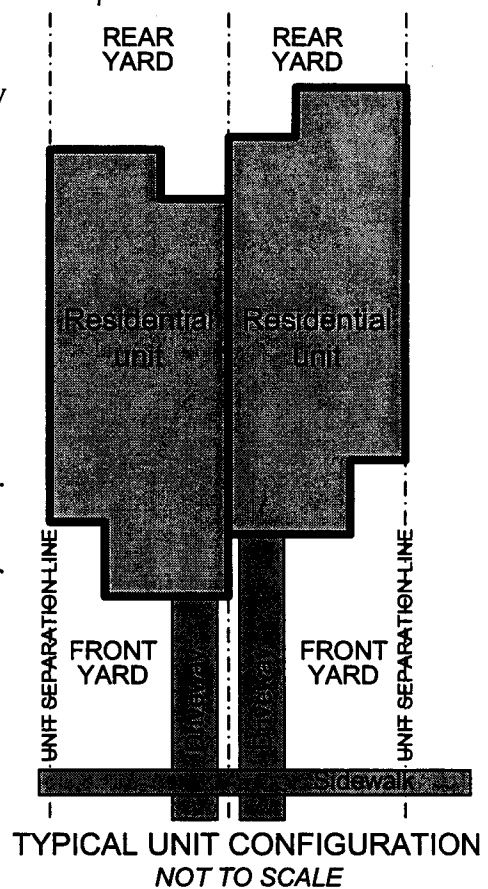




CONCEPTUAL SIDE ELEVATION

As can be seen in the above side elevation sketch provided by the project architect, the architectural character of the PD is again reflective of the north-central Florida vernacular with traditional gable roof lines and occasional eaves on hip construction articulating the overall roof. Roof pitch is more dramatic from front to rear with typical overhang on the eaves for solar efficiency. The proposed building materials would match the context area as illustrated above with multi-pane windows and traditional sheathing materials such as stucco over masonry and Hardee plank siding.

Building footprint configuration may be articulated as shown. Buildings may contain up to twelve units per building in medium density areas. Units will be sold as condominiums with no platted lots in the PD. Therefore, the total number of buildings will be approximately 40 at buildout.



Ms. Cindy Arens, resident of the area, was recognized. Ms. Arens cited concerns about increased traffic.

Ms. Betty Yaretzki, resident of the area, was recognized. Ms. Yaretzki cited a concern about the location of the main entrance and the increase in traffic.

Mr. Tim Strauser, resident upstream from the development, was recognized. Mr. Strauser indicated that he had concerns about the wetland mitigation, the traffic flow on NW 29th Road, and the intersection at NW 13th Street. He also cited concerns about the sewer line going through the wetlands and the stormwater issue.

Mr. Walpole explained that GRU presently had a public utility easement over the wetlands property for the sewer line. He indicated that GRU could access that area, but could not destroy the wetlands without mitigation. He pointed out the location on the easement where the development would be connected, and noted that the wetland would be restored. He explained that the area in question was heavily overgrown with invasive plants. He pointed out the location of the overflow structure that would take the stormwater down to the creek.

Ms. Nancy Lassiter was recognized. Ms. Lassiter cited concerns about the issues of compatibility and wildlife in the area.

Chair Pearce closed the floor to public comment.

Mr. Reiskind asked if there were any existing palm trees on the site.

Mr. Dedenbach indicated that he had not seen any on the site, however palms would be planted.

Mr. Reiskind asked about the impact on the school system.

Mr. Dedenbach noted one issue involved the growth of the school system. He agreed that students were added to the system, but they also left the system. He noted that the development was near the Stephen Foster and Glen Springs schools. He stated that he did not believe the area would be impacted as heavily as the west side of town.

Ms. Turner noted that the Stephen Foster School was under enrolled at the present time.

Mr. Andrews made a motion and Chair Pearce passed the gavel and seconded the motion.

Mr. Polshek cited a concern about the intersection of NW 29th Road and NW 13th and the ingress/egress point of the project. He requested that staff address the issue.

Ms. Morgan noted that the board did have the staff report from the Public Works Department and there were no problems from their perspective. She indicated that the board could direct staff to go back and review the matter more specifically and bring more information to the City Commission when they heard the petition.

