

090763D

GRACE MARKETPLACE

(Located at approximately 820 NW 53rd Avenue, Gainesville, FL 32608)

Property Owner(s): ADC Development & Investment Group, LLC
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Lake Butler, FL 33054

Prepared For: The City of Gainesville
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Gainesville, FL, 32602

Gainesville/Alachua County Office on Homelessness
703 NE 1st Street
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Date: *November 10, 2009*
Revised December 23, 2009

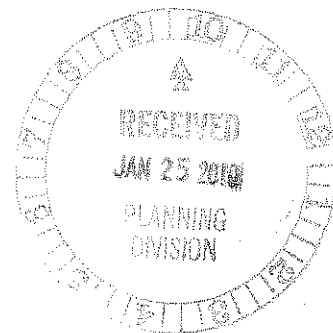


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GRACE MARKETPLACE
PLANNED DEVELOPMENT (PD) REPORT

November 4, 2009

Revised December 23, 2009

Submitted in accordance with the requirements of
City of Gainesville, Land Development Code (LDC)
Sections 30-211, 213, 214, and 216

i. Purpose and Intent of Development

The PD rezoning amendment is on a ±9.78-acre property located in Section 17, Township 9 South, Range 20 East, Gainesville, Florida. The site is within the Gainesville urbanized area, which is characterized by industrial/commercial and agricultural siviculture-type development near the intersection of Northeast 53rd Avenue and US 441.

A One-stop Homeless Assessment Center has been determined as necessary by the City and County to address the needs of the homeless in the Community located in Alachua County, Florida. The rezoning petition proposes changing the existing General Industrial (I-2) zoning district to Planned Development (PD). This change on ±9.78 acres, located along Northwest 53rd Avenue, will permit the location of a One-Stop Homeless Assessment Center (The GRACE Marketplace) as the primary permitted use on the property.

Primary uses include, but are not limited to, residences for destitute people / social service home, food distribution, and camping facilities. Additional uses, which are customarily associated with and clearly incidental to the primary permitted uses, consist of but are not limited to, health care facilities, a thrift shop, workforce development, laundry facilities, police/transit substation, farming, and conservation. The site is approximately 1,900 feet north of NW 53rd Avenue, approximately 3,400 feet east of the NW 53rd Avenue and US 441 intersection.

The property consists of Industrial Future Land Use and General Industrial (I-2) zoning classifications. However, large portions of the site's parent parcel contain wetland areas. In addition, properties located along the northern and eastern boundaries of the parent parcel contain agricultural siviculture-type land uses. The proposed use represents a "downzoning" to a lesser intensity that is compatible with both the environmental features and the adjacent Industrial uses.

The proposed PD application has provided a PD Layout Plan that is able to respond to the unique existing spatial site constraints and the size, scale, scope, and complexity of the overall development. The PD district has provided development flexibility to meet the community's changing needs and desires of the community, which is complementary to the context area and respective of the site location within the City of Gainesville. Finally,

the specialized mix of uses necessary to ensure the location and scope of the GRACE Marketplace facility, is not accommodated within a standard zoning district.

City of Gainesville Sec 30-211(b)(1-7)

- (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.*

The provision for a homeless assessment center with both indoor and outdoor facilities between by wetlands and FEMA Floodplain makes the property an appropriate candidate for the PD Zoning district. In addition, the site is located within an area developed primarily as urban industrial or wetland siculture agriculture. Therefore, specific accommodations for compatibility can be provided through the PD zoning.

This area is uniquely suited for a development such as provided for in the PD and proposed herein. However, the existing zoning district does not afford the flexibility required to locate the facility by both physical and regulatory restrictions. The proposed development will provide a mixture of uses across the site respecting the environmental characteristics associated with the site and its surroundings.

The adjacent right-of-way will be improved to City standards and will have sidewalks. Pedestrian connections from the site to the sidewalk system along NW 53rd Avenue will be provided. Connections to the sidewalks in the public right-of-way will allow pedestrian access from Northwest 53rd Avenue to the site. Sidewalks will be a minimum of six-foot (6') in width.

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

The requested change will provide the City the flexibility to meet the Community's priorities, homeless needs, and available funding by allowing the site to be utilized for a variety of comprehensive services for the homeless population. The uses will remain within specific areas based on the PD Layout Plan and oriented in a campus-like setting. The proposed permitted uses are intended to serve the homeless population's holistic needs while providing a stable and supportive environment for transitioning to a self-sufficient independent lifestyle.

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

Currently "planted pine" covers the project site. A portion of the site is located in the Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA). Portions of the site also contain wetlands and/or wetland buffers. The development area has been located on the upland portion of the site, protecting the wetland areas with a minimum 35' and an average 50' buffer. Portions of the site development area, which allow camping, farming, and conservation are within flood hazard areas. As described, the permitted uses within the flood hazard area are low intensity uses. Structures within the floodplain area will be minor and appropriately elevated to protect from flooding. The proposed development's scale is appropriate for the area.

- (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.*

The project site is located proximate to existing urban amenities such as public utilities, roadways, transit routes, bike lanes, and/or sidewalks. The site will connect to the existing urban amenities by expanding the sidewalk network, providing for transit stops, providing for loop utilities, and roadway development. Development within areas near public facilities promotes an efficient and compact development pattern. This urban form provides greater cost saving and long-term sustainability of shared infrastructure facilities.

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

Promotion of flexible standards and comprehensive mix of uses supports and strengthens the ability to meet changing homelessness needs, community priorities, and funding mechanisms. The requested PD creates a One-Stop Homeless Assessment Center, which promotes an atmosphere of stability and support for those in need. In addition, the development proposes establishing multiple access connections for clients, visitors, volunteers, staff, and deliveries.

