



City of Gainesville
Department of Sustainable Development
Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: April 28, 2022

ITEM NO: 211143

PROJECT NAME AND NUMBER: Shoppes at Pinewood PD Amendment (LD22-000006)

APPLICATION TYPE: Planned Development Ordinance Amendment (Quasi-Judicial)

RECOMMENDATION: Staff recommends approval with the condition that the increase in maximum building area for the PD from 46,000 SF to 90,000 SF is specific only for the mini-warehouse / self-storage use and not applicable to any other allowed use in the PD.

CITY PROJECT CONTACT: Jason Simmons

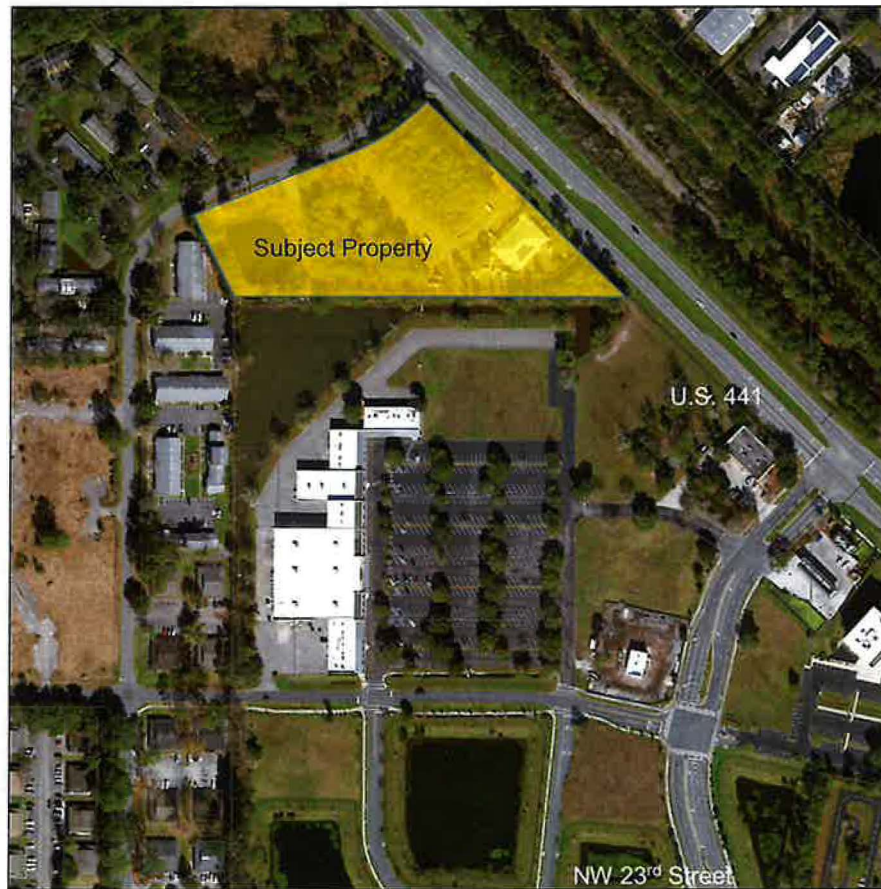


Figure 1: Location Map and Aerial

APPLICATION INFORMATION:

Agent/Applicant: Holtzman Vogel, PLLC
Property Owner(s): Warren Family Holdings I, LLC
Related Petition(s): None
Legislative History: Planned Development Ordinance 050487
Neighborhood Workshop: 10/14/2021

SITE INFORMATION:

Address: SW corner of US 441 and NW 23rd Terrace
Parcel Number(s): 06014-304-000 and 06014-304-001
Acreage: ±5.28 acres
Existing Use(s): Carpet and Flooring Store, Vacant land
Land Use Designation(s): Planned Use District (PUD)
Zoning Designation(s): Planned Development (PD)
Overlay District(s): None
Transportation Mobility Program Area (TMPA): B
Census Tract: 18.03
Water Management District: Suwannee River Water Management District
Special Feature(s): N/A
Annexed: 1979
Code Violations: None

ADJACENT PROPERTY CHARACTERISTICS:

| | EXISTING USE(S) | LAND USE DESIGNATION(S) | ZONING DESIGNATION(S) |
|--------------|---|--|--|
| North | Spring Tree Park | Planned Use District | Planned Development (PD) |
| South | NW 39 th Ave / Single-Family Residential | Mixed Use Medium | Mixed-Use Medium-Intensity (MU-2) |
| East | US 441, Industrial | Right-of-Way, Industrial, Conservation | Limited Industrial (I-1), General Industrial (I-2), Conservation (CON) |
| West | Multiple-Family Residential | Residential Medium | RMF-7 (Multi-Family) |

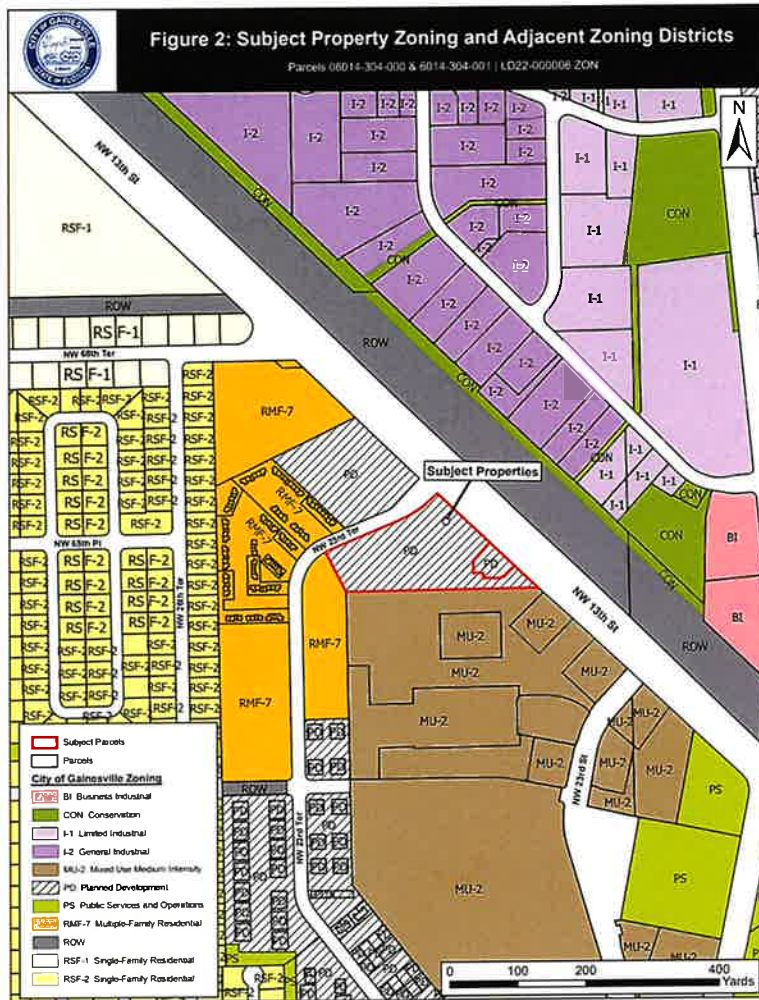


Figure 2: Subject Property Zoning and Adjacent Zoning Districts

PURPOSE AND DESCRIPTION:

This petition requests to amend Planned Development Ordinance (Ord. 050487) in order to allow a mini-warehouse/self-storage facility as a use within the Planned Development (PD), as well as increasing the allowed maximum building area square footage from 46,000 square feet to 90,000 square feet, in order to accommodate the self-storage facility. The Shoppes at Pinewood is a commercial PD located on the southwest corner of U.S. 441 and NW 23rd Terrace. The property has been a PD since 1991, when the Gainesville City Commission approved a land use and zoning change on the property for a Planned Development by Zach's Level Builders (Ordinance number 0-91-05). At the time, the intensity of development proposed for the site was equivalent to a "neighborhood shopping center." However, the PD was not developed and the PD ordinance expired after five years. In 2006, a revision to the previously approved PD was adopted under ordinance 0-06-25. Phase 1 of the revised PD has been completed, including the storm water management facilities and internal access drives. In addition, a commercial building was also constructed for a carpet and flooring store.

For Phase 2 the property owner is proposing a self-storage facility be developed on one of the existing building pads and a retail commercial use on the second vacant building pad. Commercial business and retail development is currently allowed in the PD, consistent with the City of Gainesville General Business (BUS) zoning district. The proposed amendment to add a mini-warehouse/self-storage facility as a use would supplement the current allowed uses in the PD.

Proposed amendments to Ordinance 050487 include:

Section 4. The following additional conditions, restrictions and regulations shall apply to the development and use of the land:

1. Except as expressly provided in this ordinance, the Planned Development shall be governed as if it were zoned BUS (General business district).
2. The permitted uses are only those uses permitted by right within the BUS: General business district, and also including Mini-warehouses, self-storage as a permitted use by right in the development.
- ~~11. The owner/developer shall construct a bus shelter that is architecturally compatible with the buildings constructed on the subject property. The bus shelter shall be placed on or off site in a location that is accessible to the existing City bus stop within the Northwest 23rd Terrace right-of-way. In either case, the bus shelter shall be subject to the review and approval of the City's Director of the Regional Transit System. Construction of the bus shelter shall be completed prior to the issuance of any Certificate of Occupancy for any building on the subject property.~~

Proposed amendments to Shoppes at Pinewood Planned Development Report include:

B. Compliance with Zoning Objectives, Goals & Policies of Comprehensive Plan and Future Land Use Map.

3. Zoning Objectives & Justification for Rezoning

... Some of the proposed uses allowed within the PD are as follows:

Eating places, Outdoor café, Places of religious assembly, Veterinary services, Repair service for household needs, Printing, publishing and related services, U.S. Postal service, Communications, Paint, glass and wallpaper stores, Hardware stores, Retail nurseries, lawn & garden supply stores, General merchandise stores, Food stores, Auto and home supply stores, Apparel and accessory stores, Home furniture, furnishings and equipment stores, Carpet, tile and floor coverings stores, Miscellaneous retail, Finance, insurance, and real estate services, Retail banking services, Personal services, Business services, Miscellaneous services, Motion pictures, Amusement and recreation services, Sporting goods stores and bicycle shops, Health services, Legal services, Educational services, Social services, Museums and art galleries, Membership organizations, Engineering, accounting, research, management and related services, Alcoholic beverage establishments, associated drive-through facilities, mini-warehouse/self-storage facility, and accessory uses customarily incidental to a permitted principal use.

C. Statistical Information

1. Total Site acreage: 5.28 ac +/- (229,945 SF +/-)
2. Maximum Building Area: 20% of Total Site Area (~~90,000~~ 46,000 SF)
3. Maximum Impervious Ground Coverage: 60% of Total Site Area (138,000 SF)
4. Minimum open space: 40% of the Total Site Area
5. Land Uses Allowed: All uses listed ~~on page 3~~ above and uses allowed in the BUS zoning district, and mini-warehouse/self-storage use.
6. Building Area Allowable: ~~90,000~~ 46,000 SF
7. Use Areas:
 - a. Building Area Footprint: no greater than 46,000 SF (1.06 ac)
(Based on Building Area definition per City Planning)
 - b. Parking & Sidewalk Area: 92,000 SF (2.11 ac).
8. Publicly owned usable open space, recreational areas, and plazas: 0.0 ac.
9. Common area usable open space, recreational area, and plazas (Minimum area): 0% of mixed use area (0 SF)

STAFF ANALYSIS AND RECOMMENDATION:

The City of Gainesville Land Development Code outlines criteria for reviewing rezoning requests. This petition has been reviewed according to this criteria.

A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.

The proposed PD amendment will allow for the property to accommodate a mini-warehouse/self-storage facility as an allowed use. The compatibility of permitted uses and allowed intensity and density with surrounding existing development will be ensured by the application of the land development regulations that will be applied for any proposed development within the PD. Use of the property for a self-storage facility will have minimal impact to surrounding properties in terms of daily traffic to the site as this use has relatively low average daily trip generation compared to other uses allowed in the PD such as retail or office. Keeping the existing buffers on the property and maintaining the storm water management basin that lies between the proposed development area of the PD and the adjacent residential area will ensure that the use of the property will not have negative impacts on surrounding existing development adjacent to the site.

B. The character of the district and its suitability for particular uses.

The PD zoning district is designed to encourage flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes the preservation of natural resources. It is also designed to provide flexibility to meet changing needs, technologies, economics, and consumer preferences. The addition of a self-storage use is supported by these purposes.

C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.

The proposed amendment will allow for a less intense use at the property that can serve the adjacent residential areas and the location of the property on a major thoroughfare with no external access to neighboring multiple-family properties is appropriate for the proposed use.

D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

The PD amendment will allow for the conservation of the existing development on the property and will continue to protect natural resources at the site by providing for buffers and utilizing the existing storm water management facilities and internal access drives.

E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, storm water management and housing.

This application has been analyzed in consideration of applicable portions of the City's Land Development Code and Comprehensive Plan, as noted in this staff report. Any future development will be required to meet applicable criteria related to the particular use as well as generally applicable Land Development Code requirements.

F. The needs of the city for land areas for specific purposes to serve population and economic activities.

The proposed amendment will support a commercial center that is intended to serve the nearby neighborhoods and the city at large.

G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

There have not been substantial changes in the character or development of areas under consideration. There has been significant development in areas that lie to the south of the subject property.

H. The goals, objectives, and policies of the Comprehensive Plan.

The request is consistent with the goals, objectives, and policies of the Comprehensive Plan as indicated below.

Future Land Use Element

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Objective 1.3 Adopt land development regulations that guide the transformation of conventional shopping centers into walkable, mixed-use neighborhood (activity) centers.

Policy 1.3.2 Centers should be pleasant, safe, and convenient for pedestrians and bicyclists and contain a strong connection to transit service.

Policy 1.3.3 Centers should, to the extent feasible, contain a range of mixed land use types preferably within a one-quarter mile area including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly, and medical uses. The uses should be compact and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed-use area.

Finding: The requested PD amendment will be compatible with the character of the development as a walkable, neighborhood-scaled center with a mix of uses that serve the nearby residential areas and the community at large.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Planned Use District (PUD)

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique

design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.2 The City shall adopt land development regulations that encourage better access between residential neighborhoods and adjacent neighborhood centers through the use of street design and the use of pedestrian, bicycle and transit modifications.

Finding: The requested PD amendment will add a use that will be compatible with the character of the development as a walkable, neighborhood-scaled center with a mix of uses that serve the nearby residential areas and the community at large.

Transportation Mobility Element

Policy 10.1.6 For any development or redevelopment within Zone B, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

| Net, New Average Daily Trip Generation | Number of Criteria That Shall Be Met |
|---|---|
| 50 or less | At least 1 |
| 51 to 100 | At least 2 |
| 101 to 400 | At least 3 |
| 401 to 1,000 | At least 5 |
| 1,001 to 5,000 | At least 8 |

| | |
|--------------------|---|
| Greater than 5,000 | At least 12 and meet either a. or b.: a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years. |
|--------------------|---|

Zone B Criteria

- a. Intersection and/or signalization modifications to address congestion management, including, but not limited to: signal timing studies, fiber optic interconnection for traffic signals, roundabouts, OPTICOM signal preemption, transit signal prioritization, and/or implementation of the Gainesville Traffic Signalization Master Plan. The Master Plan includes installation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.
- b. Addition of lanes on existing road facilities (including, but not limited to, the 4-lane expansion of SR 121 north of US 441 to CR 231), where acceptable to the City and/or MTPO, as relevant.
- c. Construction of new road facilities that provide alternate routes, reduce congestion, and create a better gridded network.
- d. Use of joint driveways or cross-access to reduce curb cuts.
- e. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single occupant vehicle. Such demand management programs shall provide annual reports of operations to the City indicating successes in reducing single occupant vehicle trips.
- f. Provision of ride sharing or van pooling programs.
- g. Provision of Park and Ride facilities, built to RTS needs and specifications.
- h. Provision of bus pass programs provided to residents and/or employees of the development. The bus passes must be negotiated as part of a contract with the Regional Transit System.
- i. Deeding of land for the addition and construction of bicycle lanes that meet City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The

developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.

- j. Provision of additional bicycle parking over the minimum required by the Land Development Code. Additional bicycle parking may be used to substitute for the required motorized vehicle parking.
- k. Enhancements to the City's off-street paved trail network (as shown in the Transportation Mobility Map Series) that increase its utility as a multi-modal transportation route. Such enhancements may include, but shall not be limited to: 1) trail amenities such as benches, directional signage, or safety systems; 2) bicycle parking at entry points or connections with transit lines; 3) land acquisition for expansion or better connectivity; 4) additional entry points to the off-street paved trail network; 5) bridges spanning creeks or wetland areas; and 6) appropriate off-street trail surfacing.
- l. Funding of streetscaping/landscaping (including pedestrian-scale lighting, where relevant) on public rights-of-way or medians, as coordinated with the implementation of the City's streetscaping plans.
- m. In order to increase the attractiveness of the streetscape and reduce visual clutter along roadways to promote a more walkable environment, provision of no ground-mounted signage at the site for parcels with 100 linear feet or less of property frontage, or removal of non-conforming signage or billboards at the site. Signage must meet all other regulations in the Land Development Code.
- n. Widening of existing public sidewalks to increase pedestrian mobility and safety.
- o. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- p. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- q. Funding for the construction of new or expanded transit facilities.
- r. Construction of bus shelters built to City specifications.
- s. Bus shelter lighting using solar technology designed and constructed to City specifications.
- t. Construction of bus turn-out facilities to City specifications.
- u. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- v. Business operations shown to have limited or no peak-hour roadway impact.
- w. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Finding: The subject property is located within Zone B of the Transportation Mobility Program Area (TMPA). The requested PD amendment will trigger new development within the PD, which will have to comply with the provisions of Policy 10.1.6 as listed above. This area was not within the TMPA or the previous Transportation Concurrency Exception Area (TCEA) during the review of the revised PD ordinance.

I. The facts, testimony, and reports presented at public hearings.

The facts, testimony, and reports of this petition will be presented at both the City Plan Board meeting and the City Commission meeting. The public will have the opportunity to examine the petition and the Board and Commission will make a determination as to whether this petition meets the stated criteria in the Land Development Code and Comprehensive Plan.

In addition to the general review criteria for rezonings provided by this article, the city plan board and the city commission shall evaluate PD applications according to the following additional criteria:

A. Consistent with Comprehensive Plan.

The PD amendment is consistent with the Comprehensive Plan as outlined in item H above.

B. Conformance to PD purpose.

The application recognizes the existing designation and prior development of the property with the Planned Development designation and allows for the continuation of the specific regulations established under the PD zoning designation.

C. Internal compatibility.

The existing property has adequate pedestrian ways and circulation. The PD report indicates that the architectural theme of individual buildings shall attempt to provide consistency to other buildings on the site, but there is no central architectural theme. The guidelines are intended to reduce massing and establish a pedestrian-scaled experience. The new buildings that are proposed will be compatible with the scale of the development and will be accessible via an existing driveway and internal sidewalk system.

D. External compatibility.

The property is adjacent to a shopping center with a large storm water facility to the south, a vacant parcel of land with PD zoning to the north, and multiple-family residential development to the west. A storm water facility acts as a buffer between the subject property and the adjacent multiple-family homes. The property fronts US 441 which is a major thoroughfare and is suitable for the location of the proposed uses. Access to the site is limited to NW 23rd Terrace and there are no existing or proposed access points that connect to neighboring residential neighborhoods.

E. Intensity of development (in regards to residential development).

The proposed PD amendment would add a use that is not allowed in the PD and allow for additional square footage for commercial use on the site. The existing PD allows for 46,000

square feet of building area while the amendment would allow up to 90,000 square feet of building area to allow for the proposed mini-warehouse/self-storage facility. However, the number of automobile trips generated by a self-storage facility is generally less than the trips generated by a comparably sized retail use. The PD allows retail use and the proposed retail building will be adjacent to U.S. 441, on the other side of the PD area from the multiple-family residential on the west. The intensity of development will be further limited by adding a condition to the PD limiting the requested additional square footage to the mini-warehouse/self-storage facility and not allowing the additional square footage for any of the other uses in the PD.

