

The PD's maximum proposed overall density of 12 du/ac is allowed by the site's existing land use of Residential Low (RL). As a result, the proposed PD is in conformance with the City of Gainesville's 2000-2010 Comprehensive Plan's Future Land Use Map. The properties adjacent to the south and west of PD's boundaries have a RMF-6 (Residential Multi Family) zoning and a RM (Residential Medium) land use classification. North of NW 29<sup>th</sup> Road properties have a land use designation of SF (Single Family) and CON (Conservation) and zoning of RSF-1 (Residential Single-Family), RSF-3 (Residential Single-Family), and CON (Conservation).

## **CONCURRENCY**

An application for Preliminary Concurrency Certification has been submitted to the City of Gainesville's Department of Community Development for this proposed PD. This development is located within Zone B of the Transportation Concurrency Exception Area (T.C.E.A.). The development must meet all relevant standards of Policy 1.1.4 as well as six standards within Policy 1.1.6 based on the estimated average daily trip generation of 1,852 average daily trips. Prior to issuance of the final development order for this project, the developer will sign a TCEA Letter of Agreement for provision of the required standards. A Final Concurrency Certification will be submitted with the Development Plans. No building phase shall receive a Temporary or Final Certificate of Occupancy prior to completion of the Policy 1.1.6 standards associated with that phase.

## **INTERNAL COMPATIBILITY**

The proposed Sabal Preserve PD is a single-use residential development, that by nature avoids the impacts of mixed-use PDs. Green spaces, wetlands, and ponds will be incorporated into common areas within a 10-minute walk from all residences, providing essential recreation areas that promote a high quality of life. The internal drives will be defined by trees, which will provide shade along the proposed sidewalks. The existing canopy will be preserved where possible by the use of underground utilities. Abundant common areas are provided, which will be landscaped, enhanced or retained in their natural condition to preserve several existing trees.

## **EXTERNAL COMPATIBILITY**

The 26.4-acre project site is located along the south side of NW 29<sup>th</sup> Road, east of the Country Manor apartment complex. The site is bordered to the northeast by NW 31<sup>st</sup> Avenue, which contains several single-family homes and to the southeast by the Hogtown Creek. Additionally in these areas, the rear setback will be 20' to comply with the adjacent zoning requirements.

The applicant desires to install a 6' high wall along the common boundary of NW 29<sup>th</sup> Road. No regulated trees shall be removed to install the wall. The wall will be placed near the rear of the landscape buffer and will be integrated with the PD's design and constructed of like materials, matching the architectural character of the PD. A 6' fence may be constructed on the west and southern boundaries of the project. Fences will be constructed of non CCA materials and compatible with PD's architectural design elements. Both screening elements, if constructed, are to be located in property buffer areas and landscaping elements will compliment the installation.

## **INTENSITY & DENSITY OF DEVELOPMENT**

The PD proposes a density of 12 Du/ac, which is consistent with the future land use designation of the site. The PD's proposed residential density will not have any undue adverse impacts on the physical and environmental characteristics of the site. More specifically, the PD's design will preserve the most significant wetlands and avoid most of the other significant natural features. The PD is consistent with the City's Comprehensive Plan's Future Land Use Map and complies with the City's Comprehensive Plan. Therefore, the purpose of the PD is to allow flexibility in design and project phasing to create a community that is closely integrated with the site and its natural features. Recreation areas, whether active or passive, will be located and designed to preserve sensitive site features such as existing tree canopy, promoting conservation.

The PD proposes 316 dwellings, which will result in the total number of bedrooms being between 632 and 948. The PD will include a maximum of 190 garages, which equates to 60 percent of the potential total units having an individual garage. Overall, the PD will be designed to include one parking space per bedroom, plus 10 percent, with garages counting as parking spaces. A 0.40 Floor Area Ratio (FAR) will be the maximum overall development ratio.

## **USABLE OPEN SPACE**

Within the 26.4-acre site, there is a total of 6 acres (22%) of common area that is comprised of stormwater basins, open green spaces, and buffers. The PD's sidewalks allow residents the opportunity and use of all the common areas by either foot or bicycle. One common area will include a clubhouse for neighborhood gatherings or meetings. This area may also include a pool and other recreational amenities. The Amenity Center may house a sales office, model showroom, computer room, community meeting facility, and maintenance area. Socials uses will be conducted in areas best suited to shield surrounding residential areas from noise and other annoyances consistent with the City of Gainesville's regulations and codes.

