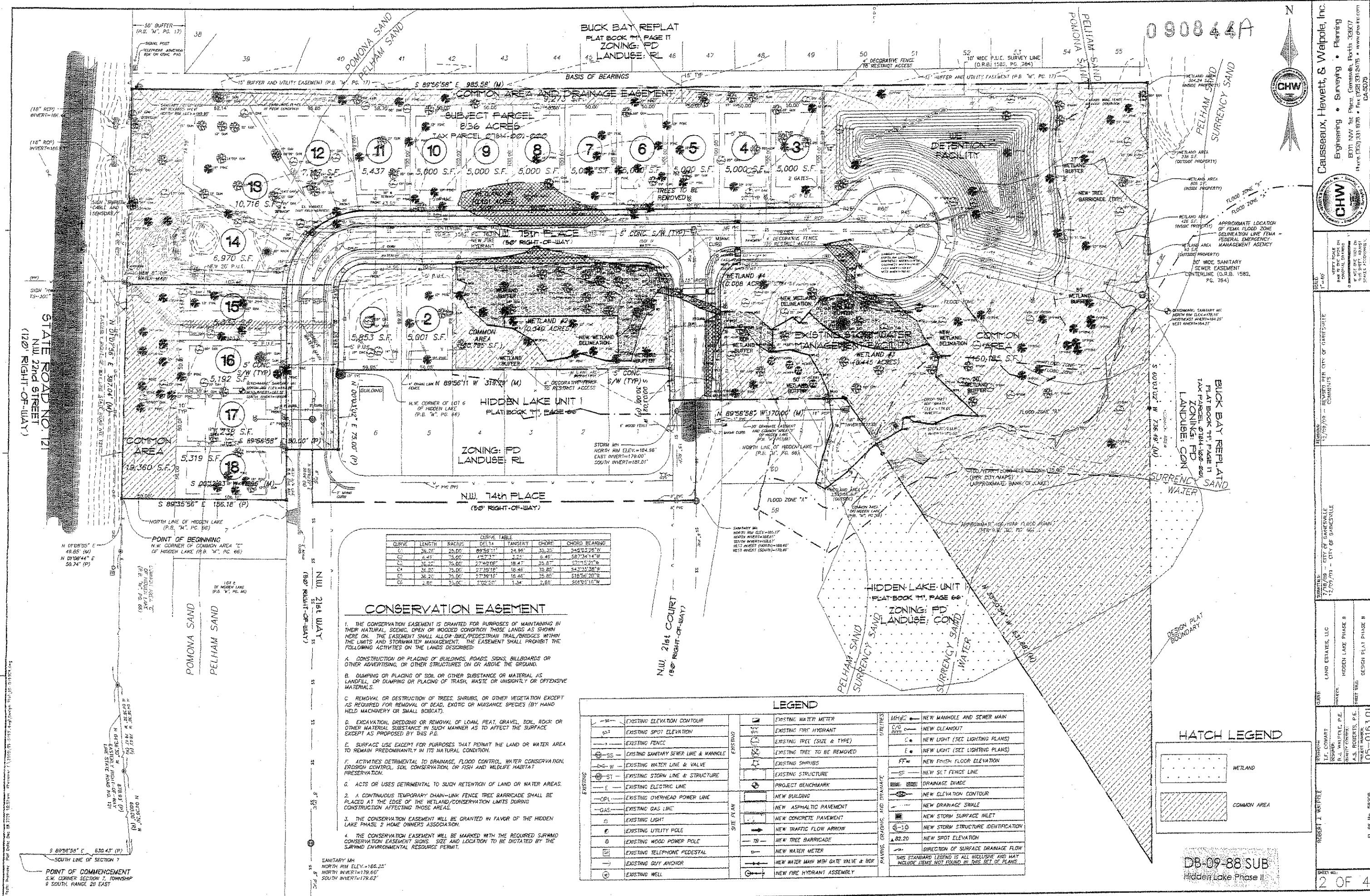
**RECOMMENDATIONS/COMMENTS**

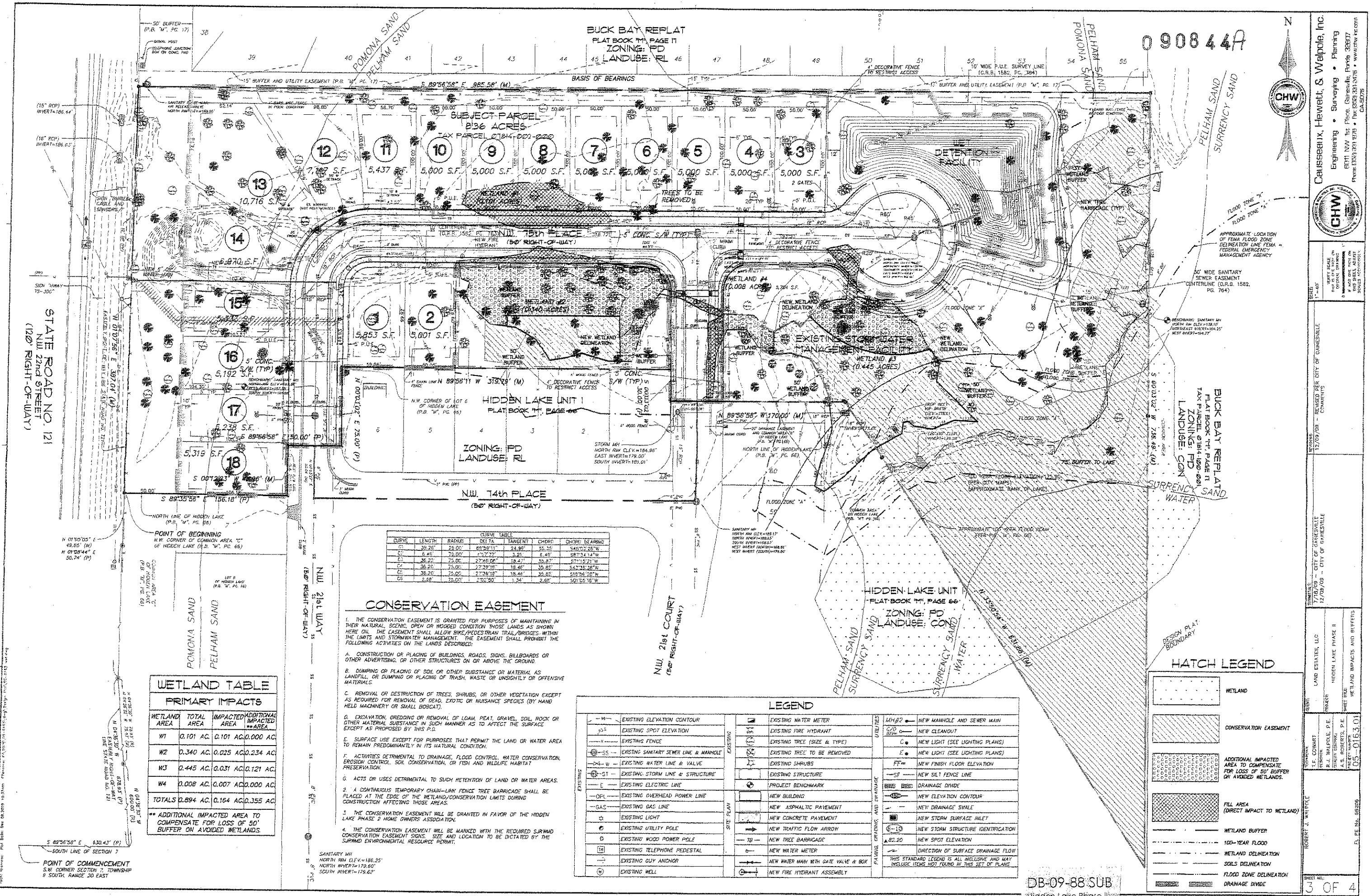
1. This development is located in Zone B of the Transportation Concurrency Exception Area and must meet all relevant Concurrency Management Element Policy 1.1.4 and 1.1.6 standards. Based on the estimated average daily trip generation, this development must meet 3 Concurrency Management Element Policy 1.1.6 standards.
2. Prior to receiving final plat approval for this subdivision, the development must sign a TCEA Agreement for the provision of 3 Concurrency Management Element Policy 1.1.6 standards. The payment to be made to meet the standards will go towards Standard v. (Addition of lanes on existing road facilities including, but not limited to, the expansion of SR 121 north of US 441 to CR 231 to 4 lanes).











# HIDDEN LAKE DEVELOPMENT

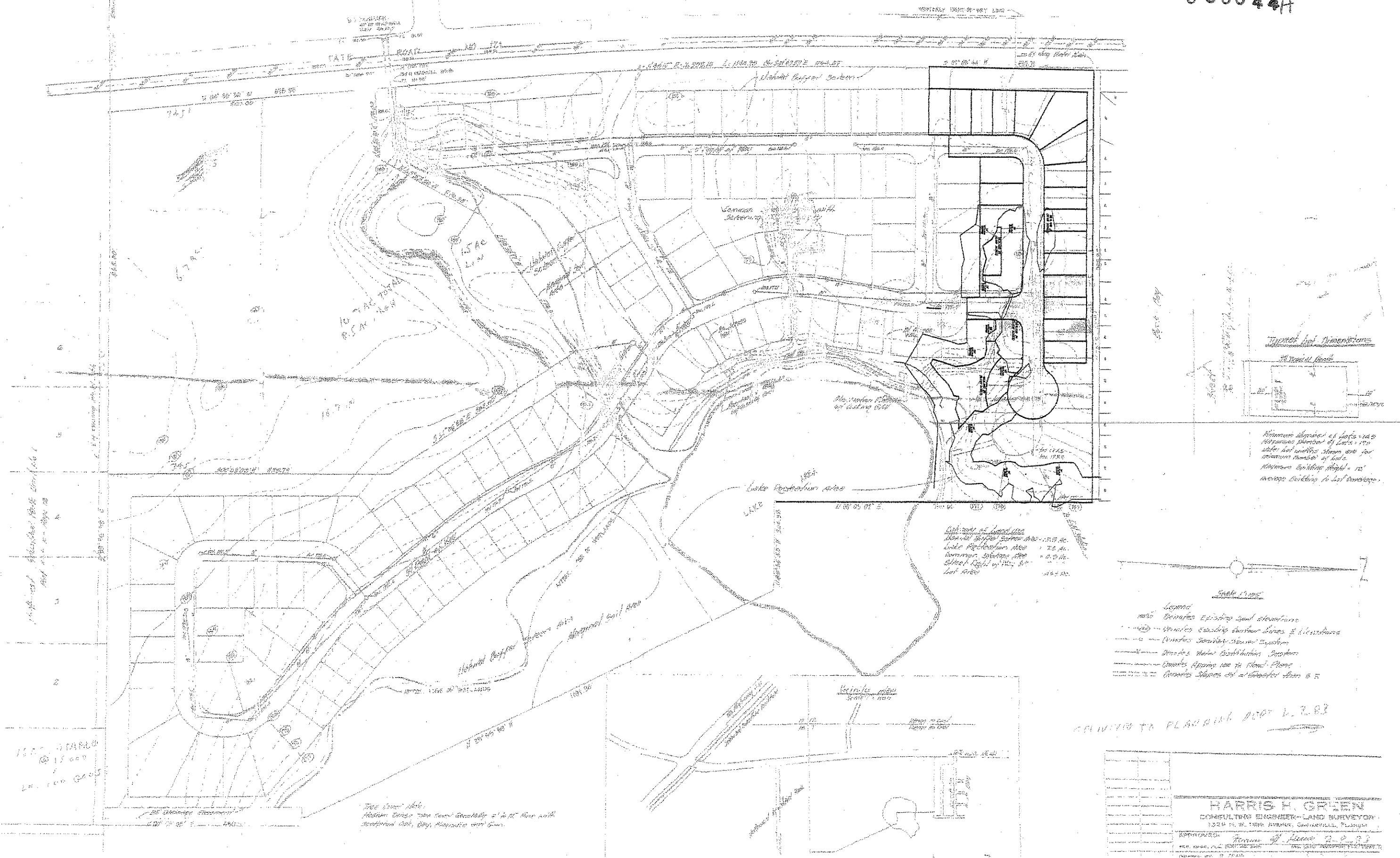
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# HIDDEN LAKE DEVELOPMENT

DB-09-88 SUB  
hidden Lake Phase II

090844A



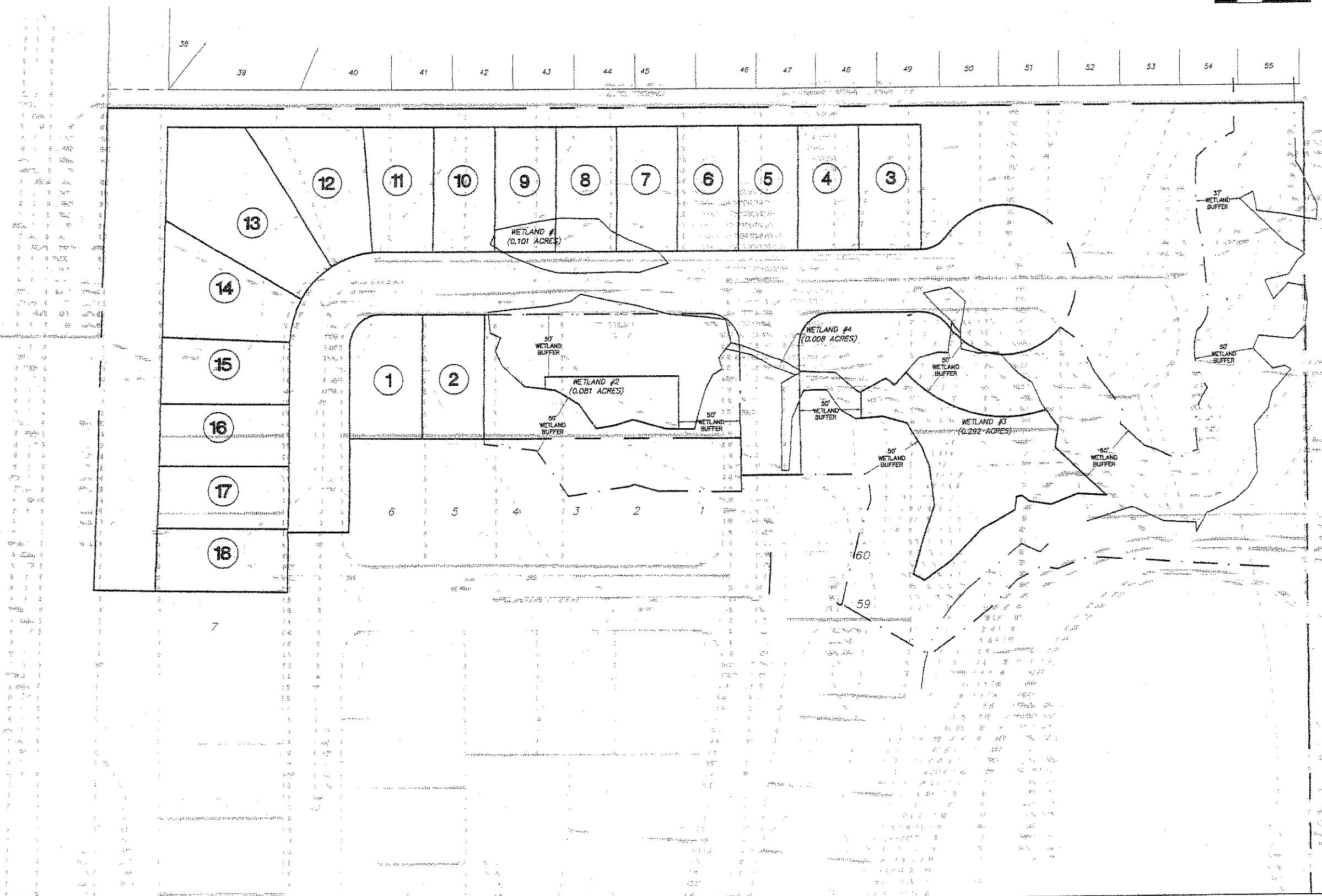
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N

GRAPHIC SCALE

0 20 40 60

CHW



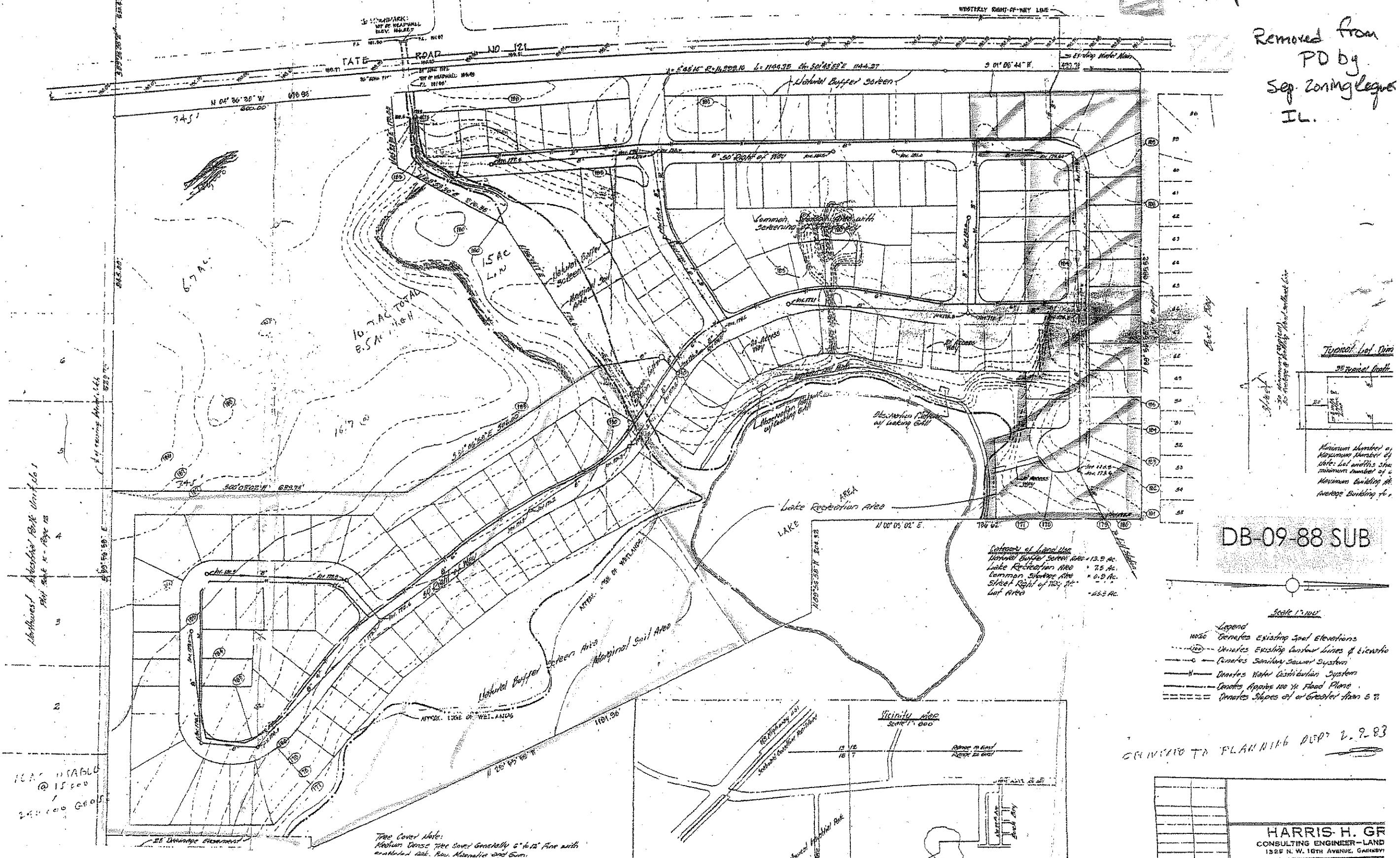
## HIDDEN LAKE DEVELOPMENT

090844A

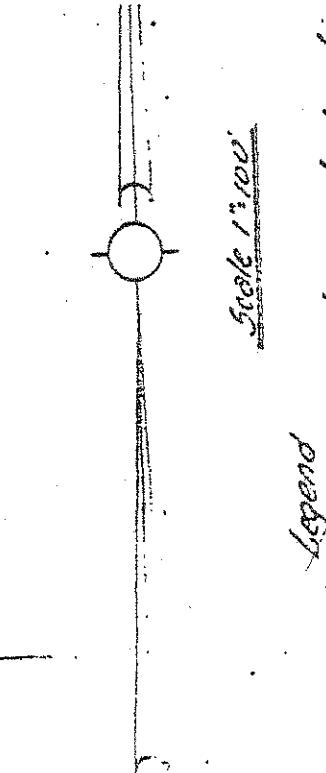
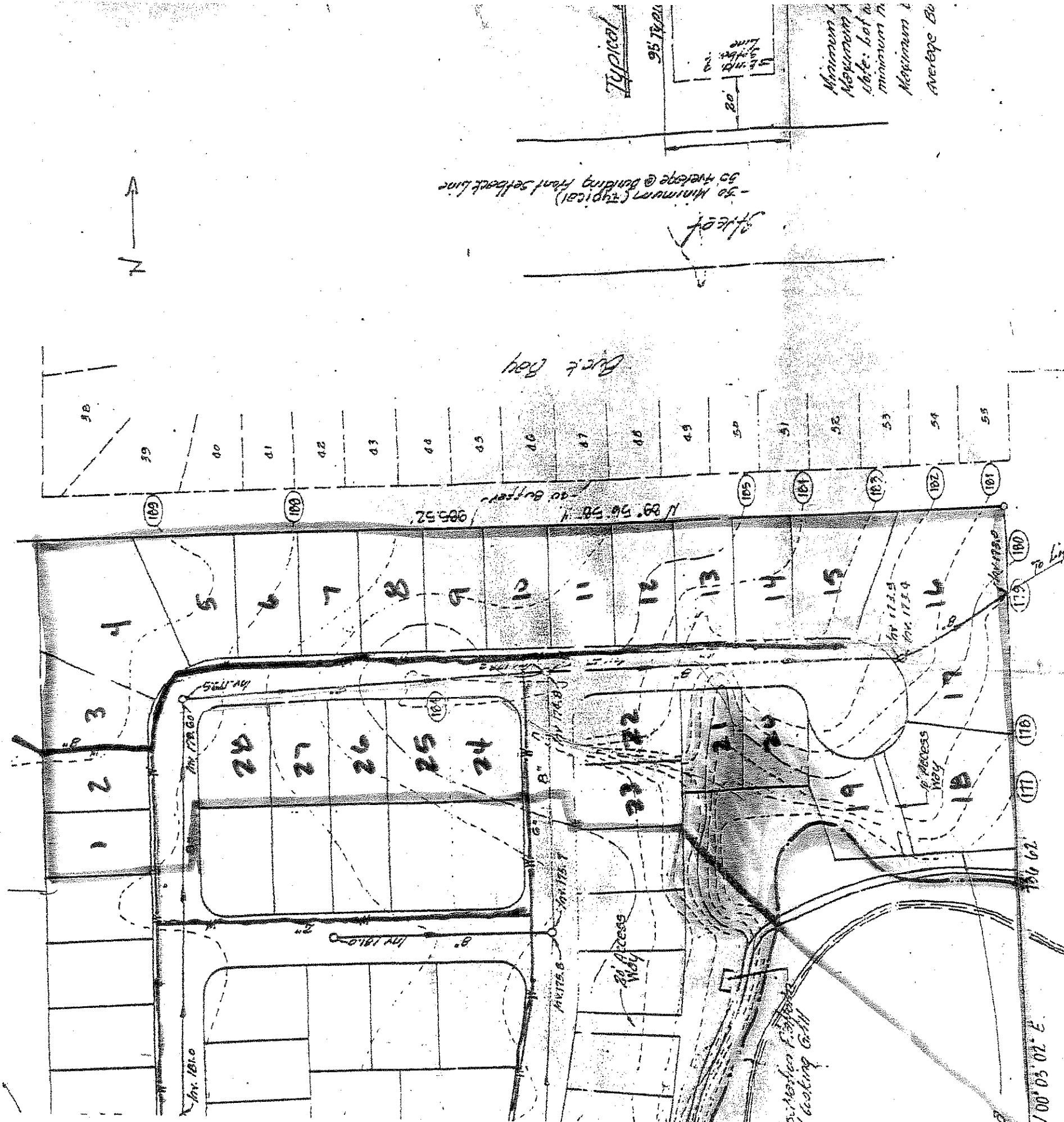
## Phase I

## Proposed Phase II

Removed from  
PD by  
Sep. Zoning legis.  
IL.



