

Appendix B Supplemental Documents

B-1

130862C



AERIAL PHOTOGRAPH

Petition Number

PB-14-21 PDA

Petition Request

Amend the University Towne Center Planned Development (PD) sign regulations

Name

Causseaux, Hewett & Walpole, Inc.
agent for Argate Properties



Exhibit B-2

Planned development district

Sec. 30-211. Purpose and intent.

(a)

Purpose. It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which are not provided for or allowed in the zoning districts otherwise established by this chapter. In particular, these provisions allow a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the district, but they must conform to all aspects of the comprehensive plan. Rezoning for planned developments (PDs) will be an entirely voluntary procedure.

(b)

Objectives. The PD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the city commission the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility in the proposals which may be considered, while at the same time retaining control in the city commission over the approval or disapproval of such proposals, the PD provisions are designed to:

(1)

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

(2)

Provide flexibility to meet changing needs, technologies, economics and consumer preferences.

(3)

Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features, high quality heritage trees, and scenic vistas.

(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.

(5)

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

(6)

Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.

(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, streets canopied by large shade trees located within wide tree lawns or in tree wells constructed to allow sufficient space, and formal landscaping along streets and sidewalks.

(Ord. No. 970834, § 1, 6-22-98; Ord. No. 090878, § 3, 6-6-13)

Exhibit B-3

LDC Sec. 30-224. Amendments to approved planned development.

(a)

Except as noted in subsections (b) and (c) of this section, an amendment to an approved PD (except for an extension of a time limit) must be accomplished only by a rezoning petition and ordinance accompanied by a new proposed PD. All appropriate maps, plans and reports submitted with the approved PD layout plan may be resubmitted with the rezoning petition, along with sufficient new maps, plans and reports to clearly and thoroughly indicate the proposed changes, as the new proposed PD layout plan.

(b)

Amendments to the final plan of an approved PD of the following types may be authorized by the development review board during any required development plan review, provided such amendments meet the criteria set forth in article VII, development review process:

(1)

Minor adjustments or shifts in the location and siting of buildings, structures, parking bays and parking spaces;

(2)

Changes in the location of utility tie-ins and solid waste, recycling, and yard trash containers;

(3)

Reductions in the overall density or intensity of structural ground coverage of the development;

(4)

Changes in the location and types of landscape materials, excluding changes in location of buffers;

(5)

Minor changes in the walkway and bikeway systems;

(6)

The addition of accessory structures or utility buildings of less than 1,000 square feet where there are no major changes to the perimeter features of the development;

(7)

The addition of up to ten new parking spaces;

(8)

Any expansion of gross floor area or enlargement of the building envelope which does not require the addition of required parking spaces or alter standards of the PD ordinance; and

(9)

Modifications which do not entail amendments to specific language included within the PD ordinance.

(c)

Amendments to the final plan of an approved planned development of the following types may be authorized by the city manager or designee during any required development plan review, provided such amendments meet the criteria set forth in article VII, development review process:

(1)

Minor adjustments or shifts in the location and siting of buildings, structures, solid waste, recycling, and yard trash containers, parking bays and parking spaces, provided any dumpster is not located closer to any single-family or multiple-family dwelling;

(2)

Changes in the location of utility tie-ins;

(3)

Changes in the location of landscape materials, excluding changes in the location of buffers, and changes in the types of landscape materials;

(4)

Minor shifts in the walkway and bikeway systems, where necessitated by other elements of site design;

(5)

The addition of screened porches, decks, patios and other unheated and uncooled areas, not including garages, of 500 square feet or less, which are accessory and incidental to a use permitted within the PD;

(6)

Any expansion of gross floor area or enlargement of building envelope which does not exceed 500 square feet, does not add an additional room or rooms, and which does not require the addition of required parking spaces; and

(7)

Reductions in the intensity of structural ground coverage of the development which does not exceed ten percent of the total ground coverage.

(Ord. No. 970834, § 1, 6-22-98)

Exhibit B-4

Sign Regulations

LDC Sec. 30-315. Purpose and objectives.