## **ENVIRONMENTAL CONSTRAINTS**

The site contains 7.7 acres of wetlands and associated buffer/setbacks with a proposed 0.10 acres of isolated wetland filling. The wetland filled on site will be mitigated based on a minimum 5 to 1 ratio through wetland creation. No development may intrude into the 50' wide wetland buffer areas/conservation easement limits. In addition, a 15' building setback line shall be established adjacent to all 50'-wide wetland buffer areas/conservation easement limits.

An orange mesh barricade shall be constructed along constructible areas adjacent to the wetland and conservation areas and shall remain in place until construction is complete. No permanent fences shall be allowed within the conservation areas. The wetland area is restricted to stormwater management uses, access to GRU sanitary sewer, and passive recreation. Stormwater will be handled via a stormwater detention treatment system meeting City of Gainesville & Saint John's River Water Management District (SJRWMD) criteria for stormwater management design.

## **STORMWATER MANAGEMENT PLAN**

The PD lies within the Hogtown Creek watershed. The creek provides a natural collection and conveyance system for receiving runoff from the project site. Discharge to Hogtown Creek is by way of an overland flow to the creek system. The project site drains in a southeasterly directly to the Hogtown Creek. The proposed on-site wet-detention stormwater management facility will provide water quality treatment, run-off rate attenuation, and will control run-off volume to pre-developed conditions for the first 72 hours prior to off-site discharge.

The stormwater management system will be constructed to comply with the current applicable requirements of the City of Gainesville Land Development Code and the SJRWMD. On-site systems will be required to comply with the water quality treatment requirements of the City of Gainesville and the SJRWMD prior to off-site discharge. Easements, whether for drainage or public utilities may be shifted, removed, or enlarged as necessary at any time during the development review process.

## **LANDSCAPING**

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. Stormwater basins 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 detention systems.

Wetland areas will remain undisturbed, with the exception of a singular isolated mitigation area. The removal of non-native and invasive species by hand or hand-held machinery such as shovels or small power equipment shall not be considered as disturbance to areas. Augmentation of the wetlands with additional native or wetland species may occur with approval of the SJRWMD.

There will be no delay or possibly of an overlap of construction schedule of residences versus roadway construction. Therefore, this PD proposes to allow the clearing and filling of building locations to occur concurrently with the internal roadway construction. Future phases shall not be cleared or grubbed, except as needed for utility and stormwater infrastructure until final plans for those phases have been approved by the City.

## **EXTERNAL & INTERNAL TRANSPORTATION**

The PD has direct access to NW 29<sup>th</sup> Road and a possible second point of connection at the northern edge of the property in the form of an emergency ingress/egress gated entrance. Trip Generations are based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation manual, 7<sup>th</sup> Edition based unit type and density requested. ITE category 230, for residential condominium/townhome was used in this calculation.

### Average Vehicle Trip Generation

| Land Use  | Description | 24-Hour<br>Two Way | AM Peak Hr<br>Enter/Exit | PM Peak Hr<br>Enter/Exit |
|-----------|-------------|--------------------|--------------------------|--------------------------|
| Townhomes | 316 Homes   | 1,852              | 24/115                   | 110/54                   |

It is assumed that 90% of the traffic generated by the project will utilize the NW 29<sup>th</sup> Road entrance. The remaining 10% will be captured internally with the PD. Internal roads will consist of private streets with a 24-foot wide driving surface. Sidewalks will be provided throughout the PD on both sides of the road to enhance the pedestrian and bicycle connections throughout the site and to the context area. Although there is not currently a transit route on NW 29<sup>th</sup> Road, there is a route serving Glen Springs Road and two routes serving NW 13<sup>th</sup> Street.

### DESIGN STANDARDS FOR STREETS, PARKING, & LOADING AREAS

The street design standards as described below may vary depending on the street type provided:

- 1) Internal Streets:  
The typical internal street will use a standard 24' pavement cross-section design. The street will include two 12' travel lanes with 5' sidewalks located on each side.
- 2) Entrance Street:  
The entrance street shall be 24' of pavement allowing two-way vehicular traffic.

