

City of
Gainesville

070621β

Inter-Office Communication

Item No.: 5

TO: City Plan Board

DATE: October 18, 2007

FROM: Planning Division Staff

SUBJECT: Petition 74PDV-07 PB, Causseaux, Hewett & Walpole, Inc., agent for First Gainesville and Shady Nook Limited. Rezone property from RMF-8 (Multiple-family medium density district 8-30 du/acre) to PD (Planned Development) for construction of a mixed-use development with an associated PD layout plan. Located in the 3600 block, east side of Southwest 34th Street.

Recommendation

Planning staff recommends approval of Petition 74PDV-07 PB, with associated PD Report, PD Layout Plan, PD building elevations, and staff conditions.

Explanation

This petition proposes a Planned Development (PD) zoning for two parcels on the east side of SW 34th Street in the 3600 block (see Map 1) in order to allow for a mixed-use development consisting of residential and non-residential uses. The zoning change is necessary because the current RMF-8 zoning does not allow for the types of non-residential uses being proposed in the PD.

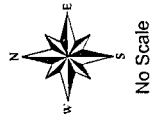
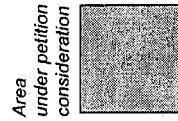
Petition 73LUC-07PB, which is a small-scale Future Land Use Map amendment from RM (Residential medium) to MUL (Mixed use Low Intensity (8-30 units per acre)) is related to this petition. The related land use amendment is required for consistency with the PD proposal and to allow for the types of proposed non-residential uses at the site.

The two parcels total approximately 8.35 acres, and they are currently vacant with the exception of a small recreational volleyball area. The subject property is located near the Archer Road activity center area, which supplies both shopping and employment opportunities. Significant redevelopment and infill development activities are occurring in proximity to the subject parcels.

SW 34th Street, which abuts the parcels, is a major 6-lane arterial also known as State Road 121. There are sidewalks on both sides of the street, and two transit routes service this area (Routes 12 and 35). The property is located in Zone C of the City's Transportation Concurrency Exception Area (TCEA) and one of the PD conditions requires that the developer sign a TCEA Zone C Agreement to mitigate the impact of the associated trips by meeting Concurrency Management Element Policy and 1.1.7 standards.

Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits



No Scale



EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett & Walpole, agents for First Gainesville	Rezone from RMF8 to PD	4446	74PDV-07PB

Centralized potable water and wastewater to serve the property is already available in the area from Gainesville Regional Utilities. Solid waste collection is also readily available.

The proposed name for this development is Mallory Square. The associated PD features buildings fronting along SW 34th Street that contain non-residential uses on the ground floor with residential units above. A total of 122 residential units and a maximum of 30,000 square feet of non-residential uses are proposed for the entire project. The project lies within the Idylwild/Serenola Special Area (an area of special environmental concern) and will be subject to the regulations that protect the sensitive environmental conditions existing on site.

This proposed development can be characterized as infill development on a vacant parcel surrounded by existing developed areas (some of which have been developed for many years). North of the subject property is Commercial land use containing a small commercial development with restaurants and personal services uses; to the west is Commercial land use containing developments such as Goodwill Industries, a Lazy Boy furniture store and a small commercial strip, all of which were annexed into the city in 2002. The land use to the south and east of the subject property is Residential Medium Density and contains multi-family residential units (such as Homestead Apartments (252 units) and Aspen Ridge (120 units). All Commercial land use properties to the north and west are zoned BUS (General Business District) and all Residential Medium Density land uses to the south and east are zoned RMF-8 (Multi family medium density), which permits up to 20 dwelling units per acre by right and up to 30 dwellings units with density bonus points.

Justification

The petitioner has provided a PD Report that provides the justification for the rezoning to PD based on it being a unique development that is consistent with the Comprehensive Plan. According to the PD Report, the applicant proposes a walkable, vertically mixed-use development featuring transportation alternatives and environmentally sensitive design that discourages sprawling low density dispersal of the urban population. At this time, there are no other vertically mixed-use residential/non-residential projects in the area. Future Land Use Element Policy 1.2.3 states: The City should encourage mixed-use development, where appropriate.