(a)

The objective of this article is to establish requirements for the placement, installation and maintenance of signs, in order to preserve and protect the health, safety, welfare and general well-being of the community's citizens. As the regulation of the placement, construction and maintenance of buildings and structures through zoning is a valid use of the police power, so too is the regulation of the placement, installation and maintenance of signs since such signs in the literal sense must ordinarily be considered structures, and in a practical sense are capable of producing many of the same nuisances as are produced by buildings.

(b)

The regulation of the placement, installation and maintenance of signs is further justified by their innate scheme and primary purpose to draw mental attention to them, potentially to the detriment of sound driving practices and the safety of the motoring public to which a majority of signs is oriented. Therefore, it is the intent of this article to regulate the size and location of signs so that their purpose can be served without unduly interfering with motorists and causing unsafe conditions.

(c)

Finally, it is the objective of this article to protect and preserve the aesthetic qualities of the community by regulating the placement, installation and maintenance of signs. The fact that such signs are intended to be seen grants to signs a proportionately greater role than other structures in determining the overall aesthetic quality of the community.

(d)

The aesthetic impact of signs is an economic fact which may bear heavily upon the enjoyment and value of property; therefore the regulation of signs is validly justified on the basis of conserving the value of property and encouraging the most appropriate use of land throughout the municipality. Furthermore, it is not irrational for a community's citizens to plan their physical surroundings in such a way that unsightliness is minimized.

(e)

With this purpose in mind, it is the intention of this article to authorize the use of signs which are:

(1)

Compatible with their surroundings and appropriate within the parameters of the comprehensive plan.

(2)

Appropriate to the type of activity to which they pertain.

(3)

Expressive of the identity of the individual proprietors or of the community as a whole.

(4)

Large enough to sufficiently convey a message about the owner or occupants of a particular property, the products or services available on such property, or the business activities conducted on such property, yet small enough to preserve and protect the natural beauty of the city and limit distractions to motorists.

(5)

To reduce the concentration of signs which result in clutter and unnecessary distraction to motorists.

(6)

To allow the placement of signs in a manner which would not result in the unnecessary removal of vegetation.

(7)

To regulate the placement, height and size of signs which are compatible to a pedestrian and motorist scale.

(8)

Are necessary to preserve the life and safety of the public, which the city finds to be a compelling interest.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 002561, § 2, 12-9-02; Ord. No. 070776, § 1, 3-24-08)



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Delivered with Integrity*

MEMORANDUM

TO: Dean Mimms, AICP, Lead Planner
FROM: Craig Brashier, AICP, Planning Project Manager
DATE: March 10, 2014
RE: University Towne Center Planned Development (PD) Amendment
 Signage Regulation Comparison

PN 11-0268.02

Per your request, I have prepared a comparison table to outline the differences between the proposed regulations in the University Towne Center PD Amendment application and the City's adopted Sign Ordinance. I have also included the proposed regulations from the City's draft update to the Sign Ordinance dated August 15, 2013, for comparison.

PD Amendment Regulations	City's Adopted Sign Ordinance Regulations	City's Draft Sign Ordinance Regulations
Temporary Signs		
Maximum Size: 300 ft ²	Maximum Size: 16 ft ²	Maximum Size: 32 ft ²
Maximum Height: 12 ft.	Maximum Height: 6 ft.	Maximum Height: 8 ft.
Duration: 90 Days	Duration: 60 Days	Duration: 120 Days
Building Mounted Signs		
Number of Primary Signs: 1 per Occupant	Number of Primary Signs: Single-Occupancy: 2 Multiple Occupancy: 1 per Occupant	Number of Primary Signs: 1 plus 1 additional sign for developments with 500 linear feet or more frontage
Maximum Size for Primary Sign: 300 ft ² per primary sign	Maximum Size for Primary Sign: 200 ft ² (total for all primary signs)	Maximum Size for Primary Sign: 200 ft ² (total for all primary signs)
Number of Secondary Signs: 1 per occupant	Number of Secondary Signs: 1 when building faces a second street	Number of Secondary Signs: 1 for each additional frontage
Maximum Size for Secondary Sign: 200 ft ²	Maximum Size for Secondary Sign: 50 ft ²	Maximum Size for Secondary Sign: 50 ft ² – Second Frontage 24 ft ² – Third Frontage 24 ft ² – Fourth Frontage
Number of Accessory Signs: 4	-	-
Maximum Size for Accessory Signs: 100 ft ² (total for all accessory signs)	-	-