Condition 1: The maximum building area for the PD is increased from 46,000 square feet to 90,000 square feet, specifically for the mini-warehouse, self-storage use only. The additional square footage above 46,000 is not applicable to any of the other allowed uses in the PD.

F. Usable open spaces, plazas and recreation areas.

The total site acreage of the PD is 5.28 acres or approximately 229,945 square feet. The maximum impervious ground coverage for the site area is 60% of the total site area, or 138,000 square feet. The minimum open space requirement is 40% of the total side area.

G. Environmental constraints.

The PD site does not have any particular environmental constraints or environmental features. Existing vegetation will be maintained in buffer areas and on the site as a whole. For new development, landscaping will be provided to meet the provisions of the Land Development Code.

H. External transportation access.

Development at the property is existing and access is provided to NW 23rd Terrace, which in turn provides access to the abutting major roadway, US 441.

I. Internal transportation access.

Internal driveways and surface parking are existing to support parking and maneuvering at the property.

J. Provision for the range of transportation choices.

Sufficient off-street parking for vehicles is currently provided for the existing carpet store use. The minimum number of parking spaces required to be provided on the development site is 1 space per 250 square feet of leasable floor area; the minimum number of bicycle spaces to be provided shall be 10% of the required vehicle parking. Future parking areas for the proposed new buildings are required to be built in accordance with the City's Land Development Code. Sidewalk connections will be required from the street to the proposed new buildings. The site is located on RTS bus route #8 and includes a bus shelter for the patrons.

CONCLUSION AND RECOMMENDATION

Staff has evaluated the rezoning according to the criteria outlined in the Land Development Code and recommends approval of Petition LD22-000006, with the provisions of the previously adopted ordinance still in effect except where amended by this petition and with the condition that the request for additional square footage allowed for building area be limited to the mini-warehouse/self-storage facility and not allowed for any of the other uses in the PD.

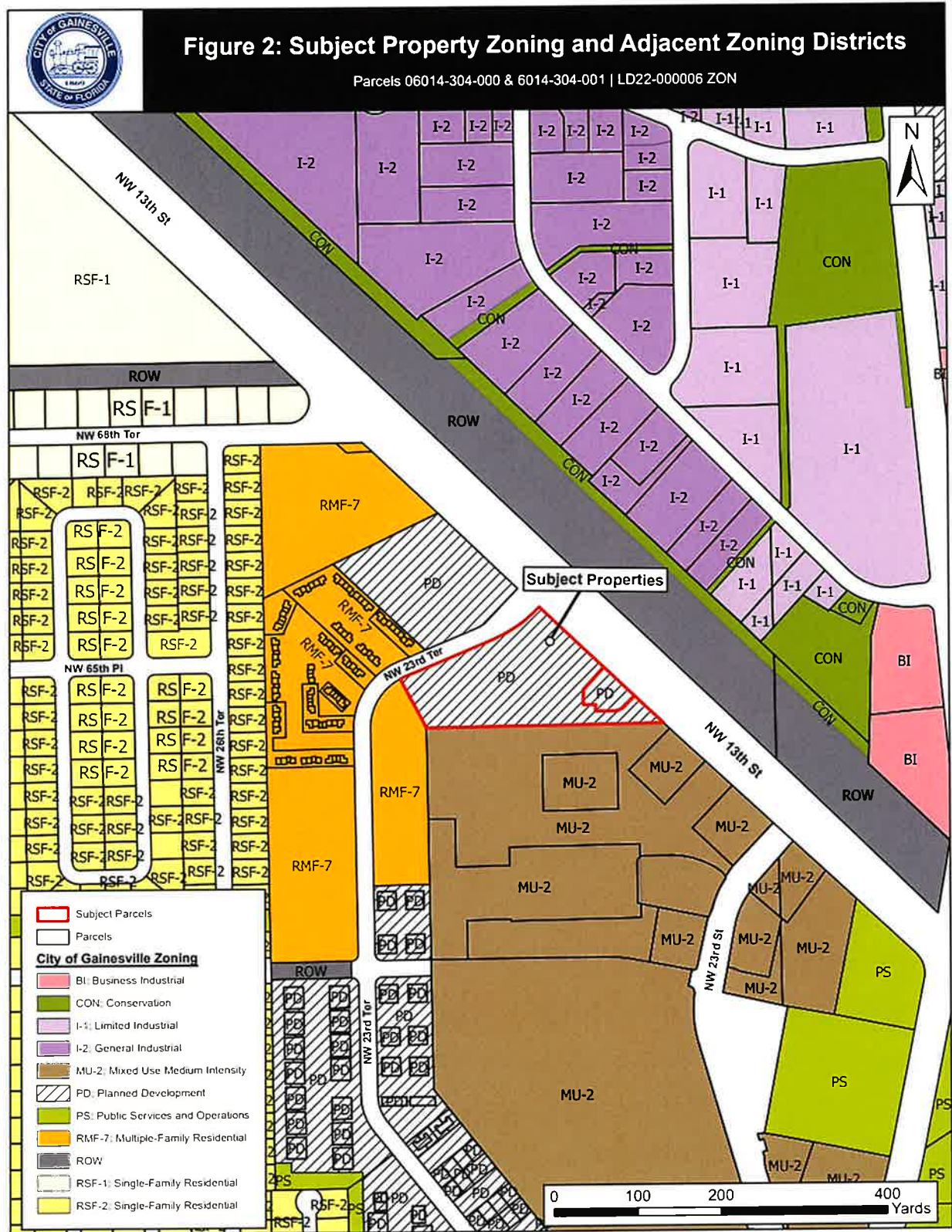
LIST OF APPENDICES:

Appendix A **Figure 2: Subject Property Zoning and Adjacent Zoning Districts**

Appendix B **Planned Development Documents**
Application
Neighborhood Workshop Documents
Planned Development Report, February 2022
Development Plan
Ordinance 050487 with Planned Development Report, 2006

Appendix C **Technical Review Committee (TRC) Comments**

APPENDIX A



Appendix B: Planned Development Documents

Application

Neighborhood Workshop Documents

Amended Planned Development Report, February 2022

Development Plan

Ordinance 050487 & Planned Development Report, 2006



APPLICATION—CITY PLAN BOARD
Planning & Development Services

| OFFICE USE ONLY | |
|--|-------------------|
| Petition No. _____ | Fee: \$ _____ |
| 1 st Step Mtg Date: _____ | EZ Fee: \$ _____ |
| Tax Map No. _____ | Receipt No. _____ |
| Account No. 001-660-6680-3401 [] | |
| Account No. 001-660-6680-1124 (Enterprise Zone) [] | |
| Account No. 001-660-6680-1125 (Enterprise Zone Credit) [] | |

| Owner(s) of Record (please print) | |
|--|------------|
| Name: WARREN FAMILY HOLDINGS I LLC | |
| Address: 502 NW 16TH AVE | |
| GAINESVILLE, FL 32601 | |
| Phone: _____ | Fax: _____ |
| (Additional owners may be listed at end of applic.) | |

| Applicant(s)/Agent(s), if different | |
|--|------------|
| Name: Holtzman Vogel, PLLC (Agent for Applicant) | |
| Address: 119 S. Monroe Street, Suite 500 | |
| Tallahassee, FL 32301 | |
| Phone: 850-354-5124 | Fax: _____ |

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

| REQUEST | | |
|---|---|-------------------------------------|
| Check applicable request(s) below: | | |
| Future Land Use Map [] | Zoning Map <input checked="" type="checkbox"/> | Master Flood Control Map [] |
| Present designation: PUD | Present designation: PD | Other [] Specify: _____ |
| Requested designation: PUD | Requested designation: PD | |

| INFORMATION ON PROPERTY | |
|--|--|
| 1. Street address: Southwest corner of US 441 and NW 23rd Terrance | |
| 2. Map no(s): 190913NE | |
| 3. Tax parcel no(s): 06014-304-000 | |
| 4. Size of property: 5.28 _____ acre(s) | |
| <i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i> | |

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser’s Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340’); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North

Vacant commercial (PD); multi-family residential (RMF-7)

South

Community shopping center (MU-2)

East

Hwy 441, railroad right of way; industrial (I-1 and I-2)

West

Multi-family residential (RMF-7)

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

YES _____ If yes, please explain why the other properties cannot accommodate the proposed use?

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

None. Amendment to existing commercial PD

Noise and lighting

None. Amendment to existing commercial PD

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO X YES ____ (If yes, please explain below)

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO X YES ____

b. Property with archaeological resources deemed significant by the State?

NO X YES ____

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment ____
Activity Center X
Strip Commercial ____

Urban Infill ____
Urban Fringe ____
Traditional Neighborhood ____

Explanation of how the proposed development will contribute to the community.

The proposed amendment will allow development of phase 2 of an existing commercial PD. The proposed uses and gross building area will allow for retail and self-storage uses which will contribute and be utilized by the surrounding residential areas.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

The proposed amendment will allow development of phase 2 of a PD that was not completed during the original development process. The proposed commercial uses will provide jobs and economic utility to an existing commercial area.

H. What impact will the proposed change have on level of service standards?

Roadways

None (see transportation analysis in PD amendment narrative).

Recreation

None.

Water and Wastewater

None. Utilities and infrastructure exist from phase 1 of the PD.

Solid Waste

None.

Mass Transit

None.

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES ____ (please explain)

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

| Owner of Record | |
|------------------------------------|------|
| Name: WARREN FAMILY HOLDINGS I LLC | |
| Address: 502 NW 16TH AVE | |
| GAINESVILLE, FL 32601 | |
| Phone: | Fax: |
| Signature: | |

| Owner of Record | |
|-----------------|------|
| Name: | |
| Address: | |
| | |
| Phone: | Fax: |
| Signature: | |

| Owner of Record | |
|-----------------|------|
| Name: | |
| Address: | |
| | |
| Phone: | Fax: |
| Signature: | |

| Owner of Record | |
|-----------------|------|
| Name: | |
| Address: | |
| | |
| Phone: | Fax: |
| Signature: | |

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

[Signature]
 Owner/Agent Signature *Michael E. Warren*

22 February 2022
 Date

STATE OF FLORIDA
 COUNTY OF *Alachua*

Sworn to and subscribed before me this *22nd* day of *February*, 20*22*, by (Name)
Michael Warren

[Signature]
 Signature – Notary Public

Personally Known OR Produced Identification (Type) _____



LEGAL DESCRIPTION of Alachua County Parcel No. 06014-304-000:

Being a portion of Section 13, Township 9 South, Range 19 East, Alachua County, Florida, more particularly described as follows:

Commence at the Southeast corner of NORTHWOOD PINES UNIT NO. 6, as recorded in Plat Book "J". pose 41 of the Public Records of Alachua County, Florida; thence North 0°05'08" East along the East line of said NORTHWOOD PINES UNIT No. 6. for 206.26 feet; thence North 65°17'30" East for 696.95 feet to a point on the next described line; thence South 45°27'27" East along the Southwesterly right-of-way line of U.S. Route 441 (State Road 25) for 497.77 feet to the POINT OF BEGINNING; thence continue South 45°27'27" East, along the last described course, for 661.68 feet; thence North 89°46'27" West for 854.51 feet; thence North 26°30'14" West, radial to the next described curve, for 200.00 feet; thence Northeasterly along a curve, concave Southeasterly, having a radius of 200.00 feet; a central angle of 5°04'35" and an arc distance of 17.71 feet to a Point of Tangency; thence North 68°34'08" East for 341.56 feet to a Point of Curvature; thence North easterly along a curve, concave Northwesterly, having a radius of 500.00 feet, a central angle of 24°01'35" and an arc distance of 209.67 feet to the POINT OF BEGINNING lying and being in Alachua County, Florida.

LESS AND EXCEPT:

A part of lands described in O.R. Bk. 1800, Pg. 2600, public records of Alachua County, Florida; lying in Section 13, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of Northwood Pines UNIT No. 6, as recorded in plat book "J", page 41, said public records and run thence North 00°05'08" East, along the East line of mid Northwood Pines Unit No. 6, a distance of 206.26 feet; thence North 65°17'30" East, a distance of 696.95 feet to the Westerly right-of-way line of U.S. Highway No. 441 (a.k.a. N.W. 13th Street; a.k.a. U.S. Route 441; a.k.a. State Road No. 25); thence South 45°27'27" East, along said Westerly right-of-way, a distance of 497.77 feet to the South right-of-way line of N.W. 23rd Terrace; thence continue South 45°27'27" East, along said Westerly right-of-way line, a distance of 318.37 feet to the Point of Beginning of the herein described parcel; thence continue South 45°27'27" East, along said Westerly right-of-way line, a distance of 149.08 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 49.50 feet, a central angle of 15°10'36" and a chord bearing and distance of South 36°57'15" West 13.07 feet; thence Southwesterly, along said curve an arc distance of 13.11 feet to the end of said curve; thence South 44°32'33" West, a distant of 42.44 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 49.50 feet, a central angle of 45°41'00" and a chord bearing and distant of South 67°23'03" West 38.43 feet; thence Southwesterly and Westerly, along said curve an arc distance of 39.47 feet to the end of said curve; thence North 89°46'27" West, a distance of 66.93 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 4.50 feet a central angle of 90°00'00" and a chord bearing and distance of North 44°46'27" West 6.36 feet; thence Northwesterly, along said curve, an arc distance of 7.07 feet to the end of said curve; thence North 00°13'33" East, a distance of 18.00 feet; thence North 89°46'27" West, a distance of 44.10 feet; thence North 00°13'33" East, a distance of 53.69 feet; thence North 44°32'33" East, a distance of 117.01 feet to the said Point of Beginning. Containing 0.429 Acres, more or less.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2354492 7 PGS

2007 JUL 12 02:33 PM BK 3639 PG 304

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#338159



2354492

**SHOPPES AT PINWOOD,
A PLANNED DEVELOPMENT -
MASTER DECLARATION**

This Declaration is made this 12th day of July, 2007.

WITNESSETH:

WHEREAS, the Declarant is the owner of the following described real property located in Alachua County, Florida, and more particularly described as follows:

LEGAL DESCRIPTION LABELED EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN.

WHEREAS, the Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which shall run with the land.

ARTICLE I. OVERVIEW

The Property will be developed in up to three (3) phases as a retail center with provision for up to four (4) store, restaurant, or mixed-use building sites or pads, together with streets, parking, project entrance signage, lighting, landscaping, irrigation systems, and such other features including drainage and retention or detention areas, as determined by the Declarant, the Association, or as directed by applicable law or regulation, including the PD and the Site Plans, both as defined below.

All buildings on the Property shall be constructed within the boundaries of the Sites. Appurtenant to each Site shall be the right of the respective Owner to construct a single building (up to two [2] buildings in the case of Phase II) of a specified maximum floor area. All the property excluding the Sites shall be the Common Area. The Association will be responsible for routine maintenance of the Common Area as well as all landscaping on the Property. The Owner of each Site will generally be responsible for both interior and exterior building maintenance and utility lines and equipment appurtenant to a particular Site.

To the extent that any of the following provisions in this Declaration conflict with any statement in this Article I, the following provisions shall control.

ARTICLE II. DEFINITIONS

"ACC" shall mean and refer to the Architectural Control Committee described in Article VI hereof.

"Assessment" or "Assessments" shall mean and refer to the regular assessments or charges and special assessments or charges described in Article IV hereof.

"Association" shall mean and refer to Shoppes at Pinewood Owners Association, Inc., a Florida corporation not for profit, its successors and assigns.

"Declarant" shall mean and refer to Pinewood Gainesville LLC, a Florida limited liability company, its successors and assigns.

"Common Area" shall mean and refer to the real property described on attached Exhibit "A" less the Sites.

"Common Area Expenses" shall mean and refer to the actual and projected costs of the Association.

"Member" shall mean and refer to the owner of a Site.

INSTRUMENT # 2354492

7 PGS

"Owner" shall mean the record titleholder(s) of a Site.

"PD" shall mean and refer to the Shoppes at Pinewood Planned Development approved by the Gainesville City Commission on March 27, 2006

"Property" shall mean and refer to all the real property described on the attached Exhibit "A"

"Site" or "Sites" shall mean and refer to any or all of the building pads and accessory areas as shown on the Site Plans.

"Site Plans" shall mean and refer to the site plans approved in phases by the City of Gainesville pursuant to the PD.

"Site Improvements" shall mean and refer all improvements built or located on a Site together with utility lines, roadways, walkways, landscaping, and irrigation systems which are appurtenant or primarily appurtenant to that particular Site.

ARTICLE III. DEVELOPMENT AND MAINTENANCE

1. **MAINTENANCE.** The Association shall maintain the Common Area, including improvements and facilities within the Common Area, and all landscaping on the Property which are not otherwise accepted for maintenance under applicable law. Maintenance of all utility lines to a Site shall be the responsibility of the Site Owner notwithstanding such lines being located in the Common Area. Until such time as a certificate of occupancy is issued with respect to the building on a Site, the Association may maintain the portion of the Property surrounding that Site at a lesser level than maintained at the Property entrance roadways and surrounding Sites where certificates of occupancy have been issued.

2. **CONSTRUCTION AND LANDSCAPING.** Subject to terms of the PD, the Site Plans, and Article VI below, it shall be the responsibility of each Owner to design and construct the building on its respective Site, to provide walkways connecting its building to the common sidewalks, and to provide landscaping, plant material, and a related irrigation system in the landscaped areas adjacent to its building.

3. **INSURANCE.** The Association may acquire such insurance coverage as the Association determines to be desirable from time-to-time.

4. **BUDGET.** The Association shall determine a budget for the current operation of the Association and its projected future needs, and shall have the power to levy assessments to obtain necessary funds to implement the budget.

5. **ASSESSMENTS.** Annual assessments shall be paid in equal monthly increments paid monthly in advance on the first day of each month. The Owner of an undeveloped Site shall pay one-half of the assessment allocable to such Site until a building permit is issued for that Site, at which time the full assessment allocable to such Site shall apply. Subject to section 6 of Article X below, the Planned Development Layout Plan (approved with the PD) for the Property contemplates that up to four (4) buildings with an estimated total of thirty-one thousand (31,000) square feet may be constructed on the Property, with Phase I estimated to be seven thousand (7,000) square feet, Phase II estimated to be four thousand (4,000) square feet, and Phase III estimated to be twenty thousand (20,000) square feet. All assessments shall be pro-rata and based on the ratio of the estimated floor area for each Site to the estimated total, and such assessments shall be definitively recalculated each time a building permit is issued for each Site.

6. **EASEMENT RIGHTS OF OWNERS.** Every Owner shall have a non-exclusive right and easement of enjoyment in and to the Common Area, which shall be appurtenant to and pass with the title to any Site. This right shall include ingress and egress by vehicle or pedestrians over the roadways, parking lots, sidewalks and walkways, parking in designated areas, utilization of utility lines, and storm water drainage subject to the following:

A. Right of the Association to transfer any property owned by the Association to the City of Gainesville, Florida, Alachua County, Florida, or to any public authority or any other entity

qualifying for a conveyance from a non-profit corporation, provided that no Owner is deprived of ingress, egress, or utilities.

B. Right of the Association to adopt rules and regulations limiting, governing, and temporarily suspending the use and enjoyment of the Common Area.

C. Right of the Association to levy assessments for the cost of maintaining, operating, repairing, creating reserves, and further improving the Common Area and easements and the costs of insurance premiums and taxes.

D. Right of the Association of access to all Common Area and easements for ingress, egress, maintenance and repair, further improvement, and supervision.

E. Right of a Site Owner to locate air-conditioning units (or other similar technologies), roadways, walkways, parking areas, and utility lines in the Common Area.

ARTICLE IV. ASSESSMENTS

1. **LIEN FOR ASSESSMENTS.** The Owner of any Site, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association (a) regular assessments or charges and (b) special assessments or charges. The Assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on each Site, and shall be a continuing lien against the Site against which such Assessment is made. Each Assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of each Owner of a Site assessed at the time when the Assessment falls due. The Association may give record notice of an Assessment lien by recording a claim of lien in the public records of Alachua County, Florida. Upon full payment of the total amount due, the Association shall forward the party making payment a recordable satisfaction of such lien. Liens for Assessments shall be foreclosed by suit in the name of the Association in like manner as a foreclosure of a mortgage on real property.

