

**LEGISLATIVE #**

**110667E**

**Exhibit A.**

**Copy of the original DRB packet, December 8, 2011**

**Includes:**

- **Application submitted by applicant**
- **Design Plat justification report**
- **Design Plat and associated drawings and maps**
- **Associated Planned Development report**

# DEVELOPMENT REVIEW STAFF REPORT

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

Petition Number: DB-11-145 SUB

## *Development Plan Review for Grace Marketplace Subdivision*

Presented to Development Review Board  
 December 8, 2011

### PROJECT DESCRIPTION:

Review For: DB-11-145 SUB. Causseaux Hewett and Walpole, Inc., Agent for City of Gainesville, property owner ADC Development and Investment Group, LLC. Design Plat review for a three-lot subdivision. Zoned I-2 (General Industrial) and PD (Planned Development). Located at 820 NW 53<sup>rd</sup> Avenue (1850 feet northwest of NW 53<sup>rd</sup> Avenue), North Side.

### PROPERTY DESCRIPTION:

Address/Parcel:	820 NW 53 <sup>rd</sup> Avenue (1850 feet northwest of NW 53 <sup>rd</sup> Avenue), North Side.
Acreage:	67.34 Acres
Land Use:	Industrial
Zoning:	General Industrial (I-2) and PD (Planned Development)
Special Features:	The site is Isolated, contains wetlands and will require construction of a public right-of-way.
Agent/Applicant:	Causseaux Hewett and Walpole, Inc
Property Owner:	ADC Development and Investment Group, LLC
Related Petitions:	PB-09-161 PDV and DB-10-10SUB, Grace Marketplace One Stop Center

### STAFF RECOMMENDATION:

Development Plan (Design Plat) is Approvable  
 with Staff Conditions and Recommendations

  
 Lead Planner

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

## SUMMARY OF TECHNICAL REVIEW COMMITTEE COMMENTS

*Detailed comments provided at end of report*

Current Planning:	Approvable with Conditions
Concurrency Management:	Approvable with Conditions
Arborist:	Approvable with Conditions
Public Works Engineering:	Approvable
Transportation Planning:	NA
Environmental Coordinator:	Approvable with Conditions
Solid Waste:	Approvable
Regional Transit System:	Approvable
Building:	No Comments Received
Fire Rescue:	Approvable
Gainesville Regional Utilities:	Approvable with Conditions
HAZMAT:	Approvable

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## PROJECT ANALYSIS

### SURROUNDING PROPERTY CHARACTERISTICS

	Land Use Designation	Zoning	Existing Use of Properties
North	Industrial	I-2	Undeveloped pine forest
South	Industrial	I-2 & Agr.	Asphalt Plant
East	Agriculture	Agr.	Undeveloped pine forest
West	Industrial & Agriculture	I-2 & Agr.	Salvage Yard, Industrial development & Undeveloped pine forest

### GENERAL DESCRIPTION AND KEY ISSUES:

This petition is a request to subdivide the subject property to create three lots for future development. The property is located in the 800 Block of NW 53<sup>rd</sup> Avenue (north side), at the end of a private road approximately 2,000 feet from NW 53<sup>rd</sup> Avenue in a northwesterly direction.

A similar request for design plat was approved by the Development Review Board on May 5<sup>th</sup>, 2010 and by the City Commission on July 19, 2010. However, the design plat expired prior to filing Final Plat. Therefore, in accordance with Section 30-185 (a) (2) of the Land Development Code, since the subdivider did not file for final plat within 12 months of design plat approval by the city commission, the approval is considered null and void, thus requiring a new hearing on the design plat.

The parent parcel is approximately 67.34 acres and will be divided into parcels one, two and three measuring 18.344 acres, 9.784 acres and 32.252 acres respectively. Since the parent parcel does not have frontage on a public right-of-way, the subdivision must be processed through the design plat process to provide legal access to the parcels via adequately improved public right-of-way. To satisfy the requirement, the design plat will create a 100 foot public right-of-way to access the development from NW 53<sup>rd</sup> Avenue and an east/west 60-foot wide access road to service the three lots.

The property is currently isolated and contains wetlands and other flood plain areas. Due to the location of the parcel, special arrangements have to be implemented to provide required utilities to the lots.

**COMPREHENSIVE PLAN CONSISTENCY:**

The land use designations of the subject property, as well as surrounding properties to the north, south and west are industrial and agriculture. The zoning designations of the subject property are I-2 and PD, both being consistent with the Table of Correspondence of Zoning Districts with Future Land Use Categories.

The proposed development is consistent with the comprehensive plan in that it advances several goals, objectives and policies of the Comprehensive Plan. It sets up a framework for development of the area into lots capable of development consistent with the Comprehensive Plan. The subdivision is designed to mitigate the effect of growth and development on environmental resources and protects floodplains through existing land development regulations. It also serves as a catalyst for future development due to construction of the public rights-of-way.

The creation of lots is proposed in a manner that will respect the policies of the Conservation element. The lot configuration and roadway design is proposed in a manner that provides access to upland areas while minimizing the impacts to wetland areas. The transportation corridors serving the lots are designed in a manner that facilitates connectivity and supports automobile, bicycle and pedestrian circulation.

**LAND DEVELOPMENT CODE:****Conformity with the City's Existing Zoning Requirements**

The property is zoned I-2 and PD which provides development standards that are consistent and compatible with surrounding development; it is also designed to be integrated with and protect the natural systems. The intensity of development is much lower than that anticipated through any other industrial type development.

The subdivision is designed to address stormwater management and rights-of-way that would satisfy the standards expressed in the Land Development code and the Public Works Design Manual. The subdivision is also intended to integrate harmoniously with the surrounding natural systems. Additional development standards are proposed for the development through the I-2 zoning district those included in the adopted Planned Development Ordinance which was approved by the City Commission on October 7, 2010.

**Conformity with the City's Official Roadway Map;**

The development is indirectly connected to the main roadway network and does not negatively impact the Official Roadway system. The subdivision includes only 3 lots which will generate a minimal number of trips on the network. The subdivision will also complement the existing road network by extending the road network into area with development potential.

**Condition 1.**

The applicant shall be required to make arrangements to improve the intersection of the proposed road with NW 53<sup>rd</sup> Avenue to facilitate pedestrian circulation and transit required facilities.

**Environmental Considerations**

Some notable aspects of the general area are the existence of sensitive environmental features, wetlands and Flood Zones. A number of well defined wetland areas occur throughout the parcel as well as along the boundaries of the parent parcel. Additionally, the property contains a significant amount of area designated as FEMA Flood Zone A. The existence of those environmentally sensitive areas has raised important concerns about the design and layout of the subdivision. While the design of the plat anticipates a low impact development density and road configuration, there remains an important need to address the impact of the subdivision on the environmental factors, with strong respect to the sensitivity of the environmental elements in the general area. The development proposal has therefore attempted to focus development on the areas outside the wetlands and to minimize encroachment and impacts to adjacent wetland areas. To this end, the applicant is proposing wetland mitigation in accordance with the avoidance and minimization principle of the Land Development Code.

In determining the mitigation options, staff examined the proposal in terms of its immediate and future impacts on wetland areas. Impacts to wetlands are primarily due to road construction leading to the subject property, impacts to the south edges of the Parcel 2 and impacts to adjacent areas to provide utilities and services to the subject property. Staff has determined that the project has attempted to avoid impacts to wetlands, has minimize the degree of impacts to wetlands and has agreed to meeting the required mitigation necessary to off-set impacted wetlands.

Staff has concerns about the development potential of some lots that will be created. It appears that one lot is entirely designated as wetlands and Flood Zone "A". Development rights to those properties should therefore be approached with some degree of caution. The applicant should be aware that creation of the subject lots does not guarantee automatic development rights. Any proposal to develop the created lots shall be subject to compliance with all development standards of the Land Development Code, especially those associated with environmental impacts. It is staff's understanding that in an effort to respect the sensitivity of the environmental elements, Lot 1 will be voluntarily designated as a conservation area.

**Condition 2.**

The lots resulting from this subdivision are not automatically guaranteed development rights. Proposed developments must demonstrate compliance with all requirements of the Comprehensive Plan and Land Development Code prior to issuing a development order on said lots.

**STAFF RECOMMENDATION:**

Staff finds that **Petition DB-11-145 SUB** is **approvable** with the staff conditions and recommendations, Exhibit 1, listed below. These conditions and recommendations must be addressed with Final Plat Approval.

**Attachments:**

**Exhibit 1 Technical Review Committee comments, conditions and recommendations**

**Exhibit 2 Design Plat with associated drawings and maps**

**Exhibit 3 Application submitted by applicant with support documents**

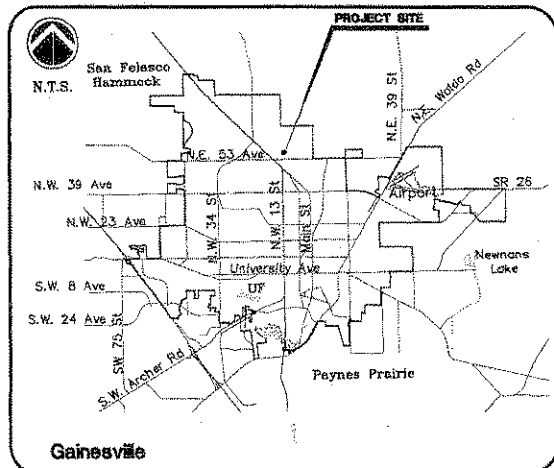
**Exhibit 4 Associated Planned Development Ordinance**



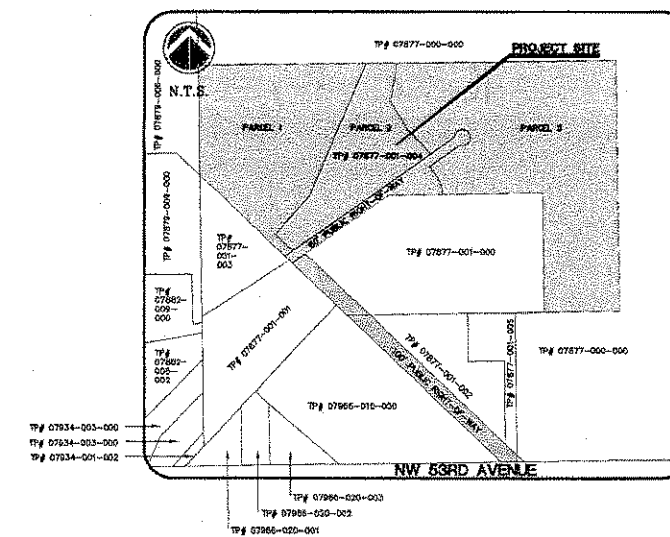
EXHIBIT 2

Design Plat with Associated Drawings and Maps

VICINITY MAP



LOCATION MAP



# DESIGN PLAT FOR GRACE MARKETPLACE

LYING IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 20 EAST  
CITY OF GAINESVILLE,  
ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

GENERAL NOTES:

- PROPERTY OWNER:** ADD DEVELOPMENT & INVESTMENT GROUP, LLC  
P.O. BOX 236  
LAKE BUTLER, FL 32054  
WHITE CONSTRUCTION CO., INC.  
P.O. BOX 790  
CHIEFLAND, FL 32644  
PW LAND, INC.  
2425 NE 19TH DRIVE  
GAINESVILLE, FL 32609  
CITY OF GAINESVILLE  
P.O. BOX 490  
GAINESVILLE, FL 32601

**TAX PARCEL #07877-001-004**  
**TAX PARCEL #07877-001-000**  
**TAX PARCEL #07877-001-002**  
**TAX PARCEL #07877-000-000 (a portion of)**
- APPLICANT:** CITY OF GAINESVILLE  
**AGENT:** CAUSSEAU, HEWETT, & WALPOLE, INC.
- ENGINEER OF RECORD AND AGENT FOR APPLICANT:** CAUSSEAU, HEWETT, & WALPOLE, INC.  
SHAWN D. WEBBER, P.E. LICENSE #70251  
8011 N.W. 1ST PLACE  
GAINESVILLE, FLORIDA 32607  
(352) 331-1978
- SURVEYOR OF RECORD:** CAUSSEAU, HEWETT, & WALPOLE, INC.  
KEVIN W. HEWETT, F.S.M. LICENSE #0993  
8011 N.W. 1ST PLACE  
GAINESVILLE, FLORIDA 32607  
(352) 331-1978
- DEVELOPMENT DATA:**  
TOTAL AREA = 67.34 AC  
LOT AREA = 60.39 AC (3 LOTS)  
RIGHTS-OF-WAY = 6.95 AC
- DEVELOPMENT NOTES:** LOTS 1 & 3 EXISTING LAND USE=INDUSTRIAL / EXISTING ZONING=GENERAL INDUSTRIAL (I-2)  
LOT 3 EXISTING LAND USE = PUD / EXISTING ZONING = PD