HARRIS H. GE  
CONSULTING ENGINEER - LAND  
1325 N. W. 16TH AVENUE, GAINESVILLE



Legend  
 100.00 Denotes Existing Spot Elevation  
 (100) Denotes Existing Contour Lines  
 0 Denotes Sanitary Sewer System  
 H Denotes Water Distribution System  
 100 Denotes Appx 100 ft Flood Plain  
 1 Denotes Slopes of or Greater to

PHASE II. UNITS  
WETLAND LINE  
WETLAND  
SNT  
Ex. Seven

Category of Land Use	Platton Office, School Area - 13.9 A.C.	Lake Recreation Area - 7.5 A.C.	Common Storage Area - 0.9 A.C.	Street Right of Way - 63.3 A.C.
Lot Area				

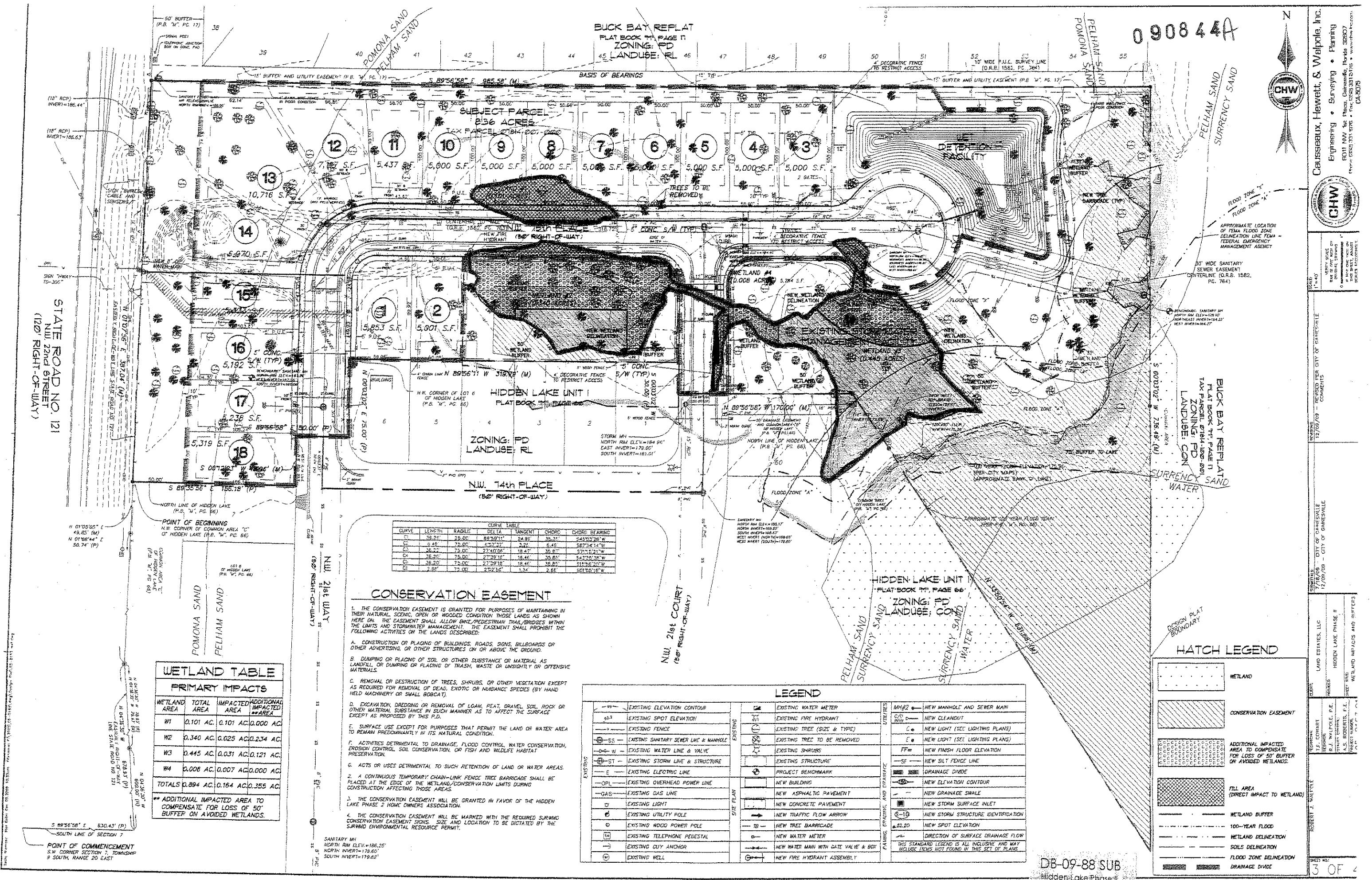
Convinced to speak with other  
o

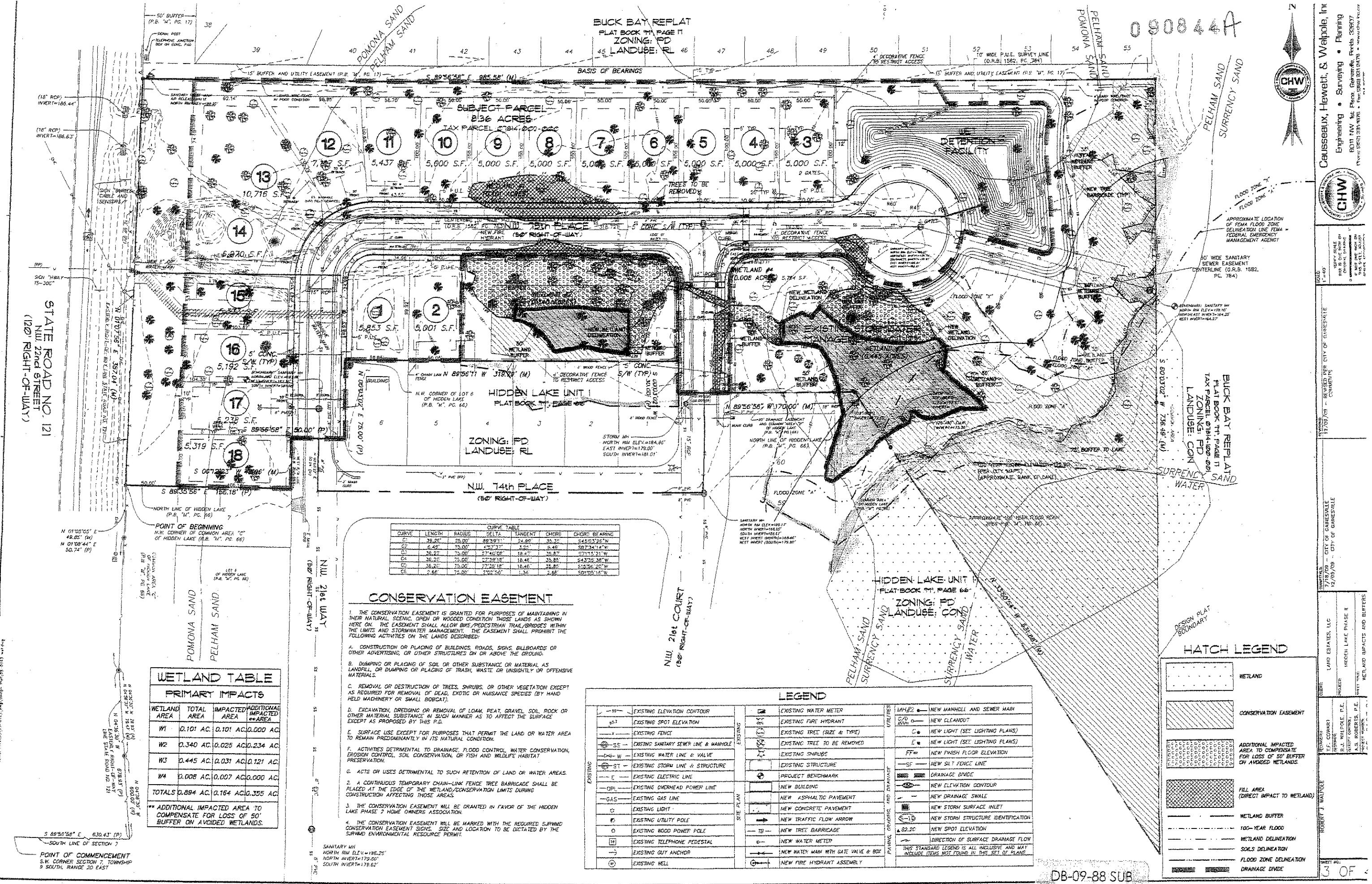
90844A

HARRIS

CONSULTING ENGINEERS

DB-09-88 SUB  
Hidden Lake Phase II



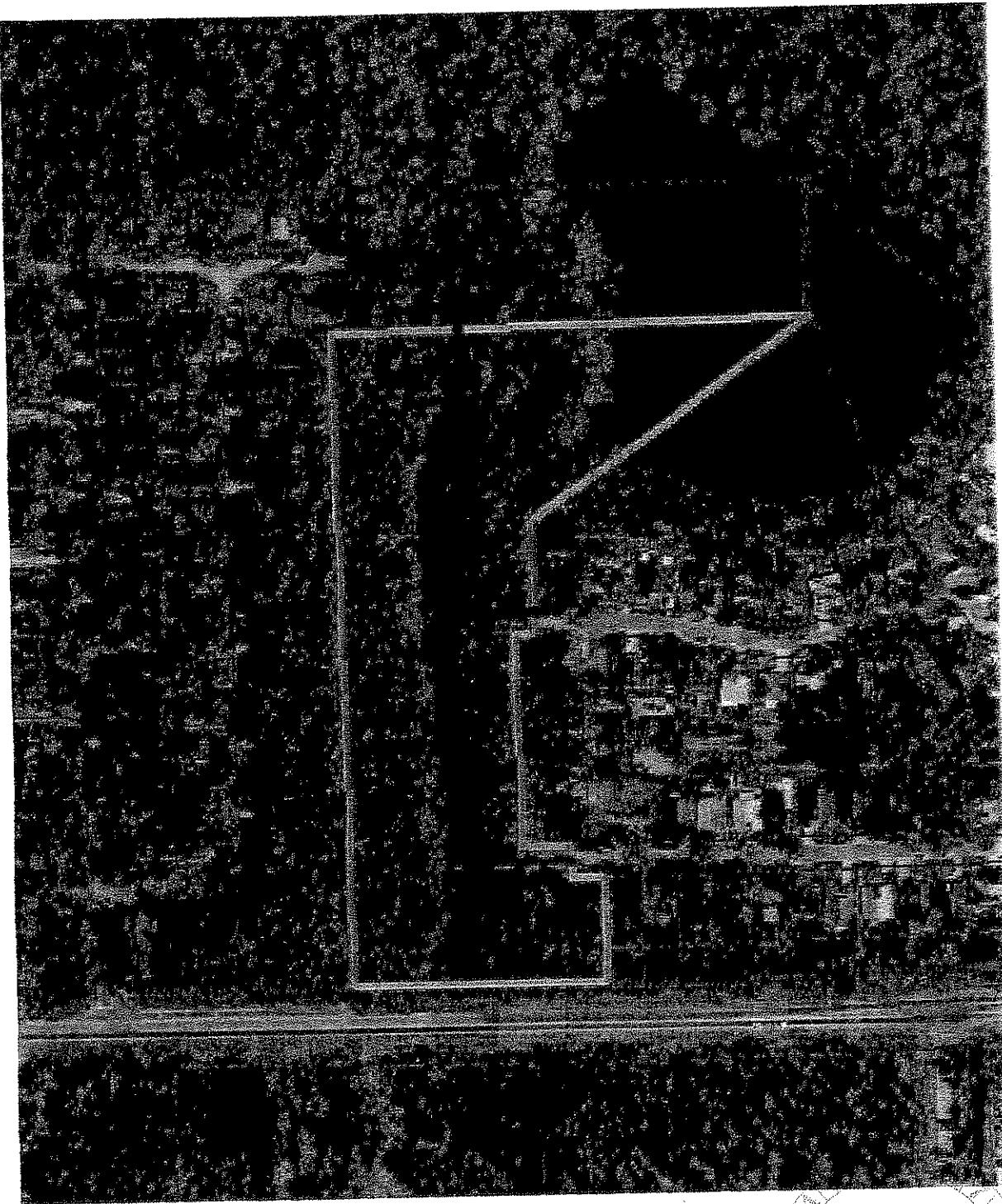




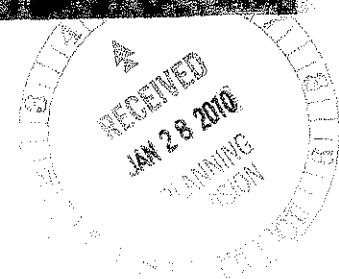
Hidden Lake, Phase II

11

090844A



DB-09-88 SUB





0908444

DOCUMENTS RELATED  
TO APPROVAL OF THE  
PLANNED UNIT  
DEVELOPMENT BY  
ALACHUA COUNTY

57, T9S, R20E

Area 1

090844A

*HIDDEN LAKE*

A RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ALACHUA COUNTY, FLOR-  
IDA, AMENDING APPLICATION #ZOM-48-82 WHICH  
CREATED HIDDEN LAKE RESIDENTIAL "PUD"  
(PLANNED UNIT DEVELOPMENT); PROVIDING  
REVISED CONDITIONS; PROVIDING AN EFFECTIVE  
DATE.

SEE #ZOM-27-90

WHEREAS, Zoning Application #ZOM-26-90 has been duly filed and was  
considered by the Alachua County Planning Commission at its meeting of December 13,  
1990; and,

WHEREAS, the Application was considered by the Alachua County Board of  
County Commissioners at its meeting of January 8, 1991;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application #ZOM-26-90, as summarized in Exhibit "A" of this  
Resolution, is hereby approved, and the real property described within the application  
shall, unless changed in accordance with law, hereafter bear the zoning district  
classification of "PUD" (Planned Unit Development), subject to the following revised  
conditions:

1. The maximum development density shall be 3.22 units per acre.
2. The proposed minimum 50' buffers provided shall remain in their  
natural state, be maintained by the owner(s), and be enhanced by additional tree  
plantings. The unplatteed parcel on the south side of the PUD shall remain as natural  
undisturbed open space to serve as a buffer between the residential development and  
industrial property to the south. Any future residential development shall be located in  
the unplatteed portion of parcel 7814-002 of Phase I of Hidden Lake PUD per the revised  
conceptual development plan.
3. If ancillary uses such as an office or laundry facilities are anticipated  
within the PUD, then those uses shall be centrally located and intended for resident use  
only.
4. Development plan approval shall be required.
5. The wetlands delineation determined with the original residential  
PUD master plan shall be designated as a conservation area on the plat. A construction  
setback shall be established thirty-five (35) feet landward of the wetland delineation line.

Upon adoption of this resolution, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

090844A

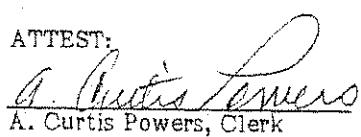
This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 8th day of January, A.D., 1991.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

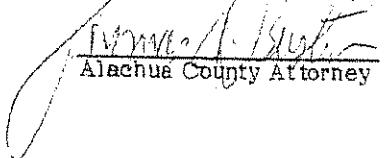
By:   
George Dekle, Chairman

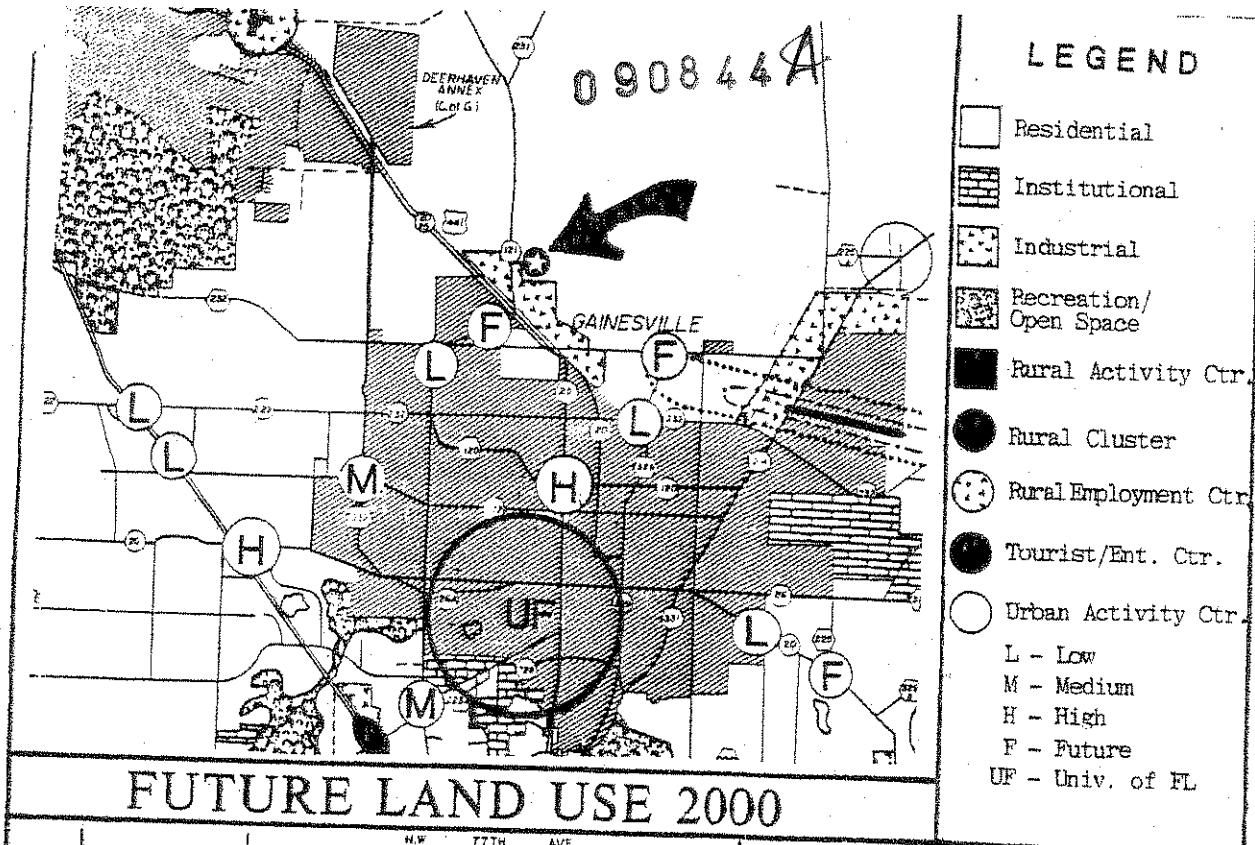
ATTEST:

  
A. Curtis Powers, Clerk

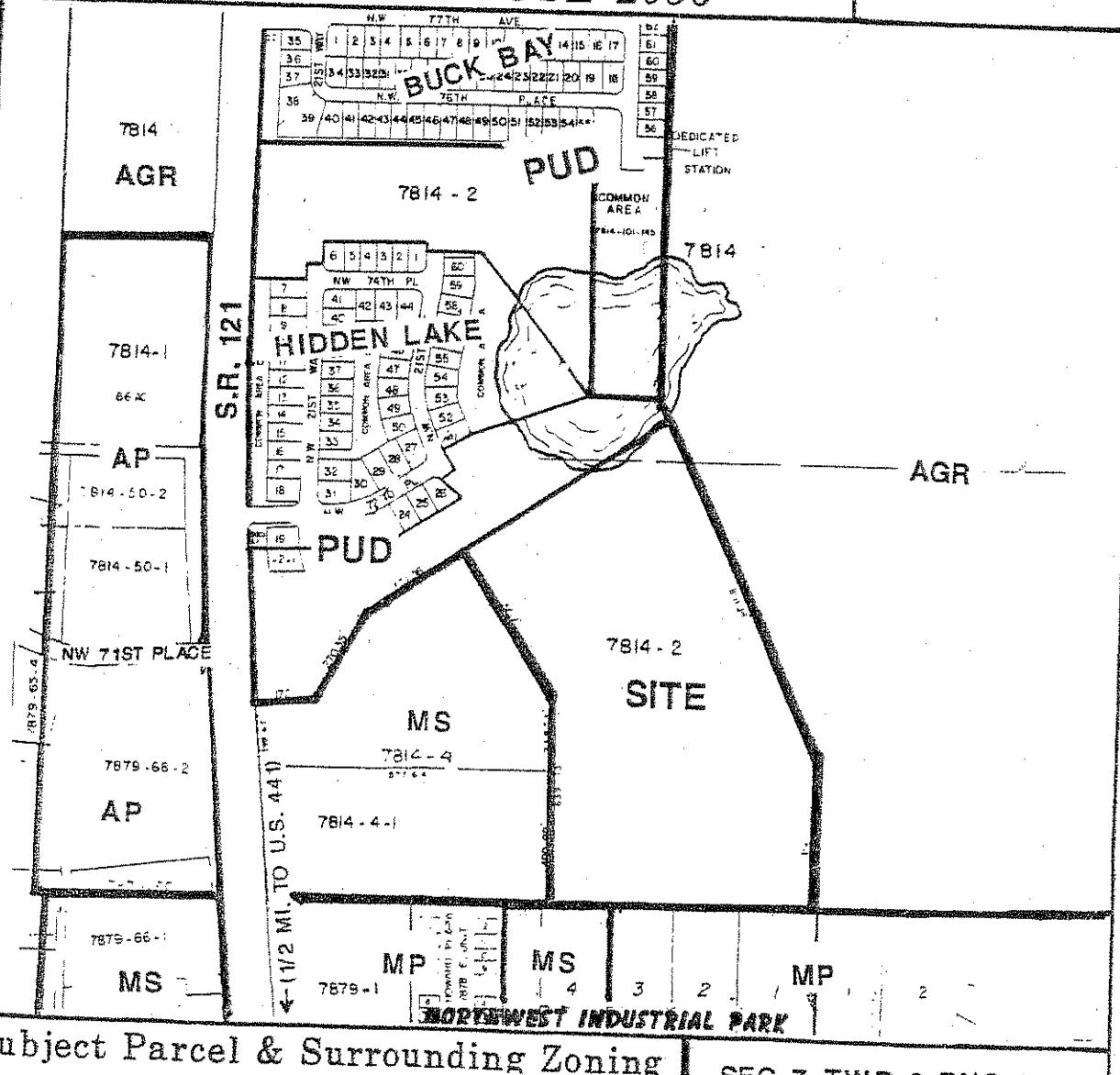
(SEAL)

APPROVED AS TO FORM

  
Alachua County Attorney



## FUTURE LAND USE 2000



## Subject Parcel & Surrounding Zoning

SEC 7 TWO 0 0000

090844A

REZONING/LAND USE APPLICATION  
ALACHUA COUNTY, FLORIDA

REVIEW FEE  
 \$ 750.00  
 base: \$ 500.00  
 area: \$ 300.00  
 TOTAL \$ 1,550

RECEIVED

date: 10/22/90  
 by: GCS  
 RECEIPT NO. 12107

APPLICATION NO.

ZOM-26-90  
 ZOM-27-90

DO NOT WRITE ABOVE THIS LINE — PLANNING OFFICE USE ONLY

## 1. APPLICANT

name: Sorin Inc. phone no: 376-7974  
 address: 2045 NW 19th Lane  
Gainesville, FL 32605

2. Applicant is not the owner of record of this property. (circle)

## 3. PROPERTY OWNER(S)

name: Sorin Inc. phone no: 376 7974  
 address: 2045 NW 19th Lane, Gainesville, FL 32605

Note: If more than one parcel, list parcels by tax #s and owners on separate sheet.

## 4. PROPERTY DESCRIPTION

section - township - range: 7 - 9 - 20 area (acres): 21.722

tax parcel number(s): Part of 7814-2

legal description: complete description must be attached.

location: provide detailed directions to locate property on reverse side

## 5. TYPE OF REQUEST (circle applicable letter(s))

a. CHANGE ZONING of property from P.U.D. to M.S.  
 b. SPECIAL USE PERMIT to allow \_\_\_\_\_  
 c. HOME OCCUPATION PERMIT (SUP) to allow \_\_\_\_\_  
 d. SPECIAL EXCEPTION to allow \_\_\_\_\_ in \_\_\_\_\_ zone  
 e. TEMPORARY USE PERMIT to allow \_\_\_\_\_  
 f. other PUD Amendment - delete 21,722 acres.

6. CERTIFICATION: I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this land use request.

Harris H. Green 10-22-90  
 SIGNATURE Harris H. Green (President) DATE

ITEMS ATTACHED:	yes	no	n/a	LEGAL DESCRIPTION (required — all)
	<input checked="" type="checkbox"/>	—	—	AFFIDAVIT (required — all)
	<input checked="" type="checkbox"/>	—	—	ZONING CERTIFICATION from Codes
	<input checked="" type="checkbox"/>	—	—	PUD APPLICATION INFORMATION
	<input checked="" type="checkbox"/>	—	—	DETAILED DIRECTIONS (required on back)
	<input checked="" type="checkbox"/>	—	—	other <u>Boundary Survey</u> <u>Topographic Survey</u>

090844A

REZONING/LAND USE APPLICATION

Solivue, Inc.  
APPLICANT

ZOM-26-90

ZOM-27-90

APPLICATION NO.

Part of 7814-3

7 9 30

PARCEL NUMBER(S)  
1. Delete 21.722 acres from P.U.D. (ZOM-26-90) SECTION - TWNSP - RANGE

Change Zoning from PUD to MS. (ZOM-27-90)  
TYPE OF REQUEST (from #5 on page 1 of this application)

REQUEST DESCRIPTION:

See Attachment

(please use an additional sheet if more space is needed)

Harris A Green  
SIGNATURE Harris A Green (President)

10-22-90

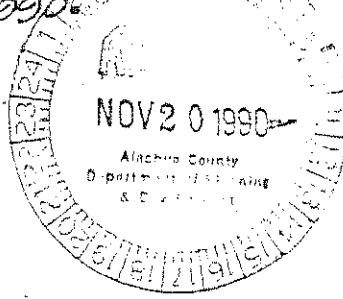
DATE

IMPORTANT: Before submitting your application, you are advised to consult with the planning staff and to review the County's Comprehensive Plan and Zoning Regulations as they pertain to your application, particularly the following regulations as they apply to your request:

a. ZONING CHANGE: The Alachua County Comprehensive Plan and Zoning Regulations	
b. SPECIAL USE PERMIT: Zoning Regulations	Section 14 (pg 168)
c. HOME OCCUPATION: Zoning Regulations	Section 4.9 (pg 30)
d. SPECIAL EXCEPTION: Zoning Regulations	Section 20.5 (pg 190)
e. TEMPORARY USE PERMIT: Zoning Regulations	Section 15 (pg 169)
f. PUD ZONING: Zoning Regulations	Section 8 (pg 95)

COPY N 100 TO ~~RIGHT~~ 1000  
Nov. 15 1990

090844A



Homeowners  
Hidden Lake Planned Unit Development  
State Road 121 North  
Gainesville, FL.

Enclosed herewith is a map showing information regarding a zoning application submitted to Alachua County asking that a part of the unplatte portion of Hidden Lake PUD be rezoned from PUD to M.S., Industrial District. We feel that if this application is approved Hidden Lake will benefit. The advantages of this zoning change are as follows:

- 1) There will be no roadway connection from Hidden Lake to the proposed rezoned land.
- 2) The size of Hidden Lake PUD will be reduced by approximately 55 lots, which will decrease traffic on the existing streets in the subdivision.
- 3) There will be a natural wooded buffer from 80 feet to 400 feet wide with no M.S. improvements in the buffer area. This would place the nearest allowed improvements at distances varying from a minimum of 160 feet more or less to a maximum of 500 feet more or less from the existing lots in Hidden Lake.
- 4) The reduction in the number of lots in Hidden Lake would reduce the pressure on the lake itself and help maintain its natural beauty.

If you have any questions please stop by the model home.

Sincerely,

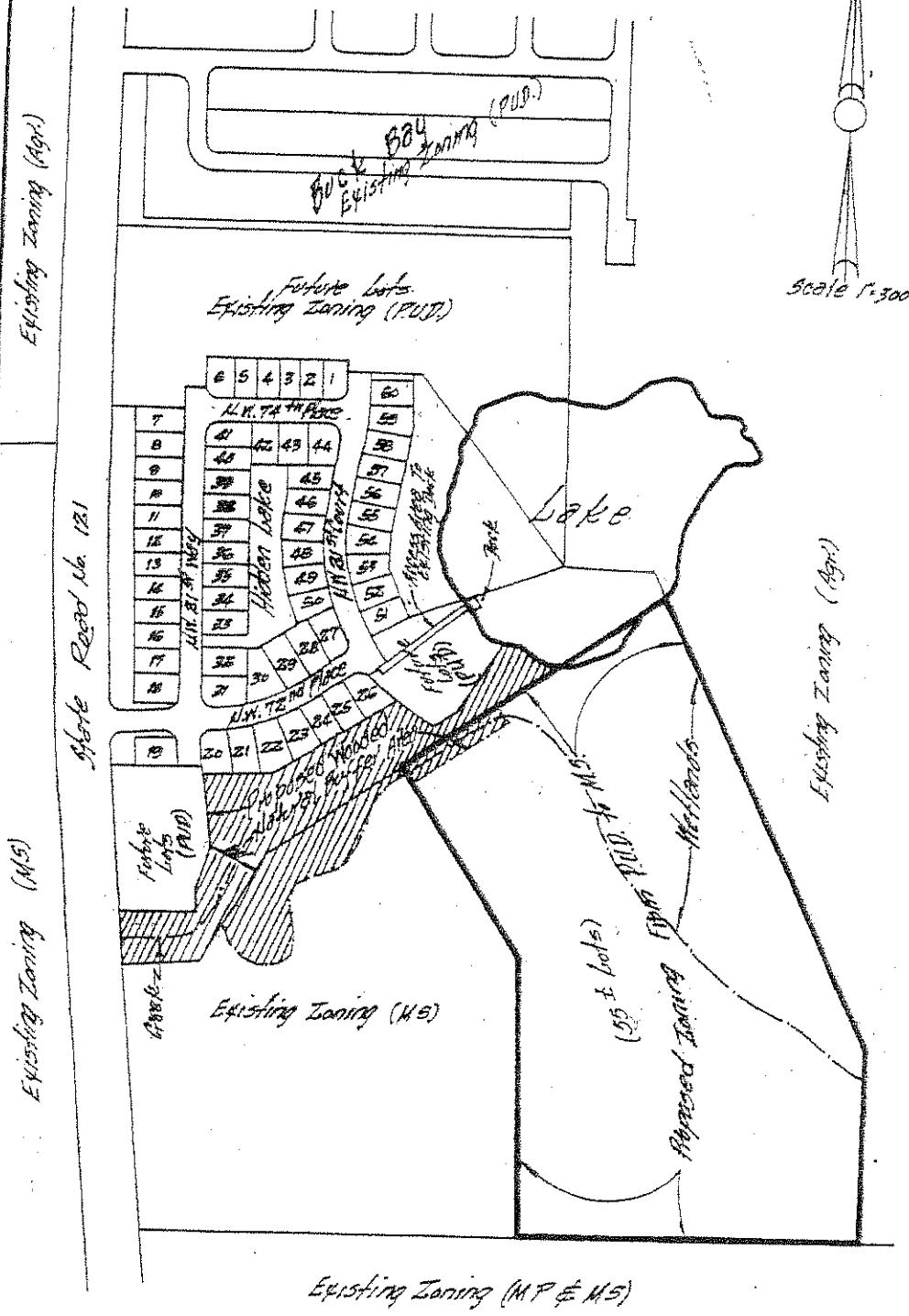
Harris H. Green

Harris H. Green, President, Sarjune, Inc.

090844A

Existing Zoning (Agri.)

Block Record No. 121



0908444

STAFF REPORT

Application #ZOM-26-90 (PUD Revision):

A request by Sarjune, Inc., Owner, to amend Hidden Lake Residential "PUD" (Planned Unit Development), approved 1/18/83 (Application #ZOM-48-82). This revision would allow deletion of approximately 21.72 acres from this 52.73-acre PUD located in the 7200 block of State Road 121. (Related to Application #ZOM-27-90.)

Application #ZOM-27-90 (Rezoning):

A request by Sarjune, Inc., Owner, to rezone from Residential "PUD" (Planned Unit Development) District to "MS" (Local Service Industrial) District on approximately 21.72 acres located in the 7200 block of State Road 121. (Related to Application #ZOM-26-90.)

BACKGROUND

In October 1980, a 16.8-acre portion of this site was rezoned from "A" (Agriculture) to "MS" (Local Service Industrial). In January 1983, the 52.73-acre parcel was rezoned from "A" and "MS" to "PUD" Planned Unit Development (Application #ZOM-48-82). The development plan called for 170 units on 52.73 acres, a gross density of 3.22 units per acre. Only Phase I, containing 60 lots on approximately 19.9 acres has been developed including approximately 4.4 acres of the platted PUD (Phase I) as open space. The 21.72-acre parcel that is the subject of this request is vacant wooded land lying south of the residential area, and adjacent to the Northwest Industrial Park.

Approval of this revision would reduce the PUD to 31.01 acres, a gross density of 1.93 units per gross acre. An unplatte portion of the PUD would remain as a buffer zone between the development and the proposed industrial zone. An additional unplatte area lies between Hidden Lake PUD and the Buck Bay development to the north. The two unplatte areas cover approximately 15.6 acres. Total open space would be 64 percent after deletion of the 21.72-acre parcel.

o Surrounding Land Use

The subject property is zoned "PUD" (Residential Planned Unit Development). Surrounding properties include industrially-zoned parcels to the south (Northwest Industrial Park) and to the west. These parcels, zoned "MS" and "MP", are occupied by various warehouses, distribution facilities, and service industry companies. The future site of a Coca-Cola facility is adjacent to the subject property on the south. Agricultural land (commercial forestry) lies to the east. Buck Bay, a mobile-home development zoned "PUD", lies to the north.

o Traffic

Access is from SR 121, a minor arterial roadway.

The 1989 Average Daily Traffic (ADT) counts and associated Level of Service (LOS) for the area are as follows:

<u>Location</u>	<u>ADT</u>	<u>LOS</u>	<u>Max.Vol. at LOS "C"</u>
SR 121 (2-lane undivided north of Gainesville city limits)	3,938	B	9,400

The proposed industrial use could generate approximately 1,125 Average Daily Trips (p. 118, Institute of Transportation Engineers' Trip Generation Manual, 4th Edition). The Level of Service on area roads would not decrease. (If built, the additional 110 residential units already approved for the PUD would generate 1,106 average daily trips.)

- o Water and Sewer

Central water and sewer is available to the site.

- o Public Protection

Fire protection and emergency medical services are provided from Gainesville Station #5 at 1244 NW 30th Avenue, or from Station #7 at 5601 NW 43rd Street.

### ANALYSIS

- o Comprehensive Plan

The Future Land Use Map designates the subject area as Industrial. As noted previously, the area is characterized by various light industrial land uses. The following policies apply to this request:

#### 4.2 LOCATION AND COMPATIBILITY

4.2.1 Industrial uses should not be located adjacent to residential areas without adequate buffering.

Site plan review and approval is required for any industrial development. Specific buffering requirements and performance standards are discussed in the Design Considerations section of this report.

#### 4.3 DESIGN AND SITE STANDARDS

4.3.1 Industrial facilities in urban clusters should group together in planned industrial districts on sites capable of being expanded and developed in stages...

The subject property is located adjacent to the Northwest Industrial Park, as well as the future site of Coca-Cola facilities.

- o Zoning Regulations

The following excerpt from the Alachua County Zoning Regulations lists permitted uses within the "MS" zoning district:

MS (Local Service Industrial District) - Establishments engaged in manufacturing, processing, storage and warehousing, wholesaling, and distribution. Institutional and residential uses are prohibited in this district. Service and commercial activities relating to the character of the District and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted but this District is not to be deemed commercial in character.

Uses prohibited in this district include salvage yards and junkyards.

o Design Considerations

Site plan review is required for all industrial development. Performance standards regulating the emission or existence of dangerous, detrimental, and objectionable elements must be met, as detailed in Section 11.4, Zoning Regulations. No structure on "MS" property may be located within 75 feet of a residential district boundary. Section 11.4.vi specifically requires that any lot in an industrial zone abutting residential or agricultural property shall provide screening for the protection of the residential or agricultural property.

o Comments From Other Agencies

Office of Environmental Protection

Received November 16, 1990:

This is a request to amend the Hidden Lake Residential "PUD" to delete 21.72 acres located in the 7200 block of State Road 121 and to rezone that deleted parcel to "MS" (Local Service Industrial). A wetland delineation determination has been completed with the original residential PUD master plan. The delineated wetland shall be designated a conservation easement on the plat. It is recommended that a construction setback be established a distance of thirty-five (35) feet landward of the wetland delineation line. The Office of Environmental Protection is concerned about the proper handling and storage of hazardous materials and proper disposal of hazardous wastes at industrial facilities. A stormwater management plan shall be required to provide adequate pretreatment of stormwater prior to discharge to the wetland. The applicant should be made aware that the County is in the process of developing a hazardous materials management code.

City of Gainesville

Received 11/27/90:

Staff is concerned about the proximity of the proposed industrial zoning to the nearby residential lots, a lake, and a large wetland. The site is approximately 140 feet from residential lots to the northwest, and the northeast portion of the site appears to contain a portion of the lake and a large wetland associated with the Buck Bay wetland system.

Industrial zoning to the west and south would suggest a rezoning of the site is appropriate. Staff supports the proposed rezoning, but would suggest a protective buffering (perhaps through a conservation easement) for the residential area, the lake, and the wetland system as a contingency for rezoning or development of the site.

090844A

Sheriff's Office

Received 11/29/90:

Application #ZOM-26-90:

The granting of the request to amend the Hidden Lake Residential "PUD" would have no impact on law enforcement.

Application #ZOM-27-90:

The rezoning and development of the 21.72 acres to allow Local Service Industrial District could have an impact on calls for service and the crime rate.

STAFF RECOMMENDATION

Recommendation (ZOM-26-90):

That Application #ZOM-26-90 be approved to amend Application #ZOM-48-82, with the following conditions:

(Underlined portions amend Application #ZOM-48-82 conditions.)

1. The maximum development density shall be 3.22 units per acre.
2. The proposed minimum 50' buffers provided shall remain in their natural state, be maintained by the owner(s), and be enhanced by additional tree plantings. The unplatteed parcel on the south side of the PUD shall remain as natural undisturbed open space to serve as a buffer between the residential development and industrial property to the south. Any future residential development shall be located in the unplatteed portion of parcel 7814-002 lying north of Phase I of Hidden Lake PUD.
3. If ancillary uses such as an office or laundry facilities are anticipated within the PUD, then those uses shall be centrally located and intended for resident use only.
4. Development plan approval shall be required.
5. The wetlands delineation determined with the original residential PUD master plan shall be designated as a conservation area on the plat. A construction setback shall be established thirty-five (35) feet landward of the wetland delineation line.

Bases:

1. The revision does not affect the overall density of the PUD.
2. Adequate buffering and open space is provided to maintain the integrity of the original concept as approved and to effectively shield the residential development from the industrial sites to the south.
3. Additional development of the PUD may be directed towards the Buck Bay mobile home subdivision to the north, a compatible land use.



# ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT

Kurt Larsen, AICP, Department Director

## Office of Planning & Development

10 S.W. 2nd Ave. - 3rd Floor • Gainesville, Florida 32601-6294  
(904) 374-5249 SUNCOM 651-5249

0908444

January 10, 1991

Mr. Harris Green, President  
Sarjune, Inc.  
2045 NW 19th Lane  
Gainesville, FL 32605

Re: Applications #ZOM-26-90 and #ZOM-27-90

Dear Mr. Green:

Please be advised that on Tuesday, January 8, 1991, the Alachua County Board of County Commissioners, with the adoption of Resolution #Z-91-3, approved your request to amend Hidden Lake Residential "PUD" (Planned Unit Development), approved 1/18/83 (Application #ZOM-48-82), allowing deletion of approximately 21.72 acres from this 52.73-acre PUD located in the 7200 block of State Road 121, subject to the following revised conditions:

1. The maximum development density shall be 3.22 units per acre.
2. The proposed minimum 50' buffers provided shall remain in their natural state, be maintained by the owner(s), and be enhanced by additional tree plantings. The unplatteed parcel on the south side of the PUD shall remain as natural undisturbed open space to serve as a buffer between the residential development and industrial property to the south. Any future residential development shall be located in the unplatteed portion of parcel 7814-002 of Phase I of Hidden Lake PUD per the revised conceptual development plan.
3. If ancillary uses such as an office or laundry facilities are anticipated within the PUD, then those uses shall be centrally located and intended for resident use only.
4. Development plan approval shall be required.
5. The wetlands delineation determined with the original residential PUD master plan shall be designated as a conservation area on the plat. A construction setback shall be established thirty-five (35) feet landward of the wetland delineation line.

Also, on the same date, the Alachua County Board of County Commissioners, with the adoption of Resolution #Z-91-4, approved your request to rezone from Residential "PUD" (Planned Unit Development) District to "MS" (Local Service Industrial) District on approximately 21.72 acres located in the 7200 block of State Road 121.

Letter to Mr. Harris Green  
January 10, 1991  
Page Two

090844A

At this time, please check with the Department of Codes Enforcement to follow through with site plan approval, if necessary, or other steps applicable to the completion of your requests.

A written acceptance or rejection of the PUD conditions must be submitted to the Office of Planning and Development, along with five (5) copies of the preliminary development plan, within thirty (30) days from the date of approval by the Board of County Commissioners. Failure to respond within thirty (30) days will be considered a rejection of the conditions and zoning on the property will revert back to Residential PUD as in the past.

This letter is your only documentation of these actions. Please keep it in a safe location for future reference.

We respectfully request that you remove the orange Land Use Action "Notice" sign posted on the subject property. Please advise if you have any questions.

Sincerely,



Wendy V. Kinser, AICP  
Chief of Development Services

WVK/ehk

cc: Ed Culpepper, Public Works  
John Schert, Environmental Protection  
Mike Drummond, Environmental Protection  
Robert Holton, Codes Enforcement  
Rick Wolf, Codes Enforcement  
Beverly King, Codes Enforcement  
Sissy Long, Property Appraiser's Office

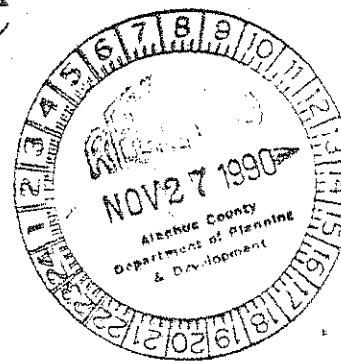
# City of Gainesville

090844A

Department of  
Community Development  
Planning Division

November 20, 1990

Ms. Helen Booth  
Chairperson, Alachua County  
Planning Commission  
P.O. Box CC  
Gainesville, FL 32602



Dear Ms. Booth:

City staff has reviewed the agenda for the Alachua County Planning Commission's December 13, 1990 meeting and have the following comments:

Application #ZOM-22-90 (Rezoning): A request by John Pla, Agent for Silverstein Associates, Owner, to rezone from "BR" (Retail Sales and Services) and "AP" (Administrative and Professional) District to "BH" (Highway Oriented Business Services) and "BP" (Business and Professional) District on approximately three (3) acres located in the 7800 block of West Newberry Road in the Oaks Mall Urban High Activity Center. (Located in the Gainesville Urban Area.)

The purpose of the rezoning is to "allow the owners some additional flexibility as to the use of the property" and "to modify a consent judgement between applicant and Alachua County." The consent judgement contains, among other things, the following requirements:

- (A) Nonpermitted uses of the property shall be auto care centers, nightclubs, cocktail lounges, bars, taverns, hotels and motels;
- (B) Prior to any development of the property, an undisturbed 50-foot natural buffer shall be established to buffer the development from adjacent property to the west; and
- (C) Special consideration shall be given to reducing glare from the property to adjacent residential areas, as well as noise and visual impacts of air conditioning units, dumpsters and truck loading areas.

Both the BR and BH zoning districts allow cocktail lounges, bars, taverns, hotels and motels. However, the proposed BH district allows shopping centers and service stations--neither of which are allowed by the current BR zoning. It is unlikely that a shopping center or service station could be buffered sufficiently to protect adjacent residential areas.

Also, shopping centers and service stations are relatively high traffic generators. As such, it is questionable whether such uses would conform to Ordinance 86-11, regarding design and site standards for urban activity centers. Section 2.6.3(3) of this ordinance states that "the level of service for any given roadway link or intersection shall not be reduced below the standards established by the County's adopted Comprehensive Plan."

City staff recommends denial of this application unless the petitioner can demonstrate that future use of the property will sufficiently protect adjacent residential areas and avoid lowering levels of service for roads serving the Oaks Mall Activity Center.

Application #ZOM-26-90 (Rezoning): A request by Sarjune, Inc., Owner, to amend Hidden Lake Residential "PUD" (Planned Unit Development), approved 1/18/83 (Application #ZOM-48-82). This revision would allow deletion of approximately 21.72 acres from this 52.73-acre PUD located in the 2700 block of SR 121. (Related to Application #ZOM-27-90.)

Application #ZOM-27-90 (Rezoning): A request by Sarjune, Inc., Owner, to amend Residential "PUD" (Planned Unit Development) District to "MS" (Local Service Industrial) District on approximately 21.72 acres located in the 2700 block of SR 121. (Related to Application #ZOM-26-90.)

Staff is concerned about the proximity of the proposed industrial zoning to nearby residential lots, a lake, and a large wetland. The site is approximately 140 feet from residential lots to the northwest, and the northeast portion of the site appears to contain a portion of the lake and a large wetland associated with the Buck Bay wetland system.

Industrial zoning to the west and south would suggest a rezoning of the site is appropriate. Staff supports the proposed rezoning, but would suggest protective buffering (perhaps through a conservation easement) for the residential area, the lake, and the wetland system as a contingency for rezoning or development of the site.

Application #ZOM-29-90 (Rezoning): A request by Investors Inquiry, Inc., Owner, to rezone from "A" (Agriculture) and "A-RB" (Agriculture-Rural Business) District to "BH" (Highway-Oriented Business Services) District on approximately 7.853 acres located approximately 3/4 mile east of County Road 241 and on the north side of State Road 26 (Newberry Road) in the Jonesville Rural Cluster/Rural Employment Center.

Application #ZOM-30-90 (Rezoning): A request by Karma Land Venture, Ltd., Owner, to rezone from "A" (Agriculture) District to "MS" (Local Service Industrial) District on approximately 66.15 acres of a 92.79-acre parcel located on the northeast corner of the intersection of CR 241 and SR 26 (Newberry Road) in the Jonesville Rural Cluster/Rural Employment Center.

Application #ZOM-31-90 (Rezoning): A request by Karma Land Venture, Ltd., Owner, to rezone from "A" (Agriculture) District to "BH" (Highway-Oriented Business Services) District on approximately 20.34 acres of a 92.79-acre parcel located on the northeast corner of the intersection of CR 241 and SR 26 (Newberry Road) in the Jonesville Rural Cluster/Rural Employment Center.

Application #ZOM-32-90 (Rezoning): A request by Karma Land Venture, Ltd., Owner, to rezone from "A" (Agriculture) District to "BP" (Business and Professional) District on approximately 10.21 acres of a 92.79-acre parcel located approximately on the northeast corner of the intersection of County Road 241 and State Road 26 (Newberry Road) in the Jonesville Rural Cluster/Rural Employment Center.

If approved, the above four applications would rezone approximately 100 acres of agriculturally zoned land to commercial and industrial use. The land is currently used for horse and cattle ranching. Forest Meadows Cemetery is to the west, mobile homes and cattle ranching are to the west, and light commercial and farm supply stores are to the south. City staff has several questions and concerns about such rezonings:

1. Will the rural cluster/center retain such a designation and associated development restrictions as a result of the proposed rezonings, or will the cluster/center reach an intensity threshold whereby the cluster/center becomes an urban activity center?

Staff Discussion: It appears that the intent of the County to maintain the rural character of this cluster/center would be undermined by the proposed rezonings. The proposed rezonings would probably convert the area to the intensity of an urban activity center.

2. Assuming the rezonings result in conversion of the cluster/center to an urban activity center, will such an intensive center be appropriate along what may become the western boundary of the Gainesville urban reserve boundary.

0908444

Staff Discussion: It does not appear to be in the best interests of Gainesville for an urban activity center to be established at the potential western boundary of the city, especially in advance of urban development in the vicinity and before the County establishes an urban reserve boundary.

3. Will the proposed rezonings result in a balance between jobs and housing within and near the cluster/center, or will the rezonings result in an extreme imbalance favoring commercial and industrial employment remote from residential areas?

Staff Discussion: If the proposed rezonings lead to a large imbalance of jobs compared to housing, an important function of such centers is undermined. Namely, the concentration and mixing of jobs and housing to reduce trip lengths and other adverse impacts of sprawl development.

4. Would the public interest be better served by unifying the applications into a cluster/center plan?

Staff Discussion: Unifying the applications into an activity center plan increases the likelihood of properly evaluating the impacts of the rezonings, and therefore whether the rezonings are in the best interests of the City and County.

5. Will the merits of these rezoning applications be considered independent of the recent extension of sewer and water lines to the vicinity? (Note that in the early part of 1988, Gainesville commissioners approved the extension of these lines to Jonesville, but strongly encouraged the development of a utility services boundary, establishment of an urban reserve area, development of a plan for the Newberry Road corridor west of Gainesville, and revising the county's point system so that utility extensions outside designated urban areas do not generate additional "density points".)

Staff Discussion: Both commissioners and staff have previously advocated the severing of utility line extensions from the County point system as a means of preventing such extensions from influencing land use decisions. It is clearly inappropriate to allow a significant increase in intensity at Jonesville prior to decisions by the City and County Commissions regarding changes to the point system, establishment of a services boundary and reserve area, and a plan for the Newberry Road corridor. Without such decisions and plans in place, proper evaluation of the proposed rezonings is not feasible.

6. Will the proposed intensification of the cluster/center be consistent with the policies of the new Alachua County Comprehensive Plan to be adopted in the spring of 1991? For example, will the Plan call for high(er) density residential development within and near the cluster/center?

**Staff Discussion:** As noted in item number 5 above, proper evaluation of the proposed rezonings is not feasible prior to the adoption of the new County Comprehensive Plan.

7. Will the proposed commercial and industrial uses to be permitted by the rezonings be adequately served by urban-related services?

**Staff Discussion:** In light of current County deficiencies in providing urban services to the western urban area, it is unlikely the proposed intensification of the Jonesville cluster/center will be adequately served by such services.

Based on the above concerns, City staff recommends denial of these applications.

**Application #ZOM-33-90 (Rezoning):** A request by Buffington Associates, Agent for Joshua C. and Sarah B. Dickinson, Owners, to rezone from "AP" (Administrative and Professional) District to Non-Residential "PUD" (Planned Unit Development) on approximately 4.33 acres located in the 700 block of SW 24th Avenue. (Located in the Gainesville Urban Area.)

The application would rezone this site from an office designation ("AP") to a planned unit development designation, and thereby allowing the same uses as permitted under the "AP" designation.

It is important that development of this site is designed to minimize adverse impacts to the environmentally significant Hogtown Prairie to adjacent and south of the site. As such, staff supports proposals by the applicant to reduce the amount of impervious areas on the site by reducing the amount of parking at the site and using pervious parking surfaces. Staff also supports the effort to retain existing vegetation at the site, and to use native vegetation in landscape plantings. Furthermore, the proposed orientations of buildings to incorporate passive solar design is supported by this staff.

090844A

Ms. Helen Booth  
November 20, 1990  
Page 6

Since site design flexibility will be enhanced by the PUD designation, further measures to protect the Prairie, such as retention of significant trees on the site and provision of generous buffering from the Prairie, is more likely than under an "AP" designation.

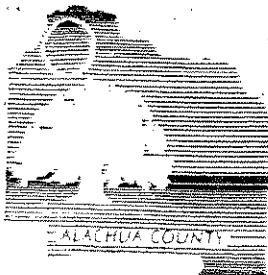
Staff supports the proposed rezoning.

Sincerely,

  
Norman J. Bowman  
Director, Department of  
Community Development

File: "Petition".fw2

NB:DN



# ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT

Kurt Larsen, AICP, Department Director

090844A

## Office of Environmental Protection

1 S.W. 2nd Place • Gainesville, Florida 32601-623  
(904) 336-2442 SUNCOM 625-2442  
John Schert, Director

November 16, 1990

NOV 16 1990

### MEMORANDUM

TO: Wendy V. Kinser, Chief of Development Services  
Department of Growth Management

VIA: John D. Schert, Director  
Office of Environmental Protection *JS*

FROM: Richard E. Wolf, Environmental Program Supervisor *REW*  
Environmental Protection / Development Review

SUBJECT: ZAPS ITEMS for the December 13, 1990 Planning Commission  
Agenda

### ZOT-03-90

This request is to allow the placement of a mobile home in an "A-1" (Agriculture A-1) district on a parcel located at 6826 SW 13th Street. The Office of Environmental Protection has no comments regarding this request.

### ZOM-25-90

This is a request to rezone from "BH" (Highway-Oriented Business Services) District to "A" (Agriculture) District on a 4.3-acre parcel located in the 10800 block of Williston Road. The Office of Environmental Protection has no comments regarding this request.

### ZOM-26-90 and ZOM-27-90

This is a request to amend the Hidden Lake Residential "PUD" to delete 21.72 acres located in the 7200 block of State Road 121 and to rezone that deleted parcel to "MS" (Local Service Industrial). A wetland delineation determination has been completed with the original residential PUD master plan. The delineated wetland shall be designated a conservation easement on the plat. It is recommended that a construction setback be established a distance of thirty-five (35) feet landward of the wetland delineation line. The Office of Environmental Protection is concerned about the proper handling and storage of hazardous materials and proper disposal of hazardous wastes at industrial facilities. A stormwater management plan shall be required to provide adequate pretreatment of stormwater prior to discharge to the wetland.

090844A

Wendy V. Kinser / ZAPS Items for December 13, 1990  
November 16, 1990  
Page - 2 -

The applicant should be made aware that the County is in the process of developing a hazardous materials management code.

ZOM-28-90

This is an application to rezone from "R-1a" (Single-Family, Low Density) to "R-1c" (Single-Family/Mobile Home, Low Density) on a parcel located at 3301 SE 27th Avenue. The Office of Environmental Protection has no comments on this request.

ZOM-29-90

This application is to rezone from "A" (Agriculture) and "A-RB" (Agriculture-Rural Business) District to "BH" (Highway-Oriented Business Services) District on a 7.85-acre parcel located approximately  $\frac{1}{2}$  mile east of County Road 241 on the north side of State Road 26 (Jonesville). The Office of Environmental Protection has no comments regarding this request.

ZOM-30-90, ZOM-31-90, and ZOM 32-90

These applications are to rezone three parcels located approximately  $\frac{1}{2}$  mile east of County Road 241 on the north side of State Road 26 (Jonesville) from "A" (Agriculture) District to "MS" (Local Service Industrial) District, "BH" (Highway-Oriented Business Services) District, and "BP" (Business and Professional) District. An existing inactive sinkhole is located on the property which is in an area of karst topography. A stormwater management plan shall be required which provides adequate attenuation for protection of the aquifer.

ZOM-33-90

This is a request to rezone from "AP" (Administrative and Professional) District to NonResidential "PUD" (Planned Unit Development) on 4.3 acres located in the 700 block of SW 24th Avenue. The Office of Environmental Protection has no comment on this application.

cc: Teresa Scott

REW-3\ZAPS1213.WVK

A RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ALACHUA COUNTY, FLOR-  
IDA, REZONING REAL PROPERTY FROM  
RESIDENTIAL "PUD" (PLANNED UNIT  
DEVELOPMENT) TO "MS" (LOCAL SERVICE  
INDUSTRIAL); PROVIDING AN EFFECTIVE DATE.

WHEREAS, Zoning Application #ZOM-27-90 has been duly filed and was  
considered by the Alachua County Planning Commission at its meeting of December 13,  
1990; and,

WHEREAS, the Application was considered by the Alachua County Board of  
County Commissioners at its meeting of January 8, 1991;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application #ZOM-27-90, as summarized in Exhibit "A" of this  
Resolution, is hereby approved, and the real property described within the application  
shall, unless changed in accordance with law, hereafter bear the zoning district  
classification of "MS" (Local Service Industrial).

Upon adoption of this Resolution, the Alachua County Director of Codes  
Enforcement, his designee or other authorized agent of Alachua County, shall make such  
change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 8th day of January, A.D., 1991.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By:

George Dekle, Chairman

ATTEST:

A. Curtis Powers  
A. Curtis Powers, Clerk

(SEAL)

APPROVED AS TO FORM

John A. Duthie  
Alachua County Attorney

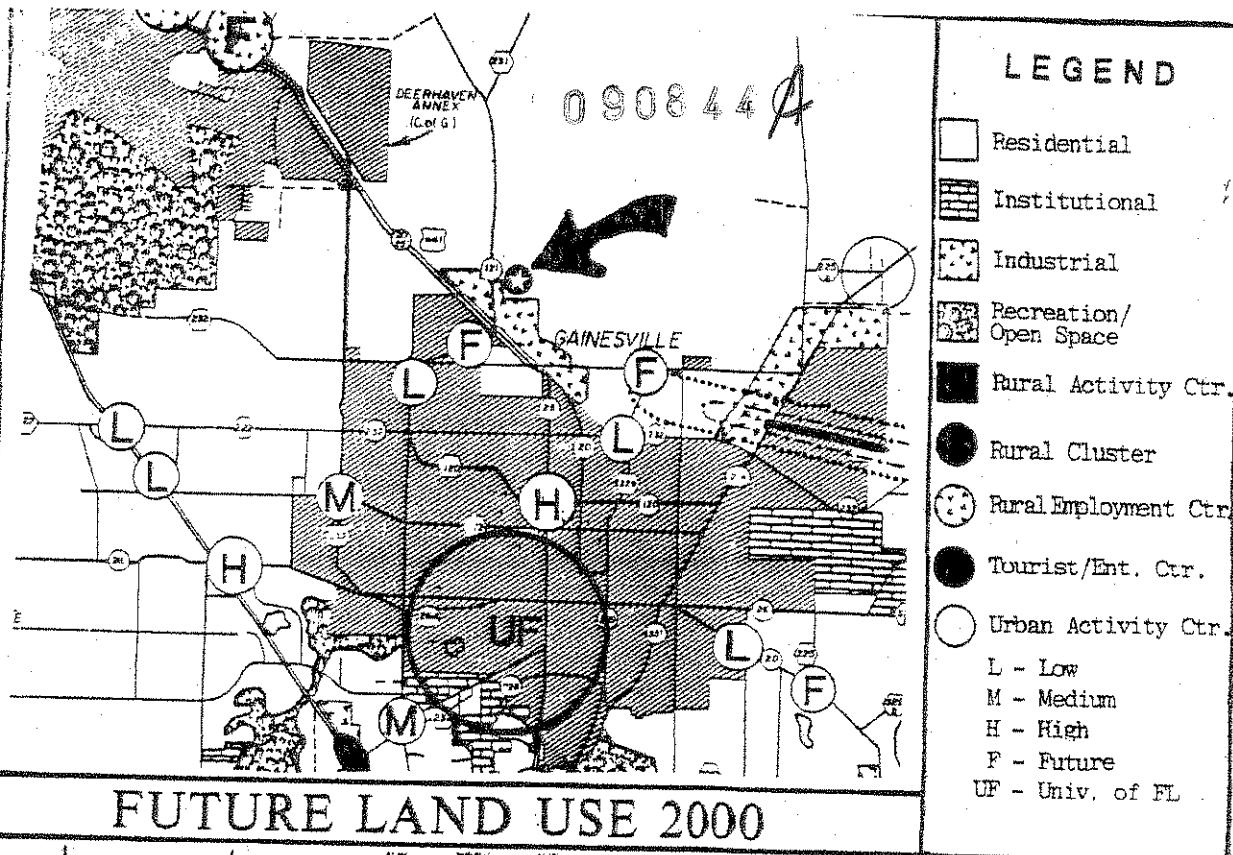
Application #ZOM-27-90 (Rezoning):

A request by Sarjune, Inc., Owner, to rezone from Residential "PUD" (Planned Unit Development) District to "MS" (Local Service Industrial) District on approximately 21.72 acres located in the 7200 block of State Road 121. (Related to Application #ZOM-26-90)