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

The development's architecture will provides variable articulated building facades as practicable and according to the proposed use and need. The proposed facility provides on-site parking and internal circulation for pedestrians, vehicles, transit, bicycles, and delivery vehicles. Although limited by the regulatory and on-site environmental constraints, the site preserves the aesthetic by coordinating the architectural scale with

the City's urban fringe. Overall design shall demonstrate compliance with the City's Vertical Capital Improvements Plan (VCIP) at time of development plan review.

- (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.*

The facility's mixed-use nature is pedestrian in scale and provide appropriate-scaled elements such as lighting, sidewalks, and open space areas. Vehicular use areas will be located around the facility. Vegetation and/or screening walls, where practicable, create a secluded atmosphere and attractive vistas, both inside and outside the site.

ii. Statistical Information

Description	PD Total Area
Total acreage of Site	±9.78
Maximum building coverage (conditioned)	up to 40%
Maximum impervious ground coverage	up to 75%
The maximum square footage	34,000 ft ²
The maximum number of beds (permanent)	200
The maximum number of campsites	100
A listing of non-residential land uses by type and size to be allowed	Stand Alone Medical Office – 2,500 ft ²
	Administrative Office – 3,000 ft ²
	Retail/Thrift – 500 ft ²
	Public Office Administration – 500 ft ²
	Facilities Storage – 500 ft ²
The maximum acreage of each use area	5 acres
The area of land devoted to:	
▪ Publicly owned usable open space	0
▪ Publicly owned recreational areas	0
▪ Publicly owned plazas	0
▪ Common Area Usable Open Space	(10%)
▪ Common Area recreational areas	(<5%)
▪ Common Area plazas	(<5%)

iii. Stormwater Management Plan

The project site lies within the Hatchet Creek watershed. The project development will include on-site Stormwater Management Facilities (SMFs) to provide water quality treatment and rate/volume attenuation for the 100-year design storm event. All SMF facilities will be publicly owned and maintained employing best management practices.

Water quality treatment will meet or exceed the City of Gainesville Land Development Code and St. Johns River Water Management District criteria. Water quantity treatment will reduce post-developed rates of discharge to pre-development rates and

volume of discharge for the 100-year design storm event. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared to address erosion control and water quality maintenance provisions during the course of construction, consistent with the Florida Department of Environmental Protection (FDEP) National Pollutant Discharge Elimination System (NPDES) program. Stormwater management facilities will be designed consistent with the City of Gainesville's LDC Section 30-251.

iv. Infrastructure Design Standards

Consistent with the City of Gainesville's Comprehensive Plan, the PD will focus more urban development internally in a secure campus setting, while providing connection to surrounding adjacent external development. With façades designed to complement both internal and external views, building orientation will accommodate for surrounding development.

In addition, buildings with multiple façades will support the principals of Crime Prevention Through Environmental Design (CPTED) by orienting like uses in an intimate setting. External building façades will be designed to present pleasant and distinctive design elements for residents. Façades will present a unified architectural style that invites residents and neighbors into the site and enhances the existing street-design elements. A common architectural theme for all building façades will be required. The façades will present a pleasing appearance not only to the internal portions of the site, but also to external passers-by. Overall design shall demonstrate compliance with the City's Vertical Capital Improvements Plan (VCIP) at time of development plan review.

On-site driveways, parking facilities, general vehicle use areas, and pedestrian facilities will be designed to comply with the standards defined in the City of Gainesville's LDC. The number of required parking spaces shall be established by a specific condition of this Planned Development. Landscaping of vehicular use areas will be consistent with LDC Section 30-252. Vehicle loading and service facilities will be designed to provide adequate maneuvering areas internal to the site, rather than using public streets and rights-of-ways. Coordination with City of Gainesville's Solid Waste Division will ensure appropriate placement of the solid waste collection facility.

The PD allows for a variety of uses. Similar facilities around the State have demonstrated that approximately 15% of the residents own vehicles. Therefore, the facility will be required to provide a minimum of 1 per 2 paid employees and volunteers present during the largest shift and 1 parking space for every 6 permanent beds. Medical Office will be required to provide 1 per 2 paid employees and volunteers. Campgrounds will be required to provide 1 per 10 campsites.

On-site parking will be provided to ensure that safe and efficient circulation is available. Parking areas will be designed consistent with Section 30-330 of the Land Development Code. The number of parking spaces provided will be based upon the table of uses in LDR Section 30-332 unless otherwise stated in this PD Report, PD

Layout, or condition for approval. Bicycle and motorcycle parking will be included in the PD's design and shall be accommodated by onsite-designated parking. Bicycle and motorcycle parking spaces may be located within the Development, Setback, or powerline easement areas, if applicable.

iv. Schedule of Development

The proposed development will consist of a variety of primary and accessory uses built based on the goals of Alachua County, City of Gainesville, and funding availability. Infrastructure required to serve the development or a portion thereof shall insure protection for the health, safety, and welfare of future clients. Due to various funding mechanisms available at this time, the developer is requesting that the PD be effective for a length of up to five (5) years from the effective date of the Zoning Ordinance.

v. Signage Plan

The project shall conform to the sign regulations stipulated in Division 1, Article IX of the City of Gainesville's Land Development Code for the construction of all site signs. Direction/wayfinding signs shall be permitted off-premise.

vi. Enumeration of Differences

The PD will provide for a mix of residential and non-residential uses, which are largely consistent with the City of Gainesville's existing Office zoning category. Specific permitted uses are described below.