- DESCRIPTION OF NATURAL OR MANMADE FEATURES:**

  - TAX PARCEL #07877-001-004 PLANTED PINE FOREST COVERS THE UPLAND PORTIONS OF THE SITE WITH THE REMAINDER OF THE SITE CONTAINING NATURALLY VEGETATED WETLANDS. AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), A PORTION OF THE SITE IS LOCATED IN THE SPECIAL FLOOD HAZARD AREA, ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATION DETERMINED). THE REMAINDER OF THE SITE IS LOCATED WITH ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - AN EXISTING PAVED ROAD ENTERS FROM NW 53rd AVENUE AND EXTENDS APPROXIMATELY 1,500 FEET FROM THE NW 53rd AVENUE INTERSECTION. AN UNPAVED TRAIL ROAD THAN CONTIGUES FROM THE END OF THE PAVED ROAD TO PROVIDE ACCESS TO TAX PARCEL #07877-001-004.
  - THE LOCATIONS OF THE PROPOSED RIGHT-OF-WAY AND ROADWAY CONSTRUCTION IS CHOSEN BASED ON THE LOCATION OF AN EXISTING TRAIL ROAD THAT RUNS FROM THE END OF THE EXISTING PAVED ROAD AND CONTIGUES TO THE END OF THE PROPOSED CUL-DE-SAC AND THEN TO THE EASTERN PROPERTY LINE. A MITIGATION PLAN SHALL BE PROVIDED BY THE DEVELOPER FOR WETLAND AREAS THAT MUST BE REMOVED DURING CONSTRUCTION OF THE ROADWAY AND RIGHT-OF-WAY IMPROVEMENTS AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. THIS DEMONSTRATES COMPLIANCE WITH LDC SEC. 30-302 BY PROVIDING AVOIDANCE, MINIMIZATION, AND MITIGATION STRATEGIES IN THE DESIGN.
- UTILITIES:**

  - GENERAL: WATER, WASTEWATER, ELECTRIC, AND FIBER OPTIC WILL BE PROVIDED BY CONNECTION TO ON-SITE EXISTING FACILITIES OF GAINESVILLE REGIONAL UTILITIES (GRU) OR BY OFF-SITE EXTENSION TO EXISTING FACILITIES OF GRU LOCATED NEARBY.
  - WATER: WATER SERVICE CONNECTIONS SHALL BE MADE BY PROVIDING A LOOPED CONNECTION BETWEEN AN EXISTING 6" DEAD END WATER MAIN EXTENDING 1,250' FROM NW 53RD AVENUE AND AN EXISTING 6" WATER MAIN AND TO AN EXISTING 8" WATER MAIN ON ADJACENT PROPERTIES TO THE WEST. THE TOTAL WATER MAIN EXTENSION IS APPROXIMATELY 2,000 FEET.
  - WASTEWATER: NEW SANITARY SEWER CONNECTIONS WILL BE MADE BY CONSTRUCTION OF A CENTRALIZED, PUBLIC, LIFT STATION AND APPROXIMATELY 3,720 FOOT PUBLIC FORCE MAIN. THE FORCE MAIN WILL CONNECT TO AN EXISTING GRAVITY MANHOLE LOCATED ADJACENT TO THE FUTURE PUBLIC WORKS COMPOUND WEST OF THE PROJECT SITE.
- SURFACEWATER MANAGEMENT SYSTEM:**

  - EXISTING CONDITIONS: THE SITE CONSISTS OF 67.34 ACRES OF LAND LOCATED WITHIN THE HATCHET CREEK WATERSHED. THE NATURAL DRAINAGE OF THE PROPERTY IS GENERALLY FROM THE UPLAND AREAS TO THE SURROUNDING WETLAND AREAS WITH SLOPES LESS THAN 2%. THE WETLAND AREAS AND ASSOCIATED FLOODPLAIN PROVIDE STORAGE AND CONVEYANCE INTO NATURALLY CONNECTED DRAINAGE SYSTEMS EVENTUALLY DISCHARGING TO HATCHET CREEK.
  - SITE SOILS INFORMATION: THE USDA SOIL SURVEY OF ALACHUA COUNTY, FLORIDA DESCRIBES THE NEAR-SURFACE SOIL PROFILE IN THE GENERAL PROJECT AREA AS A MIXTURE OF FLORIDANA SAND; DEPRESSIONAL, MONTECHOA LOAMY, POMONA SAND, RIVERA SAND, SURRENCY SAND, AND WAUCHULA SAND. ALL ON-SITE SOILS HAVE A HYDROLOGICAL SOIL RATING OF "D" EXCEPT POMONA SAND, WHICH IS RATED BY/D.
  - PROPOSED SURFACE WATER MANAGEMENT FACILITY (SWMF): THE PROPOSED SYSTEM WILL CONSIST OF RETENTION/DETENTION FACILITIES TO PROVIDE WATER QUALITY TREATMENT AND RATE/VOLUME ATTENUATION TO MEET OR EXCEED THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CRITERIA.
- LANDSCAPING REQUIREMENTS (REF. ARTICLE VII, DIV. 2 LDC)**

  - THE CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS (E.G. DRAINAGE RIGHT-OF-WAY, ROAD RIGHT-OF-WAY, AND PUBLIC UTILITY EASEMENTS) WILL REMOVE APPROXIMATELY 3.2% (2.11 AC.) OF THE TOTAL PROJECT SITE TREE CANOPY (65.80 AC.) OF WHICH APPROXIMATELY 70% (1.48 AC.) IS PLANTED PINES, AND 30% (0.63 AC.) IS NATURAL CANOPY. TOTAL PROJECT SITE TREE CANOPY IS MADE UP OF VARIOUS PINES AND HARDWOODS. SEE SHEET 4 FOR AN EXISTING VEGETATION OVERLAY.
  - HERITAGE TREES LARGER THAN 20" IN DIAMETER, IF ANY, THAT FALL ADJACENT TO THE PROPOSED STREET RIGHT-OF-WAY SHALL BE SAVED IF POSSIBLE. EACH TREE WILL BE EVALUATED WITH THE OWNER, ENGINEER, CITY ARBORIST AND THE PUBLIC WORKS DEPARTMENT TO DETERMINE THE CONDITIONS NECESSARY TO PRESERVE THE TREE. ANY HERITAGE TREES LOCATED WITHIN THE PROPOSED RIGHT-OF-WAY WILL BE LOCATED PRIOR TO CONSTRUCTION PLAN SUBMITTAL. IF AT SUCH TIME THE CITY'S URBAN FORESTRY INSPECTOR DETERMINES THAT ANY REGULATED, HARDWOOD, AND HERITAGE TREE REMOVAL WILL REQUIRE MITIGATION, ADDITIONAL TREES SHALL BE PROVIDED BY THE DEVELOPER.
  - ALL TREES LARGER THAN 6" IN DIAMETER, LOCATED WITHIN THE INDIVIDUAL LOTS WILL REQUIRE A TREE REMOVAL PERMIT FOR REMOVAL.

- STREET TREES FROM THE GAINESVILLE TREE LIST SHALL BE LOCATED WITHIN FIVE FEET OF THE RIGHT OF WAY OF EACH STREET, OR WITHIN THE RIGHT OF WAY IF A PLANTING STRIP HAS BEEN PROVIDED BY THE DEVELOPMENT PLAN. ONE SUCH TREE SHALL BE PLANTED FOR EVERY 50 LINEAR FEET OF THE STREET RIGHT-OF-WAY ON BOTH SIDES OF THE STREET.
- AN AUTOMATIC IRRIGATION SYSTEM WITH BUBBLERS APPROPRIATE FOR EACH TREE SHALL BE PROVIDED.
- SWMF ASSOCIATED WITH THE SUBDIVISION INFRASTRUCTURE IMPROVEMENTS SHOULD BE LANDSCAPED WITH TREES, SHRUBS, GRASSLAND COVER, AND NATIVE PERENNIALS APPROPRIATE TO THE SYSTEM. A MINIMUM OF 25% OF THE BASIN AREA INCLUDING SHOULDERS SHALL BE LANDSCAPED AND SHALL INCLUDE THE EQUIVALENT OF AT LEAST ONE SHADE TREE FOR EVERY 35 LINEAR FEET.
- REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOIL AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.
- BARRICADES / BARRIERS:
  - BARRICADES SHALL BE PLACED AT OR OUTSIDE THE DRIP LINE FOR ALL HERITAGE TREE AND AT MINIMUM OF 2/3 OF THE AREA OF THE DRIP LINE FOR ALL OTHER REGULATED SPECIES.
  - NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONE WITHOUT PRIOR APPROVAL OF THE CITY MANAGER OR DESIGNEE.
  - WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RECOVERED WITH SOIL.
- CLEARING AND GRUBBING IS ONLY PERMITTED AFTER THE SITE HAS RECEIVED DEVELOPMENT PLAN APPROVAL, OR CONDITIONAL PLAT APPROVAL WITH THE APPROPRIATE PERMITS, OR A BUILDING PERMIT IS ISSUED.
- 'FINAL PLAT' OR 'CONDITIONAL FINAL PLAT' APPROVAL REQUESTS FOR ALL PHASES WILL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT WITHIN ONE (1) YEAR OF CITY COMMISSION APPROVAL OF THE DESIGN PLAT FOR THAT PHASE.
- THE SITE IS LOCATED IN THE CITY'S TCEA ZONE 'B'. PRIOR TO ISSUANCE OF ANY FINAL DEVELOPMENT ORDER FOR THE SITE, THE DEVELOPER 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.
- PER THE CITY CODE OF ORDINANCES, THIS DESIGN PLAT IS IN CONFORMANCE WITH THE CITY OF GAINESVILLE'S OFFICIALLY ADOPTED COMPREHENSIVE PLAN, THE CITY'S OFFICIAL ROADWAY MAP, AND THE CITY'S EXISTING ZONING REQUIREMENTS.

APPROVAL OF THE CITY OF GAINESVILLE:

WE THE UNDERSIGNED DO HEREBY CERTIFY THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE, COUNTY OF ALACHUA, STATE OF FLORIDA ORDINANCES AND REGULATIONS AS FOLLOWS:

**SURVEYING REQUIREMENTS:** TO CHAPTER 173, PART 1, FLORIDA STATUTES. PATRICK R. DORBIN, REGISTRATION NO. 5368 DATE

**ENGINEERING REQUIREMENTS:** PUBLIC WORKS DIRECTOR DATE

**ACCEPTED BY COMMUNITY DEVELOPMENT DEPARTMENT:** COMMUNITY DEVELOPMENT DIRECTOR DATE

**LEGALITY OF DEDICATION:** CITY ATTORNEY DATE

**UTILITY REQUIREMENTS:** GENERAL MANAGER FOR UTILITIES DATE

AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS: CITY MANAGER DATE

**ACCEPTED BY CITY COMMISSION:** CLERK OF CITY COMMISSION DATE

LEGAL DESCRIPTION

**PARENT PARCEL DESCRIPTION:**  
A PARCEL OF LAND SITUATE 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°00'15"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 HIGHWAY, EGRESS AND PUBLIC UTILITIES EASEMENT, AS PER OFFICIAL RECORDS BOOK 3563, PAGE 525 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N.00°00'15"E, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 688.01 FEET TO A CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE S.88°59'37"E, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 2836.33 FEET TO A CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE S.00°04'31"W, ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 1571.59 FEET TO A CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE S.00°04'31"W, ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 1571.59 FEET TO A CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS: (1) N.89°45'17"W, A DISTANCE OF 490.21 FEET TO A CONCRETE MONUMENT (LB 5075); (2) N.00°14'59"E, A DISTANCE OF 745.68 FEET TO A 5/8" REBAR & CAP (LS 5482); (3) N.89°44'58"W, A DISTANCE OF 970.65 FEET TO A 5/8" REBAR & CAP (LS 5503); (4) S.56°02'42"W, A DISTANCE OF 640.31 FEET TO A 5/8" REBAR & CAP (LS 5075) ON THE NORTHEASTERLY BOUNDARY LINE OF THE AFORESAID 100' WIDE HIGHWAY, EGRESS AND PUBLIC UTILITIES EASEMENT; THENCE S.48°38'04"E, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 1898.52 FEET TO THE NORTH LINE OF AN ELECTRIC TRANSMISSION RIGHT OF WAY, AS PER OFFICIAL RECORDS BOOK 485, PAGE 275 OF SAID PUBLIC RECORDS; THENCE N.89°44'58"W, ALONG SAID NORTH LINE, A DISTANCE OF 143.69 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID 100' WIDE HIGHWAY, EGRESS AND PUBLIC UTILITIES EASEMENT; THENCE N.45°08'54"W, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 2618.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 67.336 ACRES, MORE OR LESS.

