



# MEMORANDUM

Office of the City Attorney

LEGISLATIVE ITEM NO. 030454

Phone: 334-5011/Fax 334-2229  
Box 46

TO: Mayor and City Commission

July 11, 2005  
DATE: ~~June 27, 2005~~

FROM: City Attorney

CITY ATTORNEY  
~~FIRST READING~~  
SECOND READING

SUBJECT: **Ordinance No. 0-05-10, Petition No. 111PDV-03PB  
An Ordinance of the City of Gainesville, Florida;  
rezoning certain lands within the City and amending  
the Zoning Map Atlas from "RMF-5: 12 units/acre  
single-family/multiple family residential district "; to  
"Planned Development District", commonly known as  
"Wildflower Planned Development"; located in the  
vicinity of 1005 and 1007 S.W. 13<sup>th</sup> Street and  
consisting of approximately 5.7 acres; adopting a  
development plan report and development plan maps;  
providing conditions and restrictions; providing for  
enforcement and penalties; providing a severability  
clause; and providing an immediate effective date.**

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Recommendation: The City Commission adopt the proposed ordinance.

## STAFF REPORT

The proposed planned development is a 201-unit multi-family development with a parking garage on a 5.745-acre site. The Planned Development ordinance with the PD report and PD Layout plan adopt all conditions of approval. The petition was approved, with conditions, by the City Commission on November 22, 2004. A separate motion was made by the City Commission to direct staff to engage the Florida Department of Transportation (FDOT) District 2 to consider a left turn storage lane on SW 13<sup>th</sup> Street and report back to the Public Works Committee of the City Commission. A report on that matter was made from the Public Works Committee to the Commission on April 25, 2005. No recommendation was made to change the proposed planned development conditions as reviewed by the Commission in November 2004.

The proposed density is 35 dwelling units per acre. The total number of bedrooms will be 360. The proposed buildings are 5 four-story apartment buildings, connected by a system of elevators and walkways, a 4-story parking garage with 416 parking spaces and amenities including a swimming pool, a recreation facility and basketball court and maintenance facilities. All access is from Southwest 11<sup>th</sup> Avenue. Improvements by the developer to Southwest 11<sup>th</sup> Avenue will include a left-turn lane into the property and a left-turn storage lane on Southwest 11<sup>th</sup> Avenue at the intersection with SW 13<sup>th</sup> Street. The development abuts the Depot Avenue Rail Trail,

providing easy bike and pedestrian access to the UF Campus and Shands Hospital. The developer will install a bus shelter on Southwest 13<sup>th</sup> Street near Southwest 11<sup>th</sup> Avenue.

The property has a significant grade change. As a result, the proposed development will be terraced, with an elevation grade change of approximately ten feet between buildings from north to south. The majority of the stormwater management facilities will be under the parking garage. The PD ordinance limits the impervious surface area to 67% of the site. There is a 100-foot building setback from the east property line to the building face. Retaining walls, air conditioner pads, sidewalks landscape/hardscape, limited lighting and emergency and service vehicle access will be within this setback. A berm with a hedge is shown on the PD layout plan between these improvements and the east property line. The two existing historic structures will be removed for the proposed development. The 90-day demolition delay, Sec. 6-19, applies to the proposed demolition. The PD ordinance directs the paint colors be earth tone colors and that the Audubon Park Neighborhood Association will review the colors for neighborhood compatibility and make a recommendation to the development review board for the board's review and approval.

The proposed development is in Zone A of the Transportation Concurrency Management Area.

Public notice was published in the Gainesville Sun on October 5, 2004 and November 7, 2004. Letters were mailed to surrounding property owners on October 6, 2004 and November 5, 2004. The Plan Board held a public hearing October 21, 2004.

#### CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of November 22, 2004 authorized the city attorney's office to prepare and advertise the necessary ordinance rezoning certain lands within the city to planned development commonly known as "Wildflower Planned Development" within the City of Gainesville.