PD Amendment Regulations	City's Adopted Sign Ordinance Regulations	City's Draft Sign Ordinance Regulations
Directional Signs		
Permitted within the PD (155,000 ft ² nonresidential development)	Permitted within nonresidential developments with a minimum 300,000 ft ²	Permitted within nonresidential developments with a minimum 300,000 ft ²
Minimum Setback from Right-of-Way Line: 100 ft.	Minimum Setback from Right-of-Way Line: 100 ft.	Minimum Setback from Right-of-Way Line: 100 ft.
Maximum Sign Face for Individual Business: 2 ft ²	Maximum Sign Face for Individual Business: 2 ft ²	Maximum Sign Face for Individual Business: 2 ft ²
Maximum Total Sign Area: 50 ft ²	Maximum Total Sign Area: 50 ft ²	Maximum Total Sign Area: 50 ft ²
Maximum Height: 6 ft.	Maximum Height: 6 ft.	Maximum Height: 6 ft.

RESOLUTION Z-99-48

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA; TO REZONE FROM "RM" (MANUFACTURED/MOBILE HOME PARK) DISTRICT TO NONRESIDENTIAL "PUD" (PLANNED UNIT DEVELOPMENT) DISTRICT ON APPROXIMATELY 18.5 ACRES, LOCATED IN THE 3100 BLOCK OF SW 34 STREET (LOCATED IN THE URBAN SERVICES AREA); PROVIDING AN EFFECTIVE DATE.

WHEREAS, Zoning Application #ZOM-10-99 has been duly filed and was considered by the Alachua County Planning Commission at its meeting of August 18, 1999; and,

WHEREAS, the Application was considered by the Alachua County Board of County Commissioners at its meeting of September 14, 1999 and October 12, 1999; and,

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

Zoning Application #ZOM-10-99, which is a request to rezone from "RM" (Manufactured/mobilehome park) district to Nonresidential "PUD" (Planned Unit Development) district on approximately 18.5 acres, located in the 3100 block of SW 34 Street (Located in the Urban Services Area), is hereby approved and the real property described within the attached Exhibit "A" shall, unless changed in accordance with law, hereafter bear the zoning classification of "PUD" (Planned Unit Development), with the following conditions and bases:

Conditions:

1. This non-residential PUD shall comply with Future Land Use Element policy Section 2.6.4., Activity Center Plan/Special Area Study - Retail - Archer Road/34th Street.
2. The development shall be limited to a maximum of 155,000 square feet of commercial uses or a Floor Area Ratio of 0.20, whichever is less.
3. A minimum 25-foot high-density buffer (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers) with screening (stockade fence, concrete block wall, or natural existing vegetation with sufficient opacity as determined by the Development Review Committee) shall be maintained along the east property line.
4. The developer shall maintain and integrate the existing tree canopy into the overall design of the PUD as much as possible, as agreed upon with the Office of Planning and Development. This includes the preservation of live oaks and cedars, identified during a site inspection with Planning and Environmental Protection staff. These trees are to be preserved, through orientation and design of buildings, roundabouts, street frontage setbacks and landscaped areas, unless the Development Review Committee determines that the final development plan provides a layout that better implements the design criteria, set forth in these conditions, which requires removal of any of these trees. The applicant shall demonstrate how this development will meet these requirements during the development review process.

5. Tree plantings and islands shall be provided at a minimum of an average of every 7 parking spaces. Up to an average of 10 unseparated spaces may be allowed where a landscaped, treed linear island is provided between head-to-head parking rows. However, the overall intent to provide islands an average of every 7 spaces in order to break up large areas of parking shall be maintained (islands an average of every 10 spaces with the use of a landscaped, treed linear island). The Development Review Committee, at time of final site plan approval, may reduce the frequency or number of planter islands, and may eliminate the requirement for a treed, linear island between head-to-head parking rows, for the purpose of preservation of existing tree canopy and tree clusters, while maintaining 50% tree canopy coverage of the parking area within 20 years of development. Parking lots shall be landscaped with xeric, non-invasive species canopy trees and shrubs, a majority of which are native species. Tree canopy coverage of 50% of the parking area shall be required within 20 years of development.