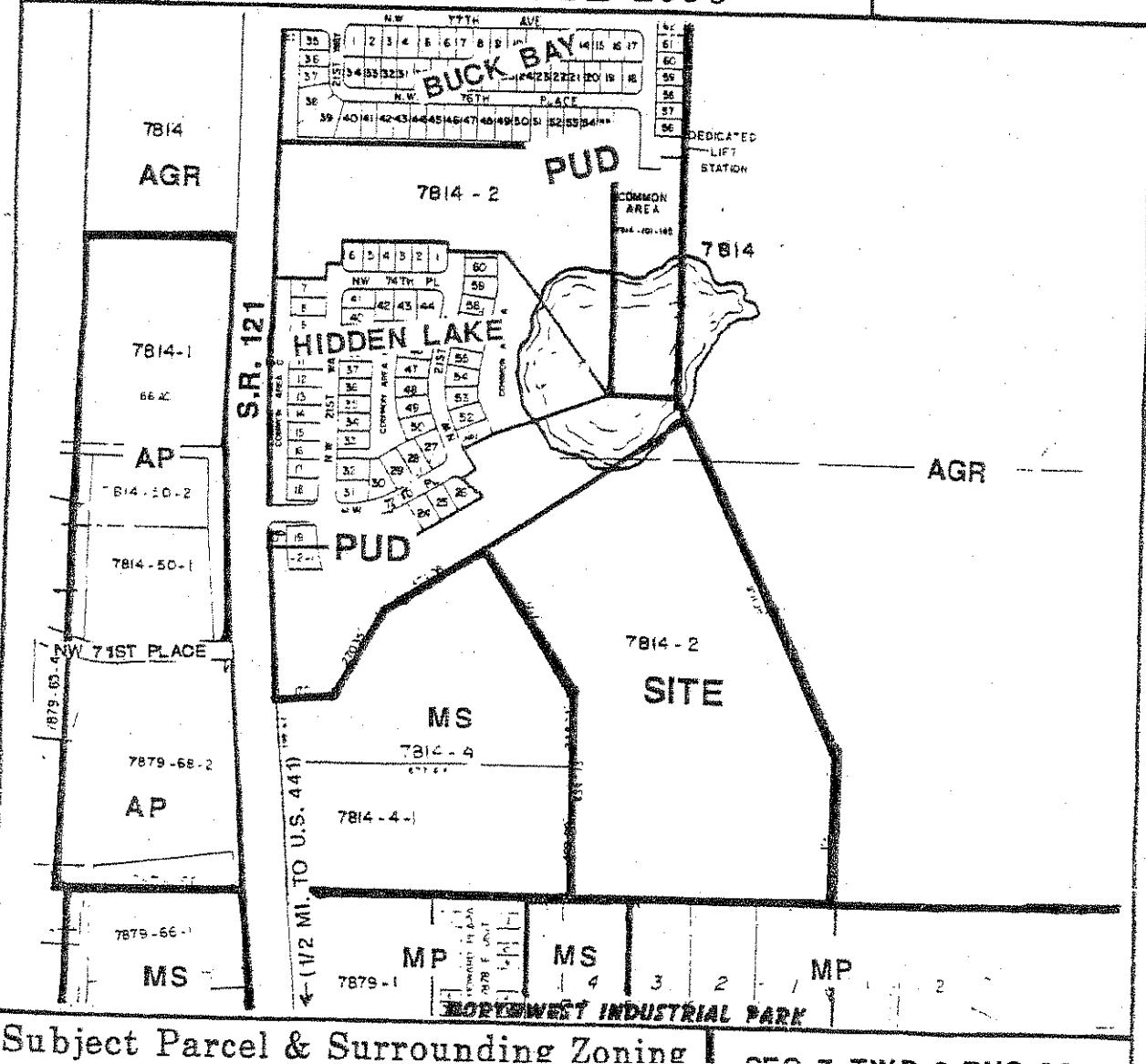
Legal Description:

A tract of land situated in the southwest 1/4 of section 7, Township 9 South, Range 20 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the southwest corner of section 7, Township 9 South, Range 20 East and run S 89° 56' 58" E along the south line of said section 7, a distance of 1475.47 feet to the Point of Beginning; thence run N 00° 03' 02" E, a distance of 639.73 feet; thence run N 34° 06' 58" W, a distance of 502.00 feet; thence run N 56° 33' 17" E, a distance of 699.69 feet; thence run S 25° 55' 59" E, a distance of 1103.69 feet; thence run S 00° 03' 02" W, a distance of 450.00 feet to the south line of said section 7; thence run N 09° 56' 58" W along the south line of said Section 7; a distance of 784.66 feet to the Point of Beginning. Said tract of land containing 21.722 acres more or less.



## FUTURE LAND USE 2000



## HIDDEN LAKE

090844A

S7, T9S, R20E

STAFF REPORTApplication Number(s): LUZ-25-82  
ZGM-48-82

Date: 12/21/82 Area 1

Applicant(s) Parcel No.: 07814-000-00  
07814-002-00

Prepared by: MTD &amp; WMM

GENERAL INFORMATION

1. Applicant: Frederick D. Smith, Trustee
2. Status of Applicant: Agent for Owens-Illinois, Owner
3. Requested Action
  - a. Land Use Amendment: Amend from Cat. 11 & 15 to Cat. 9 (Low Density-Mobile Home, 4 DU/AC)
  - b. Zoning: Rezone from "MS" and "Agr" to PUD
4. Location: 3/4 mile north of the intersection of US 441 & SR-121 on the east side of SR-121
5. Purpose: Single Family Mobile Home Development
6. Size: 52.73 acres
7. a. Current Land Use Category: Cat. 11 (Industrial) & Cat. 15 (Agriculture)
  - b. Current Zoning: "MS" (Service Oriented Industrial) & "Agr" (Agriculture, 1 DU/AC)
8. Present Land Use: Vacant
9. Surrounding Areas:

	Land Use Category	Zoning	Present Use
North	Cat. 10	PUD	Mostly wooded, developing S/D
South	Cat. 11	MS	Industrial
East	Cat. 15	Agr	Vacant
West	Cat. 15	MS	Vacant and Industrial

10. Zoning History: #2515- Rezoned from "Agr" to "MS" by BoCC 10/21/82

11. Applicable Regulations: See PUD file

- a. Min. Lot Area:
- b. Min. Lot Width:
- c. Min. Lot Depth:
- d. Max. Lot Coverage (%):
- e. Max. Height:

- f. Min. Setbacks:
  - Front:
  - Rear:
  - Side (int.):
  - Side (street):

SPECIAL INFORMATION

Public Utilities: Central Water, Sewer &amp; Electric from G'Ville Regional Util.

Public Services: Fire protection provided by Station #7 (5601 NW 43rd St.)  
Police protection provided by the Sheriff's Dept.

Transportation: SR-121

Parking: 2 spaces per unit

Physical Characteristics: Burk Bay Lake, wetlands

090844A

Application #LUZ-25-82 (Smith/Owens-Illinois)

**Summary:** Staff recommends approval based on compliance with the Residential Policies and Standards for Development of the Land Use Element of the Comprehensive Plan.

The Applicant proposes to relocate existing Category 11 (Industrial) to a location adjacent to similar land uses to the south and introduce Category 9 (Single Family, Mobile Home) in its place. Normally, good planning would transition land uses from higher intensity uses (Industrial) to the south, to lesser intense uses (Category 10) to the north. This transition would have permitted a density greater than five (5) units per acre (Burk Bay FUD's maximum density). However, due to the physical characteristics of this parcel and the site layout proposed, density has been limited to that permitted under Category 9 (4 units per acre maximum). Recognizing these existing site conditions and this application's compliance with the Residential Policies and Standards for Development of the Land Use Element and its conformance with the other elements of the Comprehensive Plan, Staff recommends approval of this request.

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Application #ZOM-48-82 (Smith/Owens-Illinois)

Summary: Staff recommends approval based on consistency with the Comprehensive Plan.

The Applicant proposes a maximum of 170 lots for single-family mobile home development at a maximum density of 3.22 units per acre (D.U./AC). The intensity of this Development will be similar to that of the adjacent Buck Bay PUD to the north. Environmental and site design constraints are, the factors that limit the density to 3.22 D.U./AC. The typical lot size will be a minimum of 4750 sq. ft. or a 50' x 95' lot. A minimum 50 foot natural buffer is proposed along the industrial property to the south and along S.R. 121 to the west. All roads will be privately owned. Staff recommends approval of this concept because this plan is compatible with the adjacent residential PUD and recognizes general environmental constraints. Those specific environmental constraints due to soils, flood plain, and steep slopes should be evaluated by D. R. C. at Final Development Plan approval.

Stipulations

1. The maximum development density shall be 3.22 units per acre.
2. The proposed minimum 50' buffers provided shall remain in their natural state, be maintained by the owner(s), and be enhanced by additional tree plantings.
3. If ancillary uses such as an office or laundry facilities are anticipated within the PUD, then those uses shall be centrally located and intended for resident use only.

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COMMENTS:

RE: Application #LUZ-25-82/ZOM-48-82

CODES ENFORCEMENT No written comments.

ENVIRONMENTAL HEALTH No comments.

SCHOOL BOARD No comments.

SHERIFF No comments.

FLORIDA DEPT. OF NATURAL RESOURCES No comments.

SMALL MUNICIPALITY None within one (1) mile; Adjacent to GUA.

POLLUTION CONTROL

The following proposed projects will require a Stormwater Notice, drainage plans and calculations for review by this office:

Applications #ZOM-45-82; #LUZ-23-82; #LUZ-25-82;  
and #LUZ-26-82.

COUNTY ENGINEER No comments.

CITY OF GAINESVILLE

Application No. LUZ-25-82

This change in the Land Use Element would allow more intensive development of this area than was anticipated by the 1975-1995 Alachua County Comprehensive Plan. However, the subdivision of land immediately north of this site, and the provision of utility services to that site, argue for allowing the development of this site with the Category 9 designation. Water and sewer service will be available in the vicinity, and this site is closer to the urban cluster than the subdivision just approved to the north of it.

City Planning Staff recommends approval of this petition.

Application #ZOM-48-82

The PUD approach is particularly appropriate for this site because the wetlands and slopes of the land call for sensitive site development. City Planning Staff would suggest that a second access to State Road 121 be considered for at least emergency purposes. The PUD should provide that no structures are placed in the flood plain, and that satisfactory buffering between the development and any areas designated for industrial development be provided.

## APPLICATION FOR PLANNED UNIT DEVELOPMENT

## REZONING AND LAND USE AMENDMENT

090844A

Alachua County Department of Planning and Development  
 Room 201, County Administration Building  
 Gainesville, Florida 32601  
 (904) 374-5249

APPLICATION NO: LU 26-82

ZO M-49-82

DATE 12/7/82

NOTE: This application MUST be approved for rezoning by the Development Review Committee (DRC) before filing with the Department of Planning and Development. Application for the Development Review Committee MUST be made through the Department of Codes Enforcement.

Date reviewed by DRC:

\*1. Name of Title Holder(s) Owens-Illinois Inc. P.O. Box T048 Valdosta, G. 31601

Address 1329 N.W. 16th. Ave, Gainesville, Fl. Zip 32605 Phone (912) 559-791  
(904) 372-959

\*2. Any other persons having any ownership, interest in subject property? Yes  No

If Yes, list such persons: Frederick D. Smith, Trustee

\*3. Title Holder's Representative(Agent) Frederick D. Smith, Trustee

Address 3501 S.W. 2nd. Ave., Gainesville, Fl Zip 32601 Phone (904) 373-733

\*4. Notification Representative Frederick D. Smith, Trustee

Address 3501 S.W. 2nd. Ave., Gainesville, Fl. Zip 32601 Phone (904) 373-73

I hereby certify that I understand the Alachua County Zoning Regulations pertaining to the above described property and that I will observe same; that all information supplied in this application is correct to the best of my knowledge; and that permission is granted for the erection of any signs or other material on the subject property, which is deemed necessary to give public notice of this application.

(Signed)



(THIS FORM MUST BE SIGNED BY THE TITLE HOLDER(S) OR AGENT)

NOTE: 1. This application form and the information requested herein shall be a requirement for a PUD rezoning.  
 2. This completed application form must accompany all PUD Plan revisions.  
 3. Please submit with this application three (3) complete sets of PUD drawings to the Department of Planning and Development.

A fee payable to the Alachua County Board of County Commissioners must accompany this application; the fee schedule is available from the Department of Planning and Development.

\*THESE ITEMS MUST BE FILLED OUT BY THE APPLICANT PRIOR TO FILING WITH THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

## APPLICATION FEE

LU 100.00ZO 200.00Per Acres 265.00TOTAL 565.00

090844A

\* 5. Name of proposed PUD Not Named

\* 6. Location or Address of Property 7000 Block N.W. on State Road 121 (East Side)

\* 7. Land Use Category: Present: MS and AG Requested: PUD

\* 8. Zone Classification: Present: MS and AG Requested: PUD

\* 9. Previous request for rezoning, land use changes, and variances, (Historical) on the subject property; Part was rezoned to MS

The following information must be supplied in addition to the maps and drawings required by Article VIII of the Alachua County Zoning Regulations.

\*10. Attach a Statement of Objectives of the PUD, including: (a) General purpose, (b) General character, and (c) Unique characteristics of the PUD which make it differ from conventional zoning districts and/or subdivisions.

\*11. Attach a legal description of the property.

\*12. Surrounding Land Uses: East Agricultural  
 West State Road 121 ( MS Beyond )  
 North Residential PUD  
 South Agricultural and MS

\*13. From the PUD Plan, provide the following information:

(a) TABLE 1: Complete for each category of land use.

LAND USE	ACRES	% TOTAL SITE	NO. OF UNITS	DENSITY
Developed Recreation	2.0	4		
Common Open Space	5.5	11		
Detention Areas	1.0	2		
Natural Areas, Buffers	12.9	24		
Streets	7.1	13		
Other Land Uses:*				
Single Family	23.3	44	149-170	2.8 - 3.2
Common Storage Area	0.9	2		
TOTAL		100%		

\*Provide subtotals for categories such as single family, duplex, multi-family, commercial, etc.

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\* (b) TABLE 2: Complete for each category of land use (see next page).

\* (c) Name the facilities which are to be provided in the developed recreation area(s): Observation platforms, improved foot paths and outdoor grill facilities

\* (d) Roads or Streets are to be private? yes Roads or Streets are to be dedicated to the County? no Length and Acreage of roads or streets: Length 6120 Acreage 7.1 Acres Type of roadway to be constructed: 20 foot wide, 1 1/4" asphaltic concrete surface, 6" Ocala Limerock Base, 12" Stab. Subgrade, Roadway Swales or Modified G

\* (e) Storm Water Drainage: Increased runoff will flow to: Detention Areas

via  easements  ditches  canals  basins  other(explain)

\* (f) State or attach list of Development Commitments not otherwise covered which will be important to the success of the project: None Known

\* (g) Attach economic justification for Proposed Commercial PUD's. None

\* (h) TABLE 3: Complete the following:

	AVAILABLE	SUPPLIER
Central Water	yes	City of Gainesville
Central Sewer	yes	City of Gainesville
Natural Gas	no	
Telephone	yes	Southern Bell Telephone & Telegraph Co.
Electricity	yes	City of Gainesville
Other:		

\* 14. What type of legal instruments will be created for the management of common use areas? A declaration of covenants, easements and restrictions providing for the establishment for common areas, maintenance of common areas by a home owners association assessments for maintenance and improvements, use restrictions and general control of development.

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ITEM <sup>1</sup>	SINGLE FAMILY		MULTI-FAMILY BY TYPE		CLUSTER	PATIO	OTHER RES.	COMMERCIAL	OFFICE	INDUSTRIAL	OTHER NON-RES.
	TYPE	SIZE	TYPE	SIZE							
min. lot area (in sq. feet)	5000										
min. lot width (at bldg line)	50										
min. lot depth	100										
min. front yard	20										
min. rear yard	10										
min. side yard (interior)	5										
min. side yard (street)	10										
max. % lot coverage	24										
max. % rear yard coverage	NA										
max. bldg height	12										
# living units/bldg.	1										
min. setback/Accessory bldgs:											
-rear	5										
-side	5										
building spacing:											
-front to front	NA										
-front to rear											
-rear to rear											
-front to side											
-rear to side											
-side to side											
building setbacks from:											
-centerline of rivers, streams or canals	100'										
-high waterline of lakes	90'										
-other man-made or natural features which would be affected by encroachment											
floor area ratios <sup>2</sup>											
maximum ground coverage <sup>2</sup>											
area in 100 year flood plain	0.5 AC										

\*NOTES: 1. If an item is not applicable to your proposed PUD, please mark "N/A"

2. For non-residential uses only.

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\* 15. Specify and explain what requirements of regular zoning districts, as specified by the Alachua County Zoning Ordinance, that are different in your proposed PUD (such as height, building spacing, setbacks, parking requirements, etc.):

## Private Roads, Common Areas, Lot Size, Building Setback Lines

**\*LAND USE PLAN AMENDMENT APPLICATION SUPPLEMENT**

90844A

**NOTE:** This sheet MUST be filled out by applicant if this PUD request requires an amendment to the Land Use Element of the Comprehensive Plan.

Application No.: LUZ

Applicant: Frederick D. Smith, Trustee

Name of Proposed PUD: Not Named

Location of Address of Property: 7000 Block N.W. of State Road 121 ( east side )

Request: Single Family Residential Planned Unit Development

\*The applicant is of the opinion that this request would be an appropriate land use for the above-described property for the following reasons:

Compatible with land use north and buffered from other land uses

Prepared by: Harris H. Green

DATE December 5, 1982

090844A

THE TYPE OF LEGAL INSTRUMENT THAT WILL BE CREATED  
TO PROVIDE FOR THE MANAGEMENT OF COMMON AREAS

A declaration of covenants, easements and restrictions providing for the establishment for common areas, maintenance of common areas by a home owners association, assessments for maintenance and improvements, use restrictions and general control of the development.

STATEMENT OF OBJECTIVES

Purpose of Development

To provide single family detached manufactured dwellings with natural open areas and other amenities focused around the lake shore.

Character of Development

The development will create single family lots in a well wooded setting on gently sloping land. The open common areas will provide wooded trails and good access to the lake shore while maintaining a natural setting to protect the existing ecological character and beauty of the lake.

Surface Soil Types

Surface soils generally Leon fine sand, gray to white coloring with small areas of Rutledge loamy fine sand, black to dark brownish gray.

Building Types

Single family one story manufactured housing.

Roads Private

Landscape Natural

All streets 50 feet Right-of-Way with 20 feet of 1 1/4" asphaltic concrete surface course, 6" limerock base 12" stabilized subgrade, grassed slope areas.

Surface storm water runoff will be controlled with detention retention areas and filtration.

Building floor area-average 18% of lot area.

Developed recreation area 2.8 acres 5.3%

Total Acreage 52.7

Max. No. Units 170 3.2 units per acre  
Min. No. Units 149 2.8 units per acre

090844A

ALACHUA COUNTY  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
Administration Annex - 10-200 SW Second Avenue  
Gainesville, Florida 32601  
(904) 374-5249

January 19, 1983

Frederick D. Smith, Trustee  
3501 SW 2nd Avenue  
Gainesville, Florida 32601

Re: Applications #LUZ-25-82/#ZOM-48-82

Dear Mr. Smith:

At its meeting held Tuesday, January 18, 1983, the Alachua County Board of County Commissioners approved your request for Harris H. Green, as agent for Owens-Illinois, Inc., to amend the Land Use Element of the Comprehensive Plan from Category 15 and 11 to Category 9 (Low Density Mobile Home) and to rezone from "Agr" and "MS" to "PUD" (Planned Unit Development) on a 52.73 acre parcel located 3/4 mile north of the intersection of US-441 and SR-121 on the east side of SR-121, subject to the following stipulations:

1. The maximum development density shall be 3.22 units per acre.
2. The proposed minimum 50' buffers provided shall remain in their natural state, be maintained by the owner(s), and be enhanced by additional tree plantings.
3. If ancillary uses such as an office or laundry facilities are anticipated within the PUD, then those uses shall be centrally located and intended for resident use only.

We request that you submit three copies of a revised Master Plan reflecting a 50' x 95' typical lot size, to the Department of Planning and Development within 30 days from approval by the Board of County Commissioners. As a reminder, we still need a name for the PUD. Please submit such on the revised Master Plan.

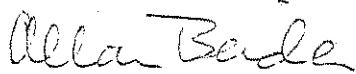
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Mr. Frederick D. Smith  
January 19, 1983  
Page Two

We additionally request a letter from you accepting the PUD zoning with the above listed stipulations. Please submit such letter of acceptance at the same time as you submit copies of the revised Master Plan.

If you have any questions, please call the above number.

Sincerely,



Allan L. Beidler, AICP  
Acting Director

ALB/WW/jb

cc: Owens-Illinois, Inc.  
Harris H. Green

090844A

ALACHUA COUNTY  
DEPARTMENT OF CODES ENFORCEMENT  
120 SOUTH MAIN STREET — COUNTY ADMINISTRATION BUILDING ANNEX  
GAINESVILLE, FLORIDA 32601

March 22, 1985

Dear Property Owner:

The Development Review Committee at its meeting on March 28, 1985 at 1:30 P. M. in Room 209 of the Alachua County Administration Building will review the major or minor change in the Hidden Lake Planned Unit Development located approximately 3/4 mile north of U.S. 441 on the east side of SR-121.

If you have any questions regarding this matter, please contact this office at 374-5245.

Sincerely,

*Benny Beckham*

BENNY BECKHAM  
Zoning Codes Supervisor

RH/mdj

HARRIS H. GREEN

*Consulting Engineer & Land Surveyor*

GAINESVILLE, FLORIDA 32605

8 February 1983

Mr. Allan L. Beidler, AICP  
Acting Director  
Alachua County Dept. of Planning and Development  
Administration Annex - 10-200 S.W. 2nd Avenue  
Gainesville, FL 32601

RE: Letter Dated 01/19/83  
Applications #LUZ-25-82/#ZOM-48-82

Dear Mr. Beidler:

I hereby accept the PUD Zoning with the listed stipulations  
in the above-referenced letter.