Parking will be accommodated in the front of the single family units. Units in the low-density areas may include garages. Driveways will be of adequate length to accommodate vehicles without blocking the internal sidewalk areas. Service and delivery vehicles will not be allowed to use City streets for maneuvering and backing while accessing the site.

| STATISTICAL INFORMATION AND DIMENSIONAL REQUIREMENTS                                  |   |
|---|---|
| <i>Total Acreage of site</i>  | <b>+/-26.4 acres</b>                    |
| <i>Area within Creek &amp; Wetland Setback</i>  | <b>+/- 7.6 acres</b>                    |
| Maximum residential single-family dwelling units                                      | 316 dwelling units                      |
| Maximum Allowable Density   | 12 du/ac                                |
| Maximum percent of building coverage  | 35%                                     |
| Maximum percent of impervious coverage  | 80% (of developable area only)          |
| Minimum on-site open/landscape use  | 20% (of developable area only)          |
| Maximum common area & usable open space   | 3.00 Acres                              |
| Maximum creek & wetland area/buffer   | 2.21 Acres                              |
| Maximum Stormwater Basins   | 3.00 Acres                              |
| Maximum Internal Roadways   | 5.00 Acres                              |
| Maximum Wetland Area/Buffer   | 5.49 Acres                              |
| Amenities Area (Clubhouse/Recreation Area)  | 0.5 Acres                               |
| Publicly Dedicated Stormwater Basins  | 0.0 Acres                               |
| Publicly Owned Usable Space, Publicly Owned Recreational Areas, Publicly Owned Plazas | 0.0 Acres                               |
| Maximum floor area ratio (F.A.R.)   | .40 (based on livable conditioned area) |

|                                       |  |
|---------------------------------------|--|
| <b>Building Separation Dimensions</b> | Building separation will comply with Standard Building Codes and Fire Prevention Codes |
| Maximum building height               | Three stories-35' measured at the eaves  |

**DEVELOPMENT SCHEDULE**

As per the City’s review schedule for PDs, it is anticipated that the full build out of Sabal Preserve will be completed within five (5) years of the effective date of the approved PD ordinance. There is the possibility of an extension for one additional year upon showing of a good faith effort to complete the development. The Sabal Preserve PD will be a multi-phase construction project. The PD’s phasing is illustrated on Sheet 5, “PD Master Plan” of the accompanying drawings. Construction is proposed in three phases. After Phase I is constructed, the phases may be shifted without constituting a change in the PD. The final phase must be submitted for Development Review approval within five (5) years of the approval of the PD ordinance. The developer may apply in writing to the City Commission for a one time revision/extension to their phasing and development schedule without requiring an amendment to the PD. This revision/extension may affect multiple phases.

**SIGNAGE PLAN**

Diamond Regal Development, Inc. shall conform to the City of Gainesville’s Land Development Code, Article IX, Division 1- Sign Regulations for the construction of all site signs.

## **ARCHITECTURAL GUIDELINES AND DESIGN STANDARDS**



### **CONCEPTUAL FRONT ELEVATION**

As can be seen in the above conceptual front elevation sketch provided by the project architect, the architectural character of the PD is reflective of the north-central Florida vernacular with traditional gable roof lines and occasional dormers articulating the overall roof. Roof pitch is moderate across the front facades and more dramatic from front to rear.

Longer expanses of dwelling units, to the maximum of 12 units per building, would contain articulation of the facade line to provide the appearance of individual dwelling units. Unit finish materials and colors would be varied to further the visual separation of units across the façade.

Building locations will maintain a rear setback of 20' from existing property boundary as illustrated on the PD Layout Plan. The applicant has agreed to install a 6' decorative wall along the common boundary. A fence may also be constructed on the west and southern boundaries of the project and along NW 29<sup>th</sup> Road. Both screening elements, if constructed, are to be located in property buffer areas. The wall would be constructed of materials common to the architectural theme of the development and heavily landscaped to provide a visual transition from the street.

Buildings facing NW 29<sup>th</sup> Road shall have an articulated character. The rear facades shall provide unique architectural character such as second floor level dormer windows, balconies, gable and hip roofs to provide a residential character when viewed from the street. This

The proposed building materials would match the context area as illustrated on the previous page with multi-pane windows and traditional sheathing materials such as stucco over masonry and Hardee plank siding. Roofs would be sheathed in asphalt or fiberglass singles for durability.