<i>SIC</i>	<i>Use</i>	<i>Conditions</i>
<u>Primary Uses:</u>		
	Residences for destitute people or public use	In accordance with Planned Development Conditions
	Food distribution center for the needy	In accordance with Planned Development Conditions
GN-839	Social services not elsewhere classified	
GN-703	Recreational Vehicle parks and campgrounds	In accordance within article VI and including permanent prefabricated shelters
<u>Accessory Uses:</u>		
	Any accessory uses customarily and clearly incidental to any primary use as listed below	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site

	Public services vehicles	In accordance with article VI
MG-94, 95 and 96	Public administration	
GN-801 through 805	Health services	Excluding freestanding emergency medical (M.D.) Centers
	Places of religious assembly	In accordance with article VI
GN-807 through 809	Medical and dental laboratories, home health care services and miscellaneous health and allied services not elsewhere classified	Excluding blood banks
	Personal fitting and sale of prosthetic or orthopedic appliances	
GN-832	Individual and family social services	Excluding adult day care centers,
	Social Service Homes	
	Rehabilitation centers	In accordance with article VI
	Day care center	In accordance with article VI
	Professional schools	Cannot be located adjacent to property designated for single family on the future land use map of the comprehensive plan
	Private schools	In accordance with article VI
	Correspondence schools	
	Public schools, other than institutions of higher learning	In accordance with the provisions of section 30-77, educational services district (ED)
MG-73	Business services	Excluding heavy construction equipment and leasing (IN-7353) and disinfecting and pest control services (IN-7342)
GN-074	Veterinary services	In accordance with article VI
MG-72	Personal services	Funeral services and crematories (GN-726) provided the requirements of article VI are met
MG-81	Legal services	

MG-86	Membership organization	Excluding GN-864, civic, social and fraternal associations
MG-87	Engineering, accounting, research, management and related services	Excluding IN-8734, testing laboratories, and IN-8744, facility support management services
USES BY SPECIAL USE PERMIT		
	Retransmission and microwave towers	Accessory transmission at heights higher than 100 feet in accordance with article VI
MG-48	Communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI

viii. Requirements and Evaluation of Planned Development (PD) (Sec 30-216)

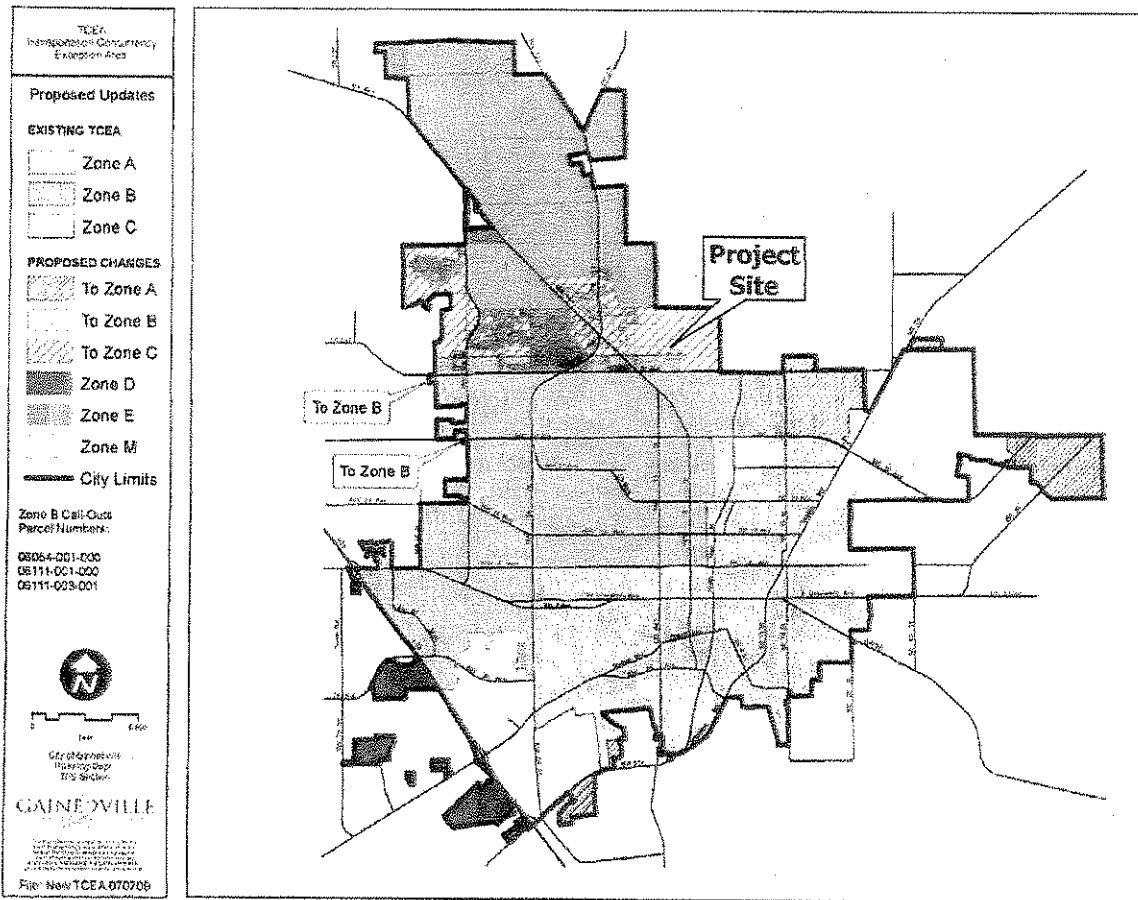
Conformance with PD Objectives

Consistency with the objective set forth in the City of Gainesville LDC, Section 30-211(b) has been demonstrated throughout this Report. The City of Gainesville Future Land Use Map lists the project site as an Industrial land use category. The City of Gainesville Comprehensive Plan and LDC allows PDs to contain a variety of uses and/or unique design features, which might otherwise not be allowed in the underlying land use category.