Prepared and Submitted by:

  
Marion J. Radson, City Attorney

MJR: afm

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**Passed on first reading by a vote of 6-0.**

ORDINANCE NO. 0-05-10

1  
2  
3  
4 **An Ordinance of the City of Gainesville, Florida;**  
5 **rezoning certain lands within the City and amending**  
6 **the Zoning Map Atlas from "RMF-5: 12 units/acre**  
7 **single-family/multiple family residential district "; to**  
8 **"Planned Development District", commonly known as**  
9 **"Wildflower Planned Development"; located in the**  
10 **vicinity of 1005 and 1007 S.W. 13<sup>th</sup> Street and consisting**  
11 **of approximately 5.7 acres; adopting a development**  
12 **plan report and development plan maps; providing**  
13 **conditions and restrictions; providing for enforcement**  
14 **and penalties; providing a severability clause; and**  
15 **providing an immediate effective date.**  
16  
17

18 **WHEREAS**, by initiation of a petition by the property owner, publication of notice  
19 of a public hearing was given that the Zoning Map Atlas be amended by rezoning certain  
20 property within the City from "RMF-5: 12 units/acre single-family/multiple-family  
21 residential district" to "Planned Development District"; and

22 **WHEREAS**, notice was given and publication made as required by law of a public hearing  
23 which was then held by the City Plan Board on October 21, 2004; and

24 **WHEREAS**, notice was given and publication made of a public hearing which was then  
25 held by the City Commission on November 22, 2004; and

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

28 **WHEREAS**, at least ten (10) days notice has been given once by publication in a  
29 newspaper of general circulation prior to the adoption public hearing notifying the public of this

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1 proposed ordinance and of a Public Hearing in the City Commission Meeting Room, First Floor,  
2 City Hall, in the City of Gainesville; and

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

6 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
7 **CITY OF GAINESVILLE, FLORIDA:**

8 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by  
9 rezoning the following described property from "RMF-5: 12 units/acre single-  
10 family/multiple-family residential district" to "Planned Development District";

11 See Exhibit "A" attached hereto and made a  
12 part hereof as if set forth in full.  
13

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

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

- 18 1. the development plan report entitled "Wildflower Planned Development,  
19 Epoch Properties", March 7, 2005, attached and identified as Exhibit "B";  
20 and  
21 2. development plan maps consisting of sheets: 1) "Drawing Index" dated March 7,  
22 2005; 2) "Existing Conditions Map", dated September 13, 2004; 3) "Proposed PD

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1           Layout Plan” dated March 7, 2005; 4) “Conceptual Drainage Plan” dated March 7,  
2           2005; 5) “Conceptual Tree and Landscape Plan” dated March 7, 2005; 6)  
3           Construction Phasing and Detail Sheet dated March 7, 2005; and 7) ALTA/ACSM  
4           Land Title Survey dated March 7, 2005; identified as Exhibit “C”, are  
5           incorporated and made a part of this Ordinance as if set forth in full. The terms,  
6           conditions, and limitations of the Development Plan shall regulate the use and  
7           development of the land described herein zoned to the category of Planned  
8           Development District as provided in Chapter 30, Land Development Code of the  
9           City of Gainesville (hereinafter referred to as “Land Development Code”). In the  
10          event of conflict between the provisions of the development plan report (Exhibit  
11          "B") and the development plan maps (Exhibit "C"), the provisions, regulations,  
12          and restrictions of the development plan maps (Exhibit "C") shall govern and  
13          prevail.

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

- 16          1.       The build-to line shall be between 23 feet and 30 feet from the Southwest 11<sup>th</sup> Avenue  
17                  right-of-way.
- 18          2.       The building shall have residential entry facing Southwest 11<sup>th</sup> Avenue.
- 19          3.       The parking structure shall be located a minimum of 35 feet to the rear of Building A and  
20                  E as shown on the Proposed PD Layout Plan, Sheet 3 (Exhibit “C”).