2. **PURPOSE.** The Assessments levied by the Association shall be used exclusively for payment of the expenses of the Association, including but not limited to management fees or salaries, legal and accounting fees, beautification and maintenance of improvements, taxes, insurance, performance of the duties of the Association as otherwise set forth in this Declaration, and for such other things necessary or desirable to promote the interests of the Owners and the Property subject to this Declaration.

3. **ASSESSMENT SUBORDINATION TO CERTAIN MORTGAGES.** The liens of the Assessments provided for in this Declaration shall be junior and subordinate to the liens of any institutional mortgage (institutional mortgages shall include mortgages held by banks, life insurance companies, savings and loan associations, mortgage companies, real estate investment trusts, and other similar lending institutions or mortgage brokers originating mortgages eligible for sale on the secondary market) now or hereafter placed upon any portion of the Property subject to Assessments. Upon the sale or transfer of title to a Site pursuant to the foreclosure of an institutional mortgage, or any proceeding or conveyance in lieu of the foreclosure of such institutional mortgage, the lien of the Assessment shall be released and the person who acquires title to the Site shall not be liable for the share of Assessments which became due prior to such acquisition of title. Such unpaid Assessments shall be deemed a common expense of the Association, collectable from all Site Owners, including the person who acquired title to the Site. All acquirers of title shall be fully responsible for all Assessments that become due subsequent to the acquisition of the title to a Site.

ARTICLE V. THE ASSOCIATION

1. **MEMBERSHIP.** Every person or other legal entity who is an Owner shall be a Member of the Association by reason of such ownership.

2. **CLASSIFICATION OF MEMBERSHIP.** The Association shall have two (2) classes of Members:

Class A. The Class A Members shall be all Owners except the Declarant. Until a building permit is issued for a Site votes shall be allocated to the Class A Members as follows: seven thousand (7,000) votes to the Phase I Site Owner, four thousand (4,000) votes to the Phase II Site Owner, and twenty thousand (20,000) votes to the Phase III Site Owner. At such time as a building permit is issued with respect to a Site, the respective Owner shall be allocated one (1) vote per square foot of the building constructed on that Site.

Class B. The Class B Member shall be the Declarant. Until a building permit is issued for a Site of which the Declarant is the Owner, votes shall be allocated to the Declarant as follows: twenty-one thousand (21,000) votes for the Phase I Site, twelve thousand (12,000) votes for the Phase II Site, and sixty thousand (60,000) votes for the Phase III Site. At such time as a building permit is issued with respect to a Site of which the Declarant is the Owner, the Declarant shall be allocated three (3) votes per square foot of the building constructed on that Site.

Notwithstanding anything to the contrary in this Declaration or otherwise, the Class B Member shall have the right to elect a majority of the Board of Directors of the Association until the earlier of the following dates:

- A. One hundred twenty (120) days after certificates of occupancy are issued for all Sites.
- B. Three (3) years after the first Site is conveyed to a non-Declarant Owner.

These limitations shall not affect the Declarant's right, as an Owner, to vote in the manner of other Site Owners.

3. **FEES FOR RECORD KEEPING.** The Association may impose reasonable fees for providing estoppel letters and changing the names of Owners upon transfers of title.

ARTICLE VI. ARCHITECTURAL CONTROL COMMITTEE

1. **COMPOSITION AND TERM OF COMMITTEE.** The Board of Directors of the Association shall serve as the Architectural Control Committee ("ACC") or shall appoint such committee. The term of the ACC shall be the same as in the term of the Board of Directors.

2. **APPROVAL REQUIRED FOR CONSTRUCTION AND MAINTENANCE.** No construction of any building, sidewalk, walkway, fence, wall, mailbox, landscaping, irrigation system, or other improvement or structure shall be commenced, erected, placed, moved, or maintained upon the Property, nor shall any condition to or change or alterations to the exterior or the color thereof be made, nor shall any plant material be placed on any Site or Common Area, until sufficient plans and specifications (including a good-faith and reasonable work schedule) and colors have been submitted to the ACC, and unless such have been approved in writing as to harmony of external design, color, materials, and location in relation to surrounding structures and environment and conformity with the design concept of the community by the ACC. Such approval or rejection shall be given within thirty (30) days of a written submission of such plans. In the event any building, fence, wall, mailbox, or other improvement or structure shall be commenced, erected or moved or maintained (including change of color) upon the Property, other than in accordance with this Declaration, then the same shall be considered to have been undertaken in violation of this Declaration, and upon written notice from the ACC such shall be removed or corrected. In the event that the correction is not completed within fifteen (15) days of the date of the notice of such violation delivered to the Owner of the Site where such violation exists, then the ACC as agent for the Association shall have the right to secure enforcement provided in Article VII below.

3. **DUTY OF OWNER TO MAINTAIN IMPROVEMENTS.** All Owners shall maintain any building and other improvements on their respective Sites, keeping the same in a condition comparable to the condition of which the building and other improvements at the time of its initial construction, excepting only normal wear and tear. If an Owner does not perform such maintenance, after thirty (30) days written notice mailed by regular mail to the last known address of such Owner, then the ACC may enter upon the Site and do all things necessary to maintain same to the standard described in this section. In such event, the Owner of the respective Site, upon demand, shall pay the ACC an amount equal to all direct and indirect

costs that shall be at least that which is commonly charged commercially for such services as a charge hereunder.

4. **RIGHT OF ACCESS.** The ACC, its agents, employees, contractors, successors and assigns shall have the right to enter upon any Site at any reasonable time to determine compliance with this or other provision of this Declaration, and to perform the powers granted the ACC, and an easement is expressly granted for such purpose. Nothing in this section shall give the ACC the right to enter a lawfully occupied building.

5. **CUMULATIVE ENFORCEMENT RIGHTS.** The ACC shall have the enforcement provided in this Article together with the rights set for in Article VII below.

6. **RULES AND REGULATIONS.** The ACC may from time-to-time adopt and promulgate such rules and regulations regarding the form and content of plans and specifications to be submitted for approval.

ARTICLE VII. RESTRICTIVE COVENANTS

1. All development, construction, landscaping, use, and activity on the Property shall be consistent with the PD and the Site Plans.

2. No Site shall be re-divided or subdivided.

3. No part of the Property, or any improvements erected or placed thereon, shall be used or occupied injuriously to affect the use, occupation, or value of any adjacent Site or other real property.

4. No animals or pets of any kind shall be kept upon said Property.

5. No outside antennae of any type, including, but not limited to, satellite dishes, shall be maintained or constructed on any Site or the Common Area, unless approved by the ACC in accordance with Article VI above.

6. No recreational vehicle, including a pickup camper, mobile home, or travel trailer, or any boat, house boat, or boat trailer shall be kept or stored on any Site or the Common Area.

7. No vehicle or trailer shall be parked or stored or otherwise left on any unpaved area of the Property.

8. No advertising signage of any nature shall be located on the Property except as approved by the ACC.

ARTICLE VIII AMENDMENTS

As long as the Declarant owns more than one (1) Site, the Declarant reserves the right to amend this Declaration from time-to-time, provided that any such amendment is reasonable in nature and does not destroy the general scheme or plan of development of the Property. In addition, the Owners of Sites comprising seventy-five percent (75.0%) of the total building floor area contemplated for the Property as set forth in section 5 of Article III above may amend this Declaration, provided that each such amendment is reasonable in nature and does not destroy the general scheme or plan of development of the Property. No change or amendment shall abridge any rights existing in any mortgage holder by virtue of section 3 of Article IV above.

ARTICLE IX. REMEDIES FOR VIOLATIONS

If any person, corporation, or other entity shall violate or attempt to violate any of these covenants or restrictions, it shall be lawful for the Association, the ACC, or the Declarant, in the name of the Association or otherwise, to prosecute proceedings for the recovery of damages against those so violating or attempting to violate any such covenants or restrictions, or to maintain an action in any court of competent jurisdiction against those so violating such restrictions for the purpose of preventing or enjoining all or any such violations or attempted violations. Any failure to enforce or to attempt to enforce any authority here contained shall not be deemed a waiver of the right to enforce the same thereafter. In the event that the Declarant, the ACC, the Association, or an Owner shall prevail in any proceedings brought hereunder, the prevailing party shall be entitled to costs and a reasonable attorney fee, including costs and fees through final appeal.

ARTICLE X. MISCELLANEOUS

1. **WAIVER OF PARTITION.** There shall be no judicial partition of the Common Area, nor shall the Declarant or any Owner or any other person acquiring any interest in the Common Area seek judicial partition thereof.

2. **INVALIDATION.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions of this Declaration, which shall remain in full force and effect.

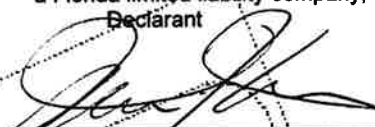
3. **DURATION.** The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association or any Member thereof, for a period of thirty (30) years from the date hereof, and thereafter shall continue automatically in effect for additional periods of ten (10) years unless otherwise agreed to in writing by the then Owners of Sites comprising seventy-five percent (75.0%) of the total building floor area contemplated for the Property as set forth in section 5 of Article III above.

4. **SECTION HEADINGS.** The section headings contained are for reference purposes only and shall not in any way affect the meaning or interpretation hereof.

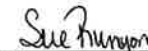
5. **CONSTRUCTION AND INTERPRETATION.** Whenever the context requires or permits, the use of the plural shall include the singular, the singular the plural, and the use of any gender shall be deemed to include all genders.


6. **DETERMINATION OF COMMON AREA AND BUILDING SITES.** It is contemplated that the exact location of the Sites will be more particularly described when buildings are constructed and/or Sites are conveyed by the Declarant. Until all Sites have been conveyed (or located by survey of completed buildings) the exact location of the Common Area cannot be delineated. In the event of an initial conveyance by the Declarant to any third party other than the Association, the Property therein conveyed shall not be considered Common Area as described or otherwise created by this Declaration. Until the exact Common Area is delineated the Common Area shall generally be deemed to include at least all of the paved surfaces on the Property and all property between a building Site and the nearest paved area.

PINEWOOD GAINESVILLE LLC,
a Florida limited liability company,
Declarant


By: Michael E. Warren
Title: Managing Member

SIGNED, SEALED & DELIVERED
IN OUR PRESENCE:


Print name: Sue Runyon


Print name: DAVID GORDON

State of Florida
County of Alachua

The foregoing Declaration of Condominium was acknowledged before me this 12th day of July, 2007 by Michael E. Warren, as Managing Member for Pinewood Gainesville LLC, a Florida limited liability company.



Name: Philip W. Kable
Notary Public, State of Florida
My Commission Expires: 07/28/2010

EXHIBIT "A"

Legal Description

EXHIBIT "A"

A parcel of land located in Section 13, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of NORTHWOOD PINES UNIT NO. 6, as recorded in Plat Book J, Page 41 of the Public Records of Alachua County, Florida; thence run N 00 degrees, 05 minutes, 08 seconds E along the East line of said NORTHWOOD PINES UNIT NO. 6 for a distance of 206.36 feet; thence run N 63 degrees, 17 minutes, 30 seconds E for 496.98 feet to a point on the next described line; thence run S 45 degrees, 27 minutes, 27 seconds E along the Southwesterly Right-of-Way line of U.S. Route 441 (State Road 25) a distance of 497.77 feet to the Point of Beginning;

Thence continue S 45 degrees, 27 minutes, 27 seconds E along the last described course for a distance of 611.68 feet; thence run N 89 degrees, 46 minutes, 27 seconds W for a distance of 854.51 feet; thence run N 36 degrees, 30 minutes, 14 seconds W radial to the next described curve for a distance of 200.00 feet; thence run Northeasterly along a curve concave Southeasterly having a radius of 200.00 feet and a central angle of 05 degrees, 04 minutes, 22 seconds, and an arc distance of 17.71 feet, to a point of tangency; thence run N 68 degrees, 34 minutes, 08 seconds E for a distance of 341.88 feet to a point of curvature; thence run Northeasterly along a curve concave Northwesterly having a radius of 580.00 feet and a central angle of 24 degrees, 01 minutes, 35 seconds, and an arc distance of 209.67 feet to the Point of Beginning.









Order Confirmation

Not an Invoice

| | |
|--------------------------|---|
| Account Number: | 623320 |
| Customer Name: | Holtzman Vogel Baran Torchinsky & Josefiak PLLC |
| Customer Address: | Holtzman Vogel Baran Torchinsky & Josefiak PLLC 119 S Monroe ST # 500 Tallahassee FL 32301-1591 |
| Contact Name: | Mandy Fischer |
| Contact Phone: | 8503910505 |
| Contact Email: | |
| PO Number: | |

| | |
|---------------------------|------------|
| Date: | 09/27/2021 |
| Order Number: | 6345994 |
| Prepayment Amount: | \$ 0.00 |

| | |
|--------------------------|---------|
| Column Count: | 1 |
| Line Count: | 24.0000 |
| Height in Inches: | 0.0000 |

Print

| Product | #Insertions | Start - End | Category |
|------------------------|-------------|-------------------------|----------------|
| GAI Gainesville Sun | 1 | 10/01/2021 - 10/01/2021 | Public Notices |
| GAI gainesvillesun.com | 1 | 10/01/2021 - 10/01/2021 | Public Notices |

Total Order Confirmation

\$59.04

PUBLIC NOTICE

A virtual neighborhood workshop will be held to discuss the planned development amendments and commercial improvements on existing Shoppes at Pinewood PD outparcels located at 6520 NW 13th Street. The proposed commercial improvements consist of 76,800 SF of climate-controlled storage; and 5,800 SF of retail on the road frontage. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments.

The virtual workshop will be held on October 14, 2021 at 6:00pm via Zoom at zoom.us. Meeting ID: 889 2028 0415. Passcode: 204760. Contact Robert Volpe at 850-354-5124 or rvolpe@holtzmanvogel.com. 6345994 October 1, 2021



MAILING LABEL APPLICATION
For Neighborhood Workshop

Mailing Address: City of Gainesville, Station 12
Planning and Development Services
P.O. Box 490
Gainesville, FL 32602-0490
Phone: 352-334-5023 Fax: 352-334-3259

Physical Address: 306 NE 6th Avenue
Thomas Center Building B, Room 158

Today's Date: 8/27/2021 Location Map Provided

Tax Parcel Number: 06014 -- 304 -- 000

Property Address: 6520 NW 13TH ST

Project Name: Shoppes at Pinewood PD

Project Description: On existing Shoppes at Pinewood PD outparcels: 76,800 SF of climate controlled storage; and 5,800 SF of retail on the road frontage.

First Step Meeting Date 08 / 23 / 2021 Planner: Brittany McMullen

Circle One: Owner Agent

Applicant: Holtzman Vogel, PLLC Signature: 

Daytime Phone No.: 850-354-5124 Fax No.: _____

*An incomplete application will not be processed and will be returned to you.
Applications may take up to five business days to be processed.*

| |
|---|
| <p><u>Office Use Only</u></p> <p>Due Date: ____ / ____ / ____</p> |
|---|

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

b

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 359004
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Elizabeth Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
BARBARA KELLEHER
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Northwood
SUSAN W WILLIAMS
P.O. BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Phoenix
APRIL JONES
3214 SW 26 TERR, APT B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Sugarfoot Community/Anglewood
KELLY AISSSEN
4306 SW 5 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 STREET
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06014-030-002 Shoppes at Pinewood PD
ADVANCE AUTO PARTS INC
4900 FRONTAGE RD S
LAKELAND FL 33615-3151

Neighborhood Workshop Notice

06014-488-000 Shoppes at Pinewood PD
CS FL NORTH POINTE LLC
152 W 57TH ST 22ND FLOOR
NEW YORK NY 10019

Neighborhood Workshop Notice

06014-466-000 Shoppes at Pinewood PD
CS FL NORTH POINTE LLC & LAK REALTY
152 W 57TH ST 22ND FLOOR
NEW YORK NY 10019

Neighborhood Workshop Notice

92060-537-900 Shoppes at Pinewood PD
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE FL 32202-4423

Neighborhood Workshop Notice

06014-304-001 Shoppes at Pinewood PD
GAINESVILLE CARPET & FLOORING
6510 NW 13TH ST
GAINESVILLE FL 32653-1549

Neighborhood Workshop Notice

06014-405-000 Shoppes at Pinewood PD
GERBER SHIRLEE TRUSTEE
756 EL VERGEL LN
ST AUGUSTINE FL 32080-7738

Neighborhood Workshop Notice

06014-030-004 Shoppes at Pinewood PD
LIVE OAK SHOPPES GROUP LLC
300 AVE OF THE CHAMPIONS #140
PALM BEACH GARDEN FL 33418

Neighborhood Workshop Notice

06014-454-000 Shoppes at Pinewood PD
MICHAEL E WARREN FAMILY LTD
502 NW 16TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

06014-438-000 Shoppes at Pinewood PD
MICHAEL WARREN FAMILY LIMITED
7115 NW 28TH AVE
GAINESVILLE FL 32606-6354

Neighborhood Workshop Notice

06014-303-000 Shoppes at Pinewood PD
NALBANDIAN ENTERPRISES INC
2627 NW 43RD ST #300
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06014-016-000 Shoppes at Pinewood PD
NHDC HAMPTON COURT APARTMENTS
9421 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5886

Neighborhood Workshop Notice

06014-400-001 Shoppes at Pinewood PD
NORTH POINTE VILLAS COMM ASSO
5208 SW 91ST DR #D
GAINESVILLE FL 32608-9117

Neighborhood Workshop Notice

06014-030-001 Shoppes at Pinewood PD
OAKWOOD GAINESVILLE PARCELS LLC
300 AVENUE OF THE CHAMPIONS #140
PALM BEACH GARDENS FL 33418

Neighborhood Workshop Notice

06014-001-093 Shoppes at Pinewood PD
PINE ISLES OF GAINESVILLE LLC
3975 BEDFORD AVE
BROOKLYN NY 11229

Neighborhood Workshop Notice

06014-435-000 Shoppes at Pinewood PD
RUTENBERG KIRSTEN E
PO BOX 358080
GAINESVILLE FL 32635-8080

Neighborhood Workshop Notice

06014-400-000 Shoppes at Pinewood PD
TIMBER PROPERTIES
2321 NW 41ST ST #A2
GAINESVILLE FL 32606-6680

Neighborhood Workshop Notice

06014-304-000 Shoppes at Pinewood PD
WARREN FAMILY HOLDINGS I LLC
502 NW 16TH AVE
GAINESVILLE FL 32601-4201

PUBLIC NOTICE

A virtual neighborhood workshop will be held to discuss the planned development amendment and commercial improvements on existing Shoppes at Pinewood PD outparcels located at 6520 NW 13th Street. The proposed commercial improvements consist of 76,800 SF of climate-controlled storage; and 5,800 SF of retail on the road frontage. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments.

The virtual workshop will be held on October 14, 2021 at 6:00pm via Zoom at zoom.us. Meeting ID: 889 2028 0415. Passcode: 204760. Contact Robert Volpe at 850-354-5124 or rvolpe@holtzmanvogel.com.

September 27, 2021

REVISED NOTICE – NEW DATE

Notice of Neighborhood Workshop

Dear Neighbor:

Pursuant to Section 30-3.7, City of Gainesville Land Development Code, we are writing to notify you of a virtual neighborhood workshop regarding the proposed development project listed below:

Project Name: Shoppes at Pinewood PD
Address: 6520 NW 13th Street
Project Description: Planned Development amendment and commercial improvements on existing Shoppes at Pinewood PD outparcels: 76,800 SF of climate-controlled storage; and 5,800 SF of retail on the road frontage.

This virtual workshop will be held on October 14, 2021 at 6:00pm via Zoom. You can join the meeting via Zoom (zoom.us). Meeting ID: 889 2028 0415. Passcode: 204760

The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you there.

For any additional questions prior to the workshop, contact Robert Volpe at 850-354-5124 or via email (rvolpe@holtzmanvogel.com).

