

060422(6)

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 16, OLD LIBRARY

222 East University Avenue 334-5023

Petition No. <u>104PDA-06PB</u> Review Date: 9/14/2006 Reviewed on: 8/17/06 Review For: <u>Amendment to existing planned development.</u>	Review Type: Planned Development Project Planner: <p style="text-align: right;"><u>Shenley Neely</u></p>
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RECOMMENDATIONS/REQUIREMENTS/COMMENT

The proposed is to amend the uses of an existing planned development and to allow for possible future new construction, located at 5402 NW 8th Avenue.

1. Remove all text reference in the PD Report and PD Layout Plan stating the “proposed PD amendment will not add any new buildings to the site at this time”, and remove any inconsistencies or conflicts.
2. Revise PD Layout Plan to show existing building footprint and conceptual building footprint. Please re-label Conceptual Building as Proposed Building and remove all references on PD Layout Plan, including notes on the plan, regarding: “Building Envelope Limits”, “Phase I Or Future Parking Envelope”, and “Phase I Or Future Outdoor Sales Envelope” (please see comments below). We have taken care of this in staff conditions.
3. Keep your reference to Existing Outdoor Plant Inventory and Outdoor Sales legend, as well as Farmer’s Market and Greenhouse Envelope.
4. On PD Layout Map, please do the following:
5. Revise Note 1 to read: “*New Development Subject to Development Plan Review*”.
6. Delete Note 2;
7. Revise Note 3: delete “*Number of Buildings may vary*”. Keep the rest.
8. Delete Note 4;
9. Delete Note 5;
10. Revise Note 6: delete “*Access connections may vary based on proposed development and may be modified to accommodate future development*”. Keep the rest.
11. Keep Note 7;
12. Delete Note 8;
13. Delete Note 9 since we have conditions for those uses and they are already indicated on map legend.
14. Revise Note 10: replace “Outdoor Sales” with “Outdoor Seasonal Sales” (as referenced in later comments on this page).
15. Notes 11 A-D should be revised to reflect TCEA / Concurrency comments, etc.
16. The Planned Development Report and PD Layout Map must be consistent with each other.
17. On the PD Layout and Report: Please replace Outdoor Sales with Outdoor Seasonal Sales. Outdoor Seasonal Sales shall be regulated in accordance with the City of Gainesville Land Development Code Section 30-67, except that no promotional sales are allowed.
18. Construction of the sidewalk along NW 8th Avenue is not credited toward the required TCEA standards for this project.

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CURRENT PLANNING ROOM 16, OLD LIBRARY
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19. Staff's preference is that any proposed use with scheduled hours of operation beyond 9pm shall not be located adjacent to residential uses to the East and North, and be oriented towards NW 8th Avenue. More intense uses and associated activities should be oriented away from residential areas to the Northern and Eastern boundary.
20. Please remember that some of the applicant's proposed allowable uses are defined in the City of Gainesville Land Development Code as Specially Regulated Uses. Those uses must adhere to the City's LDC requirements, and are subject to certain design and operational limitations.
21. Any appropriate screening and / or garden wall shall be provided.
22. The maximum building area for any single building is limited to 10,000 square feet. Please correct PD Report to reflect this.
23. Please remove reference to architectural design from PD Report. The architectural design details are best implemented during development plan review process, however, please be aware of the requirement to implement architectural design with the project.

CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 3

Petition	<u>104PDA-06PB</u>	Date Received	<u>8/14/06</u>	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date <u>8/21/06</u>	<input checked="" type="checkbox"/> Final
Project Name	<u>Greenery Square PD amendment</u>			<input type="checkbox"/> Amendment
Location	<u>5402 NW 8th Ave.</u>			<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>Brown & Cullen</u>			<input type="checkbox"/> Planned Dev.
Reviewed by	<u>Onelia Lazzari</u>			<input type="checkbox"/> Design Plat
				<input type="checkbox"/> Concept

Approvable (as submitted) Approvable (subject to below) Insufficient Information

PD Concept (Comments only) Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. This development is located in Zone B of the Transportation Concurrency Exception Area. In order to have the PD amendment approved for the site, the development must meet the requirements in the Concurrency Management Element. Prior to the second reading of the PD amendment ordinance for this project, the developer must sign a TCEA Letter of Agreement for provision of the required standards. Once the Policy 1.1.6 standards are agreed upon, a note should be added to the PD layout plan to state how the standards will be met. Please contact Onelia Lazzari for preparation of the TCEA Agreement.