**SHEET INDEX**

SHEET NUMBER	DESCRIPTION
1	DESIGN PLAT COVER SHEET
2	DESIGN PLAT
3	EXISTING VEGETATION OVERLAY
4	STREET TREE AND BASIN LANDSCAPE PLAN

CAUSSEAU, HEWETT, & WALPOLE, INC.  
Engineering • Surveying • Planning  
8011 NW 1st Place, Gainesville, Florida 32607  
Phone (352) 331-1978 • Fax (352) 331-2476 • www.chw-inc.com  
CA-3075

**CHW**  
CAUSSEAU, HEWETT, & WALPOLE, INC.

DATE: N/A  
SCALE: N/A

10-10-2010 DESIGN PLAN APPLICATION SUBMITTAL  
02-10-2010 DESIGN PLAN RE-SUBMITTAL  
03-10-2010 DESIGN PLAN RE-SUBMITTAL  
11-09-2011 DESIGN PLAN APPLICATION SUBMITTAL  
11-29-2011 DRB SUBMITTAL

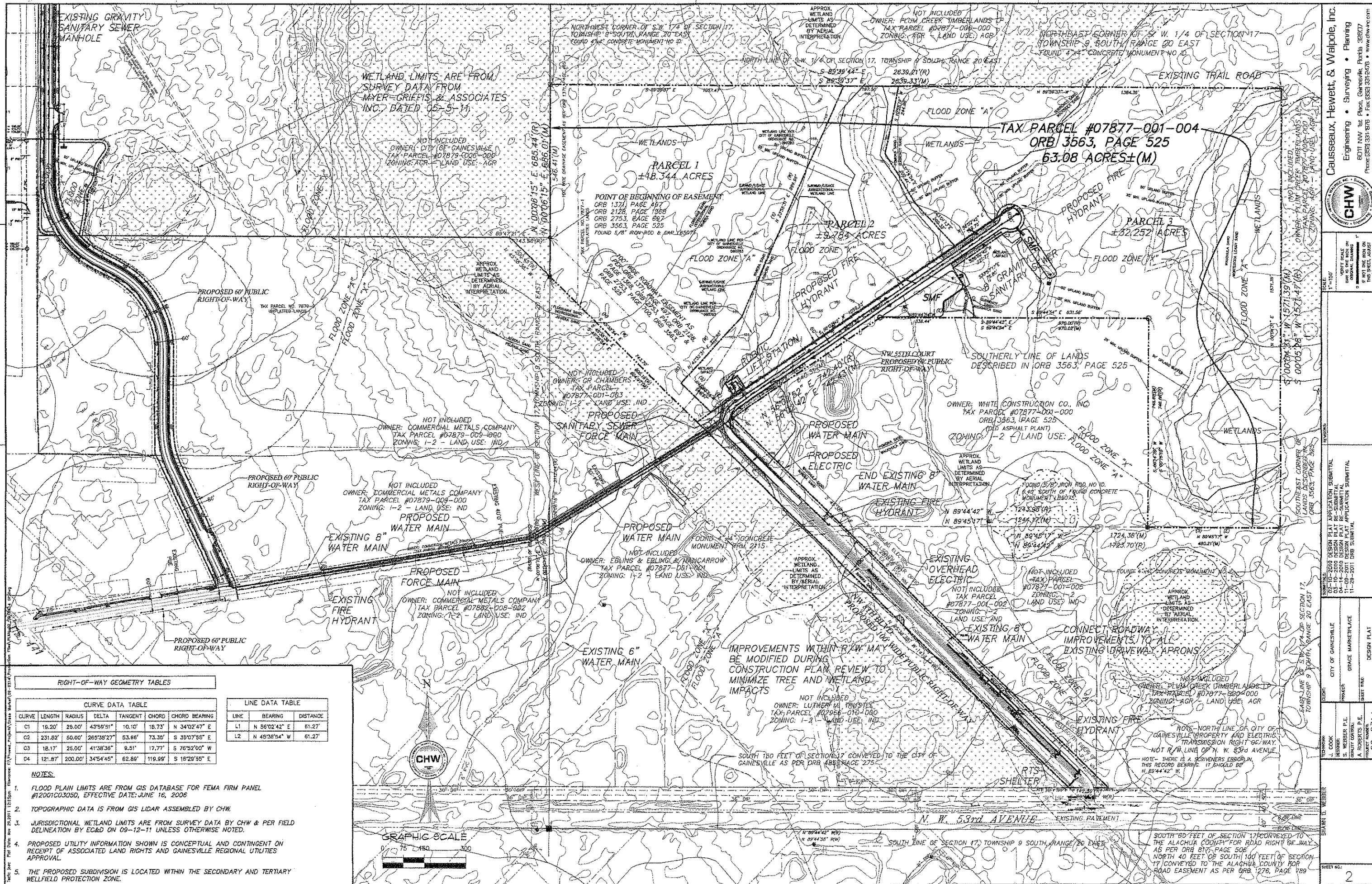
CITY OF GAINESVILLE  
PROJECT: GRACE MARKETPLACE  
SHEET TITLE: COVER SHEET AND GENERAL NOTES

TECHNICAL: J. COOK  
DESIGNER: S. WEBBER P.E.  
QUALITY CONTROL: A. ROBERTS P.E.  
PROJECT NUMBER: 09-0314

SHAWN D. WEBBER  
FL. P.E. No. 70251

SHEET NO. 1

DB-11-145 SUB



**RIGHT-OF-WAY GEOMETRY TABLES**

**CURVE DATA TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	16.20'	28.00'	43°58'51"	10.10'	18.73'	N 34°02'47" E
C2	231.62'	50.00'	265°38'27"	53.66'	73.38'	S 38°07'55" E
C3	18.17'	25.00'	41°38'36"	8.31'	17.77'	S 76°52'00" W
C4	121.87'	200.00'	34°54'45"	62.89'	119.98'	S 18°29'55" E

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	N 56°02'42" E	61.27'
L2	N 49°38'54" W	61.27'

**NOTES:**

- FLOOD PLAIN LIMITS ARE FROM GIS DATABASE FOR FEMA FIRM PANEL #12001C0305D, EFFECTIVE DATE: JUNE 16, 2006
- TOPOGRAPHIC DATA IS FROM GIS LIDAR ASSEMBLED BY CHW.
- JURISDICTIONAL WETLAND LIMITS ARE FROM SURVEY DATA BY CHW & PER FIELD DELINEATION BY EC&D ON 09-12-11 UNLESS OTHERWISE NOTED.
- PROPOSED UTILITY INFORMATION SHOWN IS CONCEPTUAL AND CONTINGENT ON RECEIPT OF ASSOCIATED LAND RIGHTS AND GAINESVILLE REGIONAL UTILITIES APPROVAL.
- THE PROPOSED SUBDIVISION IS LOCATED WITHIN THE SECONDARY AND TERTIARY WELLFIELD PROTECTION ZONE.



**Causseaux, Hewett, & Walpole, Inc.**  
 Engineering • Surveying • Planning  
 8011 NW 1st Place, Gainesville, Florida 32607  
 Phone: (352) 331-8778 • Fax: (352) 331-2078 • www.chw-pe.com  
 CA-5075

**CHW**  
 CHW PROFESSIONAL ENGINEERS & SURVEYORS  
 11000 W. UNIVERSITY BLVD., SUITE 1000, GAINESVILLE, FL 32609  
 352-331-8778

DESIGN PLAN  
 SHEET NO. 09-0314  
 PROJECT: GRACE MARKETPLACE  
 CITY OF GAINESVILLE  
 DESIGNER: J. COOK  
 CHECKER: S. WEBBER, P.E.  
 DATE: 09-11-2011

REVISIONS:  
 09-11-2011: DESIGN PLAN SUBMITTAL  
 09-14-2011: DESIGN PLAN RE-SUBMITTAL  
 11-29-2011: DESIGN PLAN SUBMITTAL

FL. P.E. No. 70251



TAX PARCEL #07878-030-008  
 TAX PARCEL #07878-030-012

OWNER: CITY OF GAINESVILLE  
 TAX PARCEL #07879-006-000

PARCEL 1  
 ±18.344 ACRES

PARCEL 2  
 ±9.784 ACRES

PARCEL 3  
 ±32.252 ACRES

OWNER: PLUM CREEK TIMBERLANDS LP  
 TAX PARCEL #07877-000-000

TAX PARCEL #07877-001-004  
 ORB 3563, PAGE 525  
 63.08 ACRES±(M)

NOT INCLUDED  
 OWNER: G R CHAMBERS  
 TAX PARCEL #07877-001-003

OWNER: WHITE CONSTRUCTION CO., INC.  
 TAX PARCEL #07877-001-000  
 ORB 3563, PAGE 525  
 (OLD ASPHALT PLANT)

OWNER: COMMERCIAL METALS COMPANY  
 TAX PARCEL #07879-009-000

OWNER: COMMERCIAL METALS COMPANY  
 TAX PARCEL #07882-009-000

OWNER: COMMERCIAL METALS COMPANY  
 TAX PARCEL #07882-005-000

NOT INCLUDED  
 OWNER: EBLING & EBLING &  
 NANCARROW  
 TAX PARCEL #07877-001-001

NOT INCLUDED  
 TAX PARCEL #07877-001-002

NOT INCLUDED  
 TAX PARCEL #07877-001-005

OWNER: COMMERCIAL METALS COMPANY  
 TAX PARCEL #07882-008-002

OWNER: AL F. KAMLAH  
 TAX PARCEL #07882-008-000

NOT INCLUDED  
 OWNER: LUTHER M. TRUSTEE  
 TAX PARCEL #07866-010-000

OWNER: PLUM CREEK TIMBERLANDS LP  
 TAX PARCEL #07877-000-000



SHAWN D. WEBSTER  
 S. WEBSTER P.E.  
 A. ROBERTS P.E.  
 PROJECT NUMBER: 09-0314  
 FL. P.E. NO. 70251

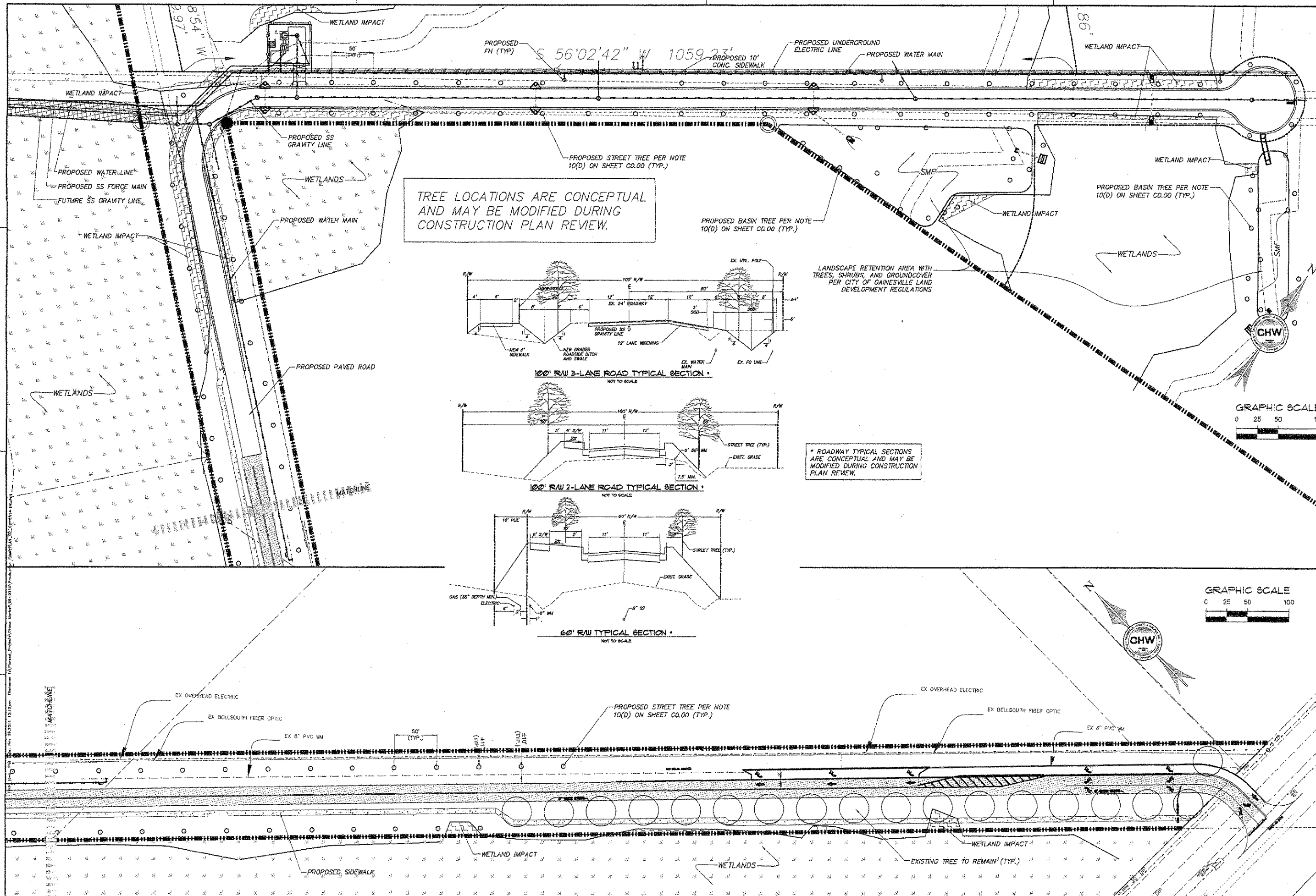
CLIENT: CITY OF GAINESVILLE  
 PROJECT: GRACE MARKETPLACE  
 SHEET TITLE: MASTER UTILITY PLAN