SHOPPES at PINEWOOD
Planned Development Amendment

February 2022

Prepared By:

Holtzman Vogel Baren Torchinsky & Josefiak, PLLC
119 S. Monroe Street, Suite 500
Tallahassee, FL 32301

and

Omni Consulting Services, Inc.
2940 Kerry Forest Parkway, Suite 101
Tallahassee, FL 32309

Prepared for:

RPJ Properties, LLC
4708 Capital Circle NW
Tallahassee, FL 32303

A. Purpose & Intent

The purpose of this Planned Development (PD) amendment is to provide for the second phase in development of an existing Shoppes at Pinewood commercial PD, a previously approved PD located at the southwest corner of US 441 and Northwest 23rd Terrace in Gainesville, Florida. The location for the Shoppes at Pinewood PD has been specifically identified for commercial development since 1991, when the City Commission approved a land use and zoning change for a Planned Development by Zach's Level Builders (Ordinance No. 0-91-05). The PD was revised in 2006 (Ordinance No. 0-06-25). Phase 1 of the development, including stormwater management and internal access drives, have been completed. However, the buildings proposed for Phase 2 of the development have not yet been constructed. The current owner of the development proposes uses that are not currently allowable within the PD (climate controlled mini-warehouse/self-storage facility) and an increase in the allowable building square footage to accommodate this use. Therefore, a PD amendment is required to address the allowable commercial uses and to allow the development of Phase 2. The Shoppes at Pinewood PD proposes to allow development of the site as a commercial center featuring a variety of business and retail uses organized into a carefully planned development.

The site is located adjacent to existing residential and commercial development and will offer a range of complementary uses. The ultimate design will feature an internal sidewalk system and design parameters that calm the traffic flow within a commercial development. The location has the additional appeal of being within an existing and established activity center located within an area of existing commercial, residential, and industrial development.

The original PD includes a total of 5.28-acres on two parcels: Parcel ID 06014-304-000 (4.87 acres) and 06014-304-001 (0.41 acres). Phase 1 of the PD included the construction of a 4,025 square foot commercial building on parcel 06014-304-001, along with the stormwater and internal access infrastructure for the full PD. This amendment to Phase 2 will not impact the completed commercial building.

The site design is intended to serve both the surrounding neighborhoods and the community at large. Neighborhood compatibility is a basic element of the project design. Listed below are many of the design concepts that have been incorporated into the planned development design to create a design that will benefit the City of Gainesville and the surrounding neighborhoods:

- Compatibility of the various uses within the Shoppes at Pinewood PD has been carefully considered so that the PD will be integrated with its surrounding neighborhood and compatible with the surrounding area, which includes residential, commercial, and industrial developments.
- The PD is in an urban area, accessible by pedestrian, bicycle, and transit facilities. The surrounding residential neighborhoods can comfortably patronize the new facilities using a variety of travel modes.
- Internal connectivity is a focus of the design. The site is designed with internal connections and shared public street access connections to NW 23rd Boulevard and NW 13th Street.
- Parking, though critical to this and any other modern development, is not being provided in excess. Parking areas are proposed adjacent buildings to allow the buildings rather than the parking to be the design feature and attraction.

B. Compliance with Zoning Objectives, Goals & Policies of Comprehensive Plan and Future Land Use Map.

1. The Future Land Use Map

The Future Land Use Map designates the site as PUD. The existing PUD Land Use will be implemented on this site by the corresponding Planned Development (PD) zoning district. This request is consistent with the Future Land Use Map.

2. Goals & Policies of Comprehensive Plan

The comprehensive plan designates the site for PUD Land Use. The existing PD allows for 46,000 SF of building area. Phase 1 has been completed, but Phase 2 remains undeveloped. This amendment is to allow an additional use of climate controlled mini-warehouse/self-storage facility and 90,000 SF of building area to accommodate that proposed use. This request is consistent with the Comprehensive Plan, as demonstrated by the following Goals, Policies, and Objectives, as summarized and excerpted below:

- *Future Land Use Element Policy 1.3.2. - Relating to location and design of developments, with respect to bicycle, pedestrian, and transit facilities.*
- *Future Land Use Element policy 1.3.3. - Relating to a range of mixed uses in center and accessible to neighborhoods, with multiple connections to surrounding streets.*
- *Future Land Use Policy 4.1.1 - Establishes Land Use Categories on the Future Land Use Map with definitions, which include the Planned Use District, defined as an overlay land use district which may be applied on any specific property in the City, and implemented by the Planned Development zoning district.*
- *Future Land Use Policy 4.2.2. - Relating to access between residential neighborhoods and neighborhood centers for pedestrian, bicycle, and transit users.*
- *Future Land Use Objective 4.5- Relating to design standards for signage, parking, drainage, and on-site traffic flow.*
- *Transportation Mobility Element Objective 2.1 - Relating to higher residential densities and non-residential intensities near neighborhood activity centers and within transit route corridors.*
- *Transportation Mobility Objective 2.2- Relating to land use designations and site plans that support transportation choice.*

3. Zoning Objectives & Justification for Rezoning

Zoning Objectives: This PD amendment application proposes to update the development conditions that apply to the site that will allow the site to be developed as a commercial center. For Phase 2 of the development, the current property owner proposes a self-storage facility use on one of the existing building pads and a retail commercial use on the second vacant building pad. The self-storage or mini-storage use is not currently a listed allowable use within the PD. This application seeks to amend the PD zoning, with appropriate conditions for the site to allow development of this existing commercial area. Commercial business and retail-oriented development is proposed in the PD, consistent with previous approvals. The proposed uses for the Shoppes at Pinewood PD are uses as permitted in the City of Gainesville's BUS zoning district and are intended to allow a full range of commercial uses. This

amendment will supplement the BUS zoning district allowable uses with the mini-warehouse/self-storage use. Some of the proposed uses allowed within the PD are as follows:

*Eating places, Outdoor cafe, Places of religious assembly, Veterinary services, Repair service for household needs, Printing, publishing and related services, U. S. Postal service, Communications, Paint, glass and wallpaper stores, Hardware stores, Retail nurseries, lawn & garden supply stores, General merchandise stores, Food stores, Auto and home-supply stores, Apparel and accessory stores, Home furniture, furnishings and equipment stores, Carpet, tile and floor coverings stores, Miscellaneous retail, Finance, insurance, and real estate services, Retail banking services, Personal services, Business services, Miscellaneous services, Motion pictures, Amusement and recreation services, Sporting goods stores and bicycle shops, Health services, Legal services, Educational services, Social services, Museums and art galleries, Membership organizations, Engineering, accounting, research, management and related services, Alcoholic beverage establishments, associated drive-through facilities, **mini-warehouse/self-storage facility**, and accessory uses customarily incidental to a permitted principal use.*

Prohibited uses within the PD are as follows:

Adult entertainment establishments.

Justification for Rezoning Amendment: The parcel size, location and surrounding development present conditions that are suitable to the proposed use. Including mini-warehouse/self-storage use to the list of business-oriented uses described above is compatible with the adjoining commercial development to the south and will serve the needs of the surrounding multi-family residential developments. The site is currently approved for a commercial PD, and Phase 1 of the development has been completed. Thus, this PD zoning amendment is consistent with previously approved development. The size and location of the parcel require specialized design considerations best addressed by the PD district. Site design and access to the parcel have been addressed in Phase 1 of the development and are influenced by the adjoining street frontages, including a local street, and a 4-lane arterial highway. In addition, the site design considers its location and must balance required buffering of the development with visibility and compatibility with the surrounding residential and non-residential development. In order to adequately address all the site design considerations in the Comprehensive Plan, including those cited above, the existing Planned Development district is the most appropriate zoning district for the site.

The Shoppes at Pinewood Retail PD has been designed to meet the purpose and review requirements of the Land Development Regulations for the Planned Development Zoning District, Section 30-3.15 and 3.17, as addressed below:

30-3.15.A.1. Encourage flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes the preservation of natural resources.

Justification: The proposed Phase 2 of the Shoppes at Pinewood PD continues an efficient commercial development that uses existing infrastructure and provides a development pattern that reduces transportation needs to neighborhood commercial uses.

30-3.15.A.2. Allow the integration of different land uses and densities in one development that would not otherwise be provided for in other zoning districts in this chapter, and which encourage compatibility in overall site design and scale both internal and external to the project site.

Justification: The proposed uses in Phase 2 of the Shoppes at Pinewood PD includes a variety of retail and other commercial uses as well as the mini-warehouse/self-storage facility use. This encourages compatibility within the development and with surrounding uses.

30-3.15.A.3. Permit outstanding and innovative residential and nonresidential developments with quality-of-life design features, such as an integration of housing types and accommodation of changing lifestyles within neighborhoods; design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as pedestrian scale, a building orientation generally toward streets and sidewalks, parking located to the side or rear of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, terminated vistas, recessed garages, alleys, enhances landscaping, and mixed-uses.

Justification: The PD is a commercial development, with buildings oriented towards the streets as dictated by the zoning and to allow for ease of access within the development. The site has been designed to accommodate and encourage bicycle and pedestrian and transit travel and is served by RTS Route 8.

30-3.15.A.4. Provide flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.

Justification: The project anticipates and accommodates the changing needs and desires of the community by providing a variety of building spaces and sizes that lend themselves to flexibility and adaptation. The building and parking envelopes shown on the PD Layout Plan allow flexibility in the site design. The proposed mini-warehouse/self-storage use addresses changing needs and consumer preferences and provides development options within an existing commercial center to serve the surrounding residential uses.

30-3.15.A.5. Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.

Justification: The entire 5.28-acre site is designed to achieve coordinated building and facility relationships, both within the site and in the larger context of the surrounding neighborhood. This is demonstrated by the complementary mix of allowed uses, reflecting the surrounding residential, commercial, and industrial development. Phase 1 has been completed in this design. Phase 2 and the proposed uses herein shall continue this coordinated development plan.

30-3.17.A. Consistent with Comprehensive Plan. A PD application may only be approved if it is consistent with the Comprehensive Plan.

Justification: (See Consistency with the Comprehensive Plan, discussed above).

30-3.17.B. Conformance to PD purpose. A PD application may only be approved if it is in conformance with the purpose of PDs as articulated in section 30-3.15.

Justification: (See discussion above).

30-3.17.C. Internal compatibility. All uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the separation and buffering of parking areas and sections of parking areas; the existence or absence of, and the location of, focal points and vistas, open spaces, plazas, recreational areas and common areas, and use of existing and proposed landscaping; use of the topography, physical environment and other natural features; use and variety of building setback or build-to lines, separations and buffering; use and variety of building groupings, building sizes, architectural styles, and materials; variety and design of dwelling types; particular land uses proposed, and conditions and limitations thereon; and any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any proposed use within the PD.

Justification: The site is designed to facilitate a compatible development plan with compatible retail, climate controlled mini-warehouse/self-storage, and other commercial uses. The internal access, parking, and landscaping patterns facilitate compatibility and coordination between various uses in the development. Traditional quality of life design features and building architecture will be incorporated into the site design and building architecture to the greatest extent possible. An integrated sidewalk system consistent with the Land Development Code for compatibility and lighting will be provided.

30-3.17.D. External compatibility. All uses proposed within a PD shall be compatible with existing and planned uses of properties surrounding the PD; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding use, nor shall any internal use be subject to undue adverse impact from existing or planned surrounding uses. An evaluation of the external compatibility of a PD should be based on the following factors: adjacent existing and proposed uses, design of the development, traffic circulation, and density and intensity.

Justification: The PD is designed to provide adequate buffers for surrounding uses. The commercial development within the PD shall serve the surrounding multi-family uses and is compatible with the existing commercial, multi-family residential, and industrial uses.

30-3.17.E. Intensity of development. The residential density and intensity of use of a PD shall be compatible with and shall have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands, and shall comply with the policies and density limitations set forth in the Comprehensive Plan. Within the maximum limitation of the Comprehensive Plan, the permitted residential density and intensity of use in a PD may be adjusted upward or downward in consideration of the following factors: the availability and location of public and utility services and facilities; the trip capture rate of development; and the degree of internal and external connectedness of streets.

Justification: The proposed intensity of development is consistent with the area and proposed uses. The proposed climate-controlled mini-warehouse/self-storage facility anticipates an intensity adequate to serve the surrounding multi-family residential uses and compatible with the other commercial uses in the PD.

30-3.17.F. Usable open spaces, plazas and recreation areas. Usable open spaces, plazas and recreation areas provided within a PD shall be evaluated based on conformance with the policies of the Comprehensive Plan and the sufficiency of such areas to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

Justification: This commercial PD does not include plazas or recreational areas. However, natural area is preserved on the site to the greatest extent possible as a buffer to surrounding land uses.

30-3.17.G. Environmental constraints. The site of the PD shall be suitable for use in the manner proposed without hazards to persons either on or offsite from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, groundwater level, drainage and topography shall all be appropriate to the type, pattern and intensity of development intended. The conditions and requirements of the protection of resources article shall be met.

Justification: The site is located within the Uplands district. Existing vegetation is primarily secondary growth and pine trees. There are no heritage trees on the site. To the extent possible the existing vegetation will be maintained in the buffer areas, providing a natural buffer to adjacent uses. A substantial buffer is provided on the PD Layout Plan adjacent to the existing residential use. There are no scenic vistas present.

30-3.17.H. External transportation access. A PD shall be located on, and provide access to, a major street (arterial or collector) unless, due to the size of the PD and the type of uses proposed, it will not adversely affect the type or amount of traffic on adjoining local streets. Access shall meet the standards set in chapter 23 and chapter 30, article VI. Connection to existing or planned adjacent streets is encouraged. The trip generation report shall be signed by a professional engineer registered in the state when there is a difference between the traffic report provided by the petitioner and the concurrency test.

Justification: The PD provides adequate, safe, and efficient access to US 441 and Northwest 23rd Terrace.

30-3.17.G. Internal transportation access. Every dwelling unit or other use permitted in a PD shall have access to a public street directly or by way of a private road, pedestrian way, court or other area that is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road. Private roads and other accessways shall be required to be constructed so as to ensure that they are safe and maintainable.

Justification: The PD provides adequate, safe, and efficient access to US 441 and Northwest 23rd Terrace as well as efficient circulation within the development and between uses.

30-3.17.H. Provision for the range of transportation choices. Sufficient off-street and on-street parking for bicycles and other vehicles, as well as cars, shall be provided. Parking areas shall be constructed in accordance with such standards as are approved by the city commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. When there is discretion as to the location of parking in the project, it is strongly encouraged that all motor vehicle parking be located at the rear or interior side of buildings, or both. The design of a PD should, whenever feasible,

incorporate appropriate pedestrian and bicycle accessways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development.

Justification: The PD is a commercial development, with sufficient off-street parking which allows for ease of access within the development. The site has been designed to accommodate and encourage bicycle and pedestrian and transit travel and is served by RTS Route 8.

C. Statistical Information

1. Site acreage:
 - a. Original PD: 5.28 ac +/- (229,945 SF+/-)
 - b. Phase 2: 4.87 ac +/- (212,137 SF +/-)
2. Maximum Building Area: 90,000 SF
3. Maximum Impervious Ground Coverage: 60% of Total Site Area (138,000 SF)
4. Minimum open space: 40% of the Total Site Area
5. Land Uses Allowed: All uses listed above, uses allowed in the BUS zoning district, and mini-warehouse/self-storage use.
6. Building Area Allowable: 90,000 SF
7. Use Areas:
 - a. Building Footprint: no greater than 46,000 SF (1.06 ac)
(Based on Building Area definition per City Planning)
 - b. Parking & Sidewalk Area: 92,000 SF (2.11 ac).
8. Publicly owned usable open space, recreational areas, and plazas: 0.0 ac.
9. Common area usable open space, recreational area, and plazas (Minimum area): 0% of mixed-use area (0 SF)

D. Stormwater Management Plan

Phase 1 of the Shoppes at Pinewood development addressed any environmental conditions on the site as regulated by the Suwannee River Water Management, ACOE and the FDEP and included construction of a stormwater management facility (General ERP 0-6-0485) designed to accommodate all the stormwater runoff associated with the development of the site. The proposed uses and allowable development area shall not impact the existing stormwater management plan and facilities. The design of the stormwater management system conforms to the required water quality treatment and flood protection design guidelines.

E. Design Standards for Off-Street Parking and Loading Facilities

1. Parking Required: Per City of Gainesville Land Development Code
2. Bicycle Parking: Per City of Gainesville Land Development Code
3. The minimum number of bicycle parking spaces provided shall be 10% of the required vehicle parking.
4. Onsite parking spaces shall meet the dimensional requirements of the City of Gainesville Land Development Code.
5. Onsite parking spaces may consist of a maximum of 25% compact spaces (8'x16').

6. Onsite parking areas shall provide the required handicap accessibility spaces in accordance with the State of Florida handicap accessibility code.
7. Loading spaces shall be provided as required in the City of Gainesville Land Development Code.
8. Curbing is required around all landscape islands.
9. All pedestrian walkway curb cuts shall be handicap accessible.

F. Architectural Guidelines and Building Design Parameters

The Architectural Guidelines shall be maintained consistent with the approved PD. Architectural guidelines proposed for the development follow.

1. Roofs

- a. Flat roofs must have parapet walls for minimum 75% of perimeter.
- b. Pitched roofs designed at minimum 4 in 12 to maximum 12 in 12 slopes.
- c. Pitched roof material must be metal or dimensional shingles.

2. Walls

- a. Finish materials must be stone, brick, cement plaster, pre-cast concrete, finished masonry, or any combination thereof.
- b. Aluminum and vinyl siding are not permitted on any building faces that are adjacent and exposed to pedestrian circulation areas.
- c. Wall surfaces must be modulated at pedestrian zone height by design features, elements, or apertures at a maximum horizontal distance of 20 feet apart.

3. Columns

- a. Columns, posts, pedestal bases, and other vertical supports must be of stone, brick, cement plaster, pre-cast concrete or fiberglass, finished masonry, fabricated steel shapes, or heavy timber.
- b. Aluminum surrounds are not permitted on any columns that are adjacent and exposed to pedestrian circulation areas.

4. Rails, Brackets, And Embellishments

- a. Assemblies must consist of pre-finished aluminum shapes, painted fabricated steel shapes, cable, decorative metal panels or screens, heavy timber elements, or any combination thereof.

5. Transparency of Pedestrian Oriented Walls (Glazed Area)

- a. Leasable space: 25% minimum; 50% maximum
- b. Non-leasable space: no minimum; 85% max
- c. Glass must not be more than 20% tinted.

6. Windows / Doors

- a. Mill finished aluminum is not permitted.

7. Utilities

- a. Mechanical, electrical, waste, and janitorial equipment and areas must be screened from view from public streets.

G. Environmental Features

The site is in the Uplands district; however, the restrictions created by the district are not applicable to the site. There are no heritage trees on the site with existing secondary growth and pine trees dominating the landscape. To the extent possible, existing vegetation will be maintained in buffer areas and on site. In the newly developed areas, landscape will be provided to meet the Land Development Code. As required, irrigation will be provided for the landscaping.

H. Signage Standards

The City of Gainesville Land Development Code standards will govern the site for any requested signage, ensuring that the Shoppes at Pinewood PD will be provided with adequate signage for location, information, and direction purposes in a manner that is consistent with the City's Sign Regulations.

Two pylon signs identifying Shoppes at Pinewood PD and the establishments within the development are proposed along NW 13th Street. A secondary sign (monument sign) identifying Shoppes at Pinewood PD is proposed to be located on NW 23rd Boulevard. Directional signs for traffic circulation are also permitted.

Within the development, signs shall be allowed for individual business establishments. Each establishment is entitled to signage consistent with the City's Sign Regulations. Further, directional signs and hanging arcade signs designed to provide information, direction, and design interest without obscuring architectural detail or creating a cluttered appearance shall be permitted. Pedestal and Message board-type signs are permitted. Signage for the Shoppes at Pinewood PD shall be regulated by the City of Gainesville Land Development Code Sign Regulations.

I. Development Schedule

Phase 1 of the development is complete. It is anticipated that the proposed amendment will allow development of Phase 2. An application for development plan review will be submitted as required for the second phase. Submittal of a development plan review application will be required to implement the existing PD zoning. Any phase shall be a minimum of 4,000 SF of building area and may be less than the maximum building area allowed.

J. Differences Between Current PD and Proposed PD

The differences between the existing PD and the amended PD are minor. This amendment request includes one additional use (mini-warehouse/self-storage) and additional building square footage for the warehouse/self-storage use.

1. Uses: Permitted uses allowed for the Shoppes at Pinewood PD are those uses as allowed in the BUS zoning. This amended proposes an additional allowable use of mini-warehouse/self-storage as presented in this report.