2. Please contact Onelia Lazzari concerning how the PD will meet the the required Policy 1.1.6 standards.

3. A condition of approval is that when a development plan is submitted for the new construction for the future building fronting on NW 8th Avenue, a sidewalk connection from the sidewalk being built on NW 8th Avenue to the new building will be provided.

4. The trip distribution provided with this submittal does not show how the trips distribute out to the 1/2 mile point. Please correct and provide a better distribution.

5. The list of proposed uses for the PD shown in Attachment A still concerns concurrency staff due to the traffic implications at an extremely congested location. Concurrency staff recommends removal of Retail banking services (especially if it is a stand-alone bank with drive-through is being proposed) from the list of permitted uses. In particular, the associated drive-through facilities cannot be supported by concurrency staff. The access and

congestion level in this area are not conducive to good drive-through use circulation. This should be prohibited in the PD.

6. Outdoor storage and display areas are not regulated well enough in the PD Report. Conditions about outdoor storage and display areas should be added to the PD.
7. Concurrency staff does not fully understand the trip generation provided. After some of the existing square footage associated with the nursery/garden center use is reallocated, the square footage resulting doesn't balance with the total existing square footage now. Please contact Onelia Lazzari to discuss and explain. It also appears that more square footage needs to be allocated to the Specialty Retail proposed use.
8. Please note that if the existing sign at Greenery Square is "modified for safety" it will have to come into compliance with the current sign code.
9. On p. 9, the building area section should specify that if the existing buildings at the site are demolished, that the 33,904 of building area allowed cannot be in a single building. This should match Note 4 on the PD Layout Plan.
10. Note 10 on the PD Layout Plan should include a statement about the number of Concurrency Management Element Policy 1.1.6 standards that must be met. Also, the note should include a statement indicating that the development will sign a TCEA Zone B Agreement for the provision of the required standards prior to second reading of the PD ordinance, and explain how the standards will be met.
11. On the PD Layout Plan, there appears to be a drive-through shown on the back of the Future Building. Staff does not agree with a drive-through for this particular site. No drive-through circulation pattern is shown on the plan. The drive-through lanes are not marked which is confusing to potential citizens looking at the plan. Staff cannot support a drive-through at this location.
12. Concurrency staff is concerned about the language in #6 on the PD Layout Plan. It is unclear whether this means that additional access points will be allowed because of the use of the term "increase." Staff does not support additional access points for this development.
13. Per Concurrency Management Element Policy 1.5.5, any required landscaping along street frontages shall be 65-gallon size trees for 50% of the required street trees because this is a redevelopment site.
14. Page 4 of the PD Report (middle paragraph) contains an error. This development (as pointed out in previous comments) is not in an activity center.
15. P. 9 of the PD Report in the Building Area section should include a statement that no building shall contain more than 10,000 square feet to match the statement on the PD Layout Plan.

16. Page 18 of the PD Report, Trip Generation Information section, contains information about Small Engine Repair. That should be excluded because it was not used. Also, the office trip generation information was not used either. Please correct the narrative to match the trip generation calculations.
17. Page 20 of the PD Report in #2 should include a statement that the development must sign a TCEA Zone B Agreement prior to second reading of the PD Ordinance.



**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

Aug 24, 2006

11 Petition #104PDA-06PB

Brown & Cullen, Inc., agent for **Green Market Properties**, LLC. Planned Development Amendment. Zoned: PD (Planned Development). Location: 5402 Northwest 8th Avenue. (Planner Shenley Neeley)

Conceptional Comments
 Approved as submitted

Conditions/Comments
 Insufficient information to approve

- New
- Services
- Water
- Sanitary
- Sewer
- Electric
- Gas
- Real
- Estate

SITE PLAN EVALUATION SHEET


PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>104PDA-06PB</u> Review For: <u>Technical Review Committee</u> Description, Agent & Location: <u>Green Market Properties LLC</u> <u>Brown & Cullen, Inc.</u> <u>5402 NW 8th Avenue.</u>	Review Date: <u>8/24/06</u> Plan Reviewed: <u>8/24/2006</u>	Review Type: <u>Planned Development</u> Project Planner: <u>Lawrence Calderon</u>
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APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

