

ENVIRONMENTAL IMPACTS & CONSTRAINTS

No wetland areas exist on this project site. Therefore, the City of Gainesville LDC criteria are satisfied. The site soils are characterized by one general soil type, urban land millhopper complex. The new building construction will be constructed on either monolithic slab or spread footing foundations. In either case, the bottom of the foundation will be held above any discovered clay layers. Groundwater movement will not be precluded since groundwater will be allowed to travel beneath the structures and above the clay soils. Since the site is presently a parking lot and existing building, groundwater patterns will not be altered dramatically from existing conditions.

STORMWATER MANAGEMENT PLAN

To the greatest extent possible, the PD's storm water management facilities, driveways, common space, and utility locations will be designed to utilize and preserve the site's existing landscape features. Where possible, the site's landscape features shall be incorporated as aesthetic elements internally and externally from the site for buffering.

The project site lies within the Tumblin Creek watershed. Currently, runoff from the project site is directly discharged into a portion of Tumblin Creek via public stormwater conveyance systems. There are no existing on-site stormwater management facilities (SMFs).

The project development may include on-site stormwater management facilities to provide water quality treatment and rate/volume attenuation for the 100-year design storm event. SMFs may include: a storage facility beneath the site, exfiltration systems, sediment/trash collection structures, grassed swales, and potentially shallow surface basins. All facilities will be privately owned and maintained and all facilities will employ best management practices.

Where applicable, water quality treatment will meet or exceed the City of Gainesville LDC and Saint 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, as required to meet facilities located within the Tumblin Creek watershed. 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 Florida Department of Environmental Protection National Pollution Discharge Elimination System (NPDES) program.

PROPOSED PD DESIGN GUIDELINES - INFRASTRUCTURE DESIGN STANDARDS

Development within an urban downtown neighborhood environment requires the use of public streets for vehicle circulation, including service vehicles. All on-site improvements, with the exception of some utilities, will be privately owned and maintained and are not dedicated to the public. The appropriate easements will be established for utilities. New infrastructure improvements may include utility extensions, improvements, relocations, and retention of existing utility facilities. Utility space allocations will comply with GRU Standards for underground burial.

Treatment of streetscape, street and sidewalk design, and building orientation shall be consistent with the University Heights Special Area Plan, unless expressly provided for within the Planned Development Zoning category created here. The project site is located within TCEA Zone 'A', as shown in Figure 4. Therefore, the PD will meet all relevant Policy 1.1.4 standards of the Concurrency Management Element. As part of satisfying TCEA Zone 'A' standards, construction will include internal sidewalk connections to adjacent public sidewalks and a bus shelter or seating may be constructed on SW 13th Street.

The submittal of a site plan application will require the submittal of an application for a Certificate of Final Concurrency. Access to the project will be from SW 3rd Avenue and SW 4th Avenue. There will be no direct vehicular connection from SW 13th Street. Vehicular connection from SW 3rd Avenue to SW 4th Avenue will discourage cut-through traffic. Entrances at ground level will be oriented towards the street and vehicle parking areas with stairs, porches, or a compatible entrance feature will directly relate to adjacent sidewalks.

On-site driveways, general vehicle use areas, and pedestrian facilities will be designed to comply with the standards defined in the City of Gainesville's LDC. The horizontal separation of driveways and the requirement to align driveways and street intersections may vary from the standard minimum separation requirements and alignment requirements. The entering return radii will be designed to add maximum benefit to safe turning movements. The height clearance for the internal driveway will comply with the applicable design vehicle requirements. 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.

VEHICULAR CORRIDOR DESIGN STANDARDS

Corridor and drive design standards, as described below, will be the only vehicle access provided:

Private Drive:

A private entrance drive shall allow one-way vehicular access. Traffic calming mechanisms such as driveway alignment, bulb-outs, landscaping, and speed humps may be utilized to discourage cut-through traffic between SW 3rd Avenue and SW 4th Avenue. These mechanisms will be located at or near entrance/exit points. Final locations and specific design criteria will be determined during the site plan review and approval process.

SIDEWALKS

Consistent with the Goals of the City of Gainesville's University Heights Special Area Plan overlay, the development will have both internal and external sidewalks with a minimum of 8 feet of clear widths. Existing sidewalks on SW 3rd Avenue, SW 4th Avenue, and SW 13th Street may be retained and enhanced with additional streetscaping. Sidewalk width along SW 13th Street may be increased to accommodate outdoor activity and streetscaping.