2. Building Area: The existing PD allows a maximum of 46,000 SF of building area for the site. This amendment proposes a maximum of 90,000 SF of building area. The additional area shall be in the

mini-warehouse/self-storage facility and does not increase impervious area, stormwater, or traffic impacts to the site.

K. Trip Generation Information

1. Trip Generation

The existing PD offers a variety of office, retail and uses within an integrated development. This amendment requests an additional allowable use (mini-warehouse/self-storage) and additional allowable area for such use.

The existing PD was approved based on Trip Generation calculations provided below, with the number of average daily trips (ADT) generated by the Shoppes at Pinewood PD calculated at approximately 2,040 ADT. The additional allowable use and additional square footage associated with that allowable use does not negatively impact the trip generation calculations. At the time of development review, Levels of Service for the adjacent roadways must be met.

I. Previously Approved Information for Shoppes at Pinewood PD (2006)

- A. Type of Development: Commercial Retail/Services
- B. Gross Leasable Area (GLA): 46,000 SF
- C. ITE Code: 814 (Specialty Retail Center)

II. Approved Trip Generation Calculations (2006):

- A. Daily Trips= $44.32 \text{ Trips}/1,000 \text{ SF GLA} \times 46,000 \text{ SF GLA} = 2,038.7 \text{ Trips} = 2,040 \text{ Trips}$
- B. AM-Peak Hour of Generator (Weekday): $= 6.84 \text{ Trips}/1,000 \text{ SF GLA} \times 46,000 \text{ SF GLA Units} = 314.6 \text{ Trips} = 315 \text{ Trips}$
- C. PM Peak Hour of Adjacent Street Traffic (One hour between 4 and 6pm): $= 2.71 \text{ Trips}/1,000 \text{ SF GLA} \times 46,000 \text{ SF GLA} = 124.7 \text{ Trips} = 125 \text{ Trips}$

III. Trip Generation Calculations for Mini-Warehouse/Self-Storage Use.

- A. The number of trips for storage units is based on ITE Code 151. The total trips for the property with the development modifications are as follows:

| | | | | |
|---------------|----------------|---|-----------|-------------|
| Daily Traffic | .18 Trips/Unit | x | 586 Units | 105.4 trips |
| AM | .05 trips/Unit | | | 29.3 trips |
| AM Adjacent | .00 trips/Unit | | | 0.00 trips |
| PM | .05 trips/Unit | | | 29.3 trips |
| PM Adjacent | .04 trips/unit | | | 23.4 trips |

As demonstrated by this trip generation calculations, the proposed mini-warehouse/self-storage use and additional building area does not negatively impact traffic or transportation considerations.

2. TCEA Requirements for the Development

The PD lies outside of the City Transportation Concurrency Exception Area, which sets development standards that must be met. Because the site is outside of the TCEA, no TCEA standards are required.

STORAGE & SHOPS PHASE 2 PLANNED DEVELOPMENT FOR SHOPPES @ PINWOOD FOR PREMIER COMMERCIAL GROUP



Section 13, Township 9 S
Range 19 E
City of Gainesville
County of Alachua
State of Florida



**CONSOLIDATED
DESIGN
PROFESSIONALS**
CA #9938
2940 Kerry Forest Parkway
Suite 101
Tallahassee, FL 32309
ph: 850.296.3668
fax: 770-818-5663

Construction Documents
PREPARED FOR:



CLIENT

| # | DATE & BY |
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PROJECT DATA

- DESCRIPTION OF PROJECT: PHASE TWO OF A COMMERCIAL DEVELOPMENT
- PROPERTY OWNER: WARREN FAMILY HOLDINGS, LLC
- TAX PARCEL # 06014-304-000
- PROPERTY ZONING: PLANNED DEVELOPMENT
- DEVELOPMENT DATA:

| | | | |
|----------------------------------|------------------------|---|---------|
| TOTAL SITE AREA: | 229,546 S.F. / 5.28 AC | = | 100.00% |
| EXISTING BUILDING AREA: | 7,003 S.F. / 0.16 AC | = | 3.02% |
| EXISTING SITE IMPERVIOUS AREA: | 38,406 S.F. / 0.89 AC | = | 17.10% |
| TOTAL EXISTING IMPERVIOUS AREA: | 46,406 S.F. / 1.07 AC | = | 20.18% |
| EXISTING OPEN AREA: | 183,540 S.F. / 4.21 AC | = | 79.82% |
| EXISTING SITE IMPERVIOUS REMOVED | 9,855 S.F. / 0.23 AC | = | -4.35% |

| | | | |
|---|-----------------------|---|--------|
| PROPOSED BUILDING AREA (39,000 SF. ALLOWED) | | | |
| STORAGE FACILITY | 25,245 S.F. / 0.58 AC | = | 10.98% |
| PHASE II RETAIL | 5,800 S.F. / 0.13 AC | = | 2.48% |
| TOTAL PROPOSED | 31,045 S.F. / 0.71 AC | = | 13.44% |
| PROPOSED IMPERVIOUS AREA | 47,118 S.F. / 1.08 AC | = | 20.45% |

| | | | |
|--------------------------------|------------------------|---|--------|
| TOTAL PROPOSED IMPERVIOUS AREA | | | |
| PHASE II | 78,163 S.F. / 1.79 AC | = | 33.30% |
| OVERALL DEVELOPMENT | 114,674 S.F. / 2.53 AC | = | 49.81% |
| (138,800 S.F. ALLOWED) | | | |

- SETBACKS: SEE PLAN
- REFUSE SHALL BE TWO NEW DUMPSTER ENCLOSURES
- SITE IS NOT LOCATED IN A HISTORICAL PRESERVATION DISTRICT
- THE SITE IS LOCATED IN FLOOD ZONE "A". FLOOD COMPENSATION IS ACCOUNTED FOR IN THE EXISTING SWMP
- NO GREENWAY, NATURE PARK, GATEWAY OR WELLFIELD DISTRICTS LOCATED ONSITE.

SHEET INDEX

| | |
|-------|-------------------------|
| C 0.1 | COVER |
| S 1.0 | SITE SURVEY (BY OTHERS) |
| C 1.0 | GENERAL NOTES |
| C 2.0 | PHASE I DEMO PLAN |
| C 3.0 | SITE PLAN |
| C 4.0 | GRADING PLAN |
| C 6.0 | UTILITY PLAN |
| C 7.0 | DETAILS |

PROPERTY DESCRIPTION

Being a portion of Section 13, Township 9 South, Range 19 East, Alachua County, Florida, more particularly described as follows:

Commence at the Southeast corner of NORTHWOOD PINES UNIT NO. 6, as recorded in Plat Book "J", page 41 of the Public Records of Alachua County, Florida; thence North 0°05'08" East along the East line of said NORTHWOOD PINES UNIT No. 6, for 206.26 feet; thence North 65°17'30" East for 696.95 feet to a point on the next described line; thence South 45°27'27" East, along the Southwesterly right-of-way line of U.S. Route 441 (State Road 25) for 497.77 feet to the POINT OF BEGINNING; thence continue South 45°27'27" East, along the last described course, for 661.68 feet; thence North 89°46'27" West for 854.51 feet; thence North 26°30'14" West, radial to the next described curve, for 200.00 feet; thence Northeast along a curve, concave Southeast, having a radius of 200.00 feet; a central angle of 5°04'35" and an arc distance of 17.71 feet to a Point of Tangency; thence North 68°34'08" East for 341.56 feet to a Point of Curvature; thence North easterly along a curve, concave Northwesterly, having a radius of 500.00 feet, a central angle of 24°01'35" and an arc distance of 209.67 feet to the POINT OF BEGINNING, lying and being in Alachua County, Florida.

LESS AND EXCEPT:

A part of lands described in O.R.B. 1800, page 2600, public records of Alachua County, Florida; lying in Section 13, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of Northwood Pines UNIT No. 6, as recorded in plat book "J", page 41, said public records and run thence North 00°05'08" East, along the East line of mid Northwood Pines Unit No. 6, a distance of 206.26 feet; thence North 65°17'30" East, a distance of 696.95 feet to the Westerly right-of-way line of U.S. Highway No. 441 (a.k.a. N.W. 13th Street; a.k.a. U.S. Route 441; a.k.a. State Road No. 25); thence South 45°27'27" East, along said Westerly right-of-way, a distance of 497.77 feet to the South right-of-way line of N.W. 23rd Terrace; thence continue South 45°27'27" East, along said Westerly right-of-way line, a distance of 318.37 feet to the Point of Beginning of the herein described parcel; thence continue South 45°27'27" East, along said Westerly right-of-way line, a distance of 149.08 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 49.50 feet, a central angle of 15°10'36" and a chord bearing and distance of South 36°57'15" West 13.07 feet; thence Southwesterly, along said curve an arc distance of 13.11 feet to the end of said curve; thence South 44°32'33" West, a distance of 42.44 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 49.50 feet, a central angle of 45°41'00" and a chord bearing and distance of South 67°23'03" West 38.43 feet; thence Southwesterly and Westerly, along said curve an arc distance of 39.47 feet to the end of said curve; thence North 89°46'27" West, a distance of 66.93 feet to the beginning of a tangent curve, concave Northeast, having a radius of 4.50 feet a central angle of 90°00'00" and a chord bearing and distance of North 44°46'27" West 6.36 feet; thence Northwesterly, along said curve, an arc distance of 7.07 feet to the end of said curve; thence North 00°13'33" East, a distance of 18.00 feet; thence North 89°46'27" West, a distance of 44.10 feet; thence North 00°13'33" East, a distance of 53.69 feet; thence North 44°32'33" East, a distance of 117.01 feet to the said Point of Beginning, containing 0.429 Acres, more or less.

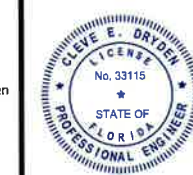
PETITION NO. LD22-000006



**CONSOLIDATED
DESIGN
PROFESSIONALS**
Atlanta Tallahassee
Jacksonville Washington D.C.
CA #9938

2940 Kerry Forest Parkway
Suite 101
Tallahassee, FL 32309
ph: 850.296.3668
fax: 770-818-5663

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Cleve Dryden
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DATE: JAN 22, 2022

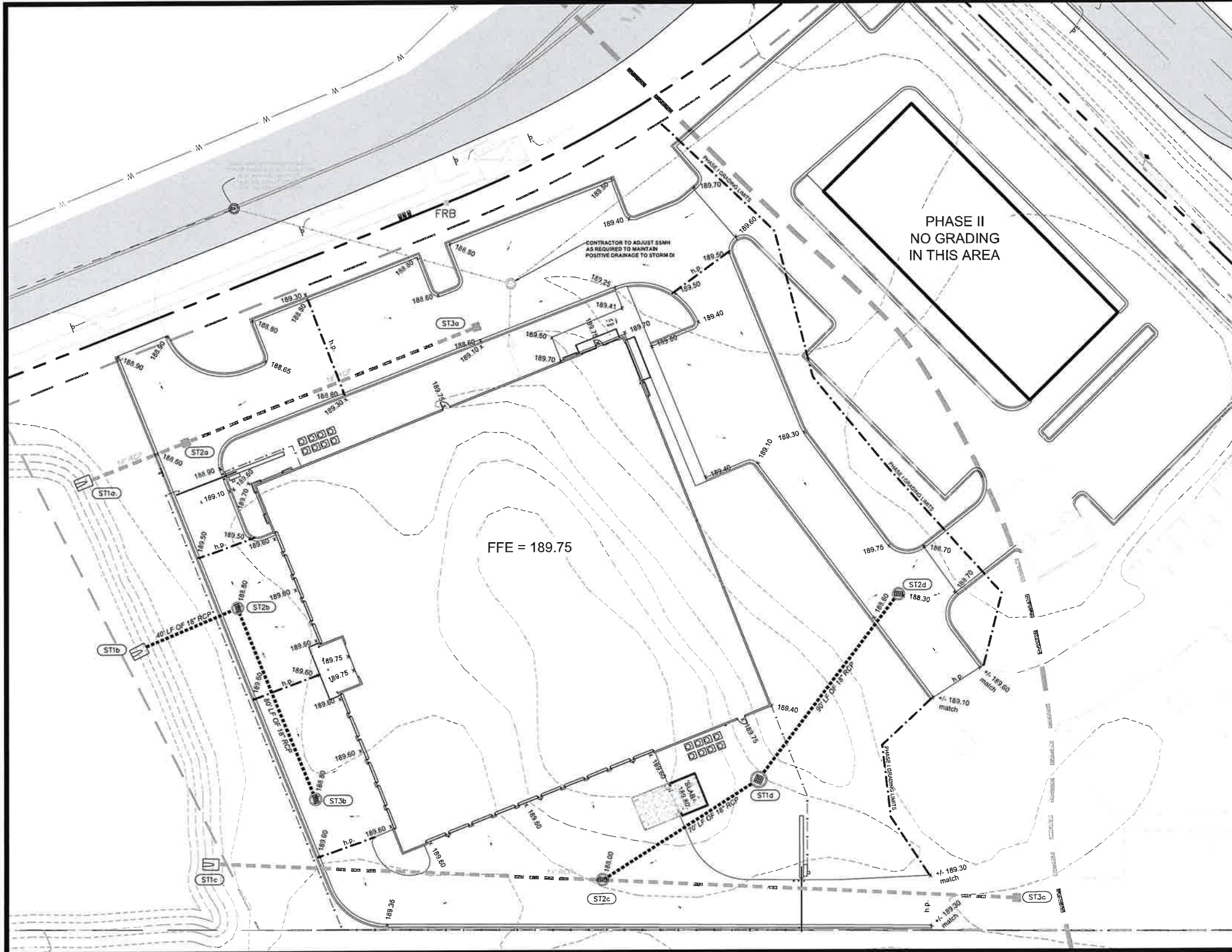
PROJECT NO. 21200.01

DWG FILE - GAINESVILLE MASTER.DWG

SCALE: AS SHOWN

COVER SHEET

C 0.1



- STORMLINE A**
- ST1a **EXI F.E.S.**
Inv. Out = 184.83
 - ST2a **EXI Storm Inlet**
Top = 188.49
Inv. = 184.99
 - ST3a **EXI Storm Inlet**
Top = 188.51
Inv. = 185.06
- STORMLINE B**
- ST1b **New FDOT MES**
Inv. out = 184.80
 - ST2b **New FDOT Type C Inlet**
Rim= 188.00
Inv. = 185.00
 - ST3b **New FDOT Type C Inlet**
Rim= 188.00
Inv. = 185.40
- STORMLINE C**
- ST1c **EXI MES**
Inv. out = 184.89
 - ST2c **New FDOT Type C Inlet**
Rim= 188.00
Inv. = 185.15
 - ST3c **EXI DI**
Rim= 188.72
Inv. = 185.42
- STORMLINE D**
- ST1d **New FDOT Type C Inlet**
Rim= 188.00
Inv. = 185.53
 - ST2d **New FDOT Type C Inlet**
Rim= 188.30
Inv. = 186.00



**CONSOLIDATED
DESIGN
PROFESSIONALS**
CA #9938

2940 Kerry Forest Parkway
Suite 101
Tallahassee, FL 32309
ph: 850.236.3668
fax: 770-818-5663

DESIGN OFFICE

Construction Documents
PREPARED FOR:



CLIENT

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STORAGE & SHOPS
PHASE 2 PLANNED
DEVELOPMENT FOR
SHOPPES @ PINEWOOD
Section 13, Township 9 S
Range 19 E
City of Gainesville
County of Alachua
State of Florida

PROJECT



Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

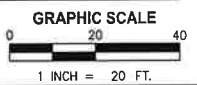


SEAL

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PROJECT NO. 21200 01
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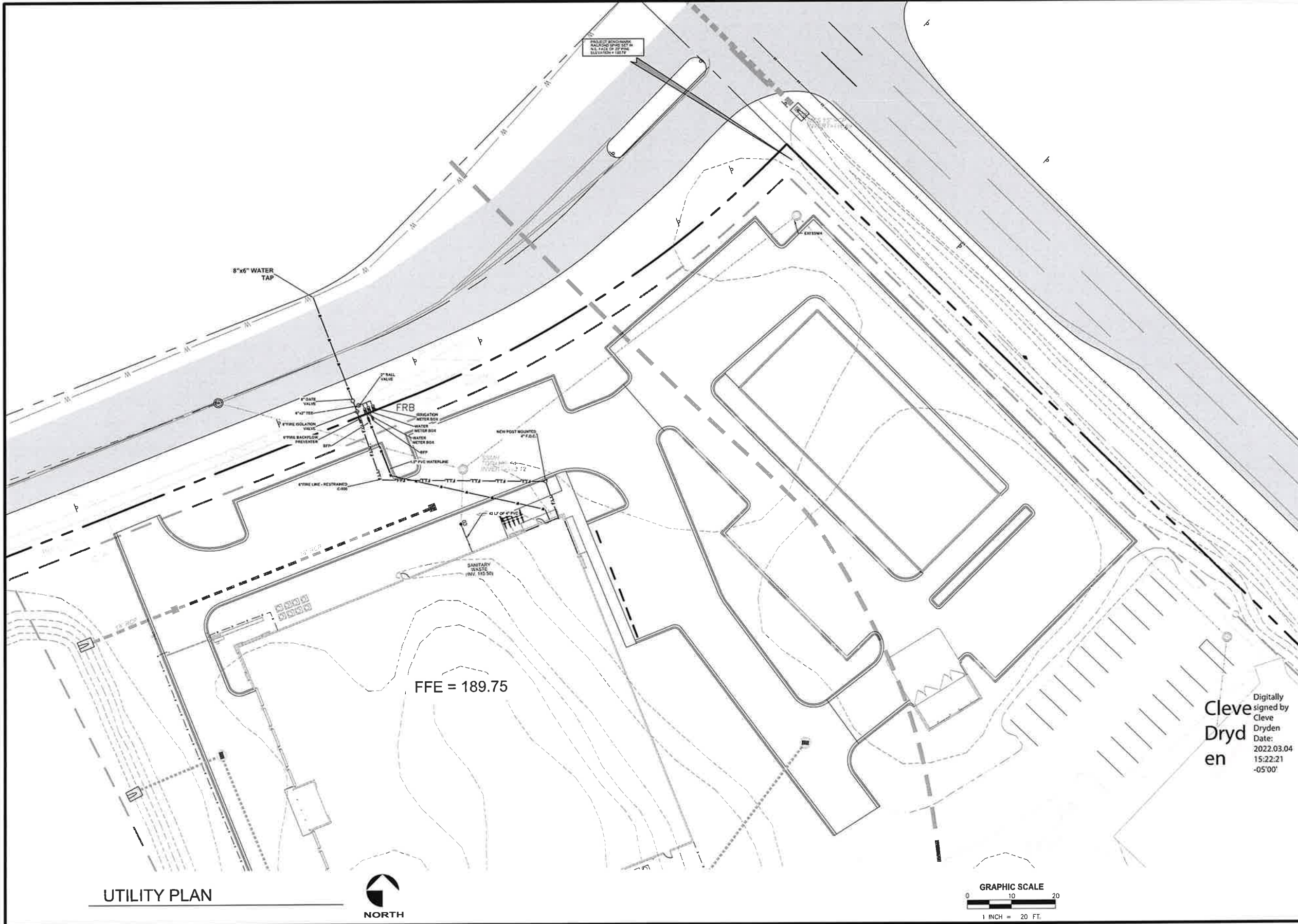
GRADING PLAN



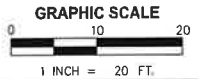
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Date: 2022.03.04
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**GRADING PLAN
C 4.0**

SHEET



UTILITY PLAN



**CONSOLIDATED
DESIGN
PROFESSIONALS**
CA #9938

2940 Kerry Forest Parkway
Suite 101
Tallahassee, FL 32309
ph: 850.298.3668
fax: 770-818-5663

DESIGN OFFICE:

Construction Documents
PREPARED FOR:



CLIENT:

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STORAGE & SHOPS
PHASE 2 PLANNED
DEVELOPMENT FOR
SHOPPES @ PINEWOOD
Section 13, Township 9 S
Range 19 E
City of Gainesville
County of Alachua
State of Florida

PROJECT:



Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

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signed by
Cleve
Dryden
Date:
2022.03.04
15:22:21
-05'00'