Given the site's location proximate to existing environmental features, location proximate to industrial uses, and the proposed unique mix of uses, the use is appropriate for a site-specific Planned Development (PD) zoning.

Concurrency

The project site will have direct access to a public roadway and is located within Transportation Concurrency Exception Area (TCEA) Zone B. Prior to final adoption of the PD rezoning, the development will be required to sign a TCEA Zone B Agreement (or a Memorandum of Agreement) for meeting the required Concurrency Management Policy 1.1.6 standards.



Trip generation is normally calculated using the Institute of Traffic Engineers (ITE) Trip Generation 8th Edition. However, no single-use category specifically addresses the multiple services proposed at the facility. As such, the traffic generation was estimated using a combination of apartments, health care, and campground facilities. A use-specific survey acquired transportation data from similar facilities regarding vehicle ownership. This information was utilized to reduce the auto oriented uses presented by the ITE manuals. In addition, due to the nature of the proposed facility, it is anticipated that the majority of vehicular trips will occur at off-peak hours.

Employees and volunteers will most likely use vehicles, while residents will likely access the facility via transit, bicycle, and/or pedestrian walkways. The City of Gainesville is currently exploring providing dedicated transit service via a shuttle service between downtown and the GRACE Marketplace. The development will construct sidewalks that average 6' wide from the site to NW 53rd Avenue. The proposed 6' wide sidewalk will provide adequate width for both bicycle and pedestrian use.

Table 1. Estimated Trip Generation

Category	Intensity	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Apartments (ITE 220)	200 Beds	3.31	662	0.28	56	0.40	80
Health Care (ITE 630)	5 employees	7.75	39	n/a	n/a	1.23	6
Campground (ITE 416)	100 Sites	n/a	n/a	0.20	20	0.37	37
<i>Subtotal</i>		-	701	-	76	-	123
Use Specific Reduction (15%)		-	105¹	-	11¹	-	19¹

1. A use specific survey consisting of the St. Francis House, Meridian Behavioral homeless outreach center, and Florida Keys Outreach Coalition resulted 5-12.5% of the residents/client own cars. Therefore, for the purpose of this rezoning, it is estimated that 15% of the residents will have a vehicle. Therefore, traffic impacts have been reduced significantly.

Internal Compatibility

The PD is comprised of up to 5 possible structures (3 primary). The site's required setbacks and upland conservation uses limits major structural development to the property's southern half. Parking facilities will be provided for residents, visitors, employees/volunteers, and delivery vehicles within the site.

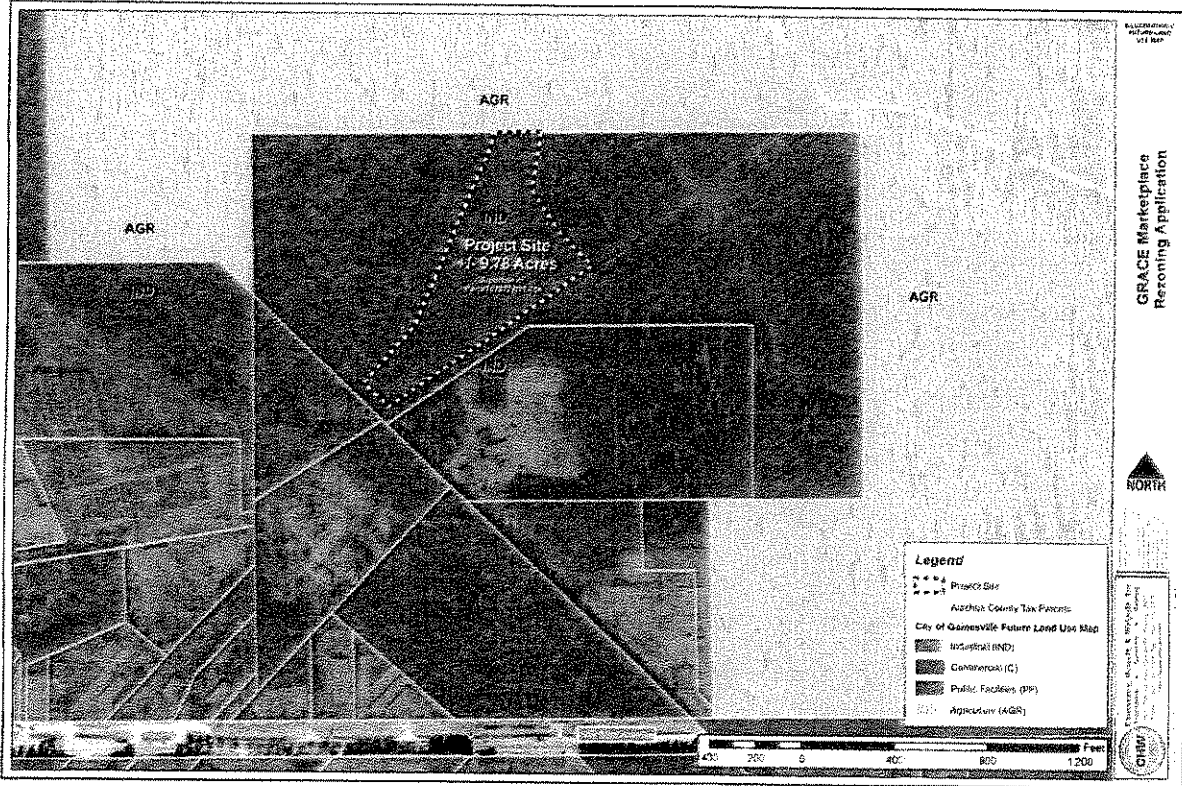
The PD is comprised of a mix of residential, medical, and office uses that will exist harmoniously both internal to the site and externally to the context area. The allowance for office and medical uses will function in conjunction with the proposed community. The site will provide multi-modal access utilizing internal sidewalks that will connect the buildings, if separated, and uses within adjacent buildings. In addition, connection to external pedestrian and bicycle circulation networks will allow residents to use the City's transit facilities. Finally, a dedicated transit shuttle service may be provided for both the clients and employees/volunteers.