LANDSCAPING

To the extent possible, existing trees along SW 13th Street, SW 3rd Avenue and SW 4th Avenue shall be preserved, except those determined by the City Arborist to be invasive species or that have no significant value. In addition, landscaping and hardscape will be utilized to further enhance the natural setting of the site and the public spaces along the street level of the development.

All plant material will be Florida #1 grade or better as outlined by Grades and Standards for Nursery Plants, Division of Plant Industry, Florida Department of Agriculture and Consumer Services. The landscape buffer area shall be calculated from the back of sidewalk to the face of the structures. Landscape improvements within the landscape buffer shall contain appropriate materials as defined in the City of Gainesville LDC.

The basins, if any, will be planted at a minimum of 25% and shall include the equivalent of at least one shade tree per 35 linear feet of basin perimeter and other species conducive to growth in or around wet detention systems. Improvements may include the removal of non-native and invasive species

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 onsite signs.

1. **Cover Letter**
2. **Application for City Plan Board**
3. **Application for Concurrency Certification**
4. **Legal Description**
5. **Property Tax Parcel Record**
6. **Tax Records / Proof of Payment**
7. **Neighbor Notification Materials**
8. **Report**
 - A. **Body**
 - B. **Illustrations**

**PETITION RELATED MAPS
ARE
AVAILABLE FOR REVIEW**

**IN THE
OFFICE OF THE CLERK OF THE COMMISSION
1st Floor, City Hall, 200 East University Avenue**

**MONDAY THRU FRIDAY
(Excluding Holidays)
8AM TO 5PM**

6. **Petition 155PDV-04 PB** Causseaux & Ellington, Inc., agent for Trimark Corporation. Rezone property from RH-2 (residential high density, 8-100 du/acre) to PD (planned development) for a mixed use development of multi-family residential, office and commercial use. Located in the 300 Block of SW 13th Street, east side, between 3rd and 4th Avenues. Related to Petitions 154LUC-04 PB and 179ZON-04 PB.

Discussed with Petition 154LUC-04 PB.

<u>Motion By:</u> Mr. Cohen	<u>Seconded By:</u> Mr. Reiskind
<u>Moved to:</u> Approve Petition 155PDV-04 PB.	<u>Upon Vote:</u> Motion Carried 5 - 0 Ayes: Gold, Reiskind, Tecler, Cole, Cohen

CITY OF GAINESVILLE
CITY COMMISSION

Quasi-Judicial Registration Form

RE: Petition 155PDV-04 PB. Causseaux & Ellington, Inc., agent for Trimark Corporation. Rezone property from RH-2 (residential high density, 8-100 du/acre) to PD (planned development) for a mixed use development of multi-family residential, office and commercial use. Located in the 300 Block of SW 13th Street, east side, between 3rd and 4th Avenues. Related to Petitions 154LUC-04 PB and 179ZON-04 PB. AND
Petition 179ZON-04 PB. Causseaux & Ellington, Inc., agent for Trimark Corporation. Amend the University Heights Special Area Plan Map from Residential High to Planned Use. Located in the 300 Block of SW 13th Street, east side, between 3rd and 4th Avenues. Related to Petitions 154LUC-04 PB and 155PDV-04 PB.
CC Meeting Date: 05/23/05

Name: (please print) THOMAS E. MCKERCHER

Address: 1122 SW 3RD AVE GAINESVILLE FL 32601

Telephone Number: 378-0693

Please indicate whether you are for or against this petition: FOR or AGAINST (mark "X")

Please indicate whether you are requesting a Formal Hearing: YES or NO (mark "X")

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Complete the following section of the form **only** if you are requesting a **formal** quasi-judicial hearing:
(Please refer to the enclosed Quasi-Judicial Hearing sheet contained in this mail-out for more information.)

As an affected person receiving notice of the public hearing on Petition 155PDV-04 PB and 179ZON-04 PB, I hereby request, that the City Commission conduct a formal quasi-judicial hearing as described above.

Signature: *Thomas E. Mckercher*

This form and exhibits to be presented to the City Commission must be delivered to the Clerk of the Commission at least 7 days prior to the PUBLIC HEARING as stated in the notification letter sent to you. The Clerk of the Commission Office is located at City Hall, 1st floor, 200 East University Avenue, Gainesville, Florida. Forms may be mailed to the following address: Clerk of the Commission—Station 19, Quasi-Judicial Hearing, Petition 155PDV-04 PB and 179ZON-04 PB, P.O. Box 490, Gainesville, Florida, 32602.

Attorney Information (If applicable):

Name: (please print) _____

Address: _____

Signature: _____

Telephone Number: _____