<input type="checkbox"/> Alachua County Environmental Review Required <input type="checkbox"/> Alachua County Environmental Review Not Required <input type="checkbox"/> 100 Yr. critical duration storm event must be analyzed. <input type="checkbox"/> SJRWMD stormwater permit is required. <input type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) <input type="checkbox"/> Approved for Concurrency	Comments By:  Sundaram (Jai) Jaishankar E.I. Development Review Engineer
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REVISIONS / RECOMMENDATIONS:

1. All unused curb cuts must be closed with curb / gutter and sidewalks.

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 104PDA-06PB	Review Date: <u>8/16/06</u>	Review Type: <u>Planned Development</u>
Review For : <u>Plan Board</u>	Plan Reviewed: <u>8/16/06</u>	
Description, Agent & Location: <u>Brown & Cullen, Inc., Greenery Square, 5402 NW 8 Avenue</u>	Project Planner: <u>Gene Francis</u>	

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: <u>Brenda S. Strickland</u> Brenda G. Strickland Plans Examiner
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REVISIONS / RECOMMENDATIONS:

AT BUILDING PERMIT STAGE:

Some of the proposed uses may require change of use or occupancy permits from the Building Department.

City of Gainesville
Solid Waste Division
Plan review

Date 8-23-06

Project Number; 104PDA-06FB

Project Name; Greenery Square

Reviewed by; Paul F. Alcantar Steve Joplin

RECEIVED
AUG 23 2006
PLANNING
DIVISION

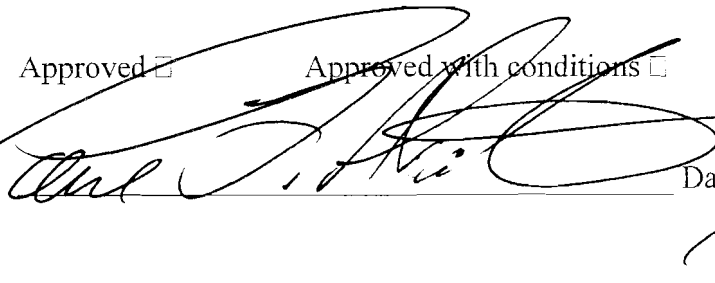
Comments

Need a Solid Waste plan for collection of
garbage and recycling.

Approved

Approved with conditions

Disapproved



Date 8/23/06

GREENERY SQUARE

PLANNED DEVELOPMENT

REPORT

July 12, 2006
Revised August 1, 2006
Revised August 14, 2006
Revised September 5, 2006

Prepared By:
BROWN & CULLEN INC.
3530 N.W. 43RD Street
Gainesville, Florida 32606
(352) 375-8999

Prepared For:
Tom Dorn
&
Green Market Properties, LLC
5402 NW 8th Avenue
Gainesville, FL 32605

Amended PD Report for Greenery Square - August 14, 2006

Amended Development Plan Report 1/12/95

1. LEGAL DESCRIPTION

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

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

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

Parcel I:

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

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

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

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

Less:

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

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

And

Parcel II:

Legal Description:

OR Book 1188-555

TP 6364-2

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

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

Owners:

6364-000-000 & 6364-002-001

6464-002-000

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

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

Green Market Properties, LLC

8728 A1A South

St. Augustine, FL 32080

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

2. EXISTING CONDITIONS

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

3. DEVELOPMENT PLAN MAP

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

4. DEVELOPMENT PLAN REPORT

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

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

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

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

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

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

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

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

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

b) Zoning Objectives & Justification for Rezoning

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

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

Industry Group 602: Commercial Banks;

Industry Group 541: Grocery Stores;

Industry Group 542: Meat and Fish Markets;

Industry Group 543: Fruit and Vegetable Markets;

Industry Group 546: Retail Bakeries;

Industry Group 549: Miscellaneous Food Stores;

Industry Group 812: Eating Places;

Industry Group 592: Liquor Stores;

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

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

Prohibited uses within the PD are as follows:

Adult entertainment establishments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Differences Between Current PD and Proposed PD

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

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

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

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

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

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

e) ~~Statistical Information:~~

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

c) Statistical Information

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

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

d) Drainage concept

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

d) Stormwater Management Plan

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

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

3. General Guidelines and Design Criteria for Future Improvements:

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

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

e) **Landscaping:** A generalized plan for landscaping this project will feature maximum preservation of existing trees. All areas will provide the required buffers along property lines. Naturally, the presence of a nursery on the site will lead toward an abundance of plant materials; however, it will also influence an efficient, well-planned permanent landscape design throughout all areas.

f) **Design Standards for Paved Areas.** All site improvements for the driveway/parking areas will be designed in conformance with City of Gainesville requirements and/or, if applicable, Florida Department of Transportation Standards. It is anticipated that paving materials will be standard asphalt over limerock base, and possible concrete in some areas.