The compact development form promoted on the site's southern half will serve to protect those portions of the property that contain environmental features such as wetland buffers and FEMA Floodplain. These natural features will be protected with a no-impact or low impact development concept. Further, appropriate construction management practices will be employed to ensure that the set-aside portions of the site are not negatively impacted during on-site construction activities. Other on-site improved and landscaped open spaces may be provided to allow for both active and passive recreational opportunities.

External Compatibility

Properties surrounding the site currently exist in the A and I-2 zoning districts. These zoning districts are agricultural, conservation, and industrial. To the east and west of the site is wetlands and planted pine, the north is planted pine, and south is a cement

batch plant. The PD proposes a mixture of uses for the site with facades designed to create a campus setting, creating an intimate and secure atmosphere. The overall maximum gross density/intensity complements the context area given the southerly located building area and separation from adjacent natural features. In addition, this PD will provide housing alternatives that are needed in the community to address homelessness. The PD brings a comprehensive homeless assessment facility to the City of Gainesville, while protecting the adjacent property owners.



Direction	Property Use	Future Land Use Designation
North	Silviculture	Agriculture
South	White Construction (Cement)	Industrial
East	Silviculture / Wetland	Industrial
West	Silviculture / Wetlands	Industrial

The site will provide appropriate setbacks as designated in this document. Within these setbacks, appropriate landscaping and buffers will be provided. Electrical transformers and other utility equipment will be designed to be shielded from the public's view. The proposed development is lower in intensity than adjacent uses and is public in nature. Therefore, no buffer is required.

Site lighting will be in accordance with City of Gainesville LDC and, through use of full cut-off luminary fixtures, will not create an adverse impact on surrounding properties.

Site noise is projected to be minimal at that associated with normal operation of the facility. The facility is not projected to have unusually high levels of noise generation. On-site noise generated during daytime hours, will generally be talking and normal vehicle traffic (change of shifts, supply deliveries, etc.). During night-time hours, residents will generally be indoors with the exception of the campground area, which is a security fenced peninsulas that is within the average 50' wetland buffer.

On-site parking will be designed to comply with the requirements of LDC Article IX. Sufficient parking spaces shall be provided on site to accommodate employees, volunteers, residents and other visitors to the facility. Therefore, the facility will be required to provide a minimum of 1 per 2 paid employees and volunteers present during the largest shift and 1 parking space for every 6 permanent beds. Medical Office will be required to provide 1 per 2 paid employees and volunteers. Campgrounds will be required to provide 1 per 10 campsites.

On-site landscaping, stormwater management facilities, and adjacent use and street yard buffers will be designed in accordance with Article VIII of the City's LDC. Stormwater management facilities will be designed to meet or exceed the City of Gainesville's existing stormwater level of service, as defined by the Comprehensive Plan. Post-development run-off rates and volumes will not exceed pre-development run-off rates and volumes.

Intensity of Development

As previously shown, the maximum building coverage is limited to 40% of the project site. The site's intensity, architectural character, and open space reservations are consistent and compatible with the site's physical and environmental characteristics and that of the surrounding properties.

Usable Open Spaces

On-site open space outside the wetland buffers set-aside area, although adequate for the residents and guests, is limited due to the site's compact design form. SMFs may include pedestrian paths and passive recreation uses. The site's interior areas may provide areas for farming, moderate shade tree coverage, and/or camping. Those portions of the developed area that are along the roadway will be designed using typical urban-type streetscape elements.

Environmental Constraints

A portion of the site is located in the Special Flood Hazard Area as defined by the FEMA. Portions of the site also contain wetlands and/or wetland buffers. The primary development area has been located on the upland portion of the site, protecting the wetland areas with a minimum 35' and an average 50' buffer. Portions of the

secondary development area, which allow camping, farming, and conservation are within flood hazard areas. However, the permitted uses within the flood hazard area are low intensity uses. Structures within the floodplain area will be minor and appropriately elevated to protect from flooding.

External Transportation Access

Vehicular access to the site will be allowed by full access point(s) to the roadway. The internal circulation system and network will accommodate pedestrian and bicycle traffic, as well as traditional vehicular circulation. Circulation design will ensure safe and efficient routes are designed.

Pedestrian connections from the site to the sidewalk system along NW 53rd Avenue will be provided. Connections to the sidewalks in the public right-of-way will allow pedestrian access from Northwest 53rd Avenue to the site. Sidewalks will be a minimum of six-foot (6') in width. The adjacent right-of-way will be constructed to City standards and will have sidewalks.