REVISIONS:  
 02-10-2010 DESIGN PLAT APPLICATION SUBMITTAL  
 04-14-2010 DESIGN PLAT RE-SUBMITTAL  
 08-11-2010 DESIGN PLAT APPLICATION SUBMITTAL  
 11-09-2010 DESIGN PLAT APPLICATION SUBMITTAL  
 11-29-2011 DRB SUBMITTAL

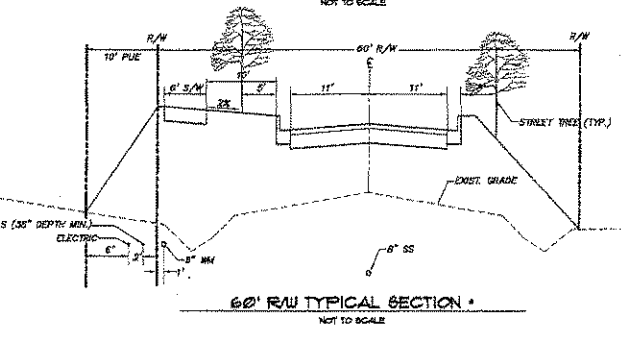
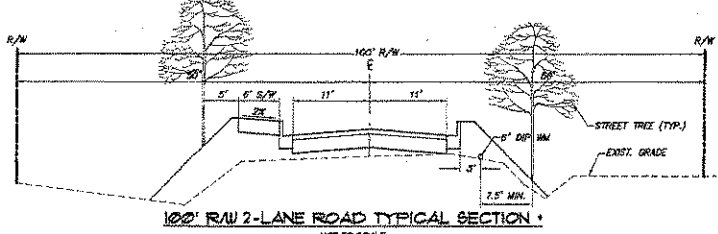
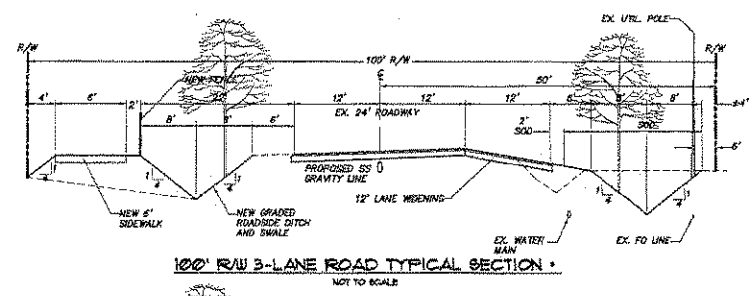
SCALE: 1"=100'  
 ALL DIMENSIONS ON ORIGINAL DRAWING TO BE ACCURATE TO THIS SCALE, UNLESS OTHERWISE SPECIFIED.  
 DIMENSIONS ACCURATE TO 1/8" ON ORIGINAL DRAWING.

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 Phone: (352) 333-9276 • Fax: (352) 333-9276 • www.chw.com  
 CA 5075

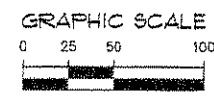
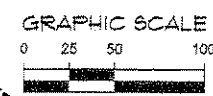
TAX PARCEL #07877-000-000  
 OWNER: PLUM CREEK TIMBERLANDS LP



TREE LOCATIONS ARE CONCEPTUAL AND MAY BE MODIFIED DURING CONSTRUCTION PLAN REVIEW.



\* ROADWAY TYPICAL SECTIONS ARE CONCEPTUAL AND MAY BE MODIFIED DURING CONSTRUCTION PLAN REVIEW.



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CA-5075

CHW  
REGISTERED PROFESSIONAL ENGINEERING FIRM  
STATE OF FLORIDA

SCALE: AS SHOWN ON ORIGINAL DRAWING. THIS SCALE, UNLESS OTHERWISE NOTED, APPLIES TO ALL DIMENSIONS.

REVISIONS:  
02-10-2010 DESIGN PLAN APPLICATION SUBMITTAL  
03-10-2010 DESIGN PLAN RE-SUBMITTAL  
11-09-2011 DESIGN PLAN APPLICATION SUBMITTAL  
11-29-2011 DRB SUBMITTAL

PROJECT:  
CITY OF GAINESVILLE  
GRACE MARKETPLACE

DATE: 09-03-14  
PROJECT NUMBER: 09-0314  
FL PE No. 70251

REGISTRAR:  
SHAWN D. WEISER

DESIGNER:  
J. COOK

CHECKER:  
S. WEISER P.E.  
S. GUILTY GONZALEZ  
A. ROBERTS P.E.

SHEET NO.: 4

# BOUNDARY SURVEY

LOCATED IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 20 EAST,  
ALACHUA COUNTY, FLORIDA



### LEGEND OF SYMBOLS AND ABBREVIATIONS

- X 1-12 = PREVIOUS WETLAND MARKER WITH IDENTIFICATION (PER ENVIRONMENTAL CONSULTING AND DESIGN, INC. 08/18/2009)
- ▲ 1-12 = WETLAND MARKER WITH IDENTIFICATION (PER ENVIRONMENTAL CONSULTING AND DESIGN, INC.)
- = 4"x4" CONCRETE MONUMENT FOUND AS NOTED
- = 5/8" IRON ROD & CAP FOUND LS 5582
- = 5/8" IRON ROD & CAP FOUND C&E INC. LB5076
- ORB = OFFICIAL RECORDS BOOK
- ID. = IDENTIFICATION
- R/W = RIGHT OF WAY
- (R) = RECORD DATA BASED ON DEEDS
- (M) = MEASURED DATA BASED ON CALCULATIONS OF FIELD MEASUREMENTS

- WETLANDS
- WETLAND "DITCH 1A & DITCH 2A"
- WETLAND "DITCH 1B, DITCH 2B, & DITCH 3B"

### SUBJECT PROPERTY LEGAL DESCRIPTION

(AS PER ORB 2156, PAGE 1994)

That part of Section 17, Township 9 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Southwest corner of said Section 17, for a point of reference; thence run N.00°06'15"E, along the West line of said Section 17, a distance of 1972.83 feet to a concrete monument and the point of beginning; from the said point of beginning continue N.00°06'15"E, along the said West line of Section 17, a distance of 685.44 feet to a concrete monument marking the Northwest corner of the Southwest 1/4 of said Section 17; thence run S.89°39'44"E, along the North line of the said Southwest 1/4, a distance of 2639.21 feet to a concrete monument marking the Northeast corner of the said Southwest 1/4; thence run S.00°03'28"W, along the East line of the said Southwest 1/4, a distance of 1571.47 feet to a concrete monument; thence run N.89°44'42"W, parallel to the South line of said Section 17, a distance of 1723.70 feet to a concrete monument; thence run N.45°38'38"W, a distance of 1278.63 feet to a concrete monument at an intersection with the said West line of Section 17, for the said point of beginning.

### LESS AND EXCEPT

Commence at a concrete monument marking the Southwest corner of said Section 17, for a point of reference; thence run N.00°06'15"E, along the West line of said Section 17, a distance of 1972.83 feet to a concrete monument; thence run S.45°38'38"E, a distance of 805.18 feet to the POINT OF BEGINNING; from the said POINT OF BEGINNING run thence N.56°02'52"E, a distance of 742.40 feet; thence run S.89°44'42"E, a distance of 970.00 feet; thence run S.00°15'18"W, a distance of 746.86 feet; thence run N.89°44'42"W, a distance of 1243.98 feet; thence run N.45°38'38"W, a distance of 473.45 feet, to close on the said POINT OF BEGINNING.

### ACCESS EASEMENT LEGAL DESCRIPTION

(AS PER ORB 2126, PAGE 1368)

That part of Section 17 and 18, Township 9 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Southeast corner of Section 18 and the Southwest corner of said Section 17 for a point of reference; proceed from said point of reference N.00°06'15"E, along the East line of said Section 18 and the West line of said Section 17, a distance of 2112.44 feet to the point of beginning; thence S.45°38'38"E, a distance of 2818.06 feet to a concrete monument at an intersection with the Northernly right-of-way line of N. W. 53rd Avenue; thence S.89°44'42"W, along the said Northernly right-of-way line and parallel to the South line of said Section 17, a distance of 142.39 feet to a concrete monument; thence N.45°38'38"W, a distance of 1413.73 feet to a concrete monument; thence continue N.45°38'38"W, a distance of 1205.53 feet to an intersection with the said East line of Section 18 and the said West line of Section 17; thence continue N.45°38'38"W, a distance of 260.45 feet; thence S.89°47'21"E, a distance of 143.58 feet to the Point of Beginning.

### SURVEYOR'S NOTES

1. THE RECORD BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DEEDS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. THE MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CALCULATIONS FROM FIELD MEASUREMENTS AND THE MEASURED BEARINGS WERE PROJECTED FROM THE RECORD BEARING OF N.00°06'15"E, ALONG THE MONUMENTED WEST LINE OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 20 EAST.
2. UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE NOT BEEN LOCATED AND ARE NOT SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP KNOWN TO OR FURNISHED TO THE SURVEYOR ARE SHOWN. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THIS SURVEYOR. A TITLE COMMITMENT OR TITLE SEARCH HAS NOT BEEN FURNISHED TO THIS SURVEYOR. THERE MAY BE INSTRUMENTS OF RECORD NOT KNOWN TO OR FURNISHED TO THIS SURVEYOR THAT AFFECT THE SUBJECT PROPERTY.
5. MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. JURISDICTIONAL WETLANDS AND FLOOD PRONE AREAS WERE NOT DETERMINED OR LOCATED AS A PART OF THIS SURVEY. THE SURVEYED PROPERTY IS PLANTED PINE PLANTATION AND CYPRESS POND FLATWOODS. THERE ARE NO IMPROVEMENTS WITHIN THE SURVEYED PROPERTY.
7. THE SUBJECT PROPERTY IS SUBJECT TO AND TOGETHER WITH THE HEREON DESCRIBED PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND VEHICULAR TRAFFIC AS PER ORB 2126, PAGE 1368. NOTE- THERE IS A SCRIVENERS ERROR IN THE BEARING OF THE SECOND CALL FROM THE POINT OF BEGINNING. THE BEARING SHOULD BE N 89°44'42" W. ALSO, THE EASEMENT RUNS SOUTHEASTERLY TO "THE NORTH RIGHT-OF-WAY LINE OF N. W. 53rd AVENUE" BUT ACTUALLY ONLY RUNS TO THE NORTH LINE OF THE CITY OF GAINESVILLE ELECTRIC TRANSMISSION PROPERTY. THIS SURVEYOR IS UNAWARE OF A POSSIBLE EASEMENT ACROSS THE CITY OF GAINESVILLE PROPERTY TO THE ACTUAL NORTH RIGHT-OF-WAY LINE OF N. W. 53rd AVENUE.
8. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE FLAGGED WITH FOUR FOOT WOOD STAKES AT APPROXIMATE 100 FOOT INTERVALS.
9. WETLANDS AS SHOWN ARE STRAIGHT LINES CONNECTING ADJACENT FLAGS AS SET IN THE FIELD BY OTHERS (SEE SHEETS 2 OF 4, 3 OF 4, AND 4 OF 4 FOR WETLAND INFORMATION)