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

g) **Development Schedule:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. Environmental Features

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

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

10. No street graphics except those as permitted in Chapter 30, Article IX shall be permitted along N.W. 55th Street adjacent to Area I.
11. The owner agrees to have the City install a sidewalk along N.W. 8th Avenue, adjacent to the subject property and N.W. 55th Street, adjacent to Area II in accordance with normal City assessment procedures. A sidewalk meeting the applicable design standards will be constructed within the northernly right-of-way for NW 8th Avenue along the project frontage and connecting NW 55th Street to the existing sidewalk on NW 8th Avenue east of the site. Construction of this sidewalk will be credited towards meeting the required TCEA standards for this project.

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

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

Sales _____ Spa sales _____ 864
 Office _____ 479 _____ General offices _____ 479
 Office _____ 385 _____ Landscape office _____ 385
 Repair _____ 1,730 _____ Small eqpmt repair _____ 1,730

Storage _____ 586 _____ Parts storage _____ 586
 New wood frame building as per 1989 approved site plan and architectural plans (spa sales area partitioned off without approval).

*Total area of uses in D-1 exceeds 2,304 due to "shifting" of areas to this building from other buildings by previous owner (now deceased).

D-2 Storage _____ 2,304 _____ 2,880 _____ 2nd fl storage _____ 2,880
 Wood frame attic above D-1 as per 1989 approved site plan and architectural plans.

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

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

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

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

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

H SEE BELOW

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

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

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

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

M SEE BELOW

SUMMARY OF AREAS OF FACILITIES

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

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

PROPOSED FUTURE WORK:

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

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

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

h) Architectural Guidelines and Building Design Parameters:

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

1. Roofs

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

2. Walls

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

3. Columns

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

4. Rails, Brackets, And Embellishments

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

5. Transparency of Pedestrian Oriented Walls (Glazed Area)

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

6. Windows / Doors

- a. Mill finished aluminum is not permitted.

7. Utilities

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

i. Trip Generation Information

1. Trip Generation

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

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

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

I. Existing Development Information

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

II. Existing Trip Generation Calculations:

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

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

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

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

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

III. Proposed Information

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

IV. Proposed Trip Generation Calculations:

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

B. AM Peak Hour of Generator (Weekday):

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

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

V. Net New Trip Generation

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

2. TCEA Requirements for the Development

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

Attachment A

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

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

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

Prohibited uses within the PD are as follows:

Adult entertainment establishments.



**APPLICATION—CITY PLAN BOARD
DEPARTMENT OF COMMUNITY DEVELOPMENT**

RECEIVED
AUG 14 2006
PLANNING
DIVISION

OFFICE USE ONLY		
Petition No. <u>104PDA-06PB</u>	Date _____	Fee: \$ <u>Paid</u>
Map No(s). _____	Receipt No. _____	
Staff Mtg. Date and Name: _____	EZ Area No. _____	EZ PD. _____

Owner(s) of Record (please print)	
Name:	Green Market Properties, LLC.
Address:	8728 A1A South St. Augustine, FL 32080
Phone:	904-471-1912 Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	Brown & Cullen, Inc.
Address:	3530 NW 43rd Street Gainesville, FL 32606
Phone:	352-375-8999 Fax: 352-375-0833

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

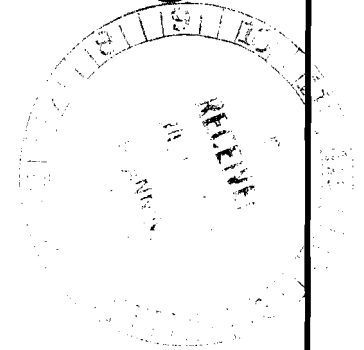
REQUEST

Check applicable request(s) below:		
Future Land Use Map <input type="checkbox"/>	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation:	Present designation: PD	Other <input type="checkbox"/> Specify:
Requested designation:	Requested designation: PD	

INFORMATION ON PROPERTY

1. Street address:	5402 NW 8th Ave
2. Map no(s):	3842
3. Tax parcel no(s):	6364, 6364-2, 6364-2-1
4. Size of property:	<u>3.87</u> acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>	
5. Legal description (attach as separate document, using the following guidelines):	
a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.	
b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.	
c. Must correctly describe the property being submitted for the petition.	
d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).	