Internal Transportation Access

The sidewalks, pedestrian lighting, and streetscape improvements will be installed to allow for safe internal movement of site visitors. Sidewalks provide connection from the parking area to the facility. Mulched pathways may be permitted within the open space and development areas for the clients and staff/volunteers' enjoyment.

Range of Transportation Choices

Transportation to and from the site is accommodated via pedestrian, bicycle, mass transit, shuttle(s), and/or personal vehicles. The City is proposing an on-demand transit shuttle to satisfy the specific population needs.

090763D

APPENDIX 'A'
LEGAL DESCRIPTION
FOR THE PLANNED DEVELOPMENT

090763D



Date: November 4, 2009
Job No. 09-0314
For: GRACE Marketplace

Rory P. Causseaux, P.E.
President

Kevin W. Hewett, P.L.S.
Vice President - Surveying

Robert J. Walpole, P.E.
Vice President -
Engineering & Planning

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 17, FOR A POINT OF REFERENCE; THENCE N.00°06'15"E., ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 1972.70 FEET TO A CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF A 100' WIDE ROADWAY EASEMENT, AS PER OFFICIAL RECORDS BOOK 2753, PAGE 700 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S.45°38'54"E., ALONG THE SOUTHWESTERLY LINE OF SAID ROADWAY EASEMENT, A DISTANCE OF 743.70 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, N.56°02'42"E., A DISTANCE OF 61.27 FEET TO THE POINT OF BEGINNING; THENCE N.45°38'54"W., A DISTANCE OF 149.97 FEET; THENCE N.42°32'31"E., A DISTANCE OF 322.95 FEET; THENCE N.23°55'31"E., A DISTANCE OF 899.95 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE S.89°39'37"E., ALONG SAID NORTH LINE, A DISTANCE OF 197.50 FEET; THENCE DEPARTING SAID NORTH LINE S.10°55'19"W., A DISTANCE OF 244.98 FEET; THENCE S.31°14'54"E., A DISTANCE OF 209.41 FEET; THENCE S.43°01'13"E., A DISTANCE OF 209.32 FEET; THENCE S.56°02'42"W., A DISTANCE OF 1059.23 FEET TO THE POINT OF BEGINNING.

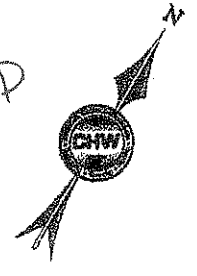
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9.784 ACRES, MORE OR LESS.

6011 NW 1st Place
Gainesville, Florida 32607
Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

090763D

APPENDIX 'B'
PD MASTER PLAN

090763P

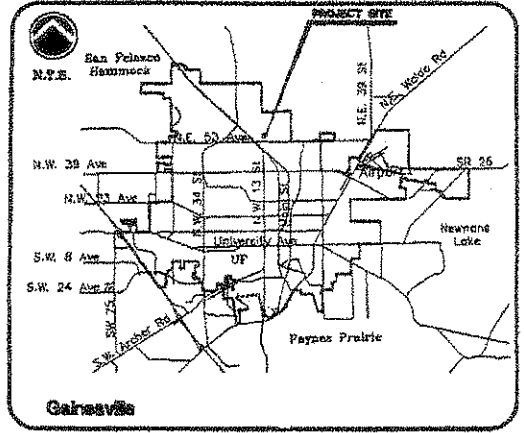


GRAPHIC SCALE
0 40 80 160

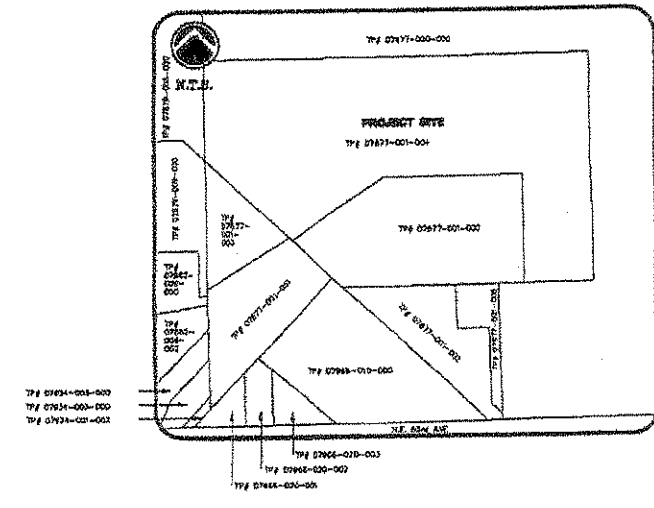
Causseaux, Hewitt, & Wallace, Inc.
Engineering • Surveying • Planning
5001 NW 30th Ave. Ft. Lauderdale, Florida 33307
Phone (305) 351-9776 • Fax (305) 351-9778 • www.chw.com

MAP 2

VICINITY MAP



LOCATION MAP



LEGEND

- FEMA FLOOD ZONE
- PARCEL BOUNDARY
- LIDAR
- SOILS
- WETLAND LIMITS
- EX. ROADS
- WETLANDS
- WETLAND DITCH
- UPLANDS

MAP DATA

1. FLOOD PLAIN LIMITS ARE FROM FEMA FIRM PANEL # 0305D
2. TOPOGRAPHIC DATA IS FROM GIS LIDAR.
3. JURISDICTIONAL WETLAND LIMITS ARE FROM FIELD DELINEATION BY EC&D, AS MAPPED BY CHW.