The proposed development will be located on property within the Idylwild Serenola Special Area that is subject to the policies and standards contained within the City of Gainesville Comprehensive Plan. The Planned Development rezoning will ensure a development that protects the environmental assets on the site such as an endangered vegetative species, as reported by the City of Gainesville Environmental Coordinator, as well as the existence of a high quality hardwood hammock located in the southeastern portion of the project.

Staff finds this an appropriate area for mixed-use development considering the large student population in the area that will have access by car, bicycle, foot, and transit to this location. The associated land use amendment (Petition 73LUC-07PB) assures consistency with the Comprehensive Plan.

Planned Development Evaluation

In reviewing the proposed Planned Development amendment, staff considered the following criteria as required by Land Development Code Section 30-216, Requirements and Evaluation of PD:

Conformance with PD Objectives and the Comprehensive Plan

Objective (1) in the Planned Development section of the Code states that PDs are designed to: Permit outstanding and innovative residential and non-residential 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 and 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 land uses, and mixed uses.

The Mallory Square PD promotes many of these concepts. The development is vertically mixed-use with an orientation to the SW 34th Street and is connected to other multi-family complexes in the area by sidewalk, bicycle and transit. A mix of residential and non-residential uses are proposed.

Condition 1

To ensure a mix of residential and non-residential uses in the PD, a maximum of 30,000 square feet and a minimum of 15,000 square feet of non-residential uses shall be required in this development.

Condition 2

All buildings within the building envelopes fronting SW 34th Street shall be oriented towards SW 34th Street.

Condition 3

The maximum height for all buildings in the PD shall be three stories (39 feet maximum). Additionally, all buildings fronting along SW 34th Street shall be a minimum of two stories in height.

The Future Land Use Element encourages mixed-use development to promote transportation choice. The associated land use amendment ensures that this PD conforms to the Comprehensive Plan, along with conditions placed on the PD to protect the environmental features on the site.

Concurrency

The Mallory Square PD is located in Zone C of the City's Transportation Concurrency Exception Area. The development must meet Concurrency Management Element Policies 1.1.5 and 1.1.7

to be approved. In addition, the landscaping standards established in Concurrency Management Element Policy 1.5.5. must be met. The development will be required to sign a TCEA Zone C Agreement prior to second reading of the PD Ordinance. The PD provides for safe and convenient onsite pedestrian circulation, such as sidewalks and crosswalks connecting building and parking areas, in accordance with Concurrency Management Element Policy 1.1.4.

A Certificate of Preliminary Concurrency has been issued for this development. The development is served by two transit routes with 10-minute frequencies during most of the daytime hours. Nighttime transit service is also available.

Condition 4

At the time of development plan review, the development shall be required to submit an application for a Certificate of Final Concurrency.

Condition 5

At a minimum, the development shall meet the Concurrency Management Element Policy 1.5.5 landscaping standards for new development along SW 34th Street.

Condition 6

Prior to the second reading of the PD ordinance, the developer shall be required to sign a TCEA Zone C Agreement for the provision of the required Concurrency Management Policy 1.1.7 standards. At the time of development review, if there are additional trips shown, the developer shall be responsible for meeting additional standards. In the event that the net, new trip generation is reduced at the time of development plan review, the developer shall receive a refund for any excess Policy 1.1.7 standards that were provided.

Condition 7

At the development plan stage, the petitioner shall provide a traffic study that distributes trips to the ½ mile point and provides information about the operational and safety impacts of the development. Any traffic modifications required due to operational or safety issues shall be the developer's responsibility, and these shall not count towards meeting Concurrency Management Element Policy 1.1.7 standards.

Internal and External Compatibility

The proposed uses allowed within the development are consistent with and in harmony with each other. The provision of neighborhood-scale commercial development will function in conjunction with the existing and proposed multi-family residential in the area. The allowable uses are also consistent and compatible with surrounding uses. Bicycle, pedestrian and transit facilities are readily available and in close proximity to the proposed development. Additionally,

the applicant proposes on site connections to the external pedestrian and bicycle circulation that will facilitate interconnectivity between the project and residents of neighboring developments.