Neighborhood Meeting Summary



for
Greenery Square PD
City of Gainesville, FL

Submitted on:

July 12, 2006

**BROWN &
CULLEN
INC.**

CIVIL ENGINEERS
and
LAND PLANNERS

3530 N.W. 43rd Street
Gainesville, FL 32606
Phone: (352) 375-8999 Fax: (352) 375-0833
E-mail: mikec@brown-cullen.com

Greenery Square PD Neighborhood Workshop

July 6, 2006

Tom Dorn, owner of Greenery Square PD, announced a Neighborhood Workshop for Thursday July 6, 2006 by publishing an advertisement in the Gainesville Sun on June 16, 2006. Notices announcing the Workshop were mailed to neighbors within 400 feet of the property and to all registered Neighborhood Associations on June 14, 2006. Copies of both the newspaper advertisement and the mail notification are attached.

Approximately 25 neighbors in addition to the project team attended the Workshop on July 6, 2006. Mike Castine and Mayana Anderson of Brown & Cullen Inc. (Planners), Tom Dorn (Owner) and Ron Carpenter (Attorney) were present and made a presentation about the project.

The workshop opened at 6:00 PM with Mike Castine (Planner), introducing himself and the project team to the attendees. He explained that the goal of the meeting was to provide details of the proposed PD amendment and to answer any questions or concerns posed.

Mr. Castine described the existing conditions on the site and the characteristics of the existing planned development. Currently the uses include specialty retail and plant nursery. The future plan for the site is meant to retain the existing buildings while changing the uses to more of a "gourmet market" mix of uses, including but not limited to organic and gourmet foods, a wine/cheese shops maintaining the nursery, and a possible farmers market.

Mr. Carpenter also described the project and the steps that would occur and the general timeline needed for the changes requested by Mr. Dorn. The request that is currently being proposed is a change in the uses that are permitted on the site. Currently there are no proposed changes that would affect the existing buildings or parking on site. Mr. Dorn described his vision and took questions from the audience. Mr. Dorn as well as Mr. Castine presented answers to the audience. Questions and issues discussed included the future of the existing businesses that currently operate on the site, parking requirements, use of the greenhouses and the farmers markets, future tenants within the PD, whether any buildings will be relocation, and the overall timeline for the project.

Mr. Dorn gave some closing remarks related to the quality of the property and the hope for approval of use changes allowed at the Greenery Square PD site.

With no additional comments or questions offered, the Workshop was concluded at 7:00 PM.

A list of attendees is attached.

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss amending the permitted uses for the Greenery Square Planned Development (PD), a retail-oriented commercial development, located on 3.87 acres at NW 8th Ave and NW 55th Street in Gainesville, FL. The project consists of amending the PD to allow additional commercial retail uses with the PD.

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held on Thursday July 6th, 2006 at 6:00 P.M. at Greenery Square, NW 8th Ave and NW 55th Street, Gainesville, FL 32605.

Contact person: Mike Castine at (352) 375-8999

Neighborhood Workshop

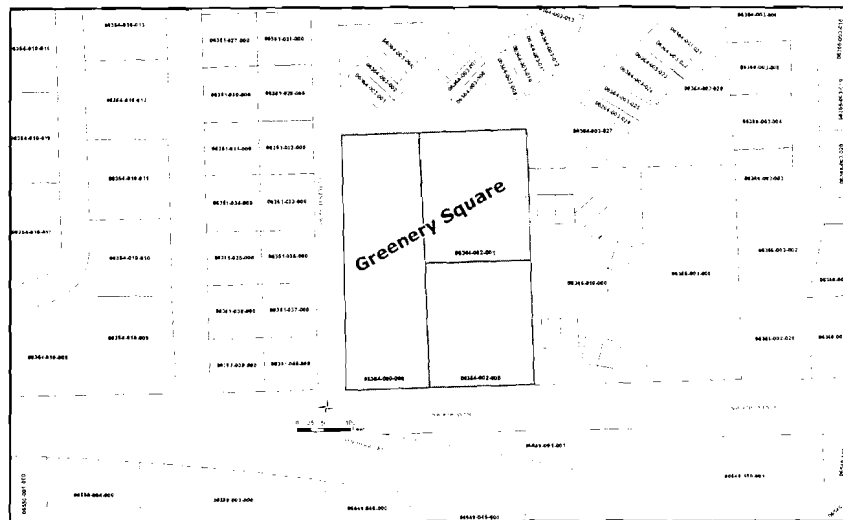
A Neighborhood Workshop will be held to discuss amending the permitted uses for the Greenery Square Planned Development (PD), located at NW 8th Ave and NW 55th Street Gainesville, FL. The project consists of allowing additional commercial retail uses within the PD. A list of the proposed uses is attached.