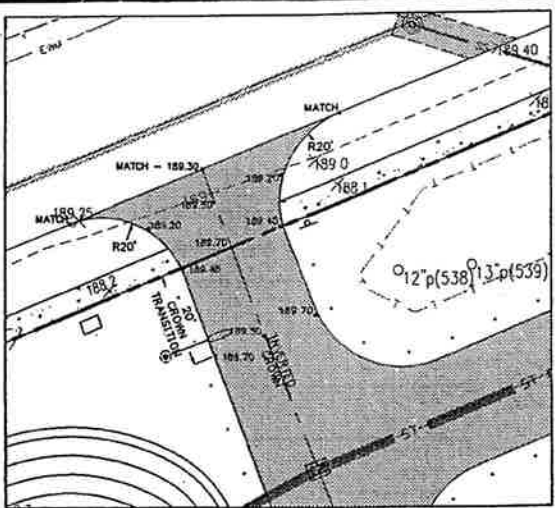


REAL:

DATE: JAN 22, 2022
PROJECT NO. 21200.01
DWG FILE - GAINESVILLE MASTER.DWG
SCALE: AS SHOWN

**UTILITY PLAN
C 6.0**

SHEET



FLOOD PLAIN CALCULATIONS

$Vol = Area \cdot Avg. DEPTH$

$Area = 85,280 \text{ ft}^2$

$Avg. DEPTH = \frac{88.5 - 87.75}{2} = 0.37 \text{ ft}$

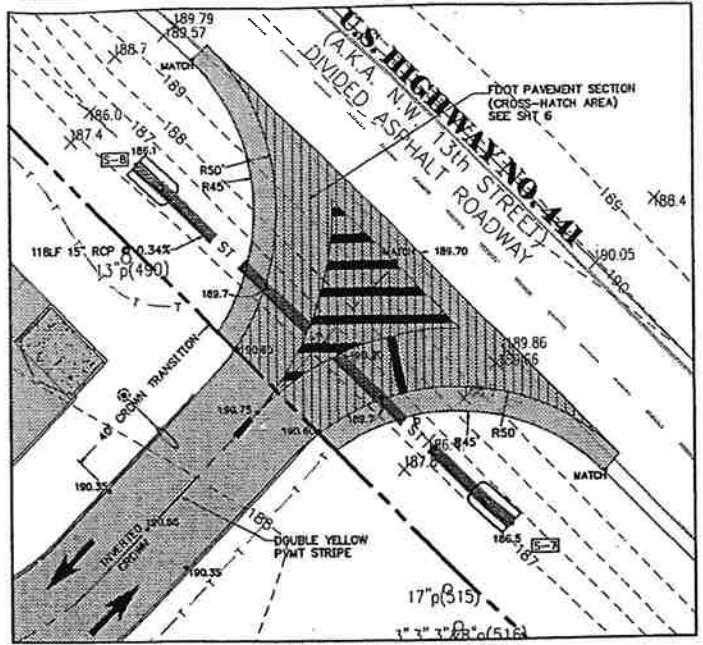
$Vol = 85,280 \text{ ft}^2 \cdot 0.37 \text{ ft} = 31,560 \text{ ft}^3$

6" CONCRETE WALKWAY @ 1:20 MINIMUM MATCH FLUSH W/EXISTING PAVEMENT

PROJECT BENCHMARK RAILROAD SPIKE SET IN FACE OF 20" PINE ELEVATION = 192.79' N.E.

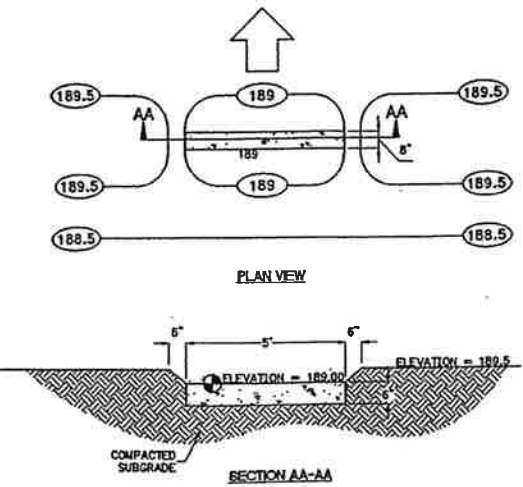
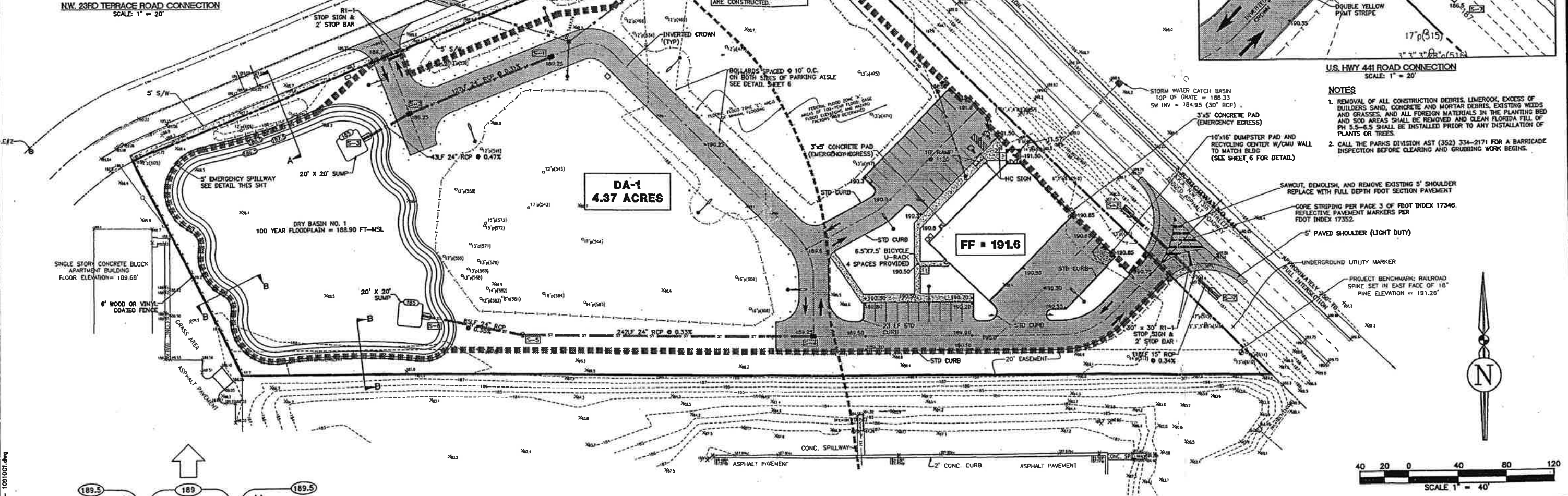
STORM STRUCTURE SCHEDULE

| | | | | | |
|--|--|---|--|--|--|
| TYPE "C" DBI FDOT INDEX 232 TOP EL. = 189.25 INV EL. = 85.5 | TYPE "C" DBI FDOT INDEX 232 TOP EL. = 189.25 W INV EL. = 85.2 E INV EL. = 85.2 | P-8 MANHOLE FDOT INDEX 200 & 201 TOP EL. = 189.25 E INV EL. = 85.3 W INV EL. = 85.3 | MES FDOT INDEX 272 INV EL. = 185.0 | MES FDOT INDEX 272 INV EL. = 185.0 | MES FDOT INDEX 272 INV EL. = 186.1 |
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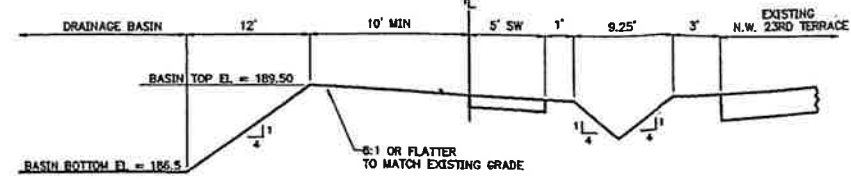


U.S. HWY 441 ROAD CONNECTION
SCALE: 1" = 20'

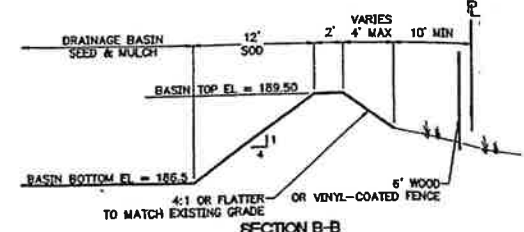
- NOTES**
- REMOVAL OF ALL CONSTRUCTION DEBRIS, LUMBER, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOO AREAS SHALL BE REMOVED AND CLEAN FLORIDA FILL OF PH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
 - CALL THE PARKS DIVISION AT (352) 334-2171 FOR A BARRICADE INSPECTION BEFORE CLEARING AND GRUBBING WORK BEGINS.



EMERGENCY SPILLWAY DETAIL
NTS

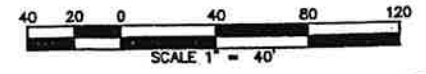


SECTION A-A
NTS



SECTION B-B

| No. | DATE | REVISION NOTE | BY | APPR. |
|-----|----------|--------------------------------|-----|-------|
| 9 | 2/15/07 | REVS PER CITY COMMENTS | SIC | SIC |
| 8 | 1/09/07 | REVS PER FDOT COMMENTS | SHF | SIC |
| 7 | 11/22/06 | REVS PER GRU COMMENTS | SHF | SIC |
| 6 | 10/30/06 | REVS PER GRU COMMENTS | SHF | SIC |
| 5 | 10/17/06 | REVS PER GRU COMMENTS | SHF | SIC |
| 4 | 10/04/06 | REVS PER SRWD | SHF | SIC |
| 3 | 9/12/06 | REVS PER FDOT | SHF | SIC |
| 2 | 8/22/06 | REVS FOR GRU & FDOT SUBMITTALS | SHF | SIC |
| 1 | 8/1/06 | REVS PER TRC COMMENTS | SHF | SIC |



CLIENT: **AMJ, INC.**

PROJECT: **SHOPPES AT PINWOOD PHASE 1**

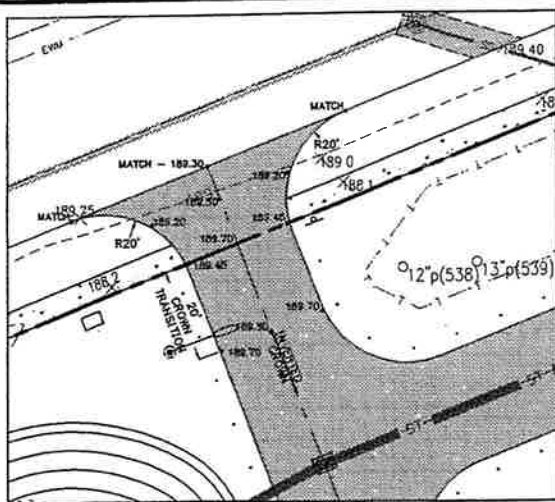
SHEET TITLE: **PAVING, GRADING, AND DRAINAGE PLAN**

Brown & Cullen Inc.
CIVIL ENGINEERS and LAND PLANNERS

3530 N.W. 43rd Street
Gainesville, Florida 32608
PHONE: (352) 375-8999 FAX: (352) 375-0833
E-MAIL: bc@brown-cullen.com
St. of Fla. Brd. of Prof. Eng. Cert. of Auth. No. 8263

| | |
|--------------------------|----------------------|
| PROJECT NO. 108-05-10 | DATE AUGUST, 2005 |
| PROJECT MGR. SIC | DRAWN BY TRH |
| SHEET 5 | OF 9 |

Feb 16, 2007 1:14:06 - Scott - C:\GCI\080510 - Shoppes at Pinewood - 1081001.dwg



NW 23RD TERRACE ROAD CONNECTION
SCALE: 1" = 20'

FLOOD PLAIN CALCULATIONS

$Vol = AREA \cdot Avg. DEPTH$

$Area = 85,280 \text{ ft}^2$

$Avg. DEPTH = \frac{88.5 - 87.75}{2} = 0.37 \text{ ft}$

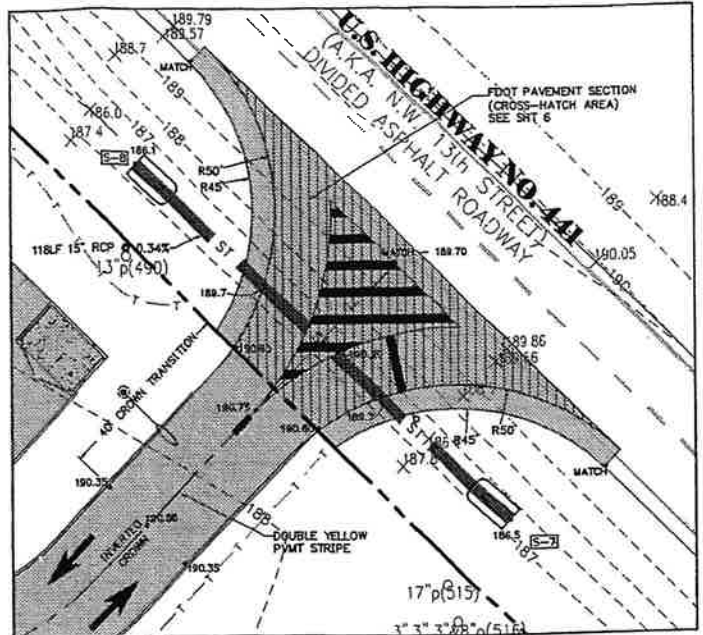
$Vol = 85,280 \text{ ft}^2 \cdot 0.37 \text{ ft} = 31,560 \text{ ft}^3$

PROJECT BENCHMARK RAILROAD SPIKE SET IN FACE OF 20" PINE ELEVATION = 192.79' N.E

6" CONCRETE WALKWAY @ 1:20 MINIMUM MATCH FLUSH W/EXISTING PAVEMENT

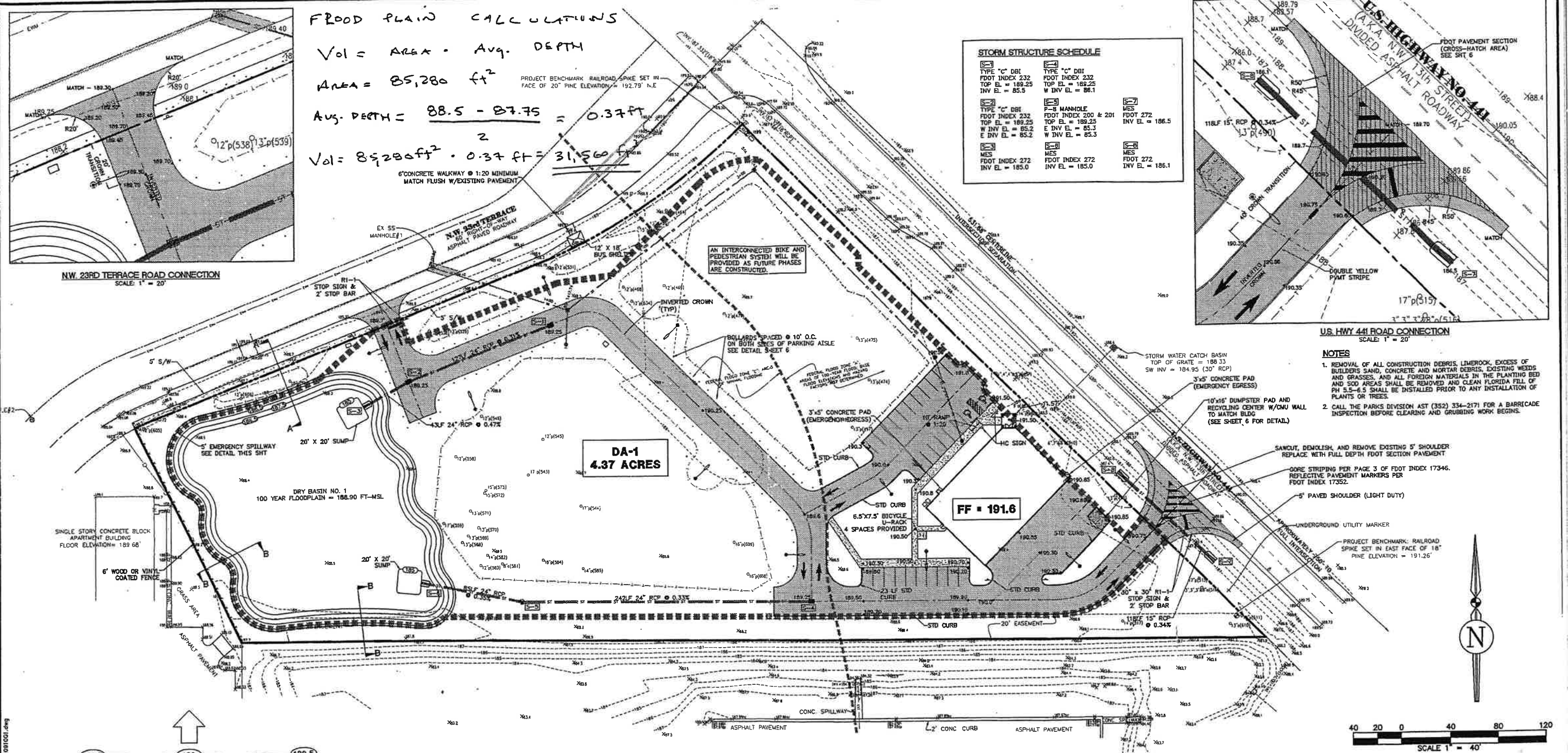
STORM STRUCTURE SCHEDULE

| | | | |
|---|---|--|---|
| TYPE "C" DBI FDOT INDEX 232 TOP EL. = 189.25 INV. EL. = 85.5 | TYPE "C" DBI FDOT INDEX 232 TOP EL. = 189.25 W DIV. EL. = 86.1 | TYPE "C" DBI FDOT INDEX 200 & 201 TOP EL. = 189.25 E INV. EL. = 85.3 W INV. EL. = 85.2 | F-3 MANHOLE FDOT INDEX 272 TOP EL. = 189.25 INV. EL. = 186.5 |
| MES FDOT INDEX 272 INV. EL. = 185.0 | MES FDOT INDEX 272 INV. EL. = 185.0 | MES FDOT INDEX 272 INV. EL. = 186.1 | |



US HWY 441 ROAD CONNECTION
SCALE: 1" = 20'

- NOTES**
- REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMESTONE, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND CLEAN FLORIDA FILL OF PH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
 - CALL THE PARKS DIVISION AST (352) 334-2171 FOR A BARRICADE INSPECTION BEFORE CLEARING AND GRUBBING WORK BEGINS.

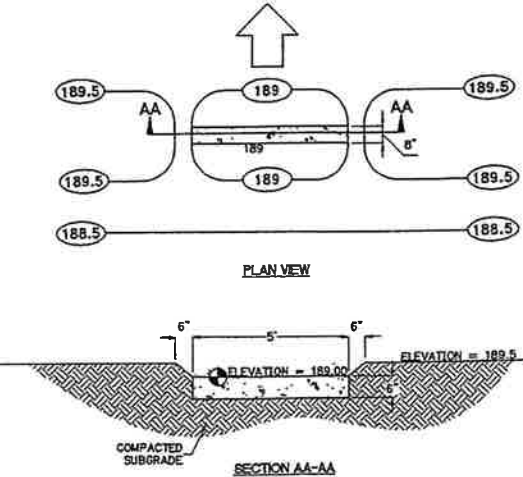


SINGLE STORY CONCRETE BLOCK APARTMENT BUILDING FLOOR ELEVATION = 189.68'

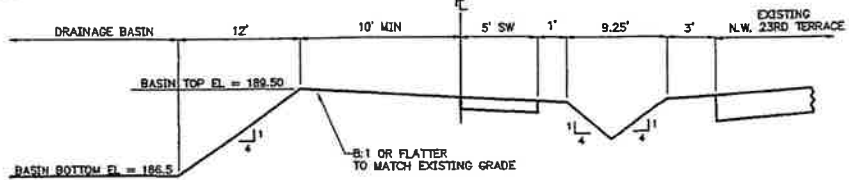
DRY BASIN NO. 1
100 YEAR FLOODPLAIN = 188.90 FT-MSL

DA-1
4.37 ACRES

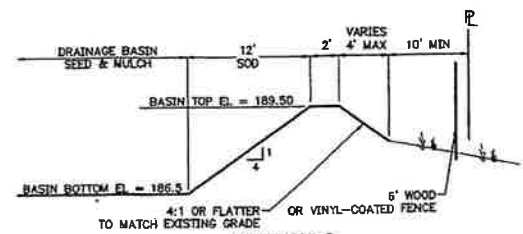
FF = 191.6



EMERGENCY SPILLWAY DETAIL
NTS

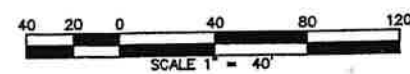


SECTION A-A
NTS



SECTION B-B

| No. | DATE | REVISION NOTE | BY | APPR. |
|-----|----------|--------------------------------|-----|-------|
| 9 | 2/15/07 | REVS PER CITY COMMENTS | SHF | SIC |
| 8 | 1/09/07 | REVS PER FDOT COMMENTS | SHF | SIC |
| 7 | 11/22/06 | REVS PER GRU COMMENTS | SHF | SIC |
| 6 | 10/30/06 | REVS PER GRU COMMENTS | SHF | SIC |
| 5 | 10/17/06 | REVS PER GRU COMMENTS | SHF | SIC |
| 4 | 10/04/06 | REVS PER SRVMD | SHF | SIC |
| 3 | 9/12/06 | REVS PER FDOT | SHF | SIC |
| 2 | 8/22/06 | REVS FOR GRU & FDOT SUBMITTALS | SHF | SIC |
| 1 | 5/1/06 | REVS PER TRC COMMENTS | SHF | SIC |



SCALE 1" = 40'



CLIENT: AMJ, INC.