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- 1 4. The maximum building width of the parking garage, as shown on the Proposed PD  
2 Layout Plan (Sheet 3) connecting to Buildings A and E, shall be mitigated by the  
3 proposed facade treatment, as shown on the SW 11<sup>th</sup> Avenue Elevation, page 8 of the  
4 development plan report (Exhibit "B").
- 5 5. A berm with a hedge and accompanied by additional understory trees, as shown on Sheet  
6 3 of the Proposed PD Layout Plan (Exhibit "C"), is permitted in lieu of a masonry wall  
7 along the east boundary of the property. The berm shall be field located during  
8 development plan review to preserve existing trees.
- 9 6. The maximum building height shall be 4 stories, not to exceed 65 feet from the finished  
10 floor to the midpoint of the roof, except that the elevator shafts/stair tower shall not  
11 exceed 75 feet in height from the highest adjacent grade.
- 12 7. The maximum number of dwelling units shall be 201; the maximum number of bedrooms  
13 shall be 360.
- 14 8. The maximum impervious surface shall be 67% of the site.
- 15 9. A bus shelter to serve this development shall be constructed along Southwest 13<sup>th</sup> Street  
16 by the owner/developer at his/her own cost and expense. The specific location of the bus  
17 shelter shall be determined during development plan review and is subject to approval by  
18 the City and the Florida Department of Transportation. The shelter shall be completed  
19 prior to the issuance of a certificate of occupancy on any building.
- 20 10. A turn lane on Southwest 11<sup>th</sup> Avenue and 13<sup>th</sup> Street and a left turn storage lane at the  
21 garage entrance on Southwest 11<sup>th</sup> Avenue to serve this development shall be constructed

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1 by the developer at his/her own cost and expense as shown on the PD Layout Plan Sheet  
2 4 (Exhibit "C"). The lanes shall be completed prior to the issuance of a certificate of  
3 occupancy on any buildings.

4 11. There shall be operational emergency access to all buildings. Fire hydrants and stabilized  
5 surfaces will be in place prior to accumulation of combustibles on site. The emergency  
6 access lanes shall be maintained with a clear height of 13 feet 6 inches and "no parking fire  
7 lane" signs shall be installed and maintained at 60 foot intervals. Staging of combustibles  
8 shall not block the stabilized surfaces or access to the fire hydrants.

9 12. During construction, construction parking, the construction trailer, and latrines may not be  
10 located east of the proposed berm as shown on the Proposed PD Layout Plan (Exhibit "C").

11 A visual buffer shall be placed along the east property line during construction to shield  
12 residences to the east from intrusion of headlights, noise and other nuisances, if any  
13 construction staging is located east of the proposed buildings.

14 13. The owner/developer shall submit final site plans and receive final development plan  
15 approval within 12 months of the adoption of this zoning ordinance. The first phase shall  
16 commence within 12 months of final development plan approval. All phases shall be  
17 completed within 4 years of the final adoption of this ordinance. Failure to comply with  
18 these time requirements shall cause the development order approved with this ordinance to  
19 be null and void and of no further force and effect. In this event, the City shall initiate a  
20 petition to change the zoning and land use to the appropriate categories.

21 14. Signage shall comply with Article IX of the Land Development Code.

1 15. Exterior paint colors shall be earth tone colors and shall be reviewed by the Audubon Park  
2 Neighborhood Association for purposes of meeting compatibility with the existing  
3 neighborhood and recommended to the development review board prior to final  
4 development plan approval for the board's review and approval.

5 16. Except as expressly provided in this ordinance, the planned development should be  
6 regulated by the RH-1 Residential High Density zoning district regulations, Chapter 30 and  
7 Article IX, Land Development Code, as well as the Southwest 13<sup>th</sup> Street Special Area Plan  
8 as provided in Chapter 30 Appendix A, Sec. 7 and Sec. 6-19 Gainesville Code of  
9 Ordinances, relating to demolitions of buildings.

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

15 **Section 6.** Any person who violates any of the provisions of this ordinance shall be deemed  
16 guilty of a municipal ordinance violation and shall be subject to fine or imprisonment as provided  
17 by section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,  
18 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate  
19 offense.



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1           **Section 7.** If any section, sentence, clause or phrase of this ordinance is held to be invalid  
2 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect  
3 the validity of the remaining portions of this ordinance.