The meeting will be held on Thursday, July 6, 2006, 2006 at 6:00 P.M. at **Greenery Square** 5402 NW 8th Ave. Gainesville, FL.

Date: Thursday, July 6, 2006
Time: 6:00 P.M.
Place: **Greenery Square**
5402 NW 8th Ave. Gainesville, FL.

Contact: Mike Castine at (352) 375-8999

The Neighborhood Workshop is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the meeting.



Mailed 6/14/06

Hospice of North Central Florida, 4200 NW 90th Blvd., Gainesville, FL 32606



HIGHTOWER ERIC MARCEL Funeral Service for Mr. Hightower, 50, Food Service Director will be held at 1:00PM on Saturday, June 17, 2006 at Passage Family Church, Gainesville, FL with Pastor George Dix, Jr. officiating. Burial will be in Forest Meadows Central Memorial Park, Gainesville, FL. Arrangements are under the care of **CHESTNUT FUNERAL HOME, INC. 18 NW 8TH AVE., GAINESVILLE, FL.** Mr. Hightower, of Gainesville, died on June 12, 2006 in Columbia County. Mr. Hightower will repose at Passage Family Church on Sat., only from 1-1:30PM, there will be no viewing following the eulogy. Family and friends are asked to meet at the home of Mr. & Mrs. Hightower, 3521 NW 40th Terr., Gainesville, FL at 12:15PM to form the cortege.

YOUNG, MR. EDDIE LOUIS "RED" Funeral Services for Mr. Young, Age 81, Retired Chef Cook & former Owner of Red's 2 Spot Lounge, will be held at 2:00PM on Saturday, June 17, 2006, at Bartley Temple United Methodist Church (Gainesville, FL) where Rev. Clifford Patrick is Pastor, with Rev. T. B. Perryman officiating. Burial will follow at Grass Lawn Cemetery. Arrangements are under the direction of **DUNCAN BROTHERS' FUNERAL HOME, 428 NW 8th Street, Gainesville, FL.** Mr. Young, a resident of 909 NE 22nd Terrace, Gainesville, died on Sunday, June 11, 2006, at Shands @ Alachua General Hospital. Mr. Young will be viewed at the Funeral Home Friday (2:00-8:30PM) - At the Church on Saturday 30 minutes prior to the Services - And with the Processional. The Procession will form at Mr. Young's residence at 1:30PM.

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or 1-800-443-

To subscribe call 378-1416
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Patek Philippe, Piaget Potos,
Vacheron Chronographers, Moonphase Watches
International Gold & Diamonds
352-335-1201

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss amending the permitted uses for the Greenery Square Planned Development (PD), a retail-oriented commercial development, located on 3.87 acres at NW 8th Ave and NW 55th Street in Gainesville, FL. The project consists of amending the PD to allow additional commercial retail uses with the PD.

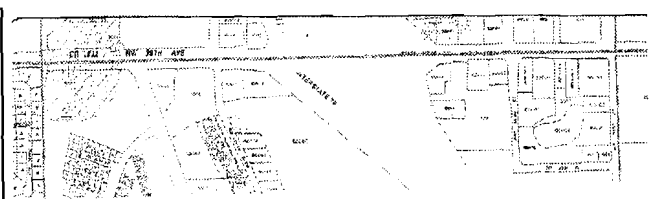
This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held on Thursday July 6th, 2006 at 6:00 P.M. at Greenery Square, NW 8th Ave and NW 55th Street, Gainesville, FL 32605.