Mr. Dedenbach discussed the entrance to the project and noted that its location was determined by safety factors.

There was discussion of the hydrology of the site and increased buffering.

Mr. Dedenbach indicated that more linear and connected landscaping could be considered when the plan reached the landscape/architectural phase of the design.

Mr. Walpole described the stormwater drainage system in detail.

Mr. Gold suggested that the site should have been acquired for a city park.

Chair Pearce, referring to the comments on mitigation of a buffer around the small wetland, pointed out that the board could not take that matter into consideration as to whether it met the regulation.

Mr. Walpole discussed how the wetland would be mitigated.

Mr. Thomson discussed the seepage and direction of flow of the water around the site.

<p><u>Motion By:</u> Mr. Andrews</p>	<p><u>Seconded By:</u> Chair Pearce (Passed the gavel)</p>
<p><u>Moved to:</u> Approve Petition 11PDV-04 PB with staff conditions modifying: Condition 1 - Allow up to 12 units per building in the portion of the site shown as POD A (petitioner's Map 5) near the intersection of Northwest 31st Avenue and Northwest 29th Road, with a maximum height of 2-story. Condition 8 - Reduce required parking to 2 spaces per bedroom and require additional parking for the recreation, office and guest area, per Chapter 30, Article IX. Condition 9 - Provide a sidewalk system to enhance pedestrian safety. Condition 10 - Modify language to read, "...should have at a minimum brick <u>masonry</u> columns..." Condition 12 - Modify language to read, "...facades facing Northwest 29th Road shall have a combination of gable and hip roof systems... <u>an articulated roof system.</u>" Condition 21 - Requires the petitioner to meet eight of the Policy 1.1.6 standards of the Concurrency Management Element of the City of Gainesville 2000-2010 Comprehensive Plan. If it is determined that the trip generation is reduced prior to second reading of the ordinance, the total number of standards shall be adjusted accordingly. Direct staff to address the ingress/egress of the project on NW 29th Road, and the intersection of NW 29th Road and 13th Street and forward the information to the City Commission.</p>	<p><u>Upon Vote:</u> Motion Carried 3 – 1 Ayes: Andrews, Polshek, Pearce Nays: Gold</p>

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.

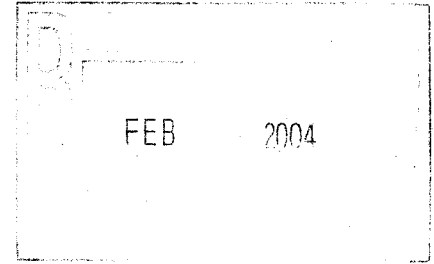
SIGN-IN SHEET

NEIGHBORHOOD WORKSHOP

Date: Wednesday; January 7, 2004

Time: 6:00 p.m.

Place: Grace Presbyterian Church
3146 NW 13th Street
Gainesville, FL



RE: PD rezoning and site plan review of a 26± acre single-family attached condominium-style development located at the 1500 block of NW 29th Road Gainesville, FL.

No.	Print Name	Street Address	Signature
1	LOLA B. BRADY	1515 N.W. 29TH RD. - D8	<i>Lola B. Brady</i>
2	Anchalee Phataravalacha	1515 NW 29th Rd., A-2	<i>Anchalee Phataravalacha</i>
3	Richard Schackow	3309 NW 17 ST	<i>Richard Schackow</i> ^{RS PROP @ AOL}
4	Ewen Thomson	marine@earthlink.net 3215 NW 17 ST	<i>Ewen Thomson</i>
5	Billy Brame	606 N.E. First St.	<i>Billy Brame</i>
6	REZA SHIRAZIAN	5709 SW 18 th ST	<i>Reza Shirazian</i>
7	Kathleen MacDowell	5200-C Newberry Rd	<i>KR MacDowell</i>
8	Jennie Ahrens	1646 N W 31st Pl	<i>Jennie Ahrens</i>
	Betty R. YARETZKI	1630 NW 29 th RD - (e-mail: byetz@iaw.uff.edu)	<i>Betty R. Yaretzki</i>

10	Lee Boney	1515 NW 29th Rd # A-4	Lee Boney
11	MICHAEL GROLAND	1620 NW 29th Rd.	70
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