6. Parking for the easternmost and largest commercial/retail/office building, shown on the Zoning Master Plan as an approximately 72,800 square feet building, and excluding outparcels, shall not exceed 5 spaces/1,000 gross square feet of retail sales or actual retail use, per Section 393.26(1)d. of the Alachua County Unified Land Development Code. Parking in excess of 5 spaces/1,000 gross square feet of retail sales or actual retail use, as shown on the Zoning Master Plan, shall be removed from the PUD. Parking for outparcels shall also be limited to 5 spaces/1,000 gross square feet of retail sales or actual retail use. Up to 10% of the parking requirements may be substituted with permeable or grassed parking. Stormwater requirements shall be reduced accordingly. Any permeable or grassed parking may be paved at such time as it is shown to create a maintenance problem as a result of normal use and site conditions. The Department of Public Works may

- determine that stormwater provisions need to be reevaluated at this time.
7. Parking lot lighting shall consist of lighting not to exceed a specified number of foot-candles to be determined by the Development Review Committee prior to final site plan approval, and shall be designed and installed so as to reflect the light away from any contiguous residentially zoned property.
 8. An Architectural and Landscape Design Review Committee consisting of the Director of Growth Management, a Planning and Development representative, a Landscape Architect/Architect appointed by the Director of Growth Management, the developer, and the developer's architect or appointee shall review, evaluate, and approve by majority the final architectural renderings and landscape design for the project prior to final site plan approval. Deeds and covenants reflecting these requirements shall be recorded and enforced by the developer.
 9. The layout and construction of the shopping center shall be designed and oriented such that walking and biking trips are encouraged, and convenient pedestrian and bicycle access from surrounding properties to the east and south is ensured. This shall include, but shall not be limited to, the following strategies:
 - a. locating parking facilities behind the buildings. Where off-street parking areas are not screened by buildings, the parking areas shall be screened from adjacent streets by a combination of trees, understory vegetation, and earth berms.
 - b. linking buildings to the adjacent roadways with sidewalks/bicycle facilities designed to

maximize pedestrian comfort, security, and convenience

c. providing ample bicycle-parking facilities in accordance with Section 393.25(5) Bicycle Parking standards of the Alachua County Unified Land Development Code.

10. The design of outparcels shall create a pedestrian-friendly scaled streetscape along SW 34th Street, Old Archer Road, and all entrances to the PUD. These design features shall include, but are not limited to signage, lighting, provision for screening of adjacent land areas such as loading and service areas, clearly defined entrances, and the use of walls, arches, columns and change of pavement type to signify a change in use, function, or ownership. The applicant shall demonstrate how this development will meet these requirements during the development review process. This shall include, but shall not be limited to, the following strategies:

a. All buildings in outparcels along SW 34th Street or Old Archer Road shall be oriented toward the street and utilize pedestrian scale architecture, massing, and forms that convey a clear sense of entry, organization, uniform style, and pedestrian scale and level of detail.

b. A 25' landscaped setback shall be provided between outparcel buildings and SW 34th Street and Old Archer Road.

c. There shall be no parking areas between outparcel buildings and SW 34th Street, Old Archer Road, and entrances to the PUD.

d. Sidewalks shall be provided along SW 34th Street, Old Archer Road, and all entrances to the

PUD. Canopy street trees located a maximum of 40 feet apart shall be provided adjacent to sidewalks along SW 34th Street, Old Archer Road, and entrances to the PUD. The internal sidewalk system serving the east side of the outparcels, shown on the Zoning Master Plan, shall be within a minimum 15 feet wide landscaped area to provide separation from vehicle use areas, including canopy street trees located a maximum of 40 feet apart. This sidewalk system shall connect the outparcels to the RTS bus pull-off area and shelter and park-and-ride facilities, and be integrated into the main entrances to the PUD, in a manner consistent with the Zoning Master Plan. The Development Review Committee, prior to final site plan approval, may modify sidewalk and landscape requirements in order to preserve existing tree canopy.