Contact person: Mike Castine at (352) 375-8999

Public Notice

A neighborhood workshop will be held by Duval Motorcars of Gainesville, Inc., pursuant to Article 5, Uniform Land Development Code, Alachua County, Florida in regards to their proposed Comprehensive Plan Map Amendment. The application will bring the future land use designation of the property into consistency with the existing zoning designation. The meeting will be held Friday, June 23rd, 2006 at the Mercedes Dealership (3525 NW 97th Blvd.) at 6pm. Please contact Mark Shelton, Arcadis G&M, with any questions at 904-721-2991.



WA
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GREENERY SQUARE PD AMENDMENT

SIGN IN SHEET

Date: Thursday, July 6, 2006

Time: 6:00 P.M.

Place: Greenery Square

5402 NW 8th Ave. Gainesville, FL.

Contact: Mike Castine at (352) 375-8999

<u>Name</u>	<u>Email</u>	<u>Phone</u>
Evangelina B. Benton	ita62636@aol.	352-372-7554
Marilyn + Dick Walker		374-6642 BRAMBLE1
Cecilia + Donald Caton		-378-9024
Cathy Sonam l		378-8074
Annie Hildebrand	hildy@ufl.edu	
Theresa Estel		378-3808
Doris Ullman		378-3808
Kim Jones		378-3808
Ryan Poffenberger		378-3808
Harmon Kroger		376-6566
FRANK DiGangi		481-6298
Terry Parks		376-0252
Robert Sipes		371-1929
Paula Nystrom		481 6298
Elizabeth Burn		493-2288
Sonny Goobly		352-871-3771

w Cox.
Ne

GREENERY SQUARE PD AMENDMENT

SIGN IN SHEET

Date: Thursday, July 6, 2006

Time: 6:00 P.M.

Place: Greenery Square

5402 NW 8th Ave. Gainesville, FL.

Contact: Mike Castine at (352) 375-8999

<u>Name</u>	<u>Email</u>	<u>Phone</u>
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Richard Thompson	RTThompson15@cox.net	3772942
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Linda Kall	Linda.Kall@gator.net	376-6339
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Karl Thompson	KFT777@MSN.com @etc.net	372-8573
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D. Bruce Lucier	9510 SW 79th Ct Gville 32608	495-0068
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Harry Spedani	830 NW 55 St Gville	376-8659
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Mary Young	1001 NW 52nd Terr. Gville FL	376-7968
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GREENERY SQUARE PLANNED DEVELOPMENT FOR GREEN MARKET PROPERTIES, LLC

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

PARCEL 1

A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND RUN S. 89°27'42" E. 1326.0 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE RUN S. 00°27'42" E. ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 4320.0 FEET, THENCE RUN S. 89°27'42" E. 323.6 FEET TO THE EAST RIGHT-OF-WAY LINE OF N.W. 30TH STREET, THENCE RUN S. 00°27'42" E. ALONG SAID RIGHT-OF-WAY LINE 477.9 FEET TO THE POINT OF BEGINNING, THENCE RUN S. 89°27'42" E. 324.18 FEET, THENCE RUN S. 00°27'42" E. 490.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 30TH AVENUE, THENCE RUN N. 89°27'42" W. ALONG SAID RIGHT-OF-WAY LINE 344.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.W. 30TH STREET, THENCE RUN N. 00°27'42" E. ALONG SAID RIGHT-OF-WAY LINE 432.00 FEET TO THE POINT OF BEGINNING.

LESS

A PART OF THE NW 1/4 OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

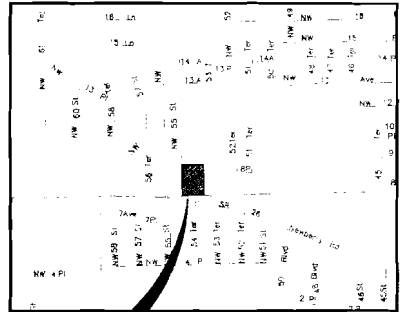
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34 AND RUN THENCE S. 89°27'42" E. 1246.91 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 34, THENCE S. 00°27'42" E. ALONG THE EAST LINE OF THE WEST QUARTER OF SAID SECTION 34, 4320.0 FEET, THENCE S. 89°27'42" E. 432.00 FEET, THENCE N. 89°27'42" E. 432.00 FEET, THENCE S. 00°27'42" E. 432.00 FEET, THENCE N. 89°27'42" W. 324.18 FEET, THENCE S. 89°27'42" E. 432.00 FEET, THENCE S. 00°27'42" E. 432.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 00°27'42" E. 324.18 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.W. 30TH AVENUE, THENCE N. 89°27'42" W. ALONG SAID RIGHT-OF-WAY LINE 344.18 FEET, THENCE N. 00°27'42" E. 229.26 FEET, THENCE S. 89°27'42" E. 432.00 FEET TO THE POINT OF BEGINNING.