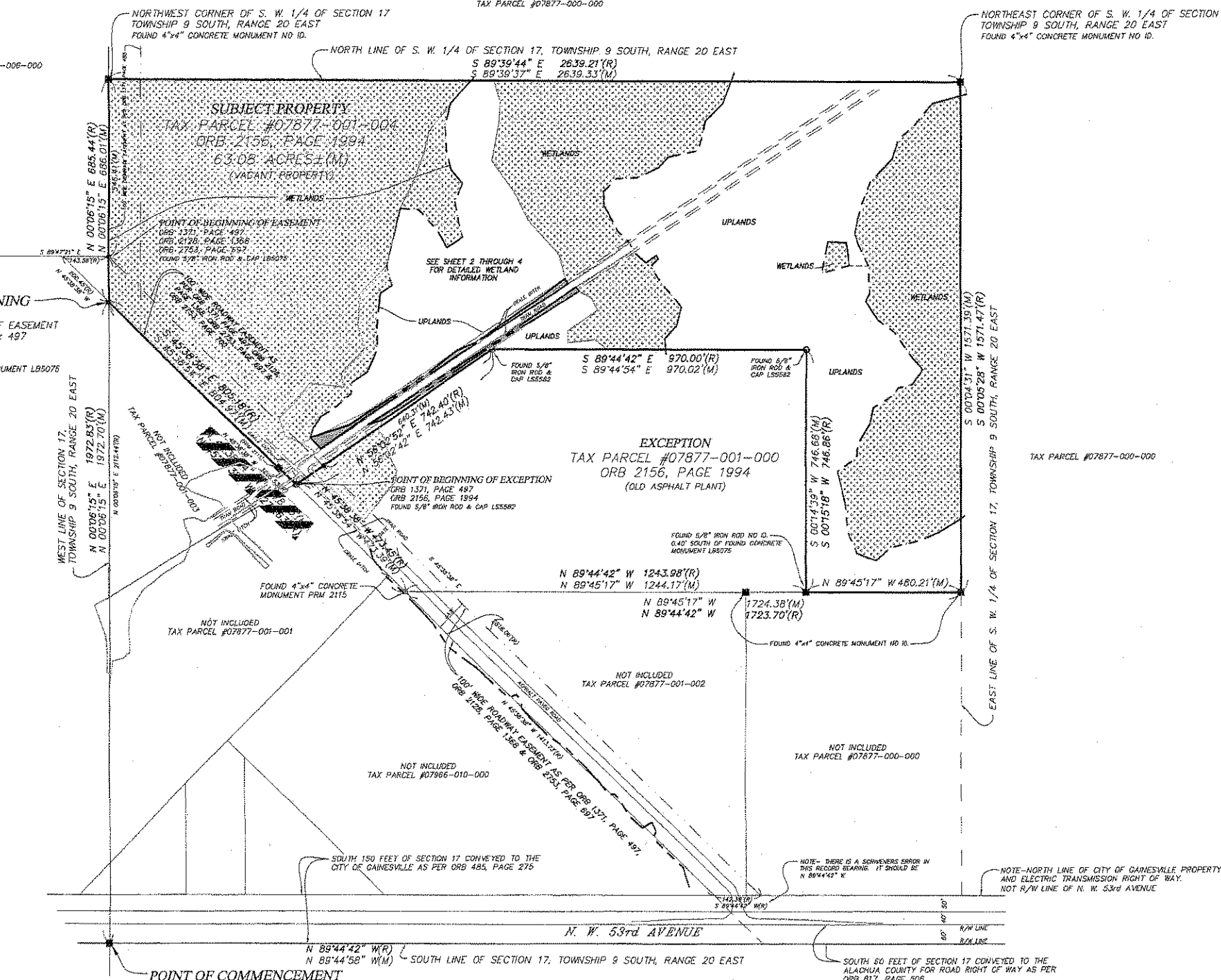
CAUSSEAU, HEWETT, & WALPOLE, INC.  
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 LB-5076

ADC Development & Investment Group, LLC  
 O'Steen Brothers, Inc.  
 Millennium Bank  
 Terry McDavid, Attorney at Law  
 Darryl J. Tompkins, Esquire  
 Attorneys Title Insurance Fund, Inc.

DATE	07/18/2009
REVISION DATE	09/12/2011
PROJECT NUMBER	10-0201.01
DATE	07/18/2009
REVISION DATE	09/12/2011
PROJECT NUMBER	10-0201.01
DATE	07/18/2009
REVISION DATE	09/12/2011
PROJECT NUMBER	10-0201.01

AARON H. HICKMAN  
 Professional Surveyor & Mapper No. 6791

This map prepared by:  
 Aaron H. Hickman No. LB 5076  
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



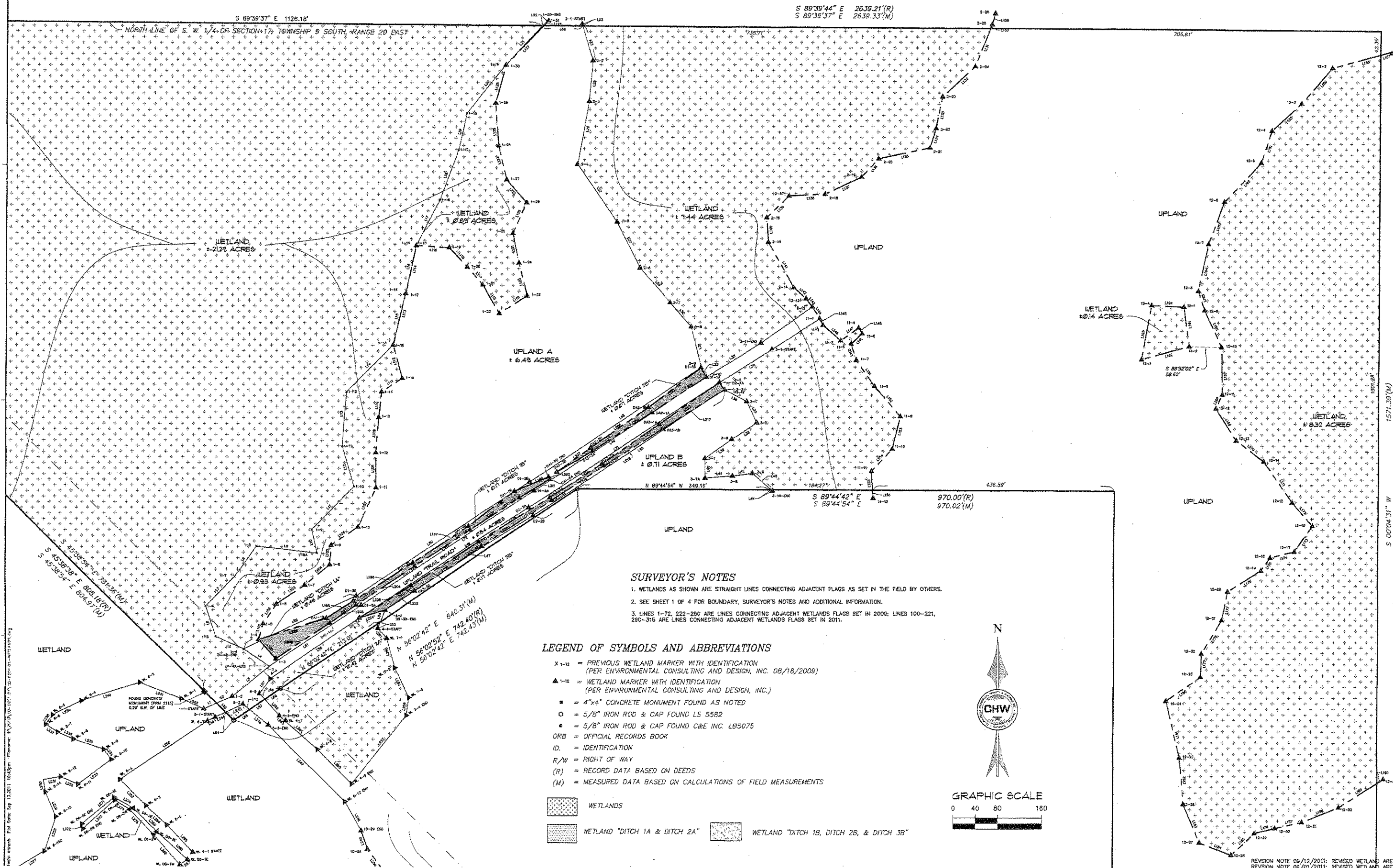
**POINT OF BEGINNING**  
 ORB 2156, PAGE 1994  
 POINT OF BEGINNING OF EASEMENT  
 ORB 1371, PAGE 485 & 497  
 ORB 2126, PAGE 1368  
 ORB 2753, PAGE 700  
 FOUND 4"x4" CONCRETE MONUMENT LB5076  
 FOUND 5/8" IRON ROD NO. 02, 0.50" SOUTH OF FOUND CONCRETE MONUMENT LB5076

**POINT OF COMMENCEMENT**  
 SOUTHWEST CORNER OF SECTION 17  
 TOWNSHIP 9 SOUTH, RANGE 20 EAST  
 FOUND 4"x4" CONCRETE MONUMENT LS5059

**EXCEPTION**  
 TAX PARCEL #07877-001-000  
 ORB 2156, PAGE 1994  
 (OLD ASPHALT PLANT)

**ACCESS EASEMENT LEGAL DESCRIPTION**  
 (AS PER ORB 2126, PAGE 1368)  
 That part of Section 17 and 18, Township 9 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:  
 Commence at a concrete monument marking the Southeast corner of Section 18 and the Southwest corner of said Section 17 for a point of reference; proceed from said point of reference N.00°06'15"E, along the East line of said Section 18 and the West line of said Section 17, a distance of 2112.44 feet to the point of beginning; thence S.45°38'38"E, a distance of 2818.06 feet to a concrete monument at an intersection with the Northernly right-of-way line of N. W. 53rd Avenue; thence S.89°44'42"W, along the said Northernly right-of-way line and parallel to the South line of said Section 17, a distance of 142.39 feet to a concrete monument; thence N.45°38'38"W, a distance of 1413.73 feet to a concrete monument; thence continue N.45°38'38"W, a distance of 1205.53 feet to an intersection with the said East line of Section 18 and the said West line of Section 17; thence continue N.45°38'38"W, a distance of 260.45 feet; thence S.89°47'21"E, a distance of 143.58 feet to the Point of Beginning.

BOUNDARY SURVEY  
LOCATED IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 20 EAST,  
ALACHUA COUNTY, FLORIDA



**SURVEYOR'S NOTES**  
1. WETLANDS AS SHOWN ARE STRAIGHT LINES CONNECTING ADJACENT FLAGS AS SET IN THE FIELD BY OTHERS.  
2. SEE SHEET 1 OF 4 FOR BOUNDARY, SURVEYOR'S NOTES AND ADDITIONAL INFORMATION.  
3. LINES 1-72, 222-280 ARE LINES CONNECTING ADJACENT WETLANDS FLAGS SET IN 2009; LINES 100-221, 290-315 ARE LINES CONNECTING ADJACENT WETLANDS FLAGS SET IN 2011.

**LEGEND OF SYMBOLS AND ABBREVIATIONS**

- X 1-12 = PREVIOUS WETLAND MARKER WITH IDENTIFICATION (PER ENVIRONMENTAL CONSULTING AND DESIGN, INC. 08/18/2009)
- ▲ 1-12 = WETLAND MARKER WITH IDENTIFICATION (PER ENVIRONMENTAL CONSULTING AND DESIGN, INC.)
- = 4"x4" CONCRETE MONUMENT FOUND AS NOTED
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- = 5/8" IRON ROD & CAP FOUND C&E INC. LB5075
- ORB = OFFICIAL RECORDS BOOK
- ID. = IDENTIFICATION
- R/W = RIGHT OF WAY
- (R) = RECORD DATA BASED ON DEEDS
- (M) = MEASURED DATA BASED ON CALCULATIONS OF FIELD MEASUREMENTS

- [Cross-hatched pattern] WETLANDS
- [Dotted pattern] WETLAND "DITCH 1A & DITCH 2A"
- [Diagonal line pattern] WETLAND "DITCH 1B, DITCH 2B, & DITCH 3B"



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LB-8075



SCALE: 1" = 80'  
THIS DRAWING IS BASED ON ORIGINAL DRAWING OR THIS SURVEY. ADJUST SCALE AS NECESSARY.

APPROVED BY: ADC Development & Investment Group, LLC  
O'Steen Brothers, Inc.  
Millennium Bank  
Terry McDavid, Attorney at Law  
Darryl J. Tompkins, Esquire  
Attorneys Title Insurance Fund, Inc.