11. The main entryway from SW 34th Street shall be designed to provide a pedestrian-friendly entry clearly oriented to the main entrance of structures within the development. This shall include, but shall not be limited to, the following strategies:
 - a. A landscaped area including canopy street trees located a maximum of 40 feet apart shall be provided along both sides of the entryway as it passes through the parking area. A sidewalk shall be provided through one side of the landscaped entryway, separated from the vehicle entry area by landscaped area. This side of the landscaped entryway shall be a minimum of 20 feet wide and an average of 30 feet wide. The Development Review Committee may reduce these minimum widths based on overall pedestrian design. This sidewalk shall connect to the SW 34th Street entrance to the PUD by means of a landscaped roundabout system, and to structures within the development by means of a change in pavement texture and color.
 - b. The architecture of the commercial/retail/office building shall utilize pedestrian scale architecture, massing, and forms that convey a clear sense of entry, pedestrian scale, and level of

detail. This shall include use of a series of smaller, proportional forms to create facades and features that are related to the adjacent smaller buildings. A pedestrian area shall be provided along the front of the building separated from the vehicular use area (including head-in parking, if any) by landscaped planters or islands. In addition, the building shall be designed to provide a facade feature oriented towards the Old Archer Road entrance to the PUD.

12. Signage for the PUD shall consist of the following:
 - a. Monument-type signs at the two main PUD entrances on Old Archer Road and SW 34 Street, limited to 6 feet in height and 10 feet in width, including coordinated signage for the outparcels. No pole-mounted signs shall be permitted. No movable readerboard-type signs shall be permitted. No internally lit signs shall be permitted.
 - b. Total building signage for each commercial building shall not exceed 1 square foot per lineal foot of the longest side of the building, with no individual sign to exceed 90 square feet. Building signs may be oriented to each street or vehicular use frontage of each building.
 - c. A 30 square feet monument-type sign for the PUD may be provided at the 2 secondary PUD entrances along Old Archer Road and SW 34th Street.
13. Specific buffers and setbacks shall be in place prior to issuance of a certificate of occupancy. The following buffers shall be required:
 - a. Frontage on Old Archer Road and SW 34th Street shall provide and maintain a 25 feet wide landscaped or existing vegetative setback (excluding access points) consisting of a variety of trees and understory vegetation.

- b. Along the eastern boundary of the site, where adjacent to existing or planned residential use: a minimum 25-foot high-density buffer (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers) with screening (stockade fence, concrete block wall, or natural existing vegetation with sufficient opacity as determined by the Development Review Committee).
14. The developer shall mitigate new motorized vehicle trips to Old Archer Road by providing:
- a. An eight-foot wide paved bicycle/pedestrian trail between Archer Road/Old Archer Road from SW 34 Street to SW 16th Avenue or SW 23 Terrace.
 - b. Park-n-ride facilities for both transit linkages, as well as bicycle/pedestrian trips, using the rail linkage to campus. These facilities shall be integrated and designed as an enhancement to the overall development. Adequate pedestrian-friendly linkages from the transit facilities to the buildings shall also be provided.
- These improvements may be used as mitigation credit for the traffic mitigation required as part of this development.
15. The north access onto SW 34 Street shall be designed such that a signal will not be required. If the Florida Department of Transportation determines that a traffic signal is permissible at this location, the developer shall be responsible for all costs associated with the traffic signal installation. Modifications to the existing median opening shall be coordinated with the Florida Department of Transportation. The south access to SW 34 Street shall be restricted to a right-in/right-out connection only.