The proposed PD demonstrates effective and safe vehicular and pedestrian circulation. Standards implemented through the development plan review process will ensure internal compatibility among uses, facilities and infrastructure within the site. In terms of the relationship between the proposed development to onsite environmental features, conditions are proposed in the PD that would minimize potential negative impacts. Accessory facilities, such as parking and stormwater will be located to attain maximum compatible relationships.

Condition 8

A minimum 26-foot building setback is required along the eastern property line of the planned development to minimize any negative impacts of the proposed development on existing development to the east. The appropriate reviewing board may reduce this setback requirement, if necessary, upon showing of good cause by the developer and with appropriate buffering provided.

Condition 9

In order to ensure adequate street trees and landscaping along the SW 34th Street frontage, the buildings fronting SW 34th Street shall be set back a minimum of 25 feet from back of curb. Exact building placement shall be determined at the development plan stage.

Condition 10

Stormwater management facilities may be relocated to areas shown on the PD Layout Plan as residential building area if environmental constraints noted during development plan review dictate that the stormwater management facility/common area is inappropriate for stormwater management.

Condition 11

There shall be no stormwater management facilities within one hundred feet of the SW 34th Street property line frontage.

Condition 12

The building envelopes shown on the Planned Development Layout Plan along SW 34th Street may contain more than one building within each building envelope as long as the proposed buildings maintain an adequate framework along and orientation to SW 34th Street. Exact building placement shall be determined during the development plan review process.

Condition 13

Drive-through uses shall be prohibited in the PD.

Condition 14

All signage associated with this Planned Development shall be regulated by the City of Gainesville Land Development Code.

Condition 15

Building elevations shown in Exhibit "A" shall be used as the basis for final architectural designs for the project at the development plan review stage. Designs may vary as long as they are in keeping with the general style of the conceptual drawing.

Condition 16

At a minimum, the development shall comply with the Central Corridors Design Standards as shown in the Land Development Code.

Condition 17

All mechanical equipment shall be located on the building rooftops (screened by a parapet wall) or to the side or rear of the buildings that are screened from public view by use of decorative masonry walls and vegetation.

Condition 18

The Plan Board shall be the reviewing board for the development plan and architectural design associated with this PD.

Intensity of development and useable open spaces, plazas and recreation areas

The intensity of development is appropriate for the size of the parcel and will be controlled somewhat by the limited amount of buildable area due to environmental features on site. Due to these existing environmental features, the property contains potentially large portions of open space that will remain undeveloped. The proposed residential density for this project is 15 dwelling units per acre and includes 30,000 square feet of nonresidential uses.

Condition 19

The building envelopes shown on the Planned Development Layout Plan for mixed-use buildings along SW 34th Street shall contain non-residential uses on the ground floor.

Condition 20

A maximum of 2,000 square feet of office space for management of the residential portion of the development shall be allowed and shall not be counted as part of the maximum 30,000 square feet of commercial uses allowable for this development.

Condition 21

A maximum of 122 residential units shall be permitted in this PD.

Condition 22

The permitted uses within the planned development shall be as listed in Exhibit "B".

Environmental Constraints

Environmentally sensitive areas exist on the site. At the time of development plan application the petitioner must provide to the City a delineation of the existing hardwood hammock on site, as well as the locations of all plant and animal endangered and/or threatened species listed in official Federal, State, or international treaty lists, i.e., "listed" species on site. These features, as well as the existing surface water area locate in the northern portion of the project, will dictate exact building and infrastructure location as well as location of uses permitted within the project.

Condition 23

At the development plan review stage, the petitioner shall delineate on the development plan the hardwood hammock located within the southeast quadrant of the Planned Development.

Condition 24

During development plan review, the applicant shall provide to the City Arborist an evaluation of the existing tree canopy to evaluate the vegetation and will incorporate the best management for preservation and restoration for the forest.

Condition 25

During development plan review, the applicant shall provide the locations of all plant and animal endangered and/or threatened species listed in official Federal, State, or international treaty lists, i.e., "listed" species.

Condition 26

At the development plan stage, the applicant shall provide a three-year vegetative management plan for the planting schedule and the removal of exotic species. The

vegetative management plan must be submitted and approved by the City Arborist prior to receiving final development plan approval.