4           **Section 8.** This ordinance shall become effective immediately upon final adoption;  
5 however, the rezoning shall not become effective until the amendment to the City of Gainesville  
6 2000-2010 Comprehensive Plan adopted by Ordinance No. 030453 becomes effective as  
7 provided therein.

8           **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

9  
10  
11  
12 \_\_\_\_\_  
Pegeen Hanrahan, Mayor

13  
14 ATTEST:

APPROVED AS TO FORM AND LEGALITY:

15  
16  
17  
18 \_\_\_\_\_  
19 Kurt Lannon,  
20 Clerk of the Commission

Marion J. Radson, City Attorney

21  
22           This ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

23  
24           This ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

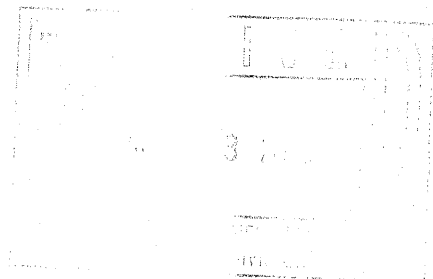
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26 H:\Marion Radson\Planning\111PDV pet.doc

## Legal Description

A TRACT OF LAND SITUATED IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF AUDUBON PARK AS PER PLAT THEREOF RECORDED IN PLAT BOOK "D", PAGE 45 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE TRUE POINT OF BEGINNING AND RUN N.00°06'17"E., ALONG THE WEST LINE OF AUDUBON PARK, A DISTANCE OF 626.36 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 5 OF AUDUBON PARK, SAID CONCRETE MONUMENT IS ALSO LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED C. S. X. RAILROAD AND LOCATED ON A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 1849.86 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°52'58", AN ARC LENGTH OF 448.22 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S.57°03'45"W., 447.13 FEET TO A STEEL ROD AND CAP STAMPED FDOT MARKING THE END OF SAID CURVE; THENCE RUN S.50°16'33"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 219.15 FEET TO AN IRON PIPE WHICH MARKS SAID SOUTHERLY RIGHT OF WAY LINE'S INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #441 ALSO KNOWN AS STATE ROAD #25 (SECTION 2601-(107) 208); THENCE RUN S.00°16'51"E., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 81.72 FEET TO A NAIL AND CAP STAMPED LS3784; THENCE RUN S.02°47'55"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 112.13 FEET TO A NAIL AND CAP STAMPED LS3784; THENCE RUN S.02°14'08"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 60.61 FEET TO AN IRON PIPE WHICH MARKS SAID EAST RIGHT OF WAY LINE'S INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF S. W. 11th AVENUE (60 FOOT RIGHT OF WAY); THENCE RUN N.88°51'00"E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 552.51 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 5.745 ACRES, MORE OR LESS.

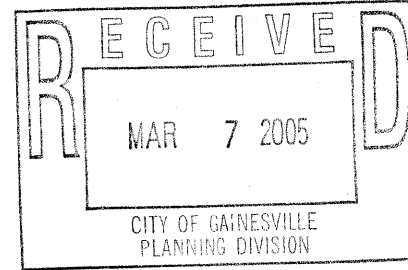
This legal description is from the boundary and topographic survey produced by Alachua County Land Surveyors, Inc. dated: 10/10/2001



110LUC-03PB  
111PDU-03AB

EXHIBIT "A"

**PD Report**  
**Wildflower PD – Epoch Properties**



**Statement of Intent & Purpose**

It is the purpose of the PD district to provide a method for unique proposals which are not provided for or allowed in the zoning districts. In particular, the PD zoning mechanism allows for development of a site with unique characteristics using unique design features which might otherwise not be allowed.

The Wildflower site is within easy walking and biking distance of the Shands and V.A. hospitals and the University of Florida. As a result, it is an excellent location for a higher density infill residential development. While the site presents a unique infill opportunity it is also confronted with unusual constraints resulting from its adjacency to an existing single family neighborhood as well as the significant topographic relief present on the site. Realization of community goals favoring higher density infill development on this site requires special care to insure compatibility with the surrounding neighborhood. Flexibility only available through the PD mechanism is essential to the realization of community goals for this significant infill opportunity site.