16. Access improvements to SW 34 Street, including right turn accommodations, shall be in accordance with the permit requirements of the Florida Department of Transportation.
17. Bicycle/pedestrian linkages, where possible, shall be provided to adjacent properties.
18. No out-parcel shall have direct access to SW 34 Street or Old Archer Road.
19. Left-turn storage lanes on Old Archer Road for eastbound to southbound movement into the site are required and shall be constructed at either the proposed primary driveway or the proposed shared driveway connections to Old Archer Road. Acceleration and deceleration tapers shall also be constructed.
20. If the development is directly connected to SW 32 Terrace, the developer shall be responsible for the construction of eastbound and westbound tapers at the intersection of SW 35 Place and SW 32 Terrace.
21. Development of this property shall conform to the criteria outlined in the County Flood Hazard Area Ordinance. An analysis of the adjacent pond located on the southern boundary of the property shall be performed in order to ensure no increases in flood stages results from the proposed development.
22. This non-residential PUD shall comply with all applicable federal, state, and local rules, regulations, and ordinances, now and hereafter in effect, that may be applicable to the site. Any

violation of the terms or conditions of this non-residential PUD shall be grounds for suspension or revocation by the Board of County Commissioners. All concurrency requirements shall be addressed as part of the preliminary and final development plan review process, in order to obtain a certificate of level of service compliance, pursuant to Ordinance 92-7.

23. The PUD may be developed in phases consisting of the individual out parcels and large commercial building.

The Board of County Commissioners approves and adopts the following bases:

Bases:

1. The subject parcel has a Future Land Use designation of Commercial within the Archer Road/SW 34th Street - Retail Activity Center. The requested non-residential "PUD" (Planned Unit Development) zoning district may be used to implement the Commercial Future Land Use designation. The site is bordered on two sides by property with a Future Land Use designation of High-density Residential (14-24 DU/acre), and is adjacent to a 6-lane state highway (SW 34th Street/SR 121). In addition, the area between SW 34th Street/Sw 23rd Terrace and Archer Road/Williston Road is one of the highest student-populated areas in Alachua County and offers an opportunity to reduce reliance on vehicular trips. The proposed PUD as conditioned is compatible with the surrounding zoning and existing uses which include Rocky Point Apartments and Rocky Point Subdivision. This compatibility includes measures to ensure the facilitation of pedestrian, bicycle and mass transit access, and additional buffering provided by adjacent off-site stormwater and parking facilities.
2. This special use permit as conditioned is consistent with Future Land Use Policies 2.3, which

address Medium Activity Centers, and Future Land Use Policies 2.6.4., which address the Archer Road/SW 34th Street Activity Center and establish development criteria in the Activity Center and for the subject property. The proposed site is located close to the University of Florida and close to two bus routes, both providing service to the University of Florida.

3. The site is adjacent to areas with a future land use of High-density Residential and Commercial land uses. A 25-foot wide high-density buffer (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers) with screening (stockade fence, concrete block wall, or natural existing vegetation with sufficient opacity as determined by the Development Review Committee) is required along the eastern perimeter of the PUD adjacent to residential property. The use of an adjacent parcel for off-site stormwater and parking facilities provides an additional buffer between the PUD and residential property to the southeast.
4. Future Land Use Element Policy 2.1.7. requires that parking areas in activity centers provide 50% tree canopy coverage within 20 years of development.
5. Future Land Use Policies 2.1.6. through 2.1.13. provide design and development guidelines for Medium Activity Centers. These policies address minimizing the effects of Activity Centers on adjacent residential areas, landscaping requirements, architectural design, internal traffic circulation, pedestrian access and mass transit facilities, reduction of parking areas, stormwater retention areas.
6. Future Land Use Element Policy 2.6.4. provides the Archer Road/34th Street Activity Center plan and development guidelines. The Activity Center plan includes policies regarding the development

of the subject property, which were written with the participation and cooperation of the property owner, as directed by the Alachua County Board of County Commissioners.

7. Transportation improvements recommended by the Department of Public Works are based on Future Land Use Element Policy 2.6.4., which provides the Archer Road/34th Street Activity Center plan and includes transportation improvement guidelines developed with the assistance of the Public Works Department and the Florida Department of Transportation.
8. All development in Alachua County is subject to meeting the requirements of the Concurrency Ordinance, which requires that adequate public facilities be in place or provided by the developer prior to the commencement of development or construction activities.