REVISION DATE: 8/18/2009  
REVISION DATE: 09/12/2011  
PROJECT NUMBER: 10-0201.01  
SHEET NO.: 2 OF 4

PREPARED BY: AARON H. HICKMAN  
SEE SHEET 1 OF 4  
Professional Surveyor & Mapper Fla. License No. 5791

This map prepared by:  
Certificate of Authorization No. LB-8075  
AARON H. HICKMAN  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSED SURVEYOR AND MAPPER

REVISION NOTE 09/12/2011: REVISED WETLAND AREAS  
REVISION NOTE 08/01/2011: REVISED WETLAND AREAS

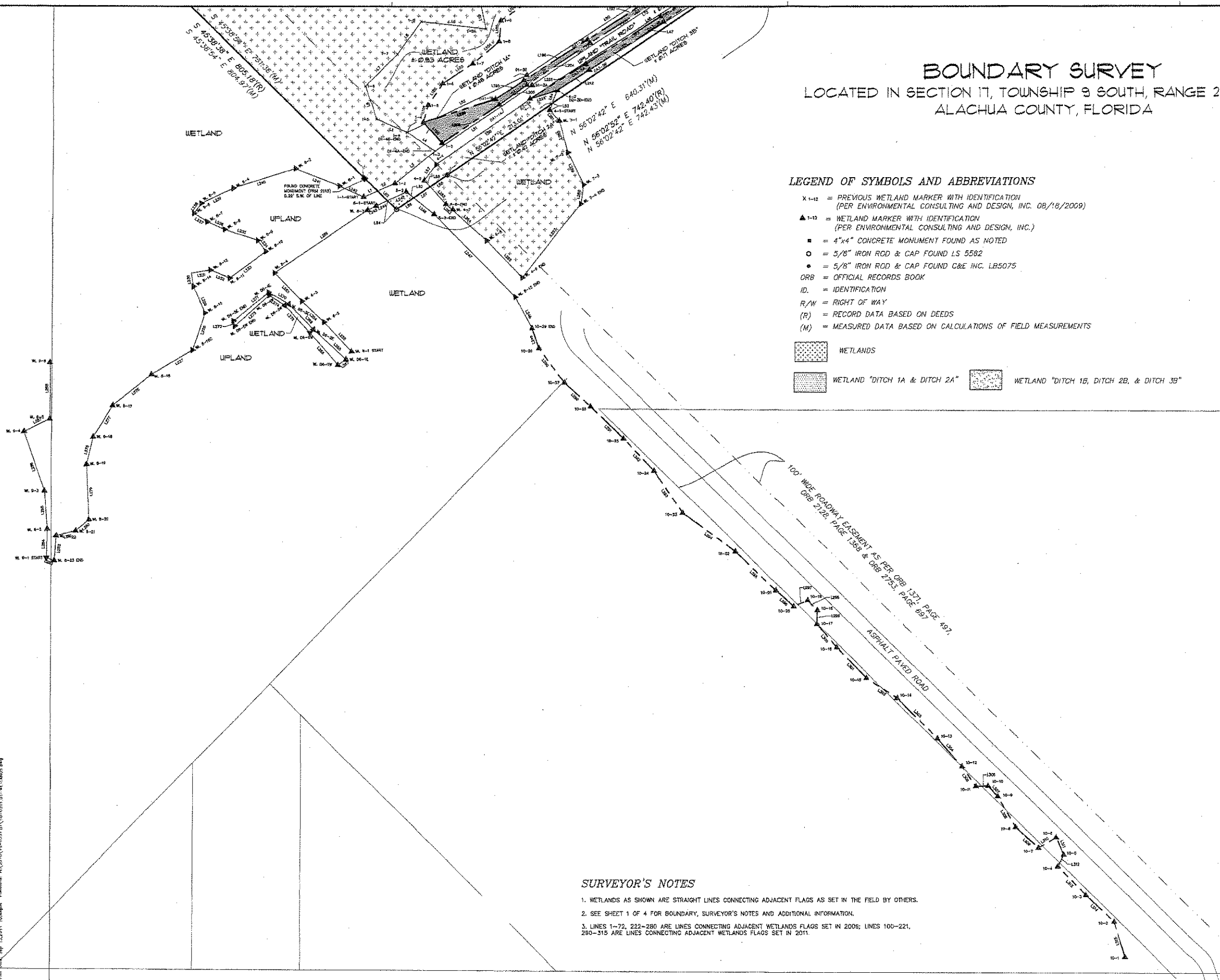
# BOUNDARY SURVEY

LOCATED IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 20 EAST,  
ALACHUA COUNTY, FLORIDA

### LEGEND OF SYMBOLS AND ABBREVIATIONS

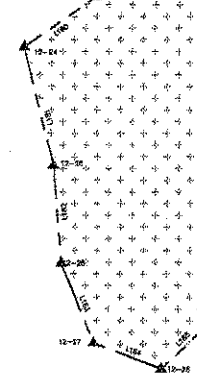
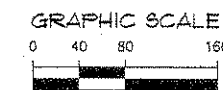
- X 1-12 = PREVIOUS WETLAND MARKER WITH IDENTIFICATION  
(PER ENVIRONMENTAL CONSULTING AND DESIGN, INC. 08/18/2009)
- ▲ 1-12 = WETLAND MARKER WITH IDENTIFICATION  
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- = 4"x4" CONCRETE MONUMENT FOUND AS NOTED
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- WETLANDS
- WETLAND "DITCH 1A & DITCH 2A"
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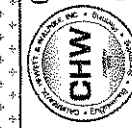


### SURVEYOR'S NOTES

1. WETLANDS AS SHOWN ARE STRAIGHT LINES CONNECTING ADJACENT FLAGS AS SET IN THE FIELD BY OTHERS.
2. SEE SHEET 1 OF 4 FOR BOUNDARY, SURVEYOR'S NOTES AND ADDITIONAL INFORMATION.
3. LINES 1-72, 222-280 ARE LINES CONNECTING ADJACENT WETLANDS FLAGS SET IN 2009; LINES 100-221, 280-315 ARE LINES CONNECTING ADJACENT WETLANDS FLAGS SET IN 2011.



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ADC Development & Investment Group, LLC  
 O'Steen Brothers, Inc.  
 Millennium Bank  
 Terry McLeod, Esq., Attorney at Law  
 Donald J. McLaughlin, Esq., Esquire  
 Attorney: Title Insurance Fund, Inc.

DATE: 8/16/2009	DATE: 09/12/2011
PROJECT: 10-0201.01	PROJECT: 10-0201.01
FIELD BOOK & PAGES: 354/258	FIELD BOOK & PAGES: 354/258

AARON H. HICKMAN  
 SEE SHEET 1 OF 4  
 Professional Surveyor & Mapper License No. 6791

This map prepared by:  
 Aaron H. Hickman  
 Certificate of Authorization No. LB-5075  
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



BOUNDARY SURVEY
LOCATED IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

LINE DATA TABLE
LINE DIRECTION LENGTH
L1 N 66°22'36" E 24.86'

LINE DATA TABLE
LINE DIRECTION LENGTH
L25 S 9°08'07" W 73.16'

LINE DATA TABLE
LINE DIRECTION LENGTH
L49 N 56°43'31" E 371.30'

LINE DATA TABLE
LINE DIRECTION LENGTH
L102 N 34°42'49" E 43.00'

LINE DATA TABLE
LINE DIRECTION LENGTH
L126 N 15°07'55" E 70.63'

LINE DATA TABLE
LINE DIRECTION LENGTH
L150 S 17°41'36" E 30.59'

LINE DATA TABLE
LINE DIRECTION LENGTH
L174 S 76°11'11" W 45.03'

LINE DATA TABLE
LINE DIRECTION LENGTH
L198 N 52°38'54" E 103.56'

LINE DATA TABLE
LINE DIRECTION LENGTH
L222 S 53°06'53" W 116.80'

LINE DATA TABLE
LINE DIRECTION LENGTH
L246 N 61°10'24" W 59.43'

LINE DATA TABLE
LINE DIRECTION LENGTH
L272 N 14°01'09" W 6.75'

LINE DATA TABLE
LINE DIRECTION LENGTH
L297 S 67°07'16" W 25.50'

Plot Scale: 1" = 100.00' (1:12000)
Date: 09/12/2011

Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
6001 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-6376 • Fax: (352) 331-5975 • www.chw.com
FL-3075



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ADC Development & Investment Group, LLC
O'Steen Brothers, Inc.
Millennium Bank
Terry McDavid, Attorney at Law
Darryl J. Tompkins, Esquire
Attorneys, Title Insurance Fund, Inc.

PROJECT DATE: 07/18/2009
REVISION DATE: 09/12/2011
PROJECT NUMBER: 10-0201.01

REVISIONS:
1. 09/12/2011: REVISED WETLAND AREAS

This map prepared by: AARON H. HICKMAN
Certificate of Authorization No. LB-5075
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPING

SEE SHEET 1 OF 4
Professional Surveyor & Mapper, Fla. License No. 8731
REVISION NOTE 09/12/2011: REVISED WETLAND AREAS
REVISION NOTE 08/01/2011: REVISED WETLAND AREAS
4 OF 4

EXHIBIT 1

TECHNICAL REVIEW COMMITTEE:  
COMMENT CONDITIONS AND RECOMMENDATIONS

**TECHNICAL REVIEW COMMITTEE:  
RECOMMENDATIONS/REQUIREMENTS/COMMENT**

1. Please provide a survey sheet without the additional topographic data. Please have survey dated, signed and sealed.
2. Please provide a minimum of two sets of the full design plat, including the survey at a format of 11 X 17.
3. Please provide a list of intended easements; several are shown on the plat and need to be finalized at the time of Final Plat.
4. Show development standards for each lot on the design Plat
5. Show the zoning and land use for lots within the subdivision and of abutting properties.
6. No information is provided on existing trees and those proposed to be removed. Are there heritage trees on the property?
7. Please identify the stormwater management systems specifically related to improvements for the subdivision.
8. Please ensure that all parties with an interest in the property intended as right-of-way must authorize the petition
9. Roads proposed to access the development will impact wetland areas. You must demonstrate compliance with the Avoidance, Minimization Mitigation requirement necessary to impact wetlands. While this may have been done on the prior petition, it is necessary to address this requirement before the DRB on December 8, 2011.
10. The new water and sanitary sewer alignment will be crossing property which is not owned by the applicant. Please provide authorization to traverse those properties or appropriate easements.
11. Please ensure that all aspects of the approval associated with the proposed lift station are shown and addressed.
12. GRU expressed some concerns about the Lift Station to ensure that it will not be moved. Please make sure that this facility can be permitted in the proposed location and that all wetland issues have been addressed.
13. There is a concern about the length of the road, in excess of 1000 feet, without an emergency access; we need to address alternate options. The road to the Fleet project is shown but there are no connections.
14. Roads providing access to the subject parcels must be public right-of-way and must have sidewalks.
15. This is the second time on the list of comments. Please address the requirements below:  
Per the code, a design plat must address the following factors:
  - a. **Conformance with the officially adopted Comprehensive Plan.**
  - b. **Conformity with the City's Official Roadway Map;**
  - c. **Conformity with the City's Existing Zoning Requirements**
 Please address as necessary.

**Urban Forestry Comments (Approvable with Conditions)**

**Earline Luhrman, Urban Forestry Inspector, 393-8171**

**Retention Areas**

Provide shrubs in all the retention areas and propose ground covers too.

**Plant List**

Please, provide a plant schedule for the proposed trees and shrubs.

Trees shall be in 30-gallon containers, Florida Grade # 1 or better, 2 1/2" in diameter and 8-14' in height.

**Tree Barricades**

Indicate tree barricades on the landscape sheet for trees that are to be preserved for the development.

**Concurrency Comments (Approved with Condition)**

**Onelia Lazzari, Concurrency Planning, 334-5022**

Prior to approval of the final plat, this development must execute a TCEA Memorandum of Agreement for meeting required Concurrency Management Element Policy 1.1.6 standards. The Agreement will be an internal agreement for the required transportation mitigation.

**John Hendrix, Environmental Coordinator**

**E-mail: hendrixjw@cityofgainesville.org; Phone: 352-393-8347**

Environmental Comments: Wetland jurisdiction line labels, wetland buffer line labels, wetland buffer line locations, and wetland extent graphics require corrections, modifications and additions as detailed during a meeting with the applicant and engineer on November 17, 2011.

**Fire and Life Safety Services (Approvable)**

**Steve Hesson, Fire Inspector, 334-5065**

GRU Comments (INSERT REVIEW RESULT)

Ellen Underwood, New Development Coordinator, 393-1644  
underwoodfe@gru.com

GRU comments are being provided to the applicant in the form of redline markups of the plans.

GRU-Real Estate Comments (INSERT REVIEW RESULT)

Ann Mullins, Land Rights Coordinator, 393-1232

**Agustin Olmos, Water Resources Supervisor, PE, 264-6800**  
**Hazardous Materials - ACEPD (INSERT REVIEW RESULT)**

See attached comments

**Public Works Recommendation: APPROVABLE (as submitted)**

REVIEW SUMMARY: Approvable as submitted.