Sincerely,

*Harris H. Green*  
Harris H. Green

GmG

JANUARY 18, 1983 COUNTY COMMISSIONERS MINUTE BOOK 81 PAGE 47

7. Application #LUZ-25-82 (Land Use Plan Map Amendment):

A request by Frederick D. Smith, Trustee, as agent for Owens-Illinois, Inc., Owner, to amend the Land Use Element of the Comprehensive Plan from Category 15 (Agriculture) and Category 11 (Industrial) to Category 9 (Low Density - Mobile Home, 4 units/acre) on 52.73 acres located 3/4 mile north of the intersection of U.S. 441 and S.R. 121 on the east side of S.R. 121. (Related to Application #ZOM-48-82).

Recommendation of Planning Commission:

Approval as recommended by Staff, 6-0. (Nattress not present).

Staff Recommendation:

**Summary:** Staff recommends approval based on compliance with the Residential Policies and Standards for Development of the Land Use Element of the Comprehensive Plan.

The Applicant proposes to relocate existing Category 11 (Industrial) to a location adjacent to similar land uses to the south and introduce Category 9 (Single Family, Mobile Home) in its place. Normally, good planning would transition land uses from higher intensity uses (Industrial) to the south, to lesser intense uses (Med. Den. Mobile Home) to the north. This transition would have permitted a density greater than five (5) units per acre (Buck Bay PUD's maximum density). However, due to the physical characteristics of this parcel and the site layout proposed, density has been limited to that permitted under Category 9 (4 units per acre maximum). Recognizing these existing site conditions and this application's compliance with the Residential Policies and Standards for Development of the Land Use Element and its conformance with the other elements of the Comprehensive Plan, Staff recommends approval of this request.

It was moved by Mrs. Walker, seconded by Mrs. Brown and unanimously carried that the request to amend the Land Use Element of the Comprehensive Plan from Category 15 and Category 11 to Category 9 on 52.73 acres located 3/4 mile north of the intersection of U. S. 441 and State Road 121 on the east side of State Road 121 be approved.

8. Application #ZOM-48-82 (Rezoning):

A request by Frederick D. Smith, Trustee, as agent for Owens-Illinois, Inc., Owner, to rezone from "Agr" (Agriculture) District and "MS" (Local Service Industrial) District to "PUD" (Planned Unit Development) District on 52.73 acres located 3/4 mile north of the intersection of U.S. 441 and S.R. 121 on the east side of S.R. 121. Anticipated Use - Single Family, Mobile Home Development. (Related to Application #LUZ-25-82).

Recommendation of Planning Commission:

Approval with Stipulations as recommended by Staff, 6-0.

Staff Recommendation:

0908447

Summary: Staff recommends approval based on consistency with the Comprehensive Plan.

The Applicant proposes a maximum of 170 lots for single-family mobile home development at a maximum density of 3.22 units per acre (D.U./AC). The intensity of this Development will be similar to that of the adjacent Buck Bay PUD to the north. Environmental and site design constraints are the

factors that limit the density to 3.22 D.U./AC. The typical lot size will be a minimum of 4750 sq. ft. or a 50' x 95' lot. A minimum 50 foot natural buffer is proposed along the industrial property to the south and along S.R. 121 to the west. All roads will be privately owned. Staff recommends approval of this concept because this plan is compatible with the adjacent residential PUD and recognizes general environmental constraints. Those specific environmental constraints due to soils, flood plain, and steep slopes should be evaluated by D. R. C. at Final Development Plan approval.

Stipulations

1. The maximum development density shall be 3.22 units per acre.
2. The proposed minimum 50' buffers provided shall remain in their natural state, be maintained by the owner(s), and be enhanced by additional tree plantings.
3. If ancillary uses such as an office or laundry facilities are anticipated within the PUD, then those uses shall be centrally located and intended for resident use only.

It was moved by Mrs. Walker, seconded by Mrs. Brown and unanimously carried that the following Zoning Resolution Z-83-3 be adopted, and the Chairman be authorized to execute the document.

135

ZONING RESOLUTION  
Z-83-3

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WHEREAS, Zoning Application ZOM-48-82 has been duly filed and was considered by the Alachua County Planning Commission at its meeting of January 5, 1983; and,

WHEREAS, the application was considered by the Alachua County Board of County Commissioners at its meetings of January 11, 1983, and January 18, 1983;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application ZOM-48-82, as summarized in Exhibit "A" of this Resolution, is hereby approved, and the real property described within the application shall, unless changed in accordance with law, hereafter bear the zoning district classification of Planned Unit Development upon the following conditions:

1. The maximum development density shall be 3.22 units per acre.
2. The proposed minimum fifty- (50) foot buffers provided shall remain in their natural state, be maintained by the owner(s), and be enhanced by additional tree plantings.
3. If ancillary uses such as an office or laundry facilities are anticipated within the Planned Unit Development, then those uses shall be centrally located and intended for residents' use only.

Upon adoption of this Resolution, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

This Resolution shall take effect upon its adoption.

DULY ADOPTED in regular session this 18th day of January, A.D., 1983.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By:

John J. Schroepfer, Chairman

ATTEST:

A. Curtis Powers, Clerk

## ALACHUA COUNTY PLANNING COMMISSION

Room 201 - County Administration Building  
Gainesville, Florida 32601  
Phone #374-5249

090844A

## Planning Commission Members:

John A. Nattress, Chairman  
W. T. Coram, Jr., Vice-Chairman  
Herb R. Edwards  
Karl R. Owens, Jr.  
Fredric R. Shore  
Earl Starnes  
Dale Thompson

## Board of County Commissioners:

John Schroeffer, Chairman  
Thomas Coward, Vice-Chairman  
Leveda Brown  
Edwin B. Turlington  
Jane Walker

## Planning &amp; Development:

Allan L. Biedler, Acting Director

## Codes Enforcement:

Robert Holton, Director

Notice is hereby given that the Alachua County Planning Commission will hold a public hearing at 7:30 p.m., on Wednesday, January 5, 1983, in Room 209 of the Alachua County Administration Building to consider the following:

Application #LUZ-25-82 (Land Use Plan Map Amendment):

A request by Frederick D. Smith, Trustee, as agent for Owens-Illinois, Inc., Owner, to amend the Land Use Element of the Comprehensive Plan from Category 15 (Agriculture) and Category 11 (Industrial) to Category 9 (Low Density - Mobile Home 4 units/acre).

Application #ZOM-48-82 (Rezoning):

A request by Frederick D. Smith, Trustee, as agent for Owens-Illinois, Inc., Owner, to rezone from "Agr" (Agriculture) District and "MS" (Local Service Industrial) District to "PUD" (Planned Unit Development) District.

Legal Description of Property:

A tract of land situated in Section 7, T9S, R20E, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the S.W. corner of Section 7, T9S, R20E and run S 89 deg. 56 min. 58 sec. E, along the south line of said Section 7, a distance of 630.43 feet to the east Right-of-Way line of State Road No. 121; thence run N 04 deg. 36 min. 30 sec W, along said east Right-of-Way line, 600.00 feet to the Point of Beginning; thence run N 85 deg. 23 min. 30 sec. E, 170.00 feet; thence run N 28 deg. 53 min. 30 sec. E, 270.35 feet; thence run N 56 deg. 33 min. 17 sec. E, 374.08 feet; thence run S 34 deg. 06 min. 58 sec. E, 502.00 feet; thence run S 00 deg. 03 min. 02 sec. W, 639.73 feet to the south line of said Section 7; thence run S 89 deg. 56 min. 58 sec E, along said south line 784.70 feet; thence run N 00 deg. 03 min. 02 sec. E, 450.00 feet; thence run N 25 deg. 55 min. 59 sec. W, 1191.98 feet; thence run N 39 deg. 56 min. 58 sec. W, 204.32 feet; thence run N 00 deg. 03 min. 07 sec. E, 736.62 feet; thence run N 89 deg. 56 min. 58 sec. W, 935.52 feet; to the east Right-of-way line of State Road No. 121; thence run S 01 deg. 08 min. 44 sec. W, along said east Right-of-Way line, 437.78 feet; thence run southeasterly along said east Right-of-Way line with a curve concave northeasterly, said curve having a central angle of 05 deg. 45 min. 14 sec., a radius of 11,399.16 feet, an arc length of 1144.75 feet, and a chord bearing and distance of S 01 deg. 43 min. 53 sec. E, 1144.27 feet; thence run S 04 deg. 36 min. 30 sec. E, along said east Right-of-Way line, 78.92 feet to the Point of Beginning; said tract of land containing 52.73 acres more or less.

Location of Property:

3/4 mile north of the intersection of U.S. 441 and S.R. 121 on the east side of S.R. 121.

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Permitted Use - Present Zoning

Agriculture - Single family dwellings and mobile homes on basis of one dwelling per acre. Public parks and recreation areas, golf courses, game preserves, historical areas, churches, and private schools. General agricultural uses.

MS (Local Service Industrial District) - Establishments engaged in manufacturing, processing, storage and warehousing, wholesaling, and distribution. Institutional and residential uses are prohibited in this district. Service and commercial activities relating to the character of the District and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted but this District is not to be deemed commercial in character.

Permitted Use - If Rezoning is Granted

PUD (Planned Unit Development) - Single family mobile home development.

9. Application #LUZ-26-82 (Land Use Plan Map Amendment):

A request by Frederick D. Smith, Trustee, as agent for Owens-Illinois Inc., Owner, to amend the Land Use Element of the Comprehensive Plan from Category 15 (Agriculture) to Category 11 (Industrial) on 16.51 acres located one-half (1/2) mile north of the intersection of U.S. 441 and S. R. 121 on the east side of S.R. 121. (Related to Application #ZOM-49-82).

Recommendation of Planning Commission:

Approval as recommended by Staff, 6-0.

Staff Recommendation:

Summary: Staff recommends approval based on compliance with the Industrial Policies and Standards for Development of the Land Use Element of the Comprehensive Plan.

The Applicant requests the relocation of existing Category 11 (Industrial) north of this parcel to this location, adjacent to other Category 11 to the south and west. This request is a more logical extension of industrial land use than at present, and provides a more rational transition from industrial uses to residential uses. This request complies with the Industrial Policies and Standards for Development. However, Staff believes that soils may present some problems due to wetness. Buffering of proposed adjacent residential uses should be handled through the development review process on this parcel and within the proposed adjacent residential PUD.

It was moved by Mrs. Walker, seconded by Mr. Coward and unanimously carried that the request to amend the Land Use Element of the Comprehensive Plan from Category 15 to Category 11 on 16.51 acres located one-half mile north of the intersection of U.S. 441 and S.R. 121 on the east side of S.R. 121 be approved.

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CONTINUED TO JAN. 18th

JANUARY 11, 1983 COUNTY COMMISSIONERS MINUTE BOOK 81 PAGE 84

Mr. Beidler and Mr. Wells presented the above request of Sidney L. Vihlen, Jr., as agent for Derand Corporation, Owner.

There was no one present to speak in opposition to the above request.

Mr. Vihlen presented the above request, in detail, using charts, and discussed the Staff's concerns relating to setbacks on the buildings, and the required right-of-way. Mr. Vihlen requested the Board to consider a 40 foot R-O-W rather than the required 50 foot right-of-way.

After discussion, It was moved by Mrs. Brown, seconded by Mrs. Walker and unanimously carried that Staff do an analysis on the request within the context of a P.U.D. allows variation from normal standards, as it relates to setbacks and rights-of-way.

7. Application #LUZ-25-82 (Land Use Plan Map Amendment):

A request by Frederick D. Smith, Trustee, as agent for Owens-Illinois, Inc., Owner, to amend the Land Use Element of the Comprehensive Plan from Category 15 (Agriculture) and Category 11 (Industrial) to Category 9 (Low Density - Mobile Home, 4 units/acre) on 52.73 acres located 3/4 mile north of the intersection of U.S. 441 and S.R. 121 on the east side of S.R. 121. (Related to Application #ZOM-48-82).

Recommendation of Planning Commission:

Approval as recommended by Staff, 6-0. (Nattress not present).

Staff Recommendation:

Summary: Staff recommends approval based on compliance with the Residential Policies and Standards for Development of the Land Use Element of the Comprehensive Plan.

The Applicant proposes to relocate existing Category 11 (Industrial) to a location adjacent to similar land uses to the south and introduce Category 9 (Single Family, Mobile Home) in its place. Normally, good planning would transition land uses from higher intensity uses (Industrial) to the south, to lesser intense uses (Med. Den. Mobile Home) to the north. This transition would have permitted a density greater than five (5) units per acre (Buck Bay PUD's maximum density). However, due to the physical characteristics of this parcel and the site layout proposed, density has been limited to that permitted under Category 9 (4 units per acre maximum). Recognizing these existing site conditions and this application's compliance with the Residential Policies and Standards for Development of the Land Use Element and its conformance with the other elements of the Comprehensive Plan, Staff recommends approval of this request.

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8. Application #ZOM-48-A2 (Rezoning):

A request by Frederick D. Smith, Trustee, as agent for Owens-Illinois, Inc., Owner, to rezone from "Agr" (Agriculture) District and "MS" (Local Service Industrial) District to "PUD" (Planned Unit Development) District on 52.73 acres located 3/4 mile north of the intersection of U.S. 441 and S.R. 121 on the east side of S.R. 121. Anticipated Use - Single Family Mobile Home Development. (Related to Application #LUZ-25-A2).

Recommendation of Planning Commission:

Approval with Stipulations as recommended by Staff, 6-0.

Staff Recommendation:

Summary: Staff recommends approval based on consistency with the Comprehensive Plan.

The Applicant proposes a maximum of 170 lots for single-family mobile home development at a maximum density of 3.22 units per acre (D.U./AC). The intensity of this Development will be similar to that of the adjacent Buck Bay PUD to the north. Environmental and site design constraints are the

factors that limit the density to 3.22 D.U./AC. The typical lot size will be a minimum of 4750 sq. ft. or a 50' x 95' lot. A minimum 50 foot natural buffer is proposed along the industrial property to the south and along S.R. 121 to the west. All roads will be privately owned. Staff recommends approval of this concept because this plan is compatible with the adjacent residential PUD and recognizes general environmental constraints. Those specific environmental constraints due to soils, flood plain, and steep slopes should be evaluated by D. R. C. at Final Development Plan approval.

Stipulations

1. The maximum development density shall be 3.22 units per acre.
2. The proposed minimum 50' buffers provided shall remain in their natural state, be maintained by the owner(s), and be enhanced by additional tree plantings.
3. If ancillary uses such as an office or laundry facilities are anticipated within the PUD, then those uses shall be centrally located and intended for resident use only.

Mr. Beidler and Mr. Wells presented the above requests of Frederick D. Smith, Trustee, as agent for Owens-Illinois, Inc., owner.

Mr. Harrison Green, representing Mr. Smith, was present and spoke in support of the above requests.

There was no one present to speak in opposition to the above requests.

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JANUARY 11, 1983 COUNTY COMMISSIONERS MINUTE BOOK 81 PAGE 86

Mr. Schroepfer announced that action on the above requests would be held in abeyance for one week pending further review.

9. Application #LUZ-26-82 (Land Use Plan Map Amendment):

A request by Frederick D. Smith, Trustee, as agent for Owens-Illinois Inc., Owner, to amend the Land Use Element of the Comprehensive Plan from Category 15 (Agriculture) to Category 11 (Industrial) on 16.51 acres located one-half (1/2) mile north of the intersection of U.S. 441 and S. R. 121 on the east side of S.R. 121. (Related to Application #ZOM-49-82).

Recommendation of Planning Commission:

Approval as recommended by Staff, 6-0.

Staff Recommendation:

Summary: Staff recommends approval based on compliance with the Industrial Policies and Standards for Development of the Land Use Element of the Comprehensive Plan.

The Applicant requests the relocation of existing Category 11 (Industrial) north of this parcel to this location, adjacent to other Category 11 to the south and west. This request is a more logical extension of industrial land use than at present, and provides a more rational transition from industrial uses to residential uses. This request complies with the Industrial Policies and Standards for Development. However, Staff believes that soils may present some problems due to wetness. Buffering of proposed adjacent residential uses should be handled through the development review process on this parcel and within the proposed adjacent residential PUD.

10. Application #ZOM-49-82 (Rezoning):

A request by Frederick D. Smith, Trustee, as agent for Owens-Illinois Inc., Owner, to rezone from "Agr" (Agriculture) District to "MS" (Local Service Industrial) District on 16.51 acres located one-half (1/2) mile north of the intersection of U.S. 441 and S.R. 121 on the east side of S.R. 121. Anticipated Use - Light Industry. (Related to Application #LUZ-26-82).

Recommendation of Planning Commission:

Approval as recommended by Staff, 6-0.

Staff Recommendation:

Summary: Staff recommends approval based on consistency with the Comprehensive Plan.

This request relocates approximately 16.5 acres of existing "MS" Zoning southward to a location adjacent to similar zoning. The "MS" district requires a 75 foot setback and screening to be provided along the northern and eastern property lines for buffering purposes with the proposed residential PUD. Site plan approval will be required prior to development, at which time soil limitations should be carefully evaluated.

**Petition DB-09-88 SUB Causseaux, Hewett, and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned: PD (Planned development). Located at NW 75<sup>th</sup> Place at NW 21<sup>st</sup> Way, parcel no. 07814-002-001.**

Mr. Calderon made the presentation indicating that the petition is for Design Plan for Phase II of a development approved in the county. He indicated that the development was annexed into the city in 1992 and a petition for design plat of Phase II was submitted to the city on June 10, 2005. The board voted to approve the petition with a condition that but the mitigation concerns must be resolved prior to City Commission review. Mr. Calderon used a PowerPoint presentation to show the location of the property, surrounding land uses, zoning and existing development. Mr. Calderon showed the original subject parcel and how it was broken up over the years. Some of the areas originally designated as residential was removed and converted to residential and a portion left as a buffer to remain in a natural state. Mr. Calderon indicated that at the time of initial approval of the PUD by the county, a layout of lots was presented but a plat was not approved establishing the lots. He indicated that the number of lots have been reduced to address existence of wetlands and environmental concerns. He showed the relationship of the subject property to surrounding development and established consistency with the Comprehensive Plan, the official roadway map and environmental factors. Mr. Calderon illustrated how the project avoided wetland areas and how it has minimized impacts leading up to the proposed mitigation. Mr. Calderon indicated that staff considered the area intended to be left in a natural state and determined that it has been degraded and that the project will be better served by restoring the area to a natural state through the mitigation plan.

Mr. Walpole addressed the board indicating that the applicant agrees with all the conditions including the placement of sidewalks which was not included in the first proposal. Mr. Walpole called on Mr. Salafrio to explain the mitigation and briefly explained UMAM in relationship to the subject property.

The board asked several environmental questions.

Mark Garland addressed the board and explained the basis of his determination that the plan satisfied the avoidance, minimization and mitigation requirement and his recommendation of approve. He specifically addressed how the existing natural area has been degraded and the benefits of mitigation to the overall area.

The board asked about the benefit of such a large cul-de-sac considering the environmental sensitivity of the surrounding areas.

Mr. Walpole indicated that the design is in response to meeting the design standards of the subdivision ordinance.

The board also expressed concern about having sidewalks in the Phase II portion since it is not included in the Phase I portion as well as the added impacts to the environmentally sensitive areas.

Ms. Karen Billings addressed the board as a representative of the Hidden Lake Phase I residents. She asked the board to continue or deny the project because of three reasons: 1. No recent neighborhood workshop and the lack of notice to some property owners on the south side; 2. The need to look at the broader general area because of the number of projects proposed in the general area, Wal-Mart, One-Stop Center, Senior Center, nearby industrial development and the Plum Creek development; 3. To allow time for the Water Management District to make a determination about accepting ownership and maintenance of the mitigation area. She stated that the Phase I residents are not in favor of the sidewalks.

The board asked questions about maintenance of the mitigation areas.

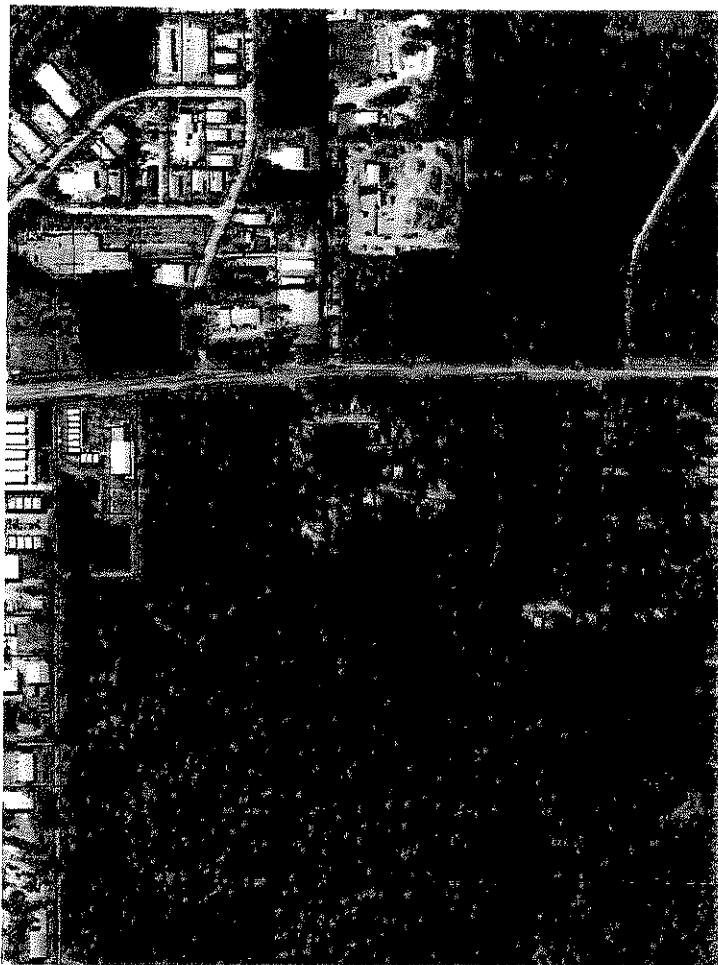
Mr. Walpole answered that the intent is to establish a Home Owners Association that would be responsible for maintaining the mitigation areas.