Condition 27

The development shall conform with the Idylwild/Serenola Special Area requirements as delineated in the Future Land Use Element and Land Development Code.

External/Internal transportation access and Off-street parking

The development currently has a functioning vehicular circulation road to the north of the project that serves existing Homestead Apartments development to the east of the project. The PD Layout Plan depicts all vehicular parking to the interior of the development and not fronting along SW 34th Street. An additional right-in and right-out is proposed towards the middle of the project site. This is subject to the approval of the Florida Department of Transportation.

All buildings fronting southwest 34th street will have direct access in the form of sidewalk connections from the existing public sidewalk along SW 34th Street. Along SW 34th street there are north and southbound bicycle lanes, as well as transit routes servicing southwest Gainesville and the University of Florida. All buildings within the project will maintain adequate connectivity, both within the site and with the existing external pedestrian facilities.

Condition 28

At the development plan stage, the developer shall coordinate with the Regional Transit System for provision of an appropriate number of bus shelters to serve the development. A maximum of two shelters shall be required and shall be located on SW 34th Street and/or SW 35th Place. Any bus shelters associated with this development shall be architecturally consistent with the development.

Condition 29

There shall be pedestrian/sidewalk connectivity between the public sidewalk along SW 34th Street and all buildings fronting SW 34th Street. The design and location of the sidewalk connections shall be determined at development plan review.

Sidewalks, trails and bikeways

External sidewalks and bicycle lanes are located adjacent to the development site. Internal sidewalks and or bicycle lanes shall be provided to connect to the external transportation network. Internal movement should be facilitated through the provision of sidewalks linking buildings and main areas of activity. Sidewalks shall also be provided to connect the adjacent developments to the east.

Condition 30

All sidewalk connections within the development shall be a minimum of 5 feet in width and shall be hard surfaced.

Unified control

Documents provided with the application indicate unified control of the property.

Development time limits

The development is proposed as a single phase.

Condition 31

The development order approved by the adoption of the Planned Development Zoning Ordinance will be valid for a period of three years from the date of adoption. A building permit must be issued prior to the expiration date. The City Commission may grant an extension of time for a period of one year, only if the request is submitted in writing to the City Commission at least one month prior to the 3-year expiration date. If the original approval period expires with no action being taken, the development order approved by the Planned Development Zoning Ordinance shall be void and of no further force and effect. The City has the option to designate other appropriate zoning consistent with the Comprehensive Plan. The petitioner shall revise their PD Report to reflect the development time limits.

Condition 32

The PD Report, PD Layout Plan, and PD elevations may have to be revised per conditions that are stipulated by staff, the Plan Board, and/or City Commission. Revised documents shall be submitted prior to the PD ordinance hearings.

Bonds

None.

Trip Generation

Based on the petitioner's proposed development program for the Mallory Square PD, the total estimated trip generation is 2,205 average daily trips. This reflects the total allowable program of 122 multi-family units and 30,000 square feet of specialty retail. At the development plan stage, the petitioner will be required to refine the trip generation if the allocation of uses at the site changes.

Applicant Information

Causseaux, Hewett & Walpole, Inc., agent for
 First Gainesville and Shady Nook Limited

Request

Rezone property from RMF-8 (Multiple-family
 medium density residential district, 8-30 units
 per acre) to PD (Planned Development) for
 construction of a mixed-use development with
 an associated PD Layout Plan.

Existing Land Use Plan Classification

Residential Medium

Existing Zoning

RMF-8

Purpose of Request

Amend the zoning to establish a PD that will
 allow for a mix of residential and non-
 residential uses.

Location

3600 block of S.W. 34th Street, east side

Size

8.35 acres MOL

Existing Use

Vacant except for a recreational volleyball area

Surrounding Land Uses

North	Commercial development
South	Multi-family residential development
East	Multi-family residential development/social service home
West	Commercial development and Multi-family residential

Surrounding Controls

	Existing Zoning	Land Use Plan
North	BUS (General business district)	C (Commercial)
South	RMF-8 (Residential Medium- Density, 8-30 units per acre)	RM (Residential Medium- Density, 8-30 units per acre)
East	RMF-8 (Residential Medium- Density, 8-30 units per acre)	RM (Residential Medium- Density, 8-30 units per acre)
West	BUS (General business district) & RMF-8	C (Commercial) & RM

Impact on Affordable Housing

The proposed land use change still allows for medium density residential use at the site. This minimizes the impact on provision of affordable housing.

