

On-site driveways, parking facilities, general vehicle use areas and pedestrian facilities will be designed to comply with the standards defined in the City of Gainesville's Land Development Code. The horizontal separation of driveways and the requirement to align driveways and street intersections may vary from the standard minimum separation requirements and alignment requirements. The entering return radius will be designed to add maximum benefit to vehicle turning movements. The height clearance for the internal driveway will comply with the applicable design vehicle requirements and the requirements of the City of Gainesville and the Fire Rescue Division. Vehicle loading and service facilities will be designed to provide adequate maneuvering areas internal to the site, rather than using public streets and rights-of-ways.

VEHICULAR CORRIDOR DESIGN STANDARDS

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

- 1) **Private Drive:**
The private entrance drives shall be 24 feet of pavement allowing two-way vehicular traffic access. The two access points to the garage are unique. Therefore, cut-through traffic is not possible between NW 7th Avenue and NW 13th Street.
- 2) **Restricted Ingress/Egress Drive:**
The restricted ingress/egress drive shall provide 16 feet of stabilized surface allowing vehicular access to NW 12th Street. The restricted access will not allow cut-through traffic. As per Code, 20' of unobstructed emergency vehicle access will be established.

SIDEWALKS

Consistent with the Goals of the City of Gainesville's Traditional City overlay, the development will have both internal and external sidewalks with a minimum of 5 feet of clear widths and will accommodate new public sidewalks on NW 7th Avenue and NW 12th Street where there currently are no sidewalks on the project's south and east frontage. Existing sidewalks on NW 8th Avenue and NW 13th Street will be retained and enhanced with additional streetscaping.

LANDSCAPING

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

The basins, if any, will be planted at a minimum of 25% and shall include the equivalent of at least one shade tree per 35 linear feet of basin perimeter and other species conducive to growth in or around wet detention systems. Rattlesnake Branch areas will remain undisturbed, but may include the removal of non-native and invasive species by hand or small machinery. Augmentation of the wetlands with additional native or wetland species shall occur with approval of the St. John's River Water Management District.

SIGNAGE PLAN

The project shall conform to the sign regulations stipulated in Division 1, Article IX of the City of Gainesville's Land Development Code for the construction of all site signs.

MECHANICAL EQUIPMENT

Consistent with the Goals of the City of Gainesville's Special Area Plan for the Traditional City:

"All mechanical equipment must be placed on the roof, in the rear, or side of the building, or otherwise visually screened from the street. In no case shall mechanical equipment be allowed along street frontage(s). Mechanical equipment on the roof shall be screened from abutting streets with parapets or other types of visual screening."

Therefore, all mechanical equipment will be visually screened from the street.

2. **Petition 9LUC-04 PB** Causseaux & Ellington, Inc., agent for Park Central Holdings. Amend the City of Gainesville Future Land Use Map from O (Office), RM (Residential Medium Density, 8-30 units per acre) and MUL (Mixed-Use Low Intensity, 8-30 units per acre) to PUD (Planned Use District) for multiple-family development, up to 30 units per acre. Located in the 1200-1300 block between Northwest 7th and 8th Avenues. Related to Petition 10PDV-04 PB.

Mr. Lawrence Calderon was recognized. Mr. Calderon presented a map of the site and described it and the surrounding uses in detail.

Mr. Gerry Dedenbach, agent for the petitioner, was recognized. Mr. Dedenbach noted that the project site was within several City overlay districts. He explained that the purpose of the proposed planned development was to make a difficult site work well. He discussed the bus routes around the site and noted its proximity to the university. He presented photos of the site. Mr. Dedenbach noted that he wished to discuss two of the ten conditions proposed by staff. He suggested that the proposed changes would allow flexibility in the development and protect the site. He explained that the proposed changes to Condition 2 would allow a stormwater basin north of Rattlesnake Branch in lieu of development. Regarding Condition 9, he explained that the wording of the staff condition spoke to a tributary of Rattlesnake Branch. He indicated that he believed the feature was an erosional ditch and not a tributary of the creek, and should not be designated as such. He agreed that the ditch would be repaired and the site would be brought back to its original condition. Mr. Dedenbach concluded his presentation on the land use portion of the project and offered to answer any questions from the board.

Mr. Andrews requested clarification on the ditch vs. the tributary issue.

Mr. Dedenbach explained that, when the old restaurant was raised, the area was used as a parking lot and uncollected stormwater was allowed to run north toward Rattlesnake Branch, which created the ditch and erosional channel on the site.

Mr. Polshek asked if staff agreed or disagreed with the interpretation of the tributary or erosional channel issue.

Mr. Calderon explained that, in a land use change, staff addressed compatibility, density and a number of other issues. He stated that staff's concerns involved development on the north side of Rattlesnake Branch. He indicated that staff believed the overall PUD could accommodate the density of the development proposed by the petitioner. He explained that, if all the units proposed by the petitioner were accommodated on the south portion of the site, there could be no additional density on the north side of the development. He noted, however, 10 dwelling units could be accommodated on the north side. Mr. Calderon presented slides of the site and the surrounding area. He pointed out the area of the erosional channel on a slide and agreed that stormwater did drain through it to the creek. He noted, however, staff's recommendation was that the developer should address, during development review, how they would insure that the situation did not worsen. He pointed out a wetland area on the site and noted that staff had requested that the wetland be addressed. Mr. Calderon noted that the petitioner had agreed with all of staff's conditions, and staff would agree to the requested changes on Conditions 2 and 9. He stated that, for the record, that the petition's

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

proposed language on Condition 2 spoke to a fence. He explained that the type of fencing would have to be addressed during development review, since staff had not reviewed a fence. Mr. Calderon indicated that staff recommended approval of the petition with the conditions.

Chair Pearce asked if the tributary/erosion ditch had running water, other than when it rains.

Mr. Calderon stated that there was water when the slides were taken and there was water during a storm event. He indicated that he understood it was runoff from a surface area south of the creek.

Mr. Gold stated that he had a concern with development on the north side of the creek. He stated that he would be more amenable to placing a stormwater facility in that area than construction of buildings.

Mr. Dedenbach indicated that he understood the concern. He pointed out that the way the land use amendment was worded would allow the option of placing stormwater north of the creek. He noted that there was approximately 2.26 acres on the north side, and he would like to investigate the possibility of placing stormwater there.

Mr. Gold pointed out that there was a great deal of residential development around the site. He cited a concern about density.

Chair Pearce pointed out that the RMF-8 zoning allowed 20 units by right and 30 with density bonus points. He explained that the residential around the site was not zoned single-family.

Mr. Dedenbach explained that the existing land use on the site would allow the same density requested for the Planned Development. He noted that the Planned Development allowed the residential component to be clustered and kept away from environmental features. He pointed out that previous buildings proposed for the site were 5 stories, and the proposed buildings were 3 stories at the highest point. He indicated that the proposed development was only 60 to 70 percent of the size of previous proposals for the site.

Mr. Polshek stated that he was unsure if he could support the petitions with any development on the north side of the creek. He explained development on the north side of the creek would require access on NW 8th Avenue, which was a major east-west conduit. He also cited a concern about the ingress/egress on NW 13th Street. He asked about the affordable housing component in the proposed units.

Mr. Dedenbach agreed with the concerns about the north side of the creek and the potential for allowing only stormwater on that site would be seriously studied. He explained that the developer had stated that if the project could proceed without residential on the north side of the creek, they would sacrifice the 10 units proposed on the site. Regarding the access on NW 13th Street, he referred to the traffic study and explained that the access was a protected right-turn-in and right-turn-out access, so there would be no cross intersection type traffic. He noted that the entrance on NW 7th Avenue was spatially disconnected to prevent cut through traffic.

Mr. John Fleming, representing Park Central Holdings, was recognized. Speaking to the affordable housing issue, he explained that the residences would be a market rate apartment complex. He pointed out that the proximity to the university and the hospitals dictated that component of the project.