The proposed PD Layout Plan is the product of significant interaction with residents surrounding the site. Several alternative development scenarios were explored with the neighbors. The proposed PD Layout Plan emerged from that extensive consultation as the preferred plan by nearly all neighbors. The substantial building setback along the eastern boundary contained in the Wildflower plan is supported by the neighbors to promote compatibility. The placement of all parking for the site within a parking garage is supported as a means of achieving the spatial buffer and of avoiding a site covered with impervious surfaces and parked cars visible from the neighbors.

An additional constraint posed by the site is the presence of an extensive stand of large oak trees that requires protection along the SW 13<sup>th</sup> Street frontage. The change in grade that exists between the SW 13<sup>th</sup> Street right-of-way and the site is another development constraint. The existing grade change is so steep it is contained by a retaining wall adjacent to the 13<sup>th</sup> Street sidewalk. The Depot Avenue Rail Trail runs parallel to the northern property line of the Wildflower site and provides a unique opportunity for the future residents to commute daily by foot or bike.

It is the intent of the Wildflower development to provide an outstanding and innovative residential development with buildings generally lining the two adjacent streets and the rail-trail, providing an urban lifestyle within the neighborhood. The proposed development is designed to encourage convenient and comfortable travel by foot, bicycle, and transit.

The size, scale, complexity and design of the proposed development could not be conveniently or efficiently processed outside the PD process. A PD is further warranted

*Jennifer J. Clark*  
#59002  
3/7/05

due to the nature of the proposed project which requires specialized design characteristics to preserve and protect neighborhood character while accommodating urban densities.

The Wildflower PD proposes residential use along with customary ancillary uses typical for modern high end residential developments. The land uses proposed will have no undue adverse impact on any neighboring use. A quality urban streetscape is proposed along SW 11<sup>th</sup> Terrace. Extensive provisions for pedestrian circulation is provided. Vehicular access is limited to the parking structure. Separation from the existing neighborhood through the provision of a 100 foot building setback assures compatibility. Retention of the large oaks along SW 13<sup>th</sup> Street further assures compatibility with the existing neighborhood.

The Wildflower PD proposes limited usable open space within an internal plaza and substantial recreation facilities within a two story building for its future residents. The site is suitable for use in the manner proposed without hazards to persons either on or off the site from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Underground stormwater storage is proposed for the site and should minimize runoff from the site.

Wildflower is located on, and provides access to, SW 13<sup>th</sup> Street off SW 11<sup>th</sup> Avenue. The traffic generated will not adversely affect the type or amount of traffic on adjoining local streets. Every dwelling unit will have access to a public street. Sufficient off-street parking for bicycles and other vehicles, as well as cars, are provided. All motor vehicle parking is located within structured parking out of view from the adjacent neighbors. The PD incorporates appropriate pedestrian and bicycle access ways providing a variety of mobility opportunities. Connection to existing and proposed sidewalks, greenway trails, bikeways, and a proposed architecturally consistent transit shelter along the perimeter of the PD is provided. New sidewalks are proposed where existing perimeter sidewalks do not exist.

Access will be provided to the site in the following ways: Vehicles will access the parking garage from SW 11<sup>th</sup> Avenue, bicycles and pedestrians will access from the rail trail to the north and from SW 11<sup>th</sup> Avenue to the south. Finally, transit access will be available from a shelter located on SW 13<sup>th</sup> Street.

All land included within the Wildflower PD will be retained under the complete, unified, legal, control of a single owner.

### **Statistical Information**

Total Acreage of site: 5.745 acres

Maximum building coverage: 45%

Maximum impervious ground cover: 67%

Proposed number of dwelling units: 201 units

*Jennifer J. Clark*  
#59002  
3/7/05

### **Stormwater Concept Plan**

The project will be designed to include all necessary improvements to meet both the City of Gainesville's and the St. Johns River Water Management District's design criteria. This design will include coordination with CONSPAN and/or Advanced Drainage Systems (ADS) to decide on the most effective form of detention design for underground storage. All of the proposed drainage structures will route to an underground detention vault to be located underneath the proposed parking garage. Additional details of the proposed drainage system are highlighted on the conceptual drainage plan for the site. The system will discharge to the proposed drainage system along SW 11<sup>th</sup> Avenue (recently designed by Causseaux & Ellington, Inc.)

### **Phasing**

The project will be developed in 7 phases over a 3-year period with construction anticipated to take 28 months. Construction will proceed in 6 phases & will include 5 residential buildings, 1 parking garage and two ancillary buildings with a pool. Buildings will begin with the eastern building and the parking structure and drainage improvements and progress to the northern buildings, and end with the western building attached to the west side of the parking structure. Phase 7 (Buffer Area Landscape) shall be completed concurrently with Phase 6 (Building A). The applicant requests a minimum time frame of four years on the duration of the PD ordinance.

### **Zoning**

- Existing Zoning: The current zoning is RMF-5 which allows a maximum of 12 units/acre, a maximum building height of 35 feet, a maximum floor area ratio of 0.51 and a maximum lot coverage of 50%.
- Proposed Zoning PD: Maximum density of 35 units/acre, which results in a maximum of 201 units. A maximum building height of 65 feet and a maximum stair tower height of 75 feet.

### **Setbacks**

- Along the eastern property boundary, a 100 ft. setback is proposed from the building face to the adjacent property line. Retaining walls, AC pads, sidewalks, landscape/hardscape, limited lighting, and signage may be located within this setback area, as well as emergency and service vehicle access and peripheral utilities.
- All other building setbacks from adjacent properties and public rights-of-ways shall be as indicated in the PD Layout Plan.
- Utility structures and infrastructure, including electrical transformers and pads, air conditioning transformers and pads, hydrants and valves, may encroach on the setbacks and buffers as required to service the buildings.

*Jennifer J. Clark*  
#59002  
3/7/05

- Building setbacks shall be measured to the face of the building foundation at the improved grade.
- Consistent with the objectives of the applicable Special Area Plans, the buildings indicated in the PD Layout plan are aligned with SW 13<sup>th</sup> Street and SW 11<sup>th</sup> Terrace with appropriate build-to-lines and without any intervening parking. The build-to-line on SW 13<sup>th</sup> Street is the minimum feasible while retaining the existing trees and in light of the intervening retaining wall at the western property boundary.

### **Permitted Uses**

- Residential Occupancies.
- Non-residential occupancies are to be customary ancillary uses to the residential development and shall include personal training and fitness, resident recreational facilities, and cosmetic, greenery, and managerial support facilities.

### **Parking**

- All parking is proposed to be contained within a single structured parking garage and shall include a total of 416 spaces inclusive of handicapped spaces and 88 bicycle parking spaces.

### **Building Heights**

- Maximum Building Height:
  - 65' for principle structures.
  - 65' at decorative architectural appointments, including brackets, chimneys and other roof features.
  - 75' for stair towers and elevator structures.
- Building height shall be measured from the lowest building floor to the mid-point of the roof.

### **Buffers**

- Buffers shall be naturally vegetated and maintained as passive open space, but may include construction access, maintenance and emergency vehicle paths, retaining and grade management walls, stormwater exfiltration, site lighting, sidewalks, safety fencing, and utilities and equipment intended to serve the proposed structures.
- Buffers shall provide a stabilized growth of canopy and under-canopy planting to an elevation of eight feet and achieving 60% opacity in 3 years of completion of the proposed structures.

*Jennifer J. Clark*  
 #59002  
 3/7/05

- All site lighting in buffers shall be directed to ensure that no light spills over to adjacent properties.

**Transportation Study**

The following information was taken from the ITE Trip Generation Manual, 7<sup>th</sup> Edition. Land Use 220 –Apartments was used to find the trip distribution rates. Land Use 210 – Single Family Detached Housing was used to calculate the trip credits. The multi-modal trip distribution was modeled after the Oakbrook Walk apartment complex, as well as from discussions with Brian Kanely of Public Works on October 10, 2003. The Oakbrook distribution was provided to us from Debbie Leistner of the City of Gainesville via phone conversation on August 27, 2003.

**Trip Generation**

201 proposed apartments

AM Peak Adjacent Street Traffic:

$$201 \times 0.51 = 102.51 - (0.75 \times 2) - (0.75 \times 2) \times 0.10 = 101 \text{ trips}$$

Trip Gen.
SSDU Credit
Redev. Credit

PM Peak Adjacent Street Traffic:

$$201 \times 0.62 = 124.62 - (1.01 \times 2) - (1.01 \times 2) \times 0.10 = 122 \text{ trips}$$

Trip Gen.
SSDU Credit
Redev. Credit

$$\text{Total Trips (weekday)} = 6.72 \times 201 = 1351 - (9.57 \times 2) - (9.57 \times 2) \times 0.10 = 1330 \text{ trips}$$

Trip Gen.
SSDU Credit
Redev. Credit

Bicycle = 106 (8%)

Bus = 173 (13%)

Pedestrian = 160 (12%)

Car = 891 (67%)

**Trip Distribution**

95% of traffic will enter and exit from US 441 (SW 13<sup>th</sup> Street)

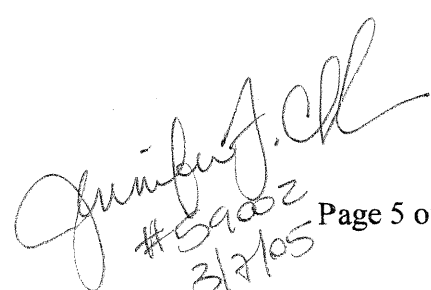
5% of traffic will enter and exit from SW 11<sup>th</sup> Terrace

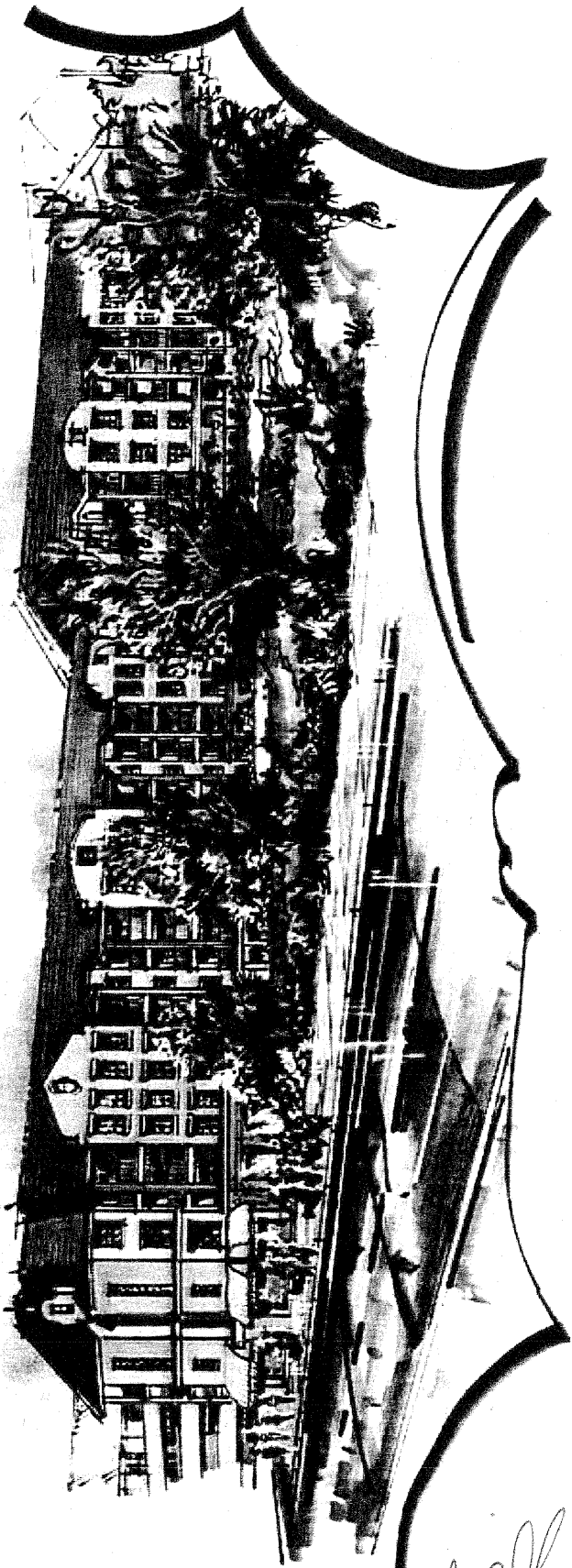
US 441 (SW 13<sup>th</sup> Street)

85% of traffic will be from the north

15% of traffic will be from the south

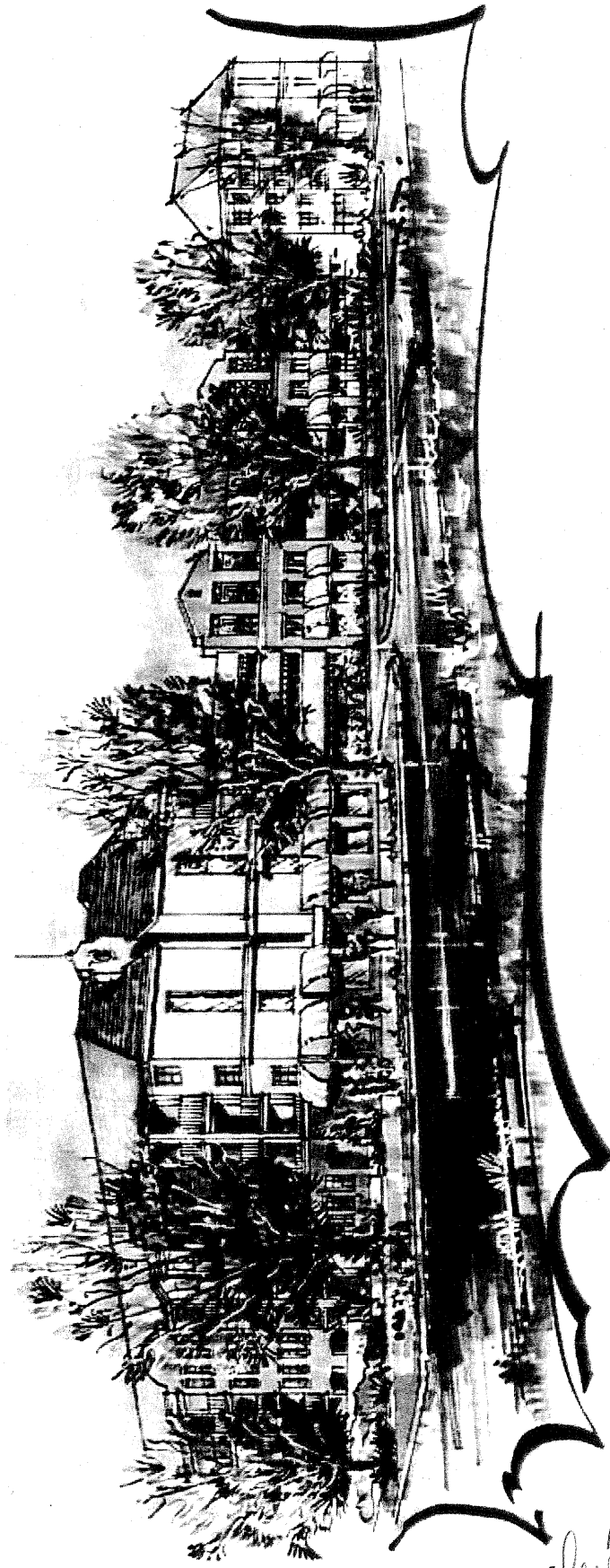
\*This development is located in Zone A of the City of Gainesville Transportation Concurrency Exception Area (TCEA).

  
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