Legal Description:
OR Book 1188-555
TP 6364-2

PARCEL 2

A PART OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34 AND RUN THENCE S. 89°27'42" E. 1246.91 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 34, THENCE S. 00°27'42" E. ALONG THE EAST LINE OF THE WEST QUARTER OF SAID SECTION 34, 4320.0 FEET, THENCE S. 89°27'42" E. 432.00 FEET, THENCE N. 89°27'42" E. 432.00 FEET, THENCE S. 00°27'42" E. 432.00 FEET, THENCE N. 89°27'42" W. 324.18 FEET, THENCE S. 89°27'42" E. 432.00 FEET, THENCE S. 00°27'42" E. 432.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 00°27'42" E. 324.18 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.W. 30TH AVENUE, THENCE N. 89°27'42" W. ALONG SAID RIGHT-OF-WAY LINE 344.18 FEET, THENCE N. 00°27'42" E. 229.26 FEET, THENCE S. 89°27'42" E. 432.00 FEET TO THE POINT OF BEGINNING.



PROJECT SITE LOCATION MAP N.T.S.

PETITION NO. 104PDA-06PB

GREENERY SQUARE SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	PLANNED DEVELOPMENT LAYOUT PLAN
SUP-	BOUNDARY AND TOPOGRAPHIC SURVEY

BROWN & CULLEN INC.
CIVIL ENGINEERS and LAND PLANNERS

35314 W. 43rd Street
Dunwoody, Florida 32626
PHONE (352) 278-8999 FAX (352) 375-0833
E-MAIL: bob@brown-cullen.com
St of Fla Bd of Prof. Eng. Cert. of Auth. No. 8263

PROJECT NUMBER	104PDA-06PB	DATE	JULY 2006
DESIGNED BY	MJC	CHECKED BY	SP
PROJECT LEAD	MJC	DATE	07/11/06
SCALE	AS SHOWN	SHEET NO.	1
TOTAL SHEETS	3		

NO.	DATE	REVISION	BY	CHKD
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DRAFT

Petition 104PDA-06 PB Brown & Cullen, Inc., agent for Green Market Properties, LLC. Planned Development Text Amendment to add commercial uses. Zoned: PD (Planned Development). Located at 5402 Northwest 8th Avenue.

Shenley Neely, Sr. Planner gave the Staff presentation and stated this petition is for future potential construction for a farmer's market or gourmet food type of establishment. Ms. Neeley further stated that Condition 20 in the Boards packets which pertains to alcoholic beverage establishments needs to be removed and deleted.

Jack Walls inquired if trees on the property will be preserved in regards to the extension of use. Ms. Neely stated the applicant confirms that is true.

Mike Castine, of Brown & Cullum gave a brief presentation and stated he agrees with all of Staff's conditions and recommendations and the minor adjustments that are being recommended. Mr. Castine further stated there is a 15 foot buffer along the back and a 20 foot buffer on the East of the property, with heavy existing vegetation and has pictures of the site if the Board would like to see them.

Bob Cohen inquired if there was any significant opposition to the neighborhood meeting. Mr. Castine replied no, people just wanted a clear understanding of what could be placed on the site.

Mr. Cohen inquired about the TCEA requirement and asked if Staff has any comment on the TCEA. Onelia Lazzari, Sr. Planner stated the petitioner was required to sign a TCEA agreement for the change of use prior to the second reading of the Ordinance. Mr. Cohen inquired if Staff is satisfied that enough progress has been made on the TECA agreement for the Board's approval. Ms. Lazzari stated absolutely.

Chair Polshek stated that Condition 10 needs to be deleted or stricken because there is nothing wrong with the design at the Green Market and leaving it in would limit future development.

Lawrence Calderon, Current Planning Chief stated applicant is in agreement with this for future development, which would mean that they will have to be consistent with the Central Corridor Requirements.

Motion By: David Gold	Seconded By: Adam Tecler
Moved To: Approve with Staff conditions and recommendations along with Board's changes to: 1)Condition 10: the 1 st sentence will be stricken 2)page 18 of the PD text: h) will be stricken entirely.	Upon Vote: Carried 4 – 0.