Comments: STORMWATER MGT No Comment

Comments: ROADWAY & SITE DESIGN Approvable (as submitted) Reviewed By: Rick Meizer

Comments: TRANSPORTATION No Comment

Comments: TRANSIT No Comment

Comments: SOLID WASTE No Comment

Comments: SURVEY: Approvable as submitted

**GRU Wellfield Review**

**Design Plat for Grace One Stop:**

(This project meets the requirements for Wellfield Protection Permit approval.)

Russ Ingram, Supervising Engineer Utility Designer, 393-1641

No Comments

# DEVELOPMENT REVIEW EVALUATION

## *Hazardous Materials*

ALACHUA COUNTY ENVIRONMENTAL  
PROTECTION DEPARTMENT

201 SE 2<sup>ND</sup> AVENUE SUITE 201 (352)264-6800

Petition No. DB-11-145 SUB	Date Plan Received:	Review Type: Preliminary
Reviewing Body: Technical Review Committee	Meeting Date:	
Project Description: Grace Market Place		Project Planner: Lawrence Calderon
Project Location: Parcel: 07877-001-004, 07877-001-000, 07877-001-002, 07877-000-000		Property Owner/Agent:

**APPROVABLE** (AS SUBMITTED)     
  **APPROVABLE** (SUBJECT TO BELOW)     
  **DISAPPROVED** (SEE BASIS FOR DISAPPROVAL)     
  **INCOMPLETE**

This review is confined to an evaluation of the project's ability to comply with the requirements of the Hazardous Materials Management Code, Chapter 353, Alachua County Code.	Comments by:  Agustin Olmos, P.E.
---	---

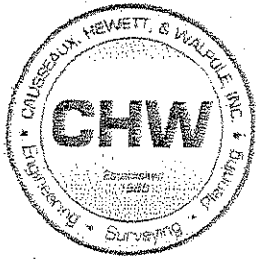
### RECOMMENDATIONS/COMMENTS

No hazardous materials concerns associated with the subject site. If applicable, any contaminated soils discovered during utility installation shall be properly managed and disposed with manifests copied to ACEPD.

*Basis for Disapproval (If applicable)*

EXHIBIT 3

APPLICATION SUBMITTED BY APPLICANT WITH  
SUPPORT DOCUMENTS



*Focused on Excellence  
Delivered with Integrity*

November 9, 2011

Lawrence Calderon  
City of Gainesville  
Planning & Zoning Department  
PO Box 490, Room 12  
Gainesville, FL 32602

Ref: Grace Marketplace Design Plat  
DB-10-10SUB

Dear Lawrence:

Please find attached thirteen (13) copies of the Design Plat for the above referenced project with copies of the applications attached to each set. We are submitting this application on behalf of the City of Gainesville.

The project totals 67.34 acres and will consist of three (3) lots and associated right-of-way.

The GRACE Marketplace Design Plat application was approved by the City Commission on July 17, 2010. This application is being resubmitted for review by the Development Review Board and the City Commission since the preliminary development order has expired prior to filing of the Final Plat in accordance with LDC Sec. 30-183(j)(2). The Design Plat application has been updated for the current roadway, utility, and GRACE Marketplace site design. These minor revisions do not substantially change the previous Design Plat approved by the City Commission.

We trust this application package will be sufficient for your review. If you have any questions, please call our office.

Sincerely,

Causseaux, Hewett, & Walpole, Inc.

Shawn D. Webber, P.E.  
Project Manager

G:\JOBS\2009\06-0314\_07\CIV\11109\Submittal\TR\_111106\_CoG\_Calderon\_Grace Market Place Design Plat submittal.doc

6011 NW 1st Place  
Gainesville, Florida 32607

Phone: (352) 331-1976  
Fax: (352) 331-2476  
www.chw-inc.com



City of Gainesville - Construction Manager

LETTER OF TRANSMITTAL

<b>To:</b>	Causseaux, Hewett, & Waipole, Inc. 6011 NW 1st Place Gainesville, FL 32607 352.331.1976	<b>Date:</b>	4/6/2010
<b>Attn:</b>	Rory Causseaux	<b>Project:</b>	One Stop Homeless Shelter

We are sending you via: **Hand Delivery** the following items:

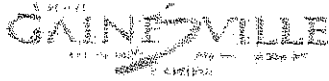
Quantity	Description
1	City of Gainesville Planning & Development Services Application for Subdivision - with COG signature

The above was sent:

For your use     As Requested     For review and comment     Other: For your signature

cc: File

by: Amy Raimer raimeraa@cityofgainesville.org



**APPLICATION FOR SUBDIVISION**  
*Planning & Development Services*

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 [ ]	
Account No. 001-670-6710-1124 (Enterprise Zone) [ ]	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) [ ]	

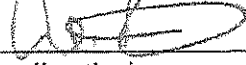
**CHECK ONE:**

[ ] Design                      [X] Final                      [ ] Minor                      [ ] Single lot replat

(See Sec. 30-180 to 30-193 for a definition of the above.)

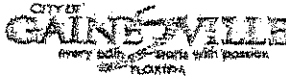
Owner(s) of Record (please print)	Applicant(s)/Agent(s), if different
Name: ADC Development & Investment Group, LLC	Name: City of Gainesville c/o Causseaux, Hewett, & Walpole, Inc
Address: P.O. Box 238	Address: 6011 NW 1st Place
Lake Butler, FL 33054	Gainesville, FL 32607
Phone: Please contact agent Fax:	Phone: (352) 331-1976 Fax: (352) 331-2476
(If additional owners, please include on back)	
INFORMATION CONCERNING SUBDIVISION	
Tax parcel no(s): 07877-001-004	
Subdivision name:	
Parcel location: On the north side of NW 53rd Avenue, 3,400 feet east of NW 53rd Avenue & US 441	
Comprehensive Plan designation: Industrial (IND)	Zoning: General Industrial (I-2) existing
Gross area of subdivision (in acres): 67.34	PD Proposed
Total number of lots: 3	
Gross density (lots per gross acre): 0.0446 lots/acre	

I certify that the above statements are correct and true to the best of my knowledge.

  
\_\_\_\_\_  
Applicant's signature

2-15-10  
\_\_\_\_\_  
Date

**Certified Cashier's Receipt:**



**APPLICATION FOR SUBDIVISION**  
*Planning & Development Services*

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 [ ]	
Account No. 001-670-6710-1124 (Enterprise Zone) [ ]	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) [ ]	

[ ] Design      [X] Final      [ ] Minor      [ ] Single lot replat

(See Sec. 30-180 to 30-193 for a definition of the above.)

Name: White Construction Co. Inc.	Name: City of Gainesville c/o Causeman, Hewitt, & White, Inc
Address: P.O. Box 790	Address: 6011 NW 1st Place
Chiefland, Fl 32644	Gainesville, Fl 32607
Phone: Please contact agent Fax: 352-493-9943	Phone: (352) 331-1976 Fax: (352) 331-2476
(If additional owners, please include on back)	
Tax parcel no(s): 07877-001-000	
Subdivision name:	
Parcel location: On the north side of NW 53rd Avenue, 3,480 feet east of NW 53rd Avenue & US 441	
Comprehensive Plan designation: Industrial (IND)	Zoning: General Industrial (I-2) existing
Gross area of subdivision (in acres): 67.34	PD Proposed
Total number of lots: 3	
Gross density (lots per gross acre): 0.0446 lots/acre	

I certify that the above statements are correct and true to the best of my knowledge.

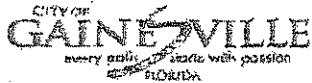
X Quantana White  
 Applicant's signature

March 11, 2010  
 Date

Certified Cashier's Receipt:

Rx Date/Time APR-13-2010(TUE) 13:09  
 04-13-10 14:08 FROM-

P.003  
 T-635 P003/003 F-323



**APPLICATION FOR SUBDIVISION**  
 Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 [ ]	
Account No. 001-670-6710-1124 (Enterprise Zone) [ ]	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) [ ]	

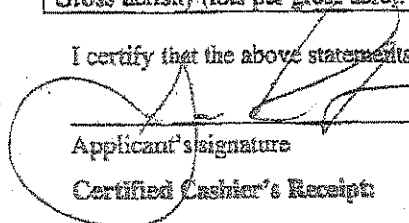
**OPTIONS:**

[ ] Design                      [X] Final                      [ ] Minor                      [ ] Single lot replat

(See Sec. 30-180 to 30-193 for a definition of the above.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s), if different
Name: PM Land, Inc.	Name: City of Gainesville c/o Causeaux, Hewitt, & Walpole, Inc
Address: 2425 NE 19th Drive	Address: 6011 NW 1st Place
Gainesville, FL 32609	Gainesville, FL 32607
Phone: Please contact agent Fax:	Phone: (352) 331-1976 Fax: (352) 331-2476
(If additional owners, please include on back)	
INSPECTION CONCERNING SUBDIVISION	
Tax parcel no(s): 07877-001-002	
Subdivision name:	
Parcel location: On the north side of NW 53rd Avenue, 3,400 feet east of NW 53rd Avenue & US 441	
Comprehensive Plan designation: Industrial (IND)	Zoning: General Industrial (I-2) existing
Gross area of subdivision (in acres): 67.34	PD Proposed
Total number of lots: 3	
Gross density (lots per gross acre): 0.0446 lots/acre	

I certify that the above statements are correct and true to the best of my knowledge.

  
 Applicant's signature

4-13-2010  
 Date

Certified Cashier's Receipt:

EXHIBIT 4

ASSOCIATED PLANNED DEVELOPMENT ORDINANCE



1           WHEREAS, notice has also been given by mail to the owner whose property will be  
2 regulated by the adoption of this Ordinance, thirty days prior to the date of the public hearing of  
3 this ordinance; and

4           WHEREAS, Public Hearings were held pursuant to the published and mailed notices  
5 described at which hearings the parties in interest and all others had an opportunity to be and were, in  
6 fact, heard.

7           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
8 **CITY OF GAINESVILLE, FLORIDA:**

9           Section 1. The Zoning Map Atlas of the City of Gainesville is amended by  
10 rezoning the following described property from the zoning category of "I-2: General  
11 industrial district" to the zoning category of "Planned Development District";

12                     See Exhibit "A" attached hereto and made a  
13                     part hereof as if set forth in full.

14  
15           Section 2. The City Manager or designee is authorized and directed to make the  
16 necessary change in the Zoning Map Atlas to comply with this Ordinance.

17           Section 3. The Development Plan attached to this Ordinance which consists of the  
18 following:

- 19           1.     the development plan report entitled "Grace Marketplace", dated  
20           November 10, 2009, last revised on August 31, 2010, attached and identified as  
21           Exhibit "B"; and
- 22           2.     development plan maps consisting of two sheets: 1) "Existing Conditions Map",  
23           dated November 4, 2009; and 2) "Planned Development Layout Map" dated November

1 10, 2009, last revised September 2, 2010; identified as Exhibit "C"; are incorporated and  
2 made a part of this Ordinance as if set forth in full.

3 The terms, conditions, and limitations of the Development Plan shall regulate the use and  
4 development of the land described herein zoned to the category of Planned Development  
5 District as provided in Chapter 30, Land Development Code of the City of Gainesville  
6 (hereinafter referred to as "Land Development Code"). In the event of conflict between  
7 the provisions of the development plan report (Exhibit "B") and the development plan  
8 maps (Exhibit "C"), the provisions, regulations, and restrictions of the development plan  
9 maps (Exhibit "C") shall govern and prevail.

10 **Section 4.** Any provision of this Ordinance to the contrary notwithstanding, the following  
11 additional conditions, restrictions and regulations shall apply to the development and use of the land:

- 12 1. This Ordinance does not eliminate the necessity to obtain any required federal, state, local  
13 and special district authorizations prior to the start of any development activity.  
14
- 15 2. Except as expressly provided herein, the use, regulations and development of the property  
16 shall be governed as if this land were zoned "OF: General office district", all development  
17 shall be in conformance with and regulated by the Land Development Code.  
18
- 19 3. All signage associated with this Planned Development shall be regulated by the City of  
20 Gainesville Land Development Code.  
21
- 22 4. At the time of development plan review, the owner/developer shall provide, at its own  
23 cost and expense, a traffic study prepared by a licensed professional engineer acceptable to  
24 the City. Any traffic modifications required due to operational or safety issues are the  
25 owner/developer's responsibility, and these shall not count towards meeting Concurrency  
26 Management Element Policy 1.1.6 standards. If the Planned Development is developed in  
27 phases, each development phase will require submittal of a traffic study for development  
28 plan approval.  
29
- 30 5. The development review board is the appropriate reviewing board for development plan  
31 review associated with this Planned Development.