REVISION	DATE	BY	DESCRIPTION
1	06/23/09	JHW	ISSUE FOR PERMIT
2	08/11/09	JHW	REVISED TO REFLECT COMMENTS FROM PERMITTING AGENCIES
3	10/15/09	JHW	REVISED TO REFLECT COMMENTS FROM PERMITTING AGENCIES
4	11/05/09	JHW	REVISED TO REFLECT COMMENTS FROM PERMITTING AGENCIES
5	12/15/09	JHW	REVISED TO REFLECT COMMENTS FROM PERMITTING AGENCIES

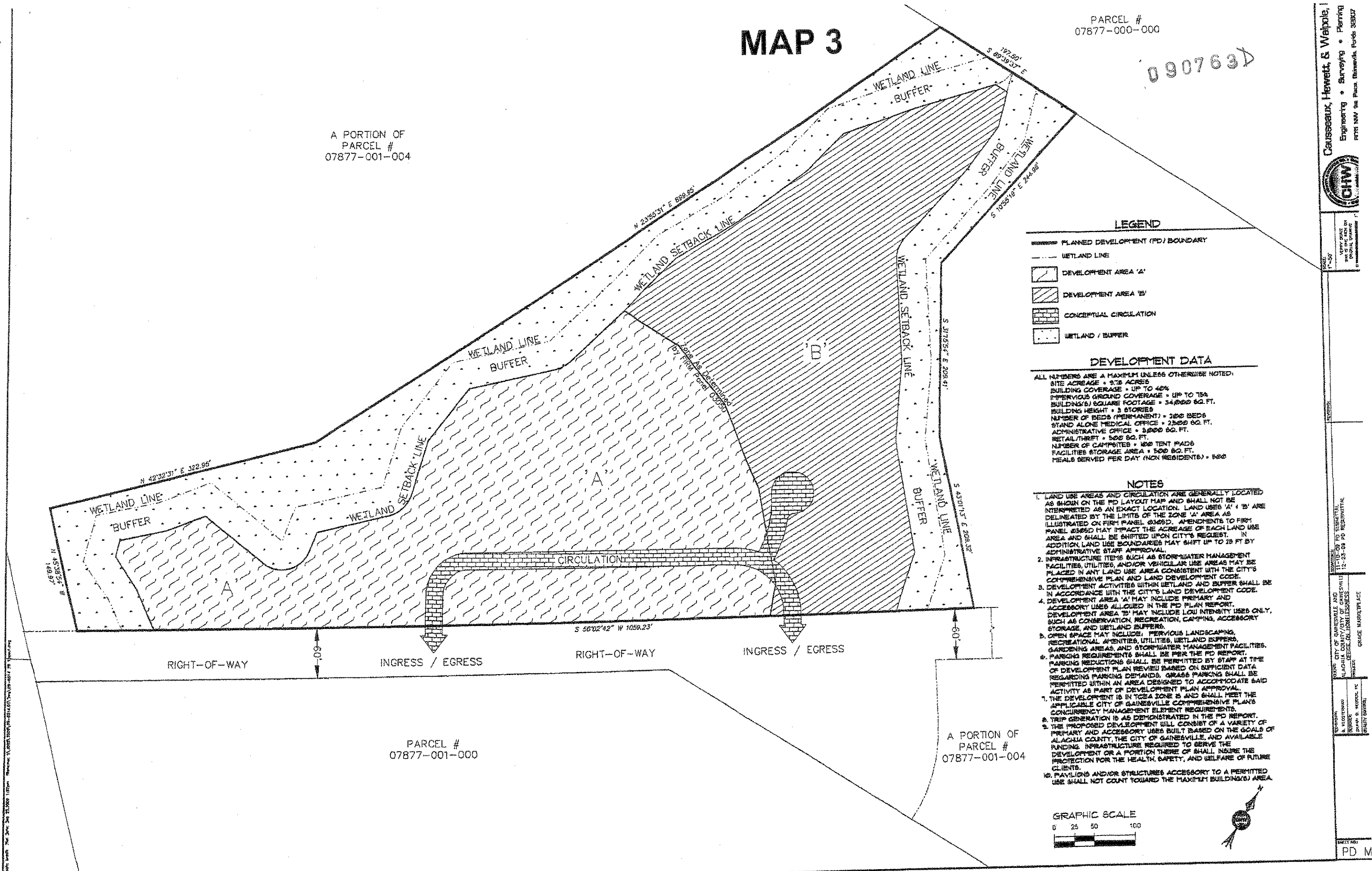
PROJECT NO.	09-0314
SHEET NO.	01 OF 02
CITY OF GAINESVILLE	GRACE MARKETPLACE
PROJ. MGR. / DESIGNER	JOHN R. BARRON
PROJ. ENG. / CHECKER	JOHN R. BARRON
PROJ. SURV. / CHECKER	JOHN R. BARRON
PROJ. PLAN. / CHECKER	JOHN R. BARRON
PROJ. EROSION / CHECKER	JOHN R. BARRON
PROJ. TRAFFIC / CHECKER	JOHN R. BARRON
PROJ. UTILITIES / CHECKER	JOHN R. BARRON
PROJ. WETLANDS / CHECKER	JOHN R. BARRON
PROJ. ENVIRONMENTAL / CHECKER	JOHN R. BARRON
PROJ. HISTORIC / CHECKER	JOHN R. BARRON
PROJ. OTHER / CHECKER	JOHN R. BARRON
PROJ. DATE	12-23-09 RE-SUBMITTAL
PROJ. TYPE	EXISTING CONDITIONS MAP
PROJ. NO.	09-0314
PROJ. NAME	GRACE MARKETPLACE
PROJ. LOCATION	GAINESVILLE, FL
PROJ. CLIENT	CITY OF GAINESVILLE
PROJ. CONTACT	JOHN R. BARRON
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MAP 3