Conclusion

Staff finds that the PD is approvable subject to the above-mentioned conditions, and in accordance with the PD Layout Plan, PD Report, PD elevations, and department comments (as attached).

Respectfully submitted,



Ralph Hilliard
Planning Manager

RH:ORL

**CONCURRENCY REVIEW & PLANNING REVIEW
PLANNING DIVISION - (352) 334-5022**

Petition	<u>74PDV-07PB</u>	Date Received	<u>10/2/07</u>	<input type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<input type="checkbox"/> Final
Project Name	<u>Homestead III Mallory Square</u>			<input type="checkbox"/> Amendment
Location	<u>3600 block of SW 34th St.</u>			<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>Causseaux, Hewett & Walpole</u>			<input type="checkbox"/> Planned Dev.
Reviewed by	<u>Onelia Lazzari</u>			<input type="checkbox"/> Design Plat Concept

Approvable (as submitted)
 Approvable (subject to below)
 Insufficient Information
 PD Concept (Comments only)
 Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. This development is located in Zone C of the Transportation Concurrency Exception Area and must meet all relevant Concurrency Management Element Policy 1.1.4, 1.1.5, and 1.1.7 standards. Modifications required due to site related impacts do not qualify for TCEA standards.
2. This development must sign a TCEA Agreement for the provision of the required Concurrency Management Element Policy 1.1.7 standards prior to second reading of the PD Ordinance. Please contact Onelia Lazzari to provide information for the preparation of the TCEA Zone C Agreement prior to 2nd Reading of the PD Ordinance for this development.
3. A condition of approval is that there be no drive-through uses at this development due to the fact that this is proposed as a neighborhood commercial center to serve the needs of multi-family residents in the area. This will be a written condition in the PD Ordinance.
4. If RTS wishes to have a bus shelter placed at this location, the cost of one shelter could be used for meeting Concurrency Management Element Policy 1.1.7 standards. If a shelter will be placed, a proposed location should be shown on the PD Layout Plan.
5. Since the petitioner's staff is not proposing to discuss internal capture at this point, please be aware that your client will be paying for TCEA Policy 1.1.7 standards on the basis of average daily trip generation prior to second reading of the PD ordinance. No reduction will be given without calculations, and your client will be expected to pay the full amount at that point.

6. A condition of approval is that the development submit an Application for a Certificate of Final Concurrency at the site plan application stage.
7. Please be advised that at the development plan stage, the City will require a traffic study that shows a trip distribution to the ½ mile point and indicates the impact of new trips on traffic safety and operation in the area.
8. The PD Report and PD Layout Plan will need revisions. There are conflicts shown concerning the minimum set back from SW 34th Street on the PD Layout Plan as they relate to a staff condition. In addition, the PD Report needs to be amended to reflect the correct list of uses in the PD. There are conflicts shown between the staff recommendation and the petitioner's list. In addition, there may be more changes as a result of the Plan Board and/or City Commission's actions on this petition.

0706210

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5070 M.S. 58

Petition No. 74PDV-07PB

Review Date: 6/17/07

Review Type:

Review For: Technical Review Committee Plan Reviewed: 8/23/2007

Planned Development

Description, Agent & Location: Homestead III

Project Planner:

Shenley Neely

APPROVED

(as submitted)

APPROVED

(subject to below)

DISAPPROVED

Alachua County Public Works approval required.

F.D.O.T. approval required.

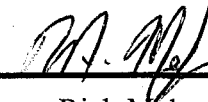
SJRWMD permit is required.

100 Yr. critical duration analysis required.

Treatment volume must be recovered within 72 Hrs. (F.S. of 2)

Approved for Concurrency.

Comments By:



Rick Melzer P.E.

Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1st Submittal Comments 6/17/07

1. All proposed access to SW 34th Street must be approved by the FDOT and the City of Gainesville.
2. Meeting Pre-Post requirements for stormwater management may be difficult due to the majority of the site draining east where no apparent outfall exists.

2nd Submittal Comments 7/20/07

Approved

070621B



**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Jun 21, 2007

15 Petition 074PDV-07PB

Causseaux, Hewett & Walpole, Inc., agent for First Gainesville (**Homestead III.**) Rezone property from RMF-8 (Multiple-family medium density district 20 du/acre) to PD (Planned Development) for construction of a mixed use development with a PD layout plan. Located in the 3600 block of SW 34th Street. (Planner, Shenley Neeley)

- Conceptional Comments**
- Approved as submitted**
- Conditions/Comments**
- Insufficient information to approve**

- New**
- Services**
- Water**
- Sanitary**
- Sewer**
- Electric**
- Gas**
- Real**
- Estate**

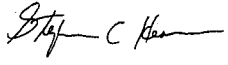
Please schedule a project meeting with GRU when it's time to prepare utility plans.

SITE PLAN EVALUATION SHEET

FIRE PROTECTION/LIFE SAFETY REVIEW 07062 10

<p><u>Petition No.:</u> 74PDV-07PB <u>Due Date:</u> 6/21/2007</p> <p><u>Review for:</u> Technical Review Staff Meeting <u>Review Date:</u> 6/19/2007</p> <p><u>Description:</u> Homestead III 3600 SW 34th St</p>	<p><u>Review Type:</u> Planned Development</p> <p><u>Project Planner:</u> Shenley Neely</p>
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- Approvable**
 **Approvable
Subject to Comments**
 Disapproved
 Concept

<p><input checked="" type="checkbox"/> Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.</p> <p><input type="checkbox"/> Revisions are necessary for plan to meet the requirements of Gainesville's Land Development Code Section 30-160.</p> <p><input type="checkbox"/> Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.</p>	<p>Comments By:</p> <p></p> <hr/> <p>SC Hesson, #232 Fire Inspector</p>
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Revisions/Recommendations:

- Approval of PD should not be misconstrued as site plan approval.

070621B

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 73LUC-07PB & 74PDV-07PB Review Date: 7/16/07
Review For :Plan Board Plan Reviewed: 7/16/07
Description, Agent & Location: Causeaux, Hewett & Walpole, Inc., First
Gainesville, 3600 BI SW 34 Street

Review Type: Planned Development
Project Planner: Shenley Neeley

APPROVABLE **APPROVABLE** **DISAPPROVED** **CONCEPT**
SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction.
Complete code compliance plan review will be performed at Building Permitting.

Comments By:

Brenda S. Strickland

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

73LUC-07PB

The Building Department has no involvement in the proposed land use change.

74PDV-07PB

The Building Department has no problem with the proposed PD layout plan knowing that a preliminary/final site plan will be submitted for complete site plan review.


070621b

SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27-Third Review

Petition: 74PDV-07PB & 73LUC-07PB Review date: 10.4.07	Review: Rezone to PD Planner: Onelia
Review For: Technical Review Committee Agent: Causseaux, Hewett & Walpole for Mallory Square located at 3600 block SW 34 th Street.	

APPROVED (as submitted) APPROVED (with conditions) DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Earline Luhrman Urban Forestry Inspector
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Planned Development Layout Plan...Sheet 4 of 4

- Please include language about relocating the Florida spiny pod (*Matelea floridana*) in the common areas on site.
- This is a plant listed as endangered by the state.
- Please explain how the endangered plant will be cultivated and replanted on site.
- Please include a note concerning a three-year management plan for the removal of exotic, nonnative plant materials from the site.
- In the management report, explain how and when the herbicide applications will be applied and what chemicals will control the exotic nonnative plant materials.

Impact on the Urban Forest will be determined during site plan review.

070621b

Lazzari, Onelia R.

From: Garland, Mark A.
Sent: Friday, September 28, 2007 7:43 PM
To: Lazzari, Onelia R.
Cc: Luhrman, Earline K.
Subject: Homestead III/Mallory Square/whatever

Onelia,

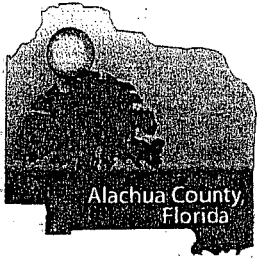
I've reviewed the submittal from Causseaux, Hewett, & Walpole today. It's fine with me. I'll give it a more detailed look on Monday, October 8, but I don't expect to change my opinion.

Have a good week,
Mark G.

Mark Garland
Environmental Coordinator
Department of Public Works
City of Gainesville
(352) 334-5070 office
(352) 316-1598 mobile
(352) 334-2093 fax

10/10/2007

0706210



Alachua County Environmental Protection Department

Chris Bird, Director

July 3, 2007

Lawrence Calderon
City of Gainesville Community Development Department
Current Planning Division
306 NE 6th Ave.
Gainesville, FL 32602

**Re: TRC Review – June 15, 2007 agenda
Please circulate the following comments to appropriate
planning staff**

The following comments are based on a limited review of the environmental impacts of the proposed development. This review is confined to an evaluation of the proposed project's ability to comply with the requirements of the Alachua County Hazardous Materials Management Code (HMMC), Chapter 353, Alachua County Code.

Petition 955SPL-05DB - NW 6th Street Warehouse. No HMMC issues.

Petition 007WPP-07DB - Gainesville Nissan. Site is a registered HMMC facility (#0744-00). Please provide additional information on the proposed car wash, specifically chemicals to be used and wastewater management plans. Are the proposed automobile lift aboveground systems?

Petition 071SPL-07DB - Georgetown Commons. No HMMC issues.

Petition 072SPA-07DB - Westchester Community Center. Site plan indicates that the swimming pool will not be connected to the sanitary sewer. What provisions are proposed to properly manage the wastewater and waste materials associated with the maintenance of the pool? Be advised that the Alachua County Water Quality Code prohibits most non-stormwater discharges into stormwater management systems. Contact Gus Olmos at 264-6806 if you have any questions.

201 SE 2nd Avenue Suite 201 ■ Gainesville, Florida 32601 ■ Tel. (352) 264-6800 ■ Fax (352) 264-6852

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Home Page: www.environment.alachua.fl.us

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Petition 076SUB-07DB - Formerly 11SUB-06DB Blues Creek. No HMMC issues.

Petition 070SUP-07PB - Gainesville Airport Unipole. No HMMC issues.

Petition 073LUC-07PB - Homestead III. No HMMC issues.

Let me know if you need anything else,



Gus Olmos, P.E.

Water Quality Protection Program Supervisor

cc: Tim Ramsey (email)
Julie Pocklington (email)
Chris Gilbert (email)

0706210

City of Gainesville
Solid Waste Division
Plan review

AUG 22 2007

Date 8-20-07

Project Number; 74PDV-07PB

Project Name; Hornestead III Planned Development

Reviewed by; Paul F. Alcantar Steve Joplin

Comments

Approved

Approved with conditions

Disapproved

Steve Joplin

Date 8-7-07

070621B



HOMESTEAD III PLANNED DEVELOPMENT

Petition 74PDV-07PB And 73LUC-07PB

Comments for plans and reports submitted to the Planning Division on June 13, 2007

Planned Development Report

- Page 9 – The report mentions the existing bus routes 12 and 35, but does not mention the potential impacts of the development on the existing bus service. Currently, both routes 12 and 35 experience high levels of use and often reach full capacity at or just south of Homestead Apartments. RTS staff is willing to work with the developer to identify strategies that will mitigate their impacts to the bus routes 12 and 35.
- RTS recommends that a bus stop and bus shelter be constructed along SW 34th Street. An ADA accessible connection should be provided between the development and the bus stop and shelter.
- RTS also recommends that a bus shelter be installed at the existing bus bay on the south side of SW 35th Place at Homestead Apartments. Starting next fall, RTS will have three bus routes serving that bus stop location.

Contact Information:

Regional Transit System
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Regional Transit System
David Smith, Transit Planner
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