Other questions by the board dealt with the time of the neighborhood meeting and public notice.

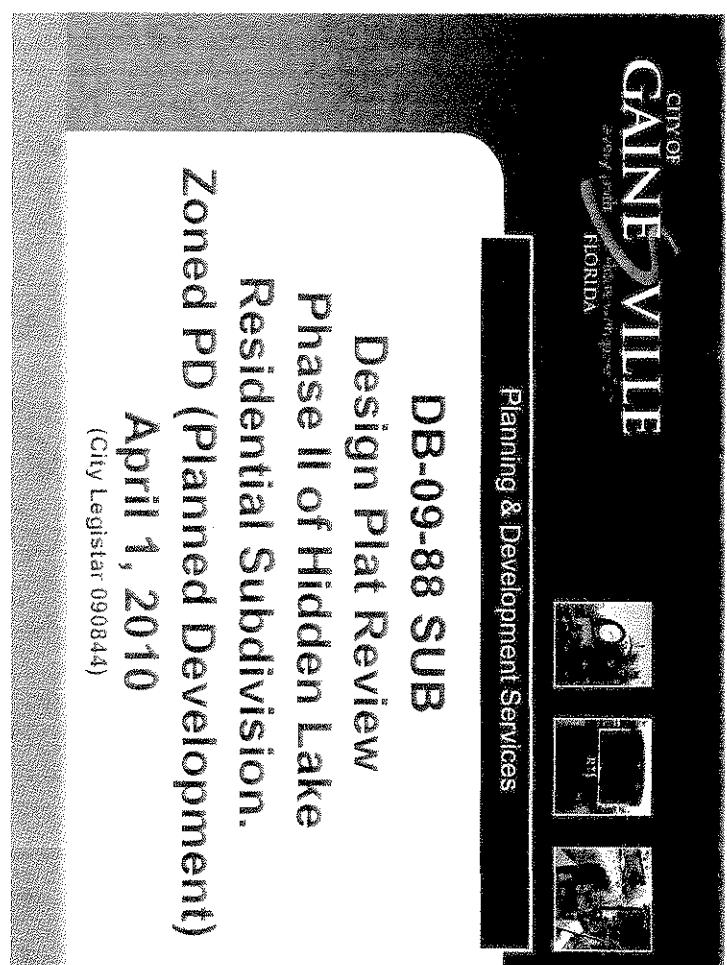
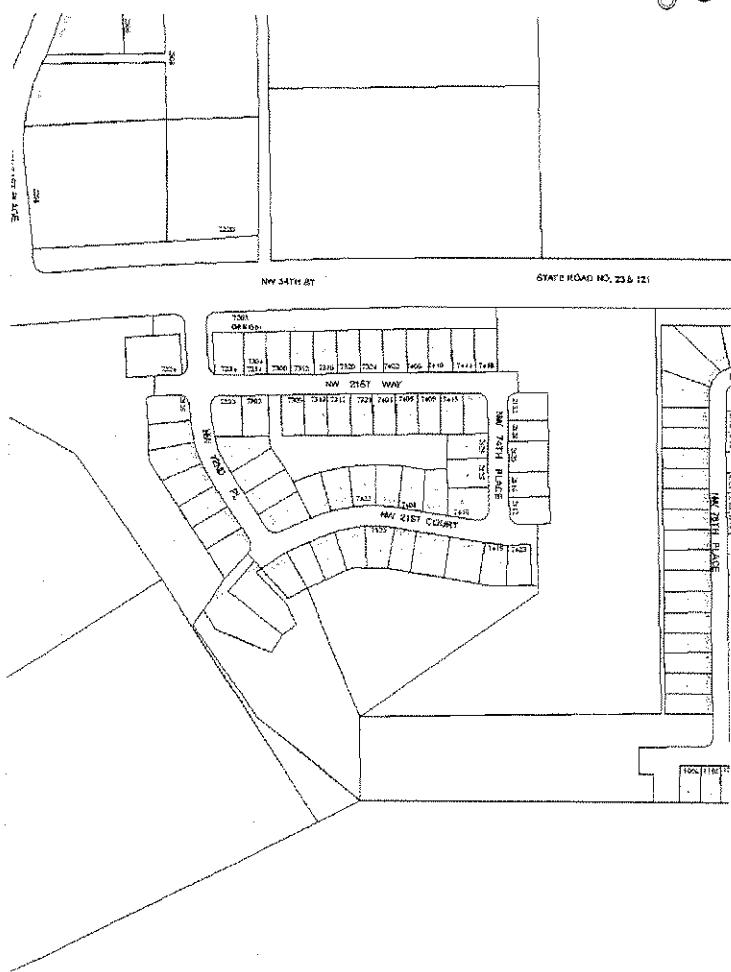
The meeting continued with questions and answers about the mitigation and maintenance of the mitigation area.

The board then entertained a request for a motion.

<b>Motion By:</b> Mr. Haviland	<b>Seconded by:</b> Mr. Lane
<b>Moved to:</b> Approve Petition DB-09-88 SUB as presented by staff with a request to remove the sidewalks if possible and to authorize staff to explore the options for a pedestrian connection to the adjacent development to the north if there would be no greater impacts on the wetland areas.	<b>Upon Vote:</b> 6 - 0



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Planning & Development Services

## DB-09-88 SUB

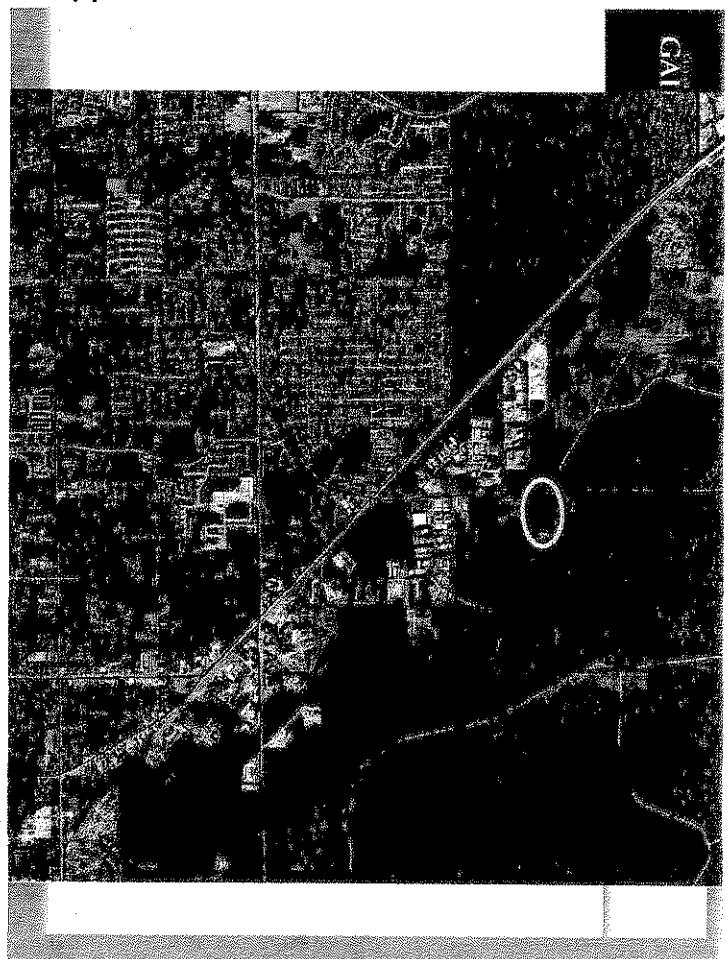
### Design Plat Review

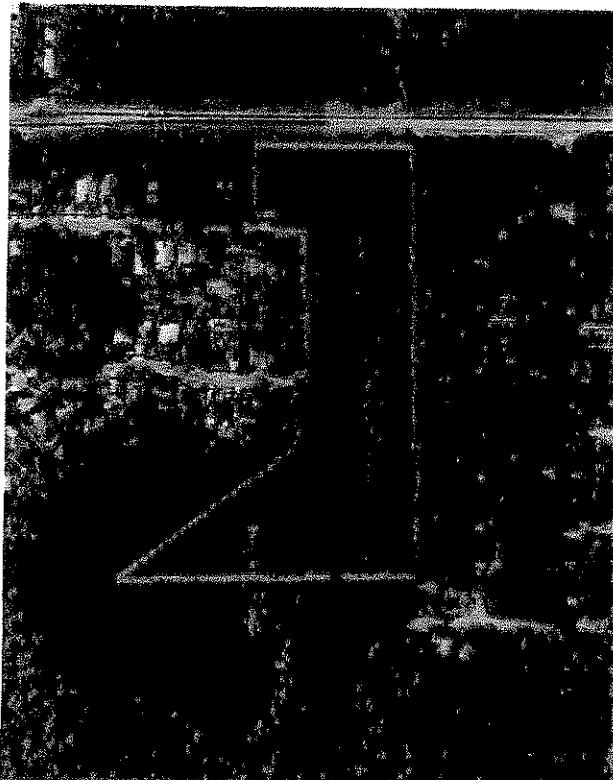
Phase II of Hidden Lake  
Residential Subdivision.

Zoned PD (Planned Development)

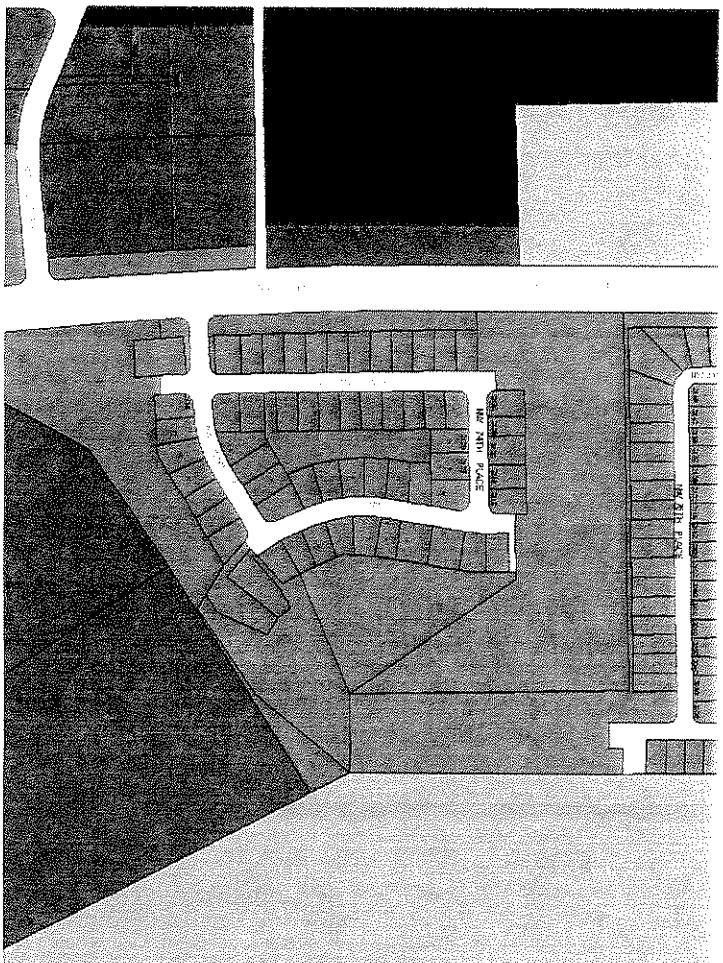
April 1, 2010

(City Legistar 090844)

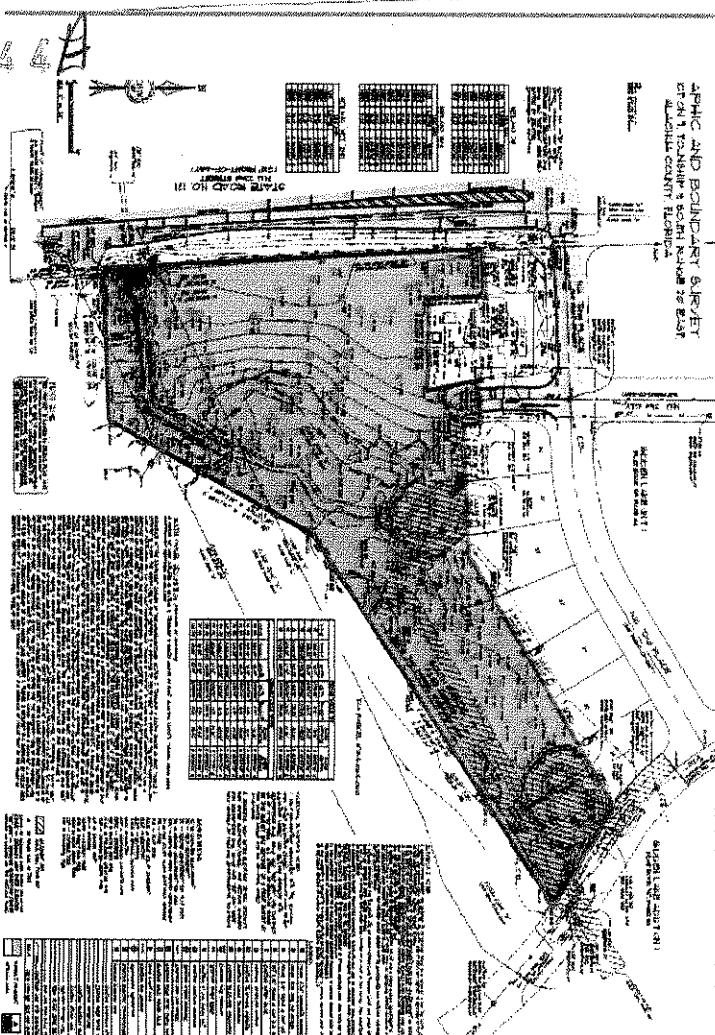
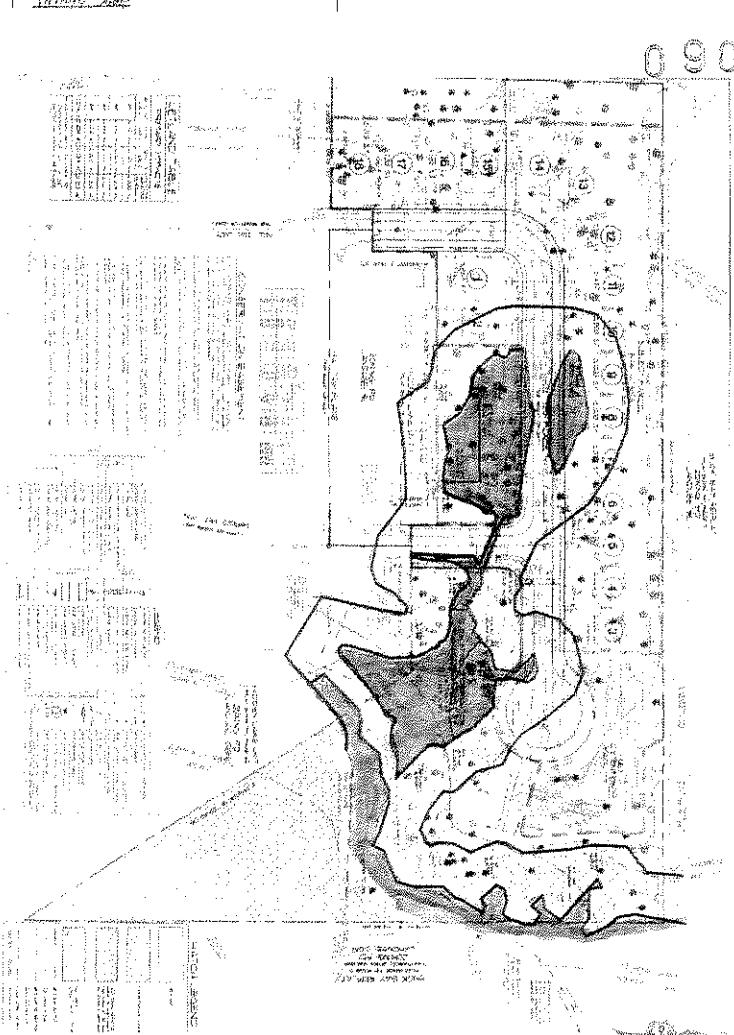
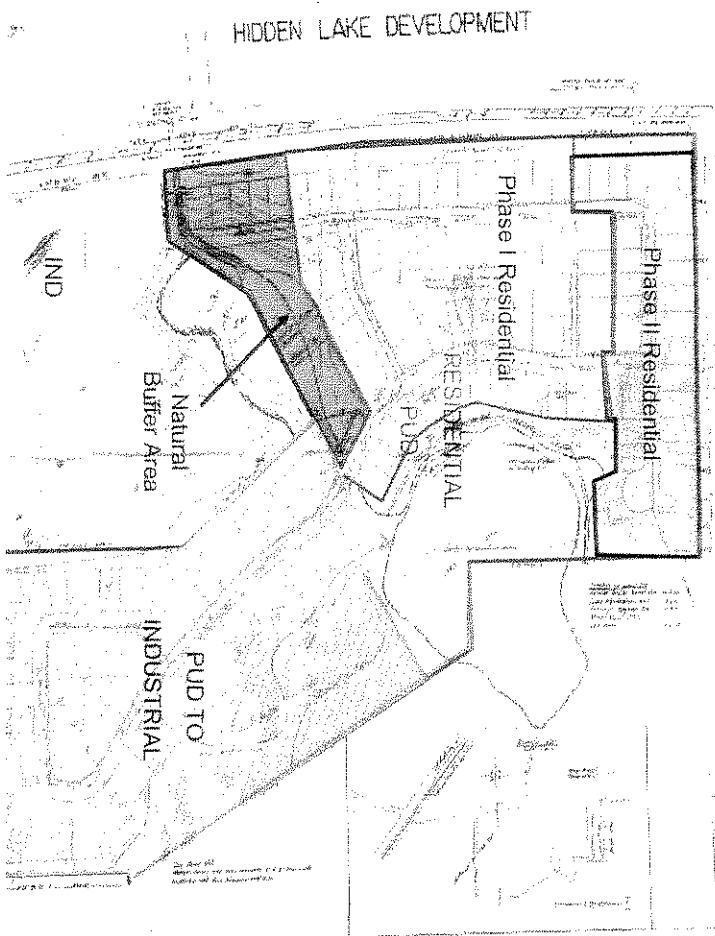
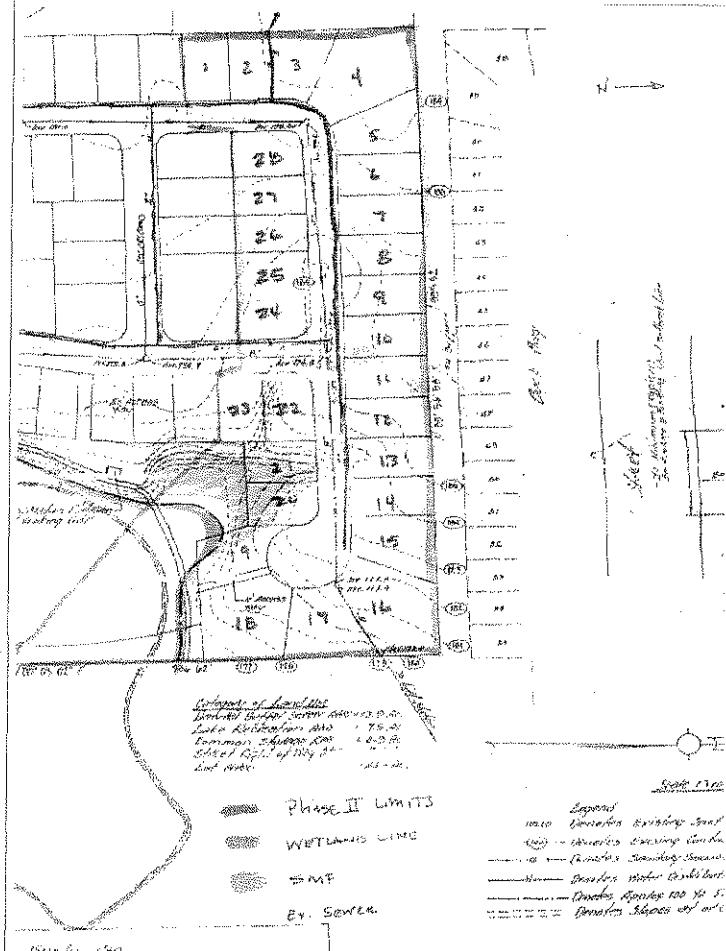