Additional Notes:

- Staff concurs with the City of Gainesville's comments regarding a mixed-use residential component, and notes this is consistent with staff's comments regarding CPA-6-96 (which changed the land use for the site from High-density residential to Commercial). Staff notes that Objective 2.1, Urban Activity Center Policies, of the Alachua County Comprehensive Plan, provides for residential uses in Activity Centers, and Policy 2.3.2.a., Medium Activity Center Policies and Standards, provides for residential uses within Medium Activity Centers/Retail.
- The Zoning Master Plan shows a connection to SW 32nd Terrace. The Public Works Department supports this connection but it may be in violation of Section 392.42 (b) of the Unified Land Development Code. The Department has investigated this matter further and discussed this issue

with the County Attorney. The County Attorney has indicated that since SW 32nd Terrace does not "abut" the PUD, this section of the Code does not apply. The Public Works Department recommends that the Board of County Commissioners make the final determination on the use of SW 32 Terrace as a part of this zoning process.

This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 12th day of October, A.D., 1999.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: Chuck Clemons
Chuck Clemons, Chair

ATTEST:

J. K. "Buddy" Irby
J. K. "Buddy" Irby, Clerk

(SEAL)

APPROVED AS TO FORM

D. Wagner
Alachua County Attorney

DEPARTMENT APPROVAL
AS TO CORRECTNESS

Walt A. Gear
Department of Growth Management
Authorized Designee

EXHIBIT A

Legal Description
Parcels 6780 and 6781

Parcel 1

That fractional part of Section 13, Township 10 South, Range 19 East, lying North of Gary Grant in Alachua County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 13, Township 10 South, Range 19 East, for a point of reference; thence run South along West line of said Section 13 Gary Grant and the point of beginning; thence run N. 47 degrees 17" East along the North line of Gary Grant, 798.6 feet, thence No. 30 degrees 08'43" West 744.025 feet to the Easterly right of way line of Rocky Point Road, thence run South and Southwesterly along said Easterly right of way line of Rocky Point Road, 1194.8 feet to an intersection of said Easterly right of way line of Rock Point Road and the said North line of Gary Grant; thence run N. 47 degrees 44'17" East along the said North line of Gary Grant 45.4 feet to point of beginning, less that portion thereof conveyed to State of Florida as right of way for State Road No. 23 as per deed recorded in O.R. Book 189, Page 112, of the Public Records of Alachua County, Florida.

ALSO:

Parcel 2

A tract of land situated in the Gary Grant in Township 10 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northeast corner of the Gary Grant and run S. 47 degrees 44'17" West, along the North line of said Gary Grant, 750.40 feet to the Point of Beginning; thence run S. 47 degrees 44'17" West, along the North line of said Gary Grant, 440.00 feet; thence run South 64 degrees 12'49" Est, 284.63 feet, thence run North 47 degrees 44'17" East, 277.00 feet; thence run North 30 degrees 09'43" West, 270.00 feet to the Point of Beginning.

ALSO:

FDOT Retention Basin

A parcel of land in Section 13, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Garey (Gary) Grant (formerly known as Geo. I. F. Clark Grant), Section 3, Township 10 South, Range 19 East; thence South 46°39'44" West along the North line of said Garey (Gary) Grant (South line of Section 13, Township 10 South, Range 19 East), a distance of 1,529.88 feet; thence North 08°02'52" East, a distance of 371.33 feet to the beginning of a curve concave Westerly having a radius of 2,849.80 feet; thence Northeasterly,

North, and Northwesterly along the arc of said curve through an angle of $10^{\circ}43'24''$, a distance of 533.36 feet; thence South $54^{\circ}22'26''$ East, a distance of 68.73 feet to the Point of Beginning, said point being on a curve concave Westerly having a radius of 2,928.79 feet; thence Northwesterly along the arc of said curve through an angle of $00^{\circ}53'01''$, a distance of 45.17 feet, (said arc being subtended by a chord which bears North $03^{\circ}17'40''$ West, a distance of 45.17 feet) to end of said curve; thence North $03^{\circ}44'11''$ West, a distance of 42.59 feet; thence North $18^{\circ}42'30''$ East, a distance of 180.37 feet; thence South $31^{\circ}15'39''$ East, a distance of 304.00 feet; thence South $62^{\circ}34'52''$ West, a distance of 136.08 feet; thence North $54^{\circ}22'26''$ West, a distance of 110.04 feet to the Point of Beginning.

Containing 0.846 Acres, more or less.