PARCEL #
07877-000-000

090763D

A PORTION OF
PARCEL #
07877-001-004



LEGEND

- PLANNED DEVELOPMENT (PD) BOUNDARY
- WETLAND LINE
- DEVELOPMENT AREA 'A'
- DEVELOPMENT AREA 'B'
- CONCEPTUAL CIRCULATION
- WETLAND / BUFFER

DEVELOPMENT DATA

ALL NUMBERS ARE A MAXIMUM UNLESS OTHERWISE NOTED:

- SITE ACREAGE = 3.78 ACRES
- BUILDING COVERAGE = UP TO 40%
- PERVIOUS GROUND COVERAGE = UP TO 75%
- BUILDING(S) SQUARE FOOTAGE = 34,000 SQ. FT.
- BUILDING HEIGHT = 3 STORIES
- NUMBER OF BEDS (PERMANENT) = 200 BEDS
- STAND ALONE MEDICAL OFFICE = 2,500 SQ. FT.
- ADMINISTRATIVE OFFICE = 3,000 SQ. FT.
- RETAIL/THREAT = 500 SQ. FT.
- NUMBER OF CAMPIERS = 100 TENT PADS
- FACILITIES STORAGE AREA = 500 SQ. FT.
- MEALS SERVED PER DAY (NON RESIDENTS) = 600

- NOTES**
1. LAND USE AREAS AND CIRCULATION ARE GENERALLY LOCATED AS SHOWN ON THE PD LAYOUT MAP AND SHALL NOT BE INTERPRETED AS AN EXACT LOCATION. LAND USES 'A' & 'B' ARE DELINEATED BY THE LIMITS OF THE ZONE 'A' AREA AS ILLUSTRATED ON FIRM PANEL 0305D. AMENDMENTS TO FIRM PANEL 0305D MAY IMPACT THE ACREAGE OF EACH LAND USE AREA AND SHALL BE SHIFTED UPON CITY'S REQUEST. IN ADDITION, LAND USE BOUNDARIES MAY SHIFT UP TO 25 FT BY ADMINISTRATIVE STAFF APPROVAL.
 2. INFRASTRUCTURE ITEMS SUCH AS STORMWATER MANAGEMENT FACILITIES, UTILITIES, AND/OR VEHICULAR USE AREAS MAY BE PLACED IN ANY LAND USE AREA CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.
 3. DEVELOPMENT ACTIVITIES WITHIN WETLAND AND BUFFER SHALL BE IN ACCORDANCE WITH THE CITY'S LAND DEVELOPMENT CODE.
 4. DEVELOPMENT AREA 'A' MAY INCLUDE PRIMARY AND ACCESSORY USES ALLOWED IN THE PD PLAN REPORT. DEVELOPMENT AREA 'B' MAY INCLUDE LOW INTENSITY USE ONLY, SUCH AS CONSERVATION, RECREATION, CAMPING, ACCESSORY STORAGE, AND WETLAND BUFFERS.
 5. OPEN SPACE MAY INCLUDE: PERVIOUS LANDSCAPING, RECREATIONAL AMENITIES, UTILITIES, WETLAND BUFFERS, GARDENING AREAS, AND STORMWATER MANAGEMENT FACILITIES.
 6. PARKING REQUIREMENTS SHALL BE PER THE PD REPORT. PARKING REQUIREMENTS SHALL BE PERMITTED BY STAFF AT TIME OF DEVELOPMENT PLAN REVIEW BASED ON SUFFICIENT DATA REGARDING PARKING DEMANDS. GRASS PARKING SHALL BE PERMITTED WITHIN AN AREA DESIGNED TO ACCOMMODATE SAID ACTIVITY AS PART OF DEVELOPMENT PLAN APPROVAL.
 7. THE DEVELOPMENT IS IN TCEA ZONE B AND SHALL MEET THE APPLICABLE CITY OF GAINESVILLE COMPREHENSIVE PLAN'S CONCURRENCY MANAGEMENT ELEMENT REQUIREMENTS.
 8. TRIP GENERATION IS AS DEMONSTRATED IN THE PD REPORT.
 9. THE PROPOSED DEVELOPMENT WILL CONSIST OF A VARIETY OF PRIMARY AND ACCESSORY USES BUILT BASED ON THE GOALS OF ALACHUA COUNTY, THE CITY OF GAINESVILLE, AND AVAILABLE FUNDING INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT OR A PORTION THEREOF SHALL INSURE THE PROTECTION FOR THE HEALTH, SAFETY, AND WELFARE OF FUTURE CLIENTS.
 10. PAVILIONS AND/OR STRUCTURES ACCESSORY TO A PERMITTED USE SHALL NOT COUNT TOWARD THE MAXIMUM BUILDING(S) AREA.

PARCEL #
07877-001-000

A PORTION OF
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COURTESY, HEWETT & WALPOLE, ENGINEERING & SURVEYING • PLANNING
 CITY OF GAINESVILLE
 11-10-09 PD SUBMITTAL
 12-23-09 PD RESUBMITTAL
 CITY OF GAINESVILLE AND ALACHUA COUNTY/CITY OF GAINESVILLE
 DESIGN: J. L. HARRIS, P.E.
 PROJECT: GRACE MANOR PLACE
 SHEET NO: PD M