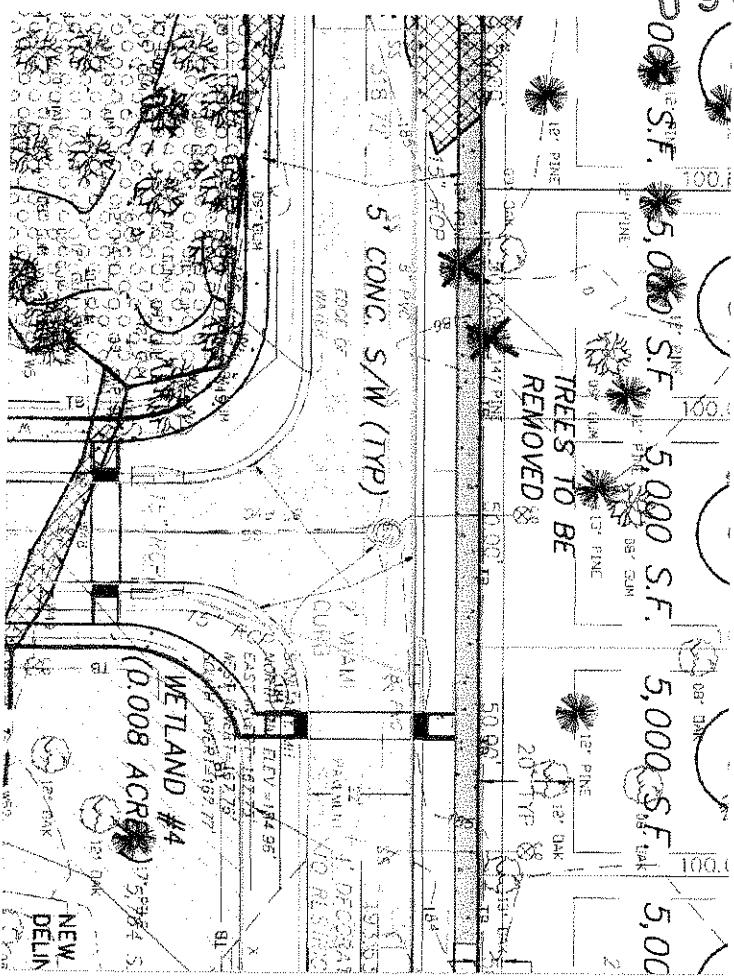
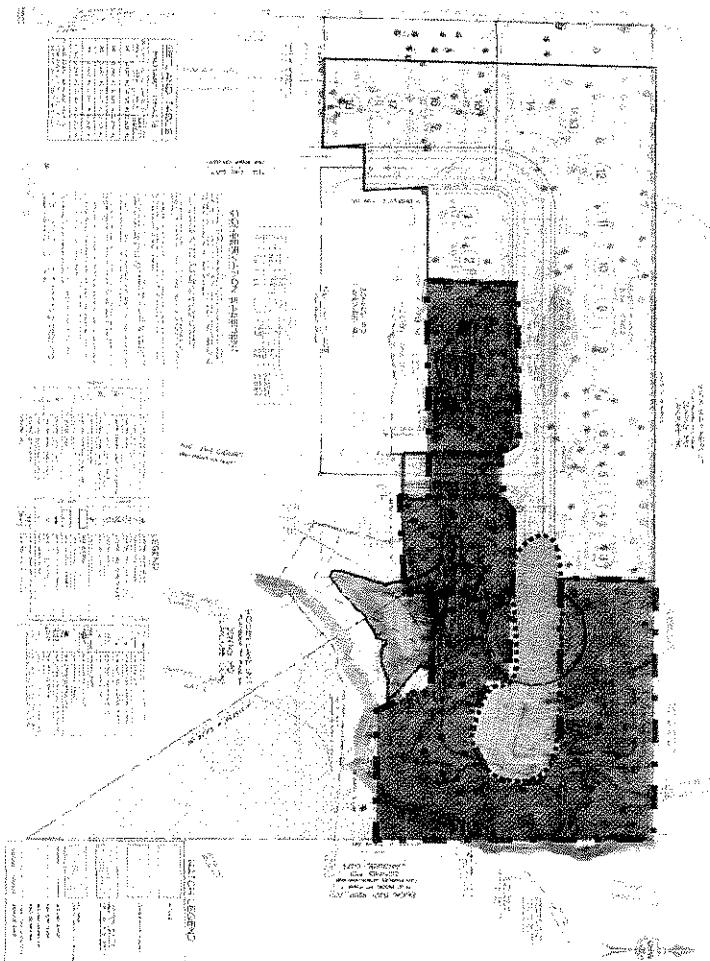
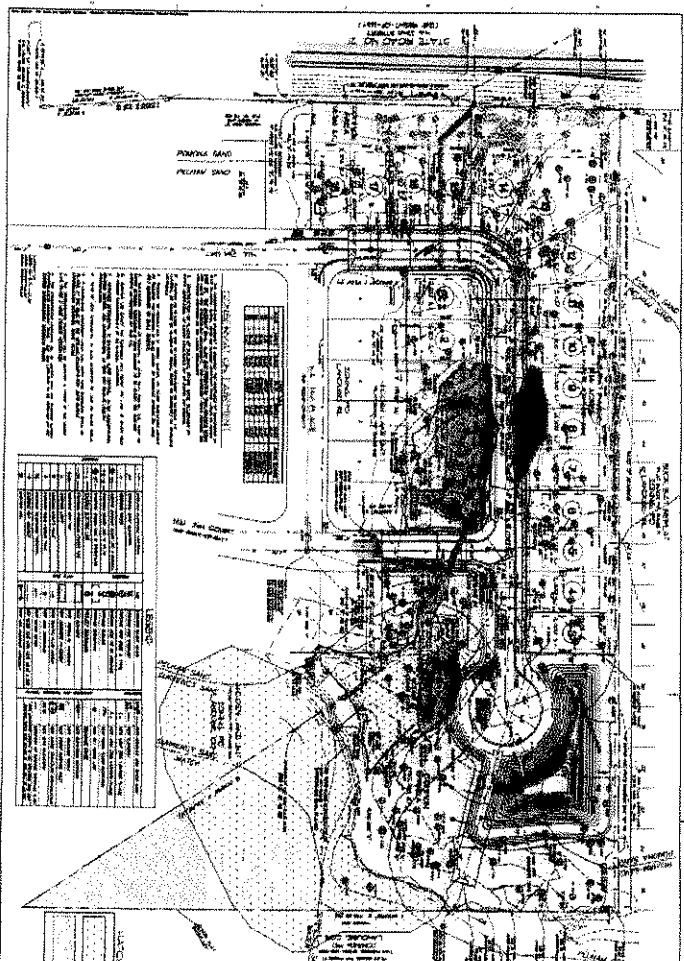


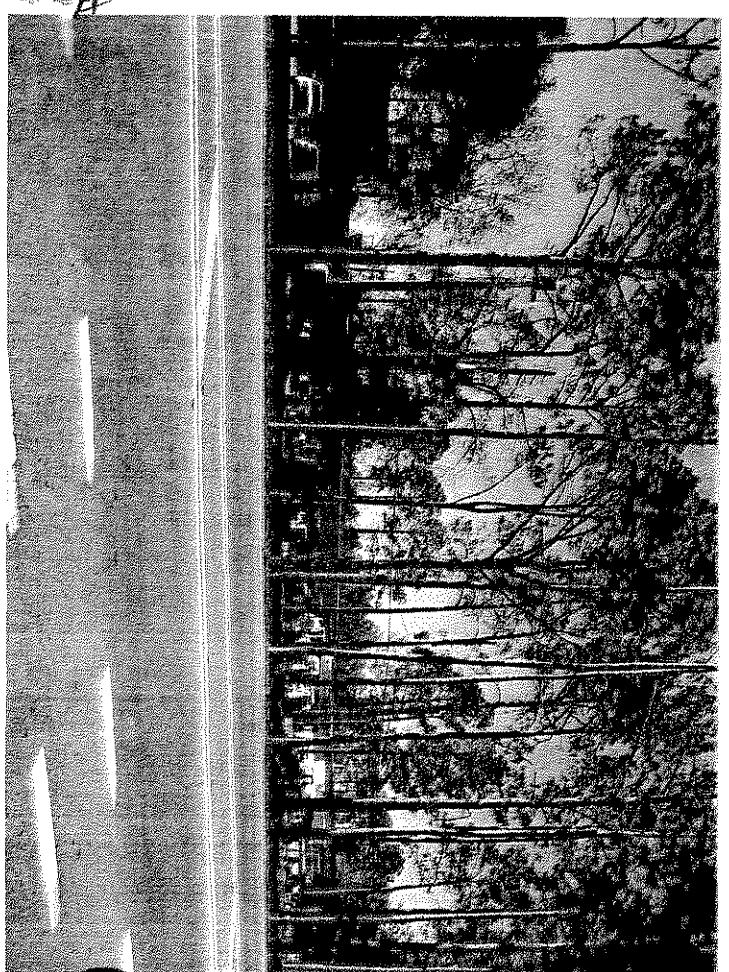
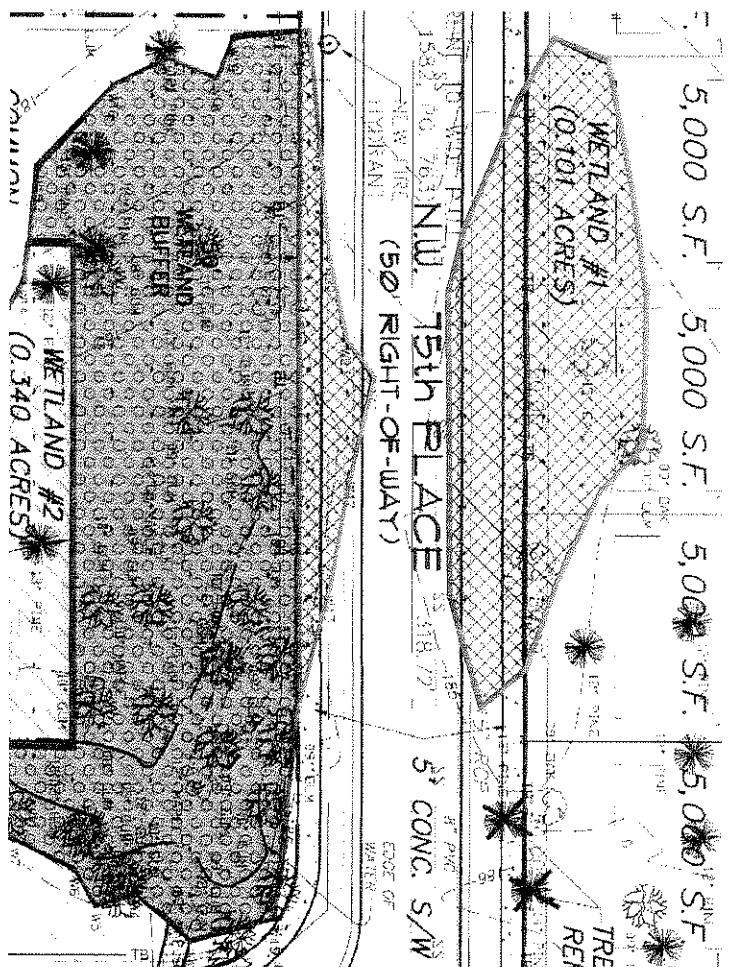
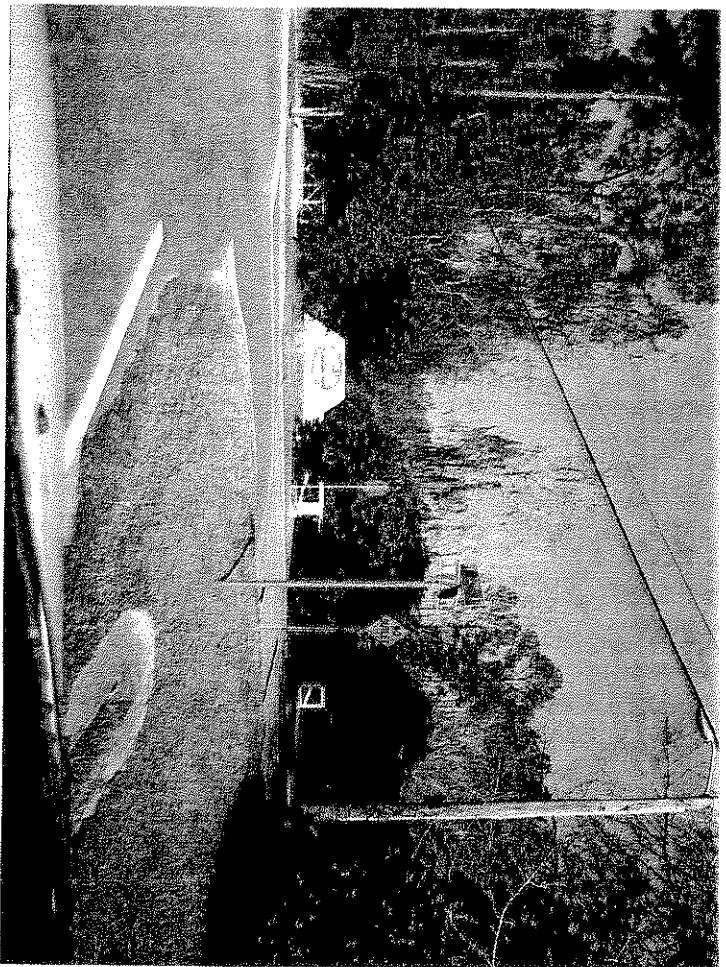
Hidden Lake, Phase II



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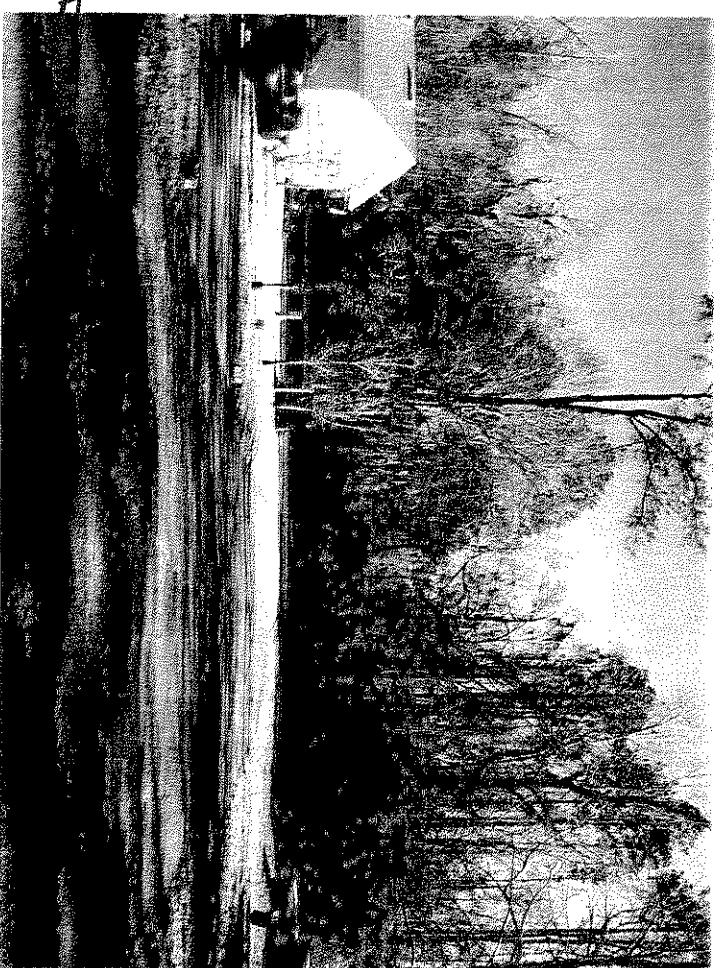
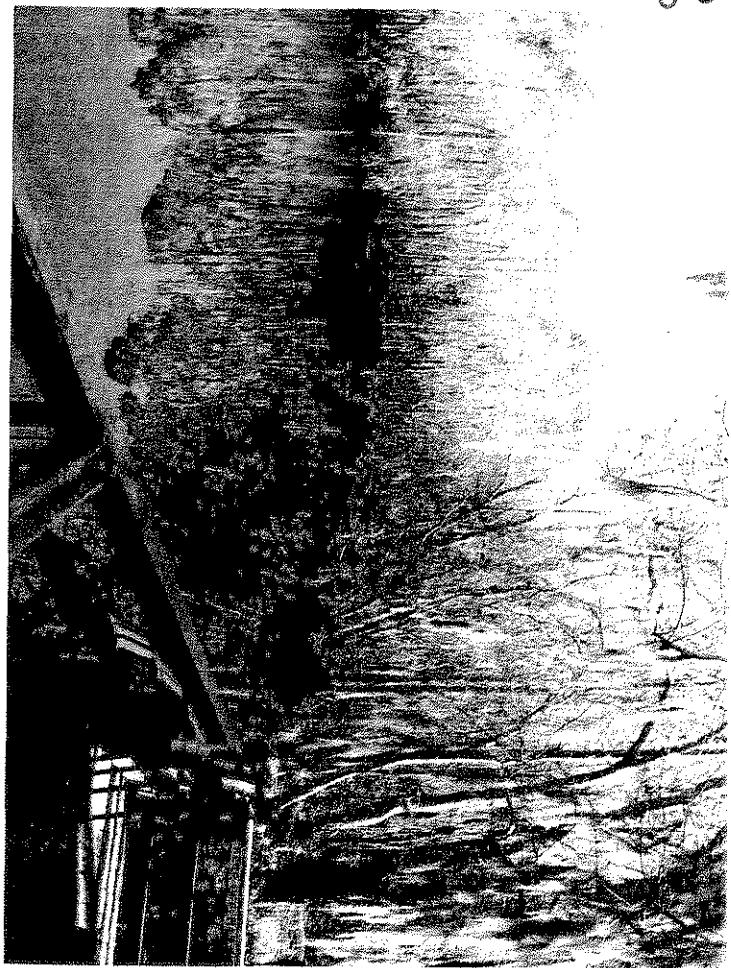






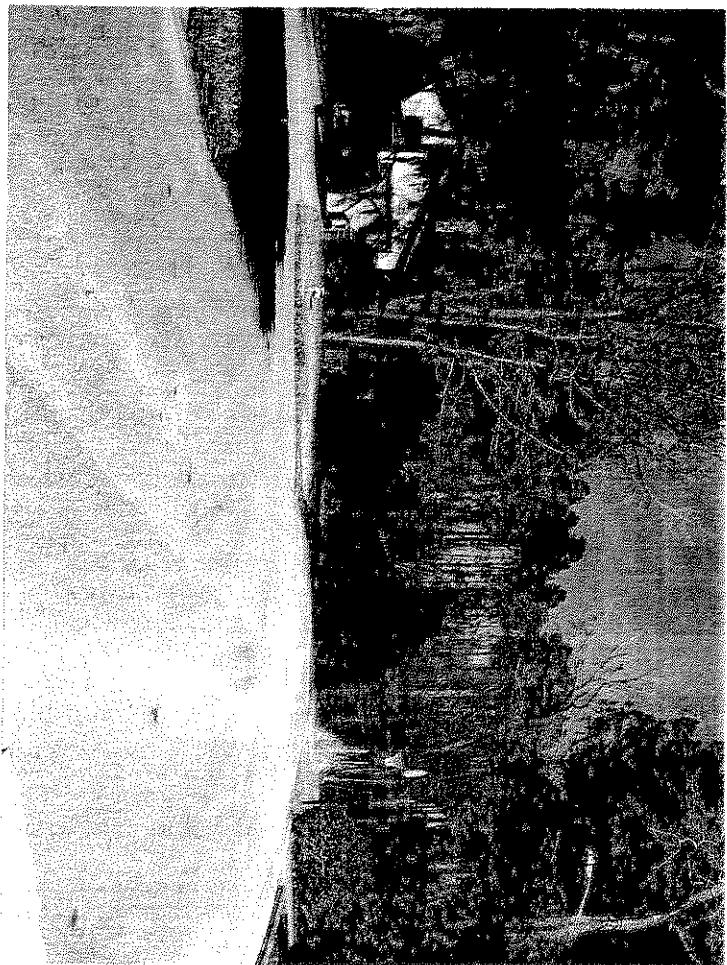


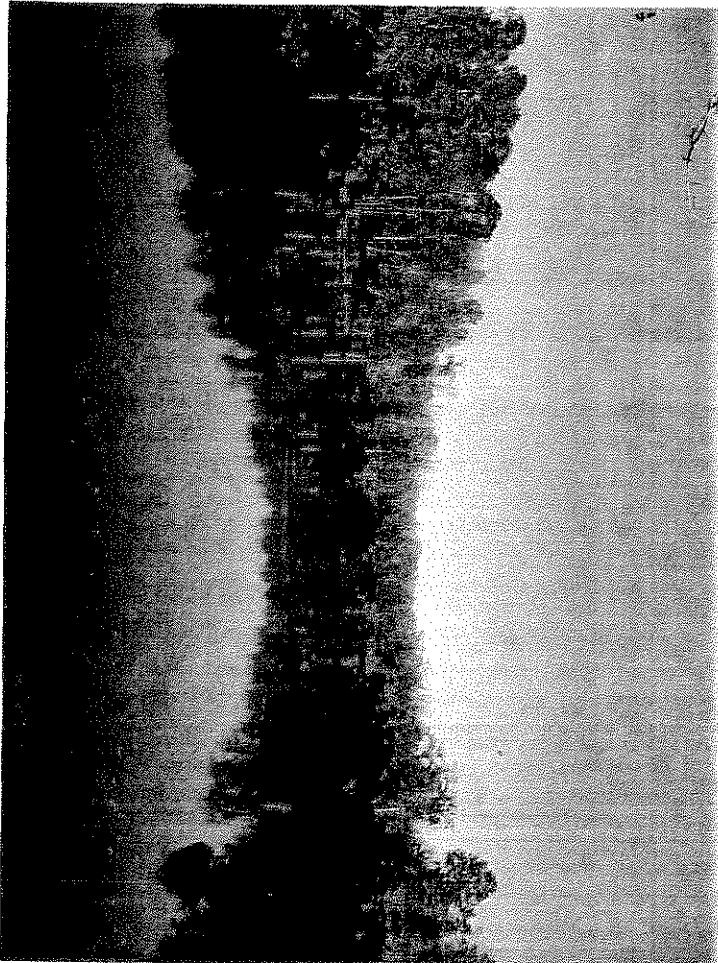
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GAINESVILLE

Plan Board Recommendation

Plan Board Recommends  
approval of Petition

DB-09-88 SUB

with conditions