- 1  
2 6. The development of the subject property requires the approval of a subdivision plat which  
3 will provide for the provision and construction of rights-of-way and legal access to the  
4 subject property. On the subdivision plat, the minimum width of the right-of-way from the  
5 subject property to NW 53<sup>rd</sup> Avenue shall be 100 feet. The minimum width of the right-  
6 of-way along the south boundary of the subject property shall be 60 feet.  
7
- 8 7. Prior to second and final reading of this Planned Development ordinance, the owner shall  
9 sign a TCEA Zone B Agreement or TCEA Memorandum of Agreement for the provision  
10 of the required Concurrency Management Element Ordinance Policy 1.1.6 standards. At a  
11 minimum, the Agreement shall provide for meeting the Phase I standards.  
12
- 13 8. At preliminary development plan review, the development shall demonstrate multi-modal  
14 access to the site via transit, pedestrian, and bicycle modes.  
15
- 16 9. Permitted uses within the Planned Development shall be those listed in the table in section  
17 VII, pages 7-12 of the PD Report (Exhibit "B"). Agricultural uses and the sale of  
18 agricultural products and commodities which are raised exclusively on the premises,  
19 including retail roadside sales of such products and commodities, are also permitted in  
20 accordance with Section 30-72 of the Land Development Code.  
21
- 22 10. The wetland buffer shall remain undisturbed, including during construction. During  
23 preliminary development plan review, measures shall be identified to prevent erosion,  
24 sedimentation and encroachment into the wetland buffer areas.  
25
- 26 11. An internal sidewalk system shall be provided to facilitate internal pedestrian circulation.  
27 The sidewalks system shall provide convenient access to all internal active and passive  
28 areas and shall be integrated with the external roadway sidewalk system. Alternative  
29 paving surfaces shall be allowed for all non-accessible routes.  
30
- 31 12. The maximum allowable square footage of building area for the entire project is 50,000  
32 square feet. Except as otherwise provided in this ordinance, the square footage of all  
33 covered structures counts towards the maximum allowable square footage.  
34
- 35 13. Driving aisles shall be the minimum that would facilitate safe and efficient movement of  
36 vehicles. The actual width will be determined during preliminary development plan review  
37 by the development review board.  
38
- 39 14. Lighting for night operation shall be provided within all vehicular use areas. All lighting  
40 shall be consistent with the standards provided in the Land Development Code. Safety  
41 lighting shall also be provided for developed areas.  
42

- 1 15. In order to operate and use this subject property for food distribution, a management and  
2 operations plan shall be prepared by the owner/operator.  
3
- 4 16. Any area designated as campgrounds shall be adequately buffered and screened from the  
5 adjacent right-of-way. Screening shall be a minimum height of six feet and may include  
6 but is not limited to a combination of fencing, landscaping or berms. The type of  
7 screening shall be approved by the development review board during preliminary  
8 development plan review.  
9
- 10 17. Tents and campgrounds are only permitted in Development Area B, as shown on the PD  
11 Layout Map (Exhibit "C"). A maximum of 100 tents is allowed. The maximum size of  
12 any one tent shall not exceed 10 x 12 feet or a maximum floor area of 120 square feet,  
13 however larger tents may be approved subject to development plan approval and any  
14 regulatory permits as required by Code.  
15
- 16 18. The maximum number of meals to non-residents is 500 per day. This number shall not  
17 include meals served to residents of the facility. During preliminary development plan  
18 review, or upon independent requests, the development review board may authorize a  
19 higher limit on the maximum number of meals per day limited to ten specified two-day  
20 periods of national holidays or special occasions.  
21
- 22 19. Development Area B, as shown on the PD Layout Map (Exhibit "C"), may be used as a  
23 camping area, including a bath house, restroom type pavilion and temporary structures,  
24 subject to approval by the development review board, and subject to review and approval  
25 of a management and operating plan by the development review board. Temporary  
26 structures do not require a permanent slab or other permanent support structures or  
27 foundations. A maximum of ten "Katrina Cottages" that meet State and local building  
28 code requirements may be permitted subject to approval by the development review board  
29 as provided in the aforesaid management and operating plan that will include provisions  
30 for operations in inclement weather and during natural events, such as flooding or  
31 hurricanes. Placement and construction of the "Katrina Cottages" is also subject to the  
32 approval by the City's Department of Public Works which shall apply the requirements for  
33 development within the FEMA Flood Zone "A" areas.  
34
- 35 Temporary Structures are defined to mean structures which are scheduled to be in place  
36 for no more than 90 days and do not require a building permit according to the threshold  
37 criteria maintained by the City's Building Division.  
38
- 39 Katrina Cottages is defined to mean a sturdy structure with a maximum square footage of  
40 120 square feet that complies with local, State and Federal building and site regulations,  
41 including Water Management District and Federal Emergency Management Agency  
42 (FEMA) floodplain requirements.

- 1  
2 20. The project shall comply with all landscaping requirements of the Land Development  
3 Code. Additionally, the width of street buffers along the south part of the property for  
4 Development Area "B" shall be a minimum of 15 feet and shall include double the amount  
5 of the street buffer landscape requirement for type E buffers, as defined in Sec. 30-253, of  
6 the Land Development Code. During preliminary development plan review, the  
7 development review board may vary the street buffer requirement based on a showing that  
8 the interior design and need for buffering from adjacent industrial uses is not necessary.  
9 All wetland areas shall comply with the minimum 50 foot buffer requirement. All FEMA  
10 flood plain areas shall be developed in accordance with standards established by Public  
11 Works and shall be required during development plan review.  
12
- 13 21. Development Area "A", as shown on the PD Layout Map (Exhibit "C") shall have either a  
14 minimum of 10,000 square feet of usable open space or a ratio of 50 square feet of usable  
15 open space per bed, whichever requirement is greater. Such usable open space may  
16 qualify for the required 20% open space, provided: 1) the space is within close proximity  
17 to the active areas; 2) the space is accessible to residents; and 3) the space qualifies as  
18 usable open space, subject to review and approval by the development review board.  
19
- 20 22. The proposal to implement wetland impacts shall only be applicable to the southwest area  
21 of the site in order to provide access to the subject parcel and surrounding parcels. If the  
22 City Commission authorizes the general request to allow mitigation, approval of the  
23 details of avoidance, minimization and mitigation shall be determined by the reviewing  
24 body during development plan review. The City Commission finds that the Planned  
25 Development meets the standards for avoidance through minimization as provided in § 30-  
26 302.1 of the Land Development Code. The owner/developer shall submit a mitigation  
27 plan that complies with §30- 302.1, subject to approval by the development review board  
28 during development plan review.  
29
- 30 23. Wetland impacts on the subject property are addressed in the Development Plan and  
31 Condition 22 but impacts may extend to wetlands outside the boundaries of this Planned  
32 Development. Any wetland impacts or considerations of wetland issues outside the  
33 boundaries of the subject property shall be addressed separately at the time of  
34 development plan review as provided in the Land Development Code. Prior to  
35 undertaking any development involving off-site wetland impacts, the owner/developer  
36 shall obtain appropriate approvals and development permits subject to approval by the  
37 development review board.  
38
- 39 24. During preliminary development plan review, the owner/operator shall present a plan  
40 illustrating internal access to the site and internal circulation addressing vehicle, bicycle  
41 and pedestrian circulation. The plan shall be subject to review and approval by the  
42 development review board.

- 1  
2 25. In order to accommodate this planned development, the rights-of-way serving the subject  
3 property shall include bicycle and pedestrian circulation facilities up to NW 53<sup>rd</sup> Avenue,  
4 provided at the sole cost and expense of the owner/developer. The minimum width of the  
5 sidewalk shall be six feet.  
6
- 7 26. The number of required parking spaces for the uses related to housing, food distribution  
8 and social service uses is based on one parking space for every two employees plus one  
9 per six beds. Parking for the medical and office uses is one per two employees. All other  
10 uses shall provide parking based on the proposed use and the standards required in the  
11 Land Development Code. Bicycle and motorcycle parking shall be in accordance with the  
12 Land Development Code. During preliminary development plan review, the development  
13 review board may require additional bicycle and motor cycle parking based on  
14 compatibility with the uses and operational demands of the planned development.  
15
- 16 27. Required off-street parking for the planned development shall be paved hard surface in  
17 accordance with the Land Development Code. During preliminary development plan  
18 review, the owner/developer may propose a maximum of 100 parking spaces as temporary  
19 overflow unpaved parking required for special occasions or unforeseen circumstances.  
20 Such unpaved parking shall not diminish the required open space or reduce the  
21 infrastructure commonly required for normal operations. The driveway aisles for all  
22 unpaved parking may be required to be paved by the development review board during  
23 preliminary development plan approval. Overflow or temporary parking may be provided  
24 on stabilized pervious areas, subject to approval of the development review board. Such  
25 parking shall be accessible by impervious driveway aisles unless otherwise approved by the  
26 development review board. If the overflow or temporary parking degrades the surface,  
27 the development review board may require the temporary unpaved parking to be hard  
28 surface parking. The landscaping requirements, specifically the buffering and street  
29 buffers, shall apply to such temporary parking areas. The location of temporary parking  
30 spaces shall not be permitted where such spaces may damage or impede the growth of  
31 regulated trees.  
32
- 33 28. At preliminary development plan review, the owner/developer shall coordinate with the  
34 Regional Transit System for the construction and maintenance of a bus shelter to serve the  
35 development. The management and operating plan shall include a transportation program  
36 to provide transit service for persons utilizing the planned development. The planned  
37 development shall accommodate a bus stop at the entrance to the property on NW 53<sup>rd</sup>  
38 Avenue, at such time as transit service is available to the site. The bus shelters associated  
39 with this development shall be architecturally consistent with the development and shall be  
40 designed to provide shelter from the elements.  
41

1 29. At the time of preliminary development plan review, the owner/developer shall file with  
2 the City an application for a Certificate of Final Concurrence.  
3

4 30. The planned development approved by this ordinance is valid for a period of five years  
5 from the date of final adoption of this Ordinance. The City Commission may grant an  
6 additional one-time extension, provided a written request, expressing the need and  
7 showing good cause, is filed in writing with the Clerk of the Commission at least 30 days  
8 prior to the expiration date. The City Commission shall be the sole arbiter of need and  
9 good cause and its decision shall be final. The development order approval by this  
10 Ordinance shall expire and be deemed null and void after the five year period unless an  
11 extension is granted by the City Commission. In the event a building permit is issued but  
12 the development or portion of the development fails to proceed to completion with due  
13 diligence and in good faith resulting in the expiration of a building permit or other  
14 development order, then this development order shall expire and be deemed null and void  
15 after the expiration of five years from the date of final adoption of this Ordinance.  
16 Preliminary development plan approval for the building(s) and related development to  
17 accommodate housing or food distribution shall be obtained within three years of the date  
18 of final adoption of this Ordinance. If any time period expires with no extension being  
19 requested or granted, then the City will initiate a petition to designate other appropriate  
20 zoning consistent with the Comprehensive Plan.  
21

22 **Section 5.** Any person who violates any of the provisions of this ordinance shall be deemed  
23 guilty of a municipal ordinance violation, and shall be subject to fine or imprisonment as provided by  
24 section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,  
25 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate  
26 offense.

27 **Section 6.** If it is determined by the City Manager that a violation of this Ordinance exists, the  
28 City Manager may issue and deliver an order to cease and desist from such violation to correct the  
29 violation, to preclude occupancy of the affected building or area, or to vacate the premises. The City  
30 Manager, through the City Attorney, may seek an injunction in a court of competent jurisdiction and  
31 seek any other remedy available at law.

1           **Section 7.** If any word, phrase, clause, paragraph, section or provision of this ordinance or  
2 the application hereof to any person or circumstance is held invalid or unconstitutional, such  
3 finding shall not affect the other provisions or applications of the ordinance which can be given  
4 effect without the invalid or unconstitutional provisions or application, and to this end the  
5 provisions of this ordinance are declared severable.

6           **Section 8.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of such  
7 conflict hereby repealed.

8

1 Section 9. This ordinance shall become effective immediately upon final adoption.

2 PASSED AND ADOPTED this 7th day of October, 2010.


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\_\_\_\_\_  
Craig Lowe, Mayor

8 ATTEST:

APPROVED AS TO FORM AND LEGALITY:

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\_\_\_\_\_  
Marion J. Radson, City Attorney

10  
11  
12  
13 Kurt Lannon,  
14 Clerk of the Commission

OCT -7 2010

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This ordinance passed this 7th day of October, 2010.

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