PROJECT: SHOPPES AT PINWOOD PHASE 1

SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN

BROWN & CULLEN Inc. CIVIL ENGINEERS and LAND PLANNERS

3530 N.W. 43rd Street
Gainesville, Florida 32606
PHONE: (352) 375-8989 FAX: (352) 375-0833
E-MAIL: bc@brown-cullen.com
St. of Fla. Bd. of Prof. Eng. Cert. of Auth. No. 8263

PROJECT ENGINEER: STUART L. CULLEN, P.E.
PROJECT NO.: 109-05-10
PROJECT MGR.: SIC
SHEET: 5
DATE: AUGUST, 2005
DRAWN BY: TRH
CHKD BY: ON

Feb 16, 2007 - 13:14:08 - Scott C. Vail (080510 - Shoppes at Pinewood) - 1091001.dwg

**ORDINANCE NO. 050487
0-06-25**

An Ordinance of the City of Gainesville, Florida; rezoning certain lands within the City and amending the Zoning Map Atlas from "CON: Conservation district" to "Planned Development District"; located in the 6600 block of Northwest 23rd Terrace (Southwest corner of US 441 and Northwest 23rd Terrace); adopting a development plan report and development plan maps; providing conditions and restrictions; providing for enforcement; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, by initiation of a petition by the property owner, publication of notice of a public hearing was given that the Zoning Map Atlas be amended by rezoning certain property within the City be rezoned from "CON: Conservation district" to "Planned Development District"; and

WHEREAS, notice was given and publication made as required by law of a public hearing which was then held by the City Plan Board on October 20, 2005; and

WHEREAS, notice was given and publication made of a public hearing which was then held by the City Commission on December 12, 2005; and

WHEREAS, the City Commission finds that the amendment of the Planned Development District ordinance is consistent with the City of Gainesville 2000-2010 Comprehensive Plan.

WHEREAS, at least ten (10) days notice has been given once by publication in a newspaper of general circulation prior to the adoption public hearing notifying the public of this proposed ordinance and of a Public Hearing in the City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville; and

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

4 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
5 **CITY OF GAINESVILLE, FLORIDA:**

6 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
7 following described property from " CON: Conservation district" to "Planned Development
8 District";

9 See Exhibit "A" attached hereto and made a
10 part hereof as if set forth in full.
11

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

14 **Section 3.** The Development Plan attached to this Ordinance which consists of the
15 following:

- 16 1. the development plan report entitled "Shoppes at Pinewood Planned Development
17 Report", dated August, 2005, last revised February 8, 2006, attached and identified as
18 Exhibit "B"; and
- 19 2. development plan maps consisting of 7 sheets: 1) "Sheet Index", dated August,
20 2005, last revised October 3, 2005; 2) "Existing Conditions Map", dated August 2005,
21 last revised October 3, 2005; and 3) "Planned Development Layout Plan" dated August,
22 2005, last revised October 3, 2005; 4) "Map of Boundary & Topographic Survey", SUR-1
23 dated 05/09/05; 5) "Map of Boundary & Topographic Survey", SUR-2 dated 05/09/05;

1 6) "Map of Boundary & Topographic Survey", SUR-3 dated 05/09/05; 7) "Map of
2 Boundary & Topographic Survey", SUR-4 dated 05/09/05; identified as Exhibit "C"; are
3 incorporated and made a part of this Ordinance as if set forth in full. The terms,
4 conditions, and limitations of the Development Plan shall regulate the use and
5 development of the land described herein zoned to the category of Planned Development
6 District as provided in Chapter 30, Land Development Code of the City of Gainesville
7 (hereinafter referred to as "Land Development Code"). In the event of conflict between
8 the provisions of the development plan report (Exhibit "B") and the development plan
9 maps (Exhibit "C"), the provisions, regulations, and restrictions of the development plan
10 maps (Exhibit "C") shall govern and prevail.

11 **Section 4.** The following additional conditions, restrictions and regulations shall apply to
12 the development and use of the land:

- 13 1. Except as expressly provided in this ordinance, the Planned Development shall be
14 governed as if it were zoned BUS (General business district).
15
- 16 2. The permitted uses are only those uses permitted by right within the BUS: General
17 business district. Adult and sexually oriented establishments are prohibited. Outdoor
18 storage will be permitted by Special Use Permit in accordance with Section 30-67,
19 general provisions for business and mixed use districts of the City's Land Development
20 Code. Drive-through facilities may be allowed by Special Use Permit in accordance with
21 Policies 1.4.4, 1.4.5, 1.4.6, and 1.4.7 of the Concurrency Management Element of the
22 City of Gainesville, 2000-2010 Comprehensive Plan.
23
- 24 3. Accessory uses considered customarily incidental to a permitted principal use on the
25 subject property are limited to the uses permitted by right within the Planned
26 Development.
27
- 28 4. Concurrency approval and the reservation of trips shall be granted for a maximum of 2
29 years from the effective date of this rezoning. Afterwards, the development, or each
30 phase of development, as applicable, will be required to meet concurrency approval at the
31 time of application or approval.

- 1
2 5. All relevant Transportation Concurrency requirements shall be met. Proof of meeting
3 these requirements shall exist in the form of a Certificate of Preliminary and Final
4 Concurrency.
5
- 6 6. Stormwater basins shall be designed with an irregular shape and to retain as much of the
7 existing tree canopy as possible, subject to review and approval by the City Manager or
8 Designee.
9
- 10 7. All owners, tenants, operations and successors of same of the subject property are bound
11 by the terms and conditions of this PD Ordinance.
12
- 13 8. All bonds shall be in accordance with Article VII, Division 2 of the City's Land
14 Development Code.
15
- 16 9. Landlord permits shall comply with the provisions of Section 30-57, Residential leases;
17 teaching of the fine arts of the City's Land Development Code.
18
- 19 10. The Planned Development shall comply with the signage requirements of the City's Land
20 Development Code.
21
- 22 11. The owner/developer shall construct a bus shelter that is architecturally compatible with
23 the buildings constructed on the subject property. The bus shelter shall be placed on or
24 off-site in a location that is accessible to the existing City bus stop within the Northwest
25 23rd Terrace right-of-way. In either case, the bus shelter shall be subject to the review and
26 approval of the City's Director of the Regional Transit System. Construction of the bus
27 shelter shall be completed prior to the issuance of any Certificate of Occupancy for any
28 building on the subject property.
29
- 30 12. The owner/developer shall construct sidewalks along Northwest 23rd Terrace and
31 Northwest 13th Street (US 441) in accordance to applicable design standards, provided the
32 owner/developer receives approval from the appropriate regulating agency.
33
- 34 13. The owner/developer shall commence construction of Phase I of the Planned
35 Development within 18 months of the effective date of this rezoning implementing the
36 PD (Planned Development District) zoning on the subject property. Failure to comply
37 with this requirement shall cause the PD zoning classification to be deemed null and void.
38 The City may then commence the process to remove the PD zoning classification on the
39 subject property from the Zoning Map.
40
- 41 14. The owner/developer shall obtain a final development order on all phases of construction
42 of the Planned Development within 5 years of the effective date of this rezoning
43 implementing the PD (Planned Development District) zoning on the subject property.

1 Failure to comply with this requirement shall cause the PD zoning classification to be
2 deemed null and void. The City may then commence the process to remove the Planned
3 Development zoning classification on the subject property from the Zoning Map. The
4 city commission may approve a one-time, one-year extension of the valid dates of the PD,
5 after review by the City Plan Board, only if the request is in writing to the Commission
6 prior to any expiration date. This also includes the valid period for obtaining a building
7 permit and commencing construction. Failure to comply with these time requirements
8 shall cause the development order approved with this ordinance to be null and void and of
9 no further force and effect. In this event, the City shall initiate a petition to change the
10 zoning to the appropriate category.

11
12 15. A maximum of 25 percent of the linear frontage on US 441 may consist of off-street
13 parking that is within 100 feet of the roadway, subject to review and approval by the City
14 Manager or Designee.

15
16 16. The development plan review shall be performed by the City Plan Board.

17
18 17. The subject property is located within the Tertiary Zone of the Murphree Wellfield
19 District. Gainesville Regional Utilities (GRU) and the Alachua County Environmental
20 Protection Department (ACEPD) have approved the owner/developer's application for
21 Wellfield Exemption, subject to their review and approval of development plans.
22 Additionally, individual owners, tenants and operators must comply with the City's
23 wellfield regulations.

24
25 **Section 5.** If it is determined by the City Manager that a violation of this Ordinance exists,
26 the City Manager may issue and deliver an order to cease and desist from such violation to correct a
27 violation, to preclude occupancy of the affected building or area, or to vacate the premises. The
28 City Manager, through the City Attorney, may seek an injunction in a court of competent
29 jurisdiction and seek any other remedy available at law.

30 **Section 6.** If any section, sentence, clause or phrase of this ordinance is held to be invalid
31 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect
32 the validity of the remaining portions of this ordinance.

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

1 Section 8. This ordinance shall become effective immediately upon final adoption;
2 however, the rezoning shall not become effective until the amendment to the City of Gainesville
3 2000-2010 Comprehensive Plan adopted by Ordinance No. 050486 becomes effective as
4 provided therein.

5 **PASSED AND ADOPTED** this 27th day of March, 2006.

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PEGREEN HANRAHAN, MAYOR

APPROVED AS TO FORM AND LEGALITY:



Kurt Lannon,
Clerk of the Commission



Marion J. Radson, City Attorney

MAR 28 2006

 This ordinance passed on first reading this 13th day of March, 2006.

 This ordinance passed on second reading this 27th day of March, 2006.

H:\Marion Radson\Planning\128ZON-05PB pet.doc

LEGAL DESCRIPTIONS

Description: (O.R.B. 1800, page 2600)

Being a portion of Section 13, Township 9 South, Range 19 East, Alachua County, Florida. being more particularly described as follows:

Commence at the Southeast corner of NORTHWOOD PINES UNIT NO. 6, as recorded in Plat Book J, Page 41 of the Public Records of Alachua County, Florida; thence run N 00 degrees 05 minutes 08 seconds E along the East line of said NORTHWOOD PINES UNIT NO. 6 for a distance of 206.26 feet; thence run N 65 degrees 17 minutes 30 seconds E for 696.95 feet to a point on the next described line; thence run S 45 degrees 27 minutes 27 seconds E along the Southwesterly Right-of-Way line of U.S. Route 441 (State Road 25) for a distance of 497.77 feet to the Point of Beginning:

Thence continue S 45 degrees 27 minutes 27 seconds E along the last described course for a distance of 611.68 feet; thence run N 89 degrees 46 minutes 27 seconds W for a distance of 854.51 feet; thence run N 26 degrees 30 minutes 14 seconds W radial to the next described for a distance of 200.00 feet; thence run Northeasterly along a curve concave Southeasterly having a radius of 200.00 feet and a central angle of 05 degrees 04 minutes 22 seconds and an arc distance of 17.71 feet to a point of tangency; thence run N 68 degrees 34 minutes 08 seconds E for a distance of 341.56 feet to a point of curvature; thence run Northeasterly along a curve concave Northwesterly having a radius of 500.00 feet and a central angle of 24 degrees 01 minutes 35 seconds, and an arc distance of 209.67 feet to the Point of Beginning.

Containing 5.28 acres more or less and being subject to any Rights-of-Way and easements of record.

EXHIBIT "A"

SHOPPES
AT
PINEWOOD

PLANNED DEVELOPMENT
REPORT

August 10, 2005
Revised September 12, 2005
Revised October 3, 2005
Revised February 8, 2006

Prepared By:
BROWN & CULLEN INC.
3530 N.W. 43RD Street
Gainesville, Florida 32606
(352) 375-8999

Prepared For:
AMJ, Inc.
205 NW 16th Avenue
Gainesville, Florida 32601
(352) 375-4600

EXHIBIT "B"

A. Purpose & Intent

The purpose of this Planned Development (PD) application is to provide for the development of an existing commercial site, approved for business uses in 1991. The location for the Shoppes at Pinewood PD has been specifically identified for commercial development since 1991, when the City Commission approved a land use and zoning change for a Planned Development by Zach's Level Builders (Ordinance No. 0-91-05). The PD allowed the site to be developed at an intensity equivalent to a "neighborhood shopping center" as defined by the Comprehensive Plan in effect at that time. The PD ordinance included an expiration provision of five years from the PD approval date. The approved PD was not developed, and the PD zoning has expired. The PD ordinance also removed the underlying land use upon expiration. According to the City Land Development Code, properties without zoning are assigned CON zoning. Therefore a new PD application is required to re-establish consistent zoning and to allow the development on the site. The Shoppes at Pinewood PD proposes to allow development of the site as a commercial center featuring a variety of business and retail uses organized into a carefully planned development.

Located on NW 13th Street, the site is located adjacent to existing residential and commercial development, and will offer a range of complementary uses. The ultimate design will feature an internal sidewalk system and design parameters that calm the traffic flow within a commercial development. Buildings along NW 13th Street will be designed to provide a street presence along the road. The location has the additional appeal of being within an existing and established activity center located within an area of existing commercial, residential, and industrial development.

The design of the 5.28-acre site is intended to serve both the surrounding neighborhoods and the community at large. Neighborhood compatibility is a basic element of the project design. Listed below are many of the design concepts that have been incorporated into the planned development design in an effort to create a design that will benefit the City of Gainesville and the surrounding neighborhoods:

- Compatibility of the various uses within the Shoppes at Pinewood PD has been carefully considered so that the PD will be integrated with its surrounding neighborhood, compatible with the surrounding area, which includes residential, commercial, and industrial developments.
- The PD is located in an urban area, accessible by pedestrian, bicycle, and transit facilities. The surrounding residential neighborhoods can comfortably patronize the new facilities using a variety of travel modes.

- Internal connectivity is a main focus of the design. The site is designed with internal connections and shared public street access connections to NW 23rd Boulevard and NW 13th Street.
- Parking, though critical to this and any other modern development, is not being provided in excess. Parking areas are proposed adjacent buildings to allow the buildings rather than the parking to be the design feature and attraction.

B. Compliance with Zoning Objectives, Goals & Policies of Comprehensive Plan and Future Land Use Map.

1. The Future Land Use Map

The Future Land Use Map fails to designate a land use for the site. Therefore City Staff has determined that the Conservation Land Use is applicable. A related petition to return the land use to PUD is submitted. The PUD Land Use will be implemented on this site by the corresponding Planned Development (PD) zoning district. This request is consistent with the Future Land Use Map.

2. Goals & Policies of Comprehensive Plan

The comprehensive plan previously designated the site for PUD Land Use, prior to expiration of the PD zoning. The site was approved as a 33,800 SF commercial PD, but remained undeveloped. This request is consistent with the Comprehensive Plan, as demonstrated by the following Goals, Policies, and Objectives, as summarized and excerpted below:

- *Future Land Use Element Policy 1.3.2. – Relating to location and design of developments, with respect to bicycle, pedestrian, and transit facilities.*
- *Future Land Use Element policy 1.3.3. – Relating to a range of mixed uses in center and accessible to neighborhoods, with multiple connections to surrounding streets.*
- *Future Land Use Policy 4.1.1 – Establishes Land Use Categories on the Future Land Use Map with definitions, which include the Planned Use District, defined as an overlay land use district which may be applied on any specific property in the City, and implemented by the Planned Development zoning district.*
- *Future Land Use Policy 4.2.2. – Relating to access between residential neighborhoods and neighborhood centers for pedestrian, bicycle, and transit users.*

- *Future Land Use Objective 4.5 – Relating to design standards for signage, parking, drainage, and on-site traffic flow.*
- *Transportation Mobility Element Objective 1.2 – Relating to higher residential densities and non-residential intensities near neighborhood activity centers and within transit route corridors.*
- *Transportation Mobility Objective 2.1– Relating to land use designations and site plans that reduce trip distances.*

3. Zoning Objectives & Justification for Rezoning

Zoning Objectives: This PD application proposes to update the development conditions that apply to the site to a Planned Development that will allow the site to be developed as a commercial center. The site does not currently have a zoning as the previous PD expired, therefore City codes designate it as zoned CON. A Commercial PD was approved for the site in 1991, however the PD Ordinance has expired. This application seeks to renew the PD zoning, with appropriate conditions for the site to allow development of this existing commercial area. Commercial business and retail-oriented development is proposed in the PD, consistent with previous approvals. The proposed uses for the Shoppes at Pinewood PD are uses as permitted in the City of Gainesville's BUS zoning district, and are intended to allow a full range of commercial uses. Some of the proposed uses allowed within the PD are as follows:

Eating places, Outdoor café, Places of religious assembly, Veterinary services, Repair service for household needs, Printing, publishing and related services, U. S. Postal service, Communications, Paint, glass and wallpaper stores, Hardware stores, Retail nurseries, lawn & garden supply stores, General merchandise stores, Food stores, Auto and home supply stores, Apparel and accessory stores, Home furniture, furnishings and equipment stores, Carpet, tile and floor coverings stores, Miscellaneous retail, Finance, insurance, and real estate services, Retail banking services, Personal services, Business services, Miscellaneous services, Motion pictures, Amusement and recreation services, Sporting goods stores and bicycle shops, Health services, Legal services, Educational services, Social services, Museums and art galleries, Membership organizations, Engineering, accounting, research, management and related services, Alcoholic beverage establishments, associated drive-through facilities, and accessory uses customarily incidental to a permitted principal use.

Prohibited uses within the PD are as follows:

Adult entertainment establishments.

Justification for Rezoning: The parcel size, location and surrounding development present conditions that are best addressed by the Planned Development district. When considering all of the multi-family design considerations for parking, traffic circulation, solid waste, and building location, the parcel size does not allow for adequate multi-family residential density, and the location on a 4-lane arterial highway is undesirable for residential living. A commercial PD, allowing business-oriented uses described above is compatible with the adjoining commercial development to the south and will serve the needs of the surrounding residential developments. A commercial PD was approved in this location previously. Thus, this PD zoning renewal is consistent with previously approved development. The size and location of the parcel require specialized design considerations best addressed by the PD district. Site design and access to the parcel is influenced by the adjoining street frontages, including a local street, and a 4-lane arterial highway. In addition, the site design must consider its location and must balance required buffering of the development with visibility and compatibility with the surrounding residential and non-residential development. In order to adequately address all of the site design considerations in the Comprehensive Plan, including those cited above, the Planned Development district is the most appropriate zoning district for the site.

The Shoppes at Pinewood Retail PD has been designed to meet the requirements of the Land Development Regulations for the Planned Development Zoning District, Section 30-211(1) thru (7), which are addressed below:

(1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal an external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby uses, and mixed uses.

Justification: The PD proposes a commercial development, with buildings oriented towards the streets as dictated by the zoning. The

site has been designed to accommodate and encourage bicycle and pedestrian and transit travel, and is served by RTS Route 8.

(2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences.

Justification: The project is designed to anticipate and accommodate the changing needs and desires of the community by providing a variety of building spaces and sizes that lend themselves to flexibility and adaptation. The building and parking envelopes shown on the PD Layout Plan allow flexibility in the site design while limiting the total amount of Building Area.

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

Justification: The site is located within the Uplands district. Existing vegetation is primarily secondary growth and pine trees. There are no heritage trees on the site. To the extent possible the existing vegetation will be maintained in the buffer areas, providing a natural buffer to adjacent uses. A substantial buffer is provided on the PD Layout Plan adjacent to the existing residential use. There are no scenic vistas present.

(4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.

Justification: The site is designed to facilitate an economical development plan.

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

Justification: The entire 5.28-acre site is designed to achieve coordinated building and facility relationships, both within the site and in the larger context of the surrounding neighborhood. This is demonstrated by the complementary mix of allowed uses, reflecting the surrounding residential, commercial, and industrial development.

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

Justification: The PD district will allow the project to be developed with a coordinated architectural theme, including the building design standards included in this report.

(7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.

Justification: Traditional quality of life design features and building architecture will be incorporated into the site design and building architecture to the greatest extent possible. An integrated sidewalk system consistent with the Land Development Code for compatibility and lighting will be provided.

C. Statistical Information

1. Total Site acreage: 5.28 ac +/- (229,945 SF +/-)
2. Maximum Building Area: 20% of Total Site Area (46,000 SF)
3. Maximum Impervious Ground Coverage: 60% of Total Site Area (138,000 SF)
4. Minimum open space: 40% of the Total Site Area
5. Land Uses Allowed: All uses listed on page 3 and BUS zoning
6. Building Area Allowable: 46,000 SF
7. Use Areas:
 - a. Building Area: 46,000 SF (1.06 ac)
(Based on Building Area definition per City Planning)
 - b. Parking & Sidewalk Area: 92,000 SF (2.11 ac).
8. Publicly owned usable open space, recreational areas, and plazas: 0.0 ac.
9. Common area usable open space, recreational area, and plazas (Minimum area): 0% of mixed use area (0 SF)

D. Stormwater Management Plan

The site has received a preliminary field evaluation and determination that no wetlands are present on the site. The environmental consultant for the project and the Suwannee River Water Management District have provided letters regarding the environmental conditions found on the site (see attached). The stormwater management plan will be designed to accommodate all of the stormwater runoff associated with the development of the site. The design of the stormwater management system will conform to the following design guidelines and criteria:

1. Water Quality Treatment

- a. Water quality treatment will be provided in for the entire redeveloped site. The stormwater treatment basin will provide water quality treatment in accordance with Chapter 40C-42 Florida Administrative Code (FAC) to assure conformance with State of Florida and City of Gainesville water quality standards.
- b. The water quality treatment design methodology may be any of the accepted methodologies for water quality treatment as identified in the Suwannee River Water Management District (SRWMD) Applicants Handbook.
- c. Water quality treatment for the site shall conform to existing design and permitting regulations.
- d. The actual treatment volume required will be dependant on the type of treatment methodology chosen, but shall not be less than the first one inch of runoff or 2.5 inches of runoff from the impervious area plus one inch of runoff from the total contributing drainage area.
- e. Recovery of the water quality treatment volume shall be demonstrated in conformance to the applicable criteria for the specific design methodology used. These design criteria shall be as required in the SRWMD Applicants Handbook.

2. Flood Protection

- a. The FEMA established 100-year flood plain line on the project site has an undetermined elevation. The site shall be designed to provide flood protection storage volume compensation necessary to assure that the Shoppes at Pinewood PD project does not increase the established 100-year floodplain.
- b. In order to satisfy the standard in 2. a, above, the site stormwater management basin systems will provide storage volume for any substantial and measurable fill placed above existing grade, and within the FEMA floodplain line. The stormwater management system shall account for the 100-year/critical-duration runoff volume discharged from new impervious area proposed on site.

3. General Guidelines and Design Criteria

- a. All new buildings shall be provided with minimum finished floor elevations of one foot above the existing grade and the 100 Year flood elevation in the stormwater management facilities.
- b. Either wet or dry basins are allowed, as necessary to meet all other design guidelines and criteria. A wet basin is anticipated to manage the stormwater runoff for the site.
- c. Best Management Practices (BMP's) for erosion and sedimentation control during construction shall be incorporated into the design.

- d. In the event the project's stormwater management system requires construction on adjacent property, or a physical connection to offsite stormwater systems or conveyance features, this offsite work is allowable provided proper drainage easements are in place or provided by the adjacent property owners. These possible offsite drainage easements shall be executed and recorded prior to obtaining final development plan approval.

E. Design Standards for Off-Street Parking and Loading Facilities

1. Parking Required: Per City of Gainesville Land Development Code
2. Bicycle Parking: Per City of Gainesville Land Development Code
3. The minimum number of parking spaces required to be provided onsite is 1 space per 250 SF of Leasable Floor Area of building constructed.
4. The minimum number of bicycle parking spaces provided shall be 10% of the required vehicle parking.
5. Onsite parking spaces shall meet the dimensional requirements of the City of Gainesville Land Development Code.
6. Onsite parking spaces may consist of a maximum of 25% compact spaces.
7. Onsite parking areas shall provide the required handicap accessibility spaces in accordance with the State of Florida handicap accessibility code.
8. Loading spaces shall be provided as required in the City of Gainesville Land Development Code.
9. Curbing is required around all landscape islands.
10. All pedestrian walkway curb cuts shall be handicap accessible.

F. Architectural Guidelines and Building Design Parameters

The architectural theme of individual buildings shall attempt to provide consistency to other buildings on the site, however, a central architectural theme is not required. These additional guidelines are intended to reduce massing and establish a pedestrian-scaled experience. Detailed architectural plans are required during the site plan approval and building permitting process, and will address all required building and site design requirements, including the City's advisory color guidelines. Architectural guidelines proposed for the development follow.

1. Roofs

- a. Flat roofs must have parapet walls for minimum 75 % of perimeter.
- b. Pitched roofs designed at minimum 4 in 12 to maximum 12 in 12 slope.
- c. Pitched roof material must be metal or dimensional shingles.

2. Walls

- a. Finish materials must be stone, brick, cement plaster, pre-cast concrete, finished masonry, or any combination thereof.
 - b. Aluminum and vinyl siding are not permitted on any building faces that are adjacent and exposed to pedestrian circulation areas.
 - c. Wall surfaces must be modulated at pedestrian zone height by design features, elements, or apertures at a maximum horizontal distance of 20 feet apart.
3. Columns
- a. Columns, posts, pedestal bases, and other vertical supports must be of stone, brick, cement plaster, pre-cast concrete or fiberglass, finished masonry, fabricated steel shapes, or heavy timber.
 - b. Aluminum surrounds are not permitted on any columns that are adjacent and exposed to pedestrian circulation areas.
4. Rails, Brackets, And Embellishments
- a. Assemblies must consist of pre-finished aluminum shapes, painted fabricated steel shapes, cable, decorative metal panels or screens, heavy timber elements, or any combination thereof.
5. Transparency of Pedestrian Oriented Walls (Glazed Area)
- a. Leasable space: 25% minimum; 50% maximum
 - b. Non-leasable space: no minimum; 85% max
 - c. Glass must not be more than 20% tinted.
6. Windows / Doors
- a. Mill finished aluminum is not permitted.
7. Utilities
- a. Mechanical, electrical, waste, and janitorial equipment and areas must be screened from view from public streets.

G. Environmental Features

The site is located in the Uplands district, however, the restrictions created by the district are not applicable to the site. There are no heritage trees on the site, with existing secondary growth and pine trees dominating the landscape. To the extent possible, existing vegetation will be maintained in buffer areas and on site. In the newly developed areas, landscape will be provided to meet the Land Development Code. As required, irrigation will be provided for the landscaping.

H. Signage Standards

The City of Gainesville Land Development Code standards will govern the site for any requested signage, ensuring that the Shoppes at Pinewood PD will be provided with adequate signage for location, information, and direction purposes in a manner that is consistent with the City's Sign Regulations.

Two pylon signs identifying Shoppes at Pinewood PD and the establishments within the development are proposed along NW 13th Street. A secondary sign (monument sign) identifying Shoppes at Pinewood PD is proposed to be located on NW 23rd Boulevard. Directional signs for traffic circulation are also permitted.

Within the development, signs shall be allowed for individual business establishments. Each establishment is entitled to signage consistent with the City's Sign Regulations. Further, directional signs and hanging arcade signs designed to provide information, direction and design interest without obscuring architectural detail or creating a cluttered appearance shall be permitted. Pedestal and Message board-type signs are permitted. Signage for the Shoppes at Pinewood PD shall be regulated by the City of Gainesville Land Development Code Sign Regulations.

I. Development Schedule

It is anticipated that the project will be developed in a single or several phases. An application for development plan review will be submitted as required for each of the phases. The PD zoning is valid for a period of 5 years of the effective date of the ordinance implementing the PD (Planned Development District) zoning on the subject property. Submittal of a development plan review application will be required to implement the PD zoning. Any phase shall be a minimum of 4,000 SF of building area, and may be less than the maximum building area allowed.

An initial phase is expected to be submitted for development plan review within one year of the effective date of the ordinance implementing the PD (Planned Development District) zoning on the subject property.

J. Differences Between Current PD and Proposed PD

There are a number of differences between the expired PD and the proposed Shoppes at Pinewood PD. The significant differences are listed below.

1. Uses: The expired PD for this site was created solely to accommodate development of the former Planned Development approved for the site. Permitted uses allowed were a variety of commercial uses, patterned around the City of Gainesville's now defunct "B-1" zoning district. The proposed uses for the Shoppes at Pinewood PD as allowed in the BUS zoning and presented in this report.
2. Building Area: The expired PD allowed a maximum of 33,800 SF of building area for the site. The Shoppes at Pinewood PD proposes a maximum of 46,000 SF of building area.

3. Building Orientation: The expired PD did not contain building orientation requirements. The proposed Shoppes at Pinewood PD is primarily oriented towards the streets, and is consistent with the Gateway Street design standards.

K. Trip Generation Information

1. Trip Generation

The proposed PD will offer a variety of office, retail and uses within an integrated development. The purpose of this development is to provide the community the opportunity to combine the number of overall vehicle trips required throughout the average day.

Based on information provided by the project Trip Generation calculations provided below, the number of average daily trips (ADT) generated by the Shoppes at Pinewood PD has been calculated at approximately 2,040 ADT. At the time of development review, Levels of Service for the adjacent roadways must be met.

I. Proposed Information

- | | |
|-------------------------------|-------------------------------|
| A. Type of Development: | Commercial Retail/Services |
| B. Gross Leasable Area (GLA): | 46,000 SF |
| C. ITE Code: | 814 (Specialty Retail Center) |

II. Proposed Trip Generation Calculations:

- A. Daily Trips = $44.32 \text{ Trips}/1,000 \text{ SF GLA} \times 46,000 \text{ SF GLA} = 2,038.7 \text{ Trips} =$
2,040 Trips
- B. AM Peak Hour of Generator (Weekday):
= $6.84 \text{ Trips}/1,000 \text{ SF GLA} \times 46,000 \text{ SF GLA Units} = 314.6 \text{ Trips} =$
315 Trips
- C. PM Peak Hour of Adjacent Street Traffic (One hour between 4 and 6pm):
= $2.71 \text{ Trips}/1,000 \text{ SF GLA} \times 46,000 \text{ SF GLA} = 124.7 \text{ Trips} =$
125 Trips

2. TCEA Requirements for the Development

The proposed PD lies outside of the City Transportation Concurrency Exception Area, which sets development standards that must be met. Because the site is outside of the TCEA, no TCEA standards are required.

Appendix C

Technical Review Committee (TRC) Comments

Changemarks Report

Project Name: LD22-000006 - Planned Development Amendment - Shoppes at Pinewood

Workflow Started: 02/18/2022 11:29 AM

Report Generated: 04/20/2022 07:58 PM

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---------------|-------|-------|-----------|------------|-------------------------------|----------|--|-----------------------|---------------------|--|---------------------|-----------------|--------------------|
| Main Workflow | E1 | 18 | False | Unresolved | Planners | | Shoppes at Pinewood PD Amendment Narrative Feb. 2022.pdf | TMPA Zone B | Changemark note #01 | Since the original PD was approved, this area has been included into the Transportation Mobility Program Area (TMPA). New development on this site will be subject to TMPA requirements which are determined by the Department of Mobility. | 04/05/2022 12:36 PM | Jason Simmons | |
| | | 8 | False | Unresolved | Public Works Constructability | | C3.0 Site Plan.pdf | Valerie K | Curb | Please see note on sheet C4.0 and correct on this sheet as well | 03/29/2022 5:14 PM | Valerie Knowles | |
| | | 7 | False | Unresolved | Public Works Constructability | | C3.0 Site Plan.pdf | Valerie Knowles | ADA Parking | Please show ADA Parking spaces for this building. Ref to Paul Myers comment | 03/29/2022 5:12 PM | Valerie Knowles | |
| | | 6 | False | Unresolved | Public Works Constructability | | C4.0 Grading Plan.pdf | Valerie Knowles | Curb | Does existing have no curb? If so please so where transition of the curb will begin | 03/29/2022 5:12 PM | Valerie Knowles | |
| | | 15 | False | Unresolved | Planners | | C3.0 Site Plan.pdf | Sidewalk requirements | Changemark note #01 | In accordance with PD condition #12, a sidewalk is required of at least 8 feet in width, to be installed prior to the issuance of a certificate of occupancy by the city. This applies to any parcel or lot where a roadway is existing adjacent to the proposed development or where there is a reasonable likelihood of mass transit service or a pedestrian need for sidewalks. The sidewalk shall be constructed within existing right-of-way or, if insufficient space exists within the right-of-way, the sidewalk area shall be dedicated to public use in a form acceptable to the city attorney. Check with Public Works to determine if a sidewalk in this location is developable. | 03/29/2022 5:29 PM | Jason Simmons | |
| | | 16 | False | Unresolved | Planners | | C3.0 Site Plan.pdf | Sidewalk requirements | Changemark note #02 | PD condition #12 also has a condition indicating that the owner/developer shall construct a sidewalk along NW 23rd Terrace. | 03/29/2022 5:29 PM | Jason Simmons | |
| | | 17 | False | Unresolved | Planners | | C3.0 Site Plan.pdf | Sidewalk requirements | Changemark note #03 | The retail building is shown as a drive-through facility. It must meet the provisions of Sec. 30-5.9. Drive-Through Facilities, including adequate queuing space for vehicles in line, sufficient driveway area or a by-pass lane must be provided so that vehicles may circulate freely around the site, and drive-through lanes shall be located along the side or rear of buildings, away from street frontages. It | 03/29/2022 5:29 PM | Jason Simmons | |

| | | | | | | | | | | | |
|----|-------|------------|------------------------------------|--|--|----------------|-----------------------------|---|--------------------|--------------------|--|
| | | | | | | | | is unclear on the site plan how the drive-through is intended to function. Where is the menu board located? | | | |
| 13 | False | Unresolved | Public Works - Design | | C7.0 Construction Details.pdf | PW Design - US | Pavement | The minimum flexible pavement design should include 2" SP 9.5 asphalt, 6" base, and 12" stabilized subgrade. | 03/28/2022 4:42 PM | Upasana Srivastava | |
| 14 | False | Unresolved | Public Works - Design | | C7.0 Construction Details.pdf | PW Design - US | Sidewalks | Sidewalks should have a minimum 1% cross slope | 03/28/2022 4:42 PM | Upasana Srivastava | |
| 10 | False | Unresolved | Public Works - Design | | C4.0 Grading Plan.pdf | PW Design - US | Rim elevations | Verify the rim elevations for ST2b and ST3b (inconsistent between the table and the plans) and ST1d, listed as 188 feet which is inconsistent with surrounding elevations | 03/28/2022 3:42 PM | Upasana Srivastava | |
| 11 | False | Unresolved | Public Works - Design | | C4.0 Grading Plan.pdf | PW Design - US | Roof Drainage | Provide detail on how drainage from the buildings will be effectively conveyed to the existing system | 03/28/2022 3:42 PM | Upasana Srivastava | |
| 9 | False | Unresolved | Public Works - Design | | C3.0 Site Plan.pdf | PW Design - US | Sidewalk | Extend sidewalk to 441 frontage | 03/28/2022 3:05 PM | Upasana Srivastava | |
| 12 | False | Unresolved | Public Works - Design | | Shoppes at Pinewood PD Amendment Narrative Feb. 2022.pdf | PW Design - US | Increase in impervious area | A drainage memo was not included with your submittal. Provide drainage calculations demonstrating that the project, including any increase in the "allowable building square footage" will be in conformance with the master stormwater system. | 03/28/2022 4:14 PM | Upasana Srivastava | |
| 3 | False | Unresolved | Gainesville Fire Rescue Department | | C6.0 Utility Plan.pdf | Thomas Burgett | Changemark note #01 | 1. Please show the locations of existing and proposed fire hydrants with the size and locations of the water mains that supply them. [Gainesville Land Development Code Section 30-157 (d) (15)] | 03/23/2022 5:56 PM | Tom Burgett | |
| 5 | False | Unresolved | Gainesville Fire Rescue Department | | C6.0 Utility Plan.pdf | Thomas Burgett | Changemark note #02 | 2. The actual fire flow was not provided. To obtain, complete a Utility Data Request, which can be found on GRU's website @ http://www.gru.com/WorkWithGRU/ConstructionDevelopment/UtilityDataRequest.aspx Please contact John Worley at (352)393-1633 with questions. [Gainesville Fire Prevention and Protection Code Sec 10-9 (NFPA 1-18.3.1)] | 03/23/2022 5:56 PM | Tom Burgett | |
| 4 | False | Unresolved | Gainesville Fire Rescue Department | | C1.0 General Notes.pdf | Thomas Burgett | Changemark note #01 | 1. Please add a note to the notes sheet: The development shall comply with the seventh edition of The Florida Fire Prevention Code. [Gainesville Fire Prevention and Protection Code Section 10-5(a) & (b)] 2. Please add a note to the notes sheet: Fire hydrants and stabilized surfaces shall be in service prior to the accumulation of combustibles on site. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-16.4.3)] 3. Please add a note to the notes sheet: In- | 03/23/2022 5:54 PM | Tom Burgett | |

| | | | | | | | | | | | |
|---|-------|------------|----------------------|--|--------------------|----------|--------------------|---|--------------------|------------|--|
| | | | | | | | | <p>Building Public Safety Radio Enhancement Systems shall be provided in all buildings where minimum radio signal strength for fire department communications is not achieved at a level determined by the AHJ. It is highly recommended that developers evaluate and address the potential need for IBPRES in the early stages of project planning. For additional specific requirements pertaining to signal strength, coverage, maintenance and testing refer to NFPA 72-14.4.12 and 24.5.2. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-11.10)]</p> <p>4. Please add a note to the notes sheet. The owner or the owner's authorized agent shall develop a fire safety program to address all essential fire and life safety requirements for the duration of demolition, alteration and construction. As specified in the Florida Fire Prevention Code, including NFPA 241, the fire safety program shall include an emergency response plan, as well as identifying fire prevention precautions, site and building emergency access routes, temporary and permanent water supplies, building egress routes, good housekeeping practices, and fire protection system installation and maintenance. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-16)]</p> | | | |
| 1 | False | Unresolved | Building Coordinator | | C3.0 Site Plan.pdf | Building | ACCESSIBLE ROUTES | At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. FBC-A 206.2.1 | 03/15/2022 5:16 AM | Paul Myers | |
| 2 | False | Unresolved | Building Coordinator | | C3.0 Site Plan.pdf | Building | ACCESSIBLE PARKING | Parking spaces that serve a particular building or facility must be located on the shortest accessible route from parking to an accessible entrance. All spaces must be located on an accessible route that is at least 44 inches (1118 mm) wide and so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle. Where parking serves more than one accessible entrance, parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrances. FBC – ACCESSIBILITY 208.3.1 | 03/15/2022 5:16 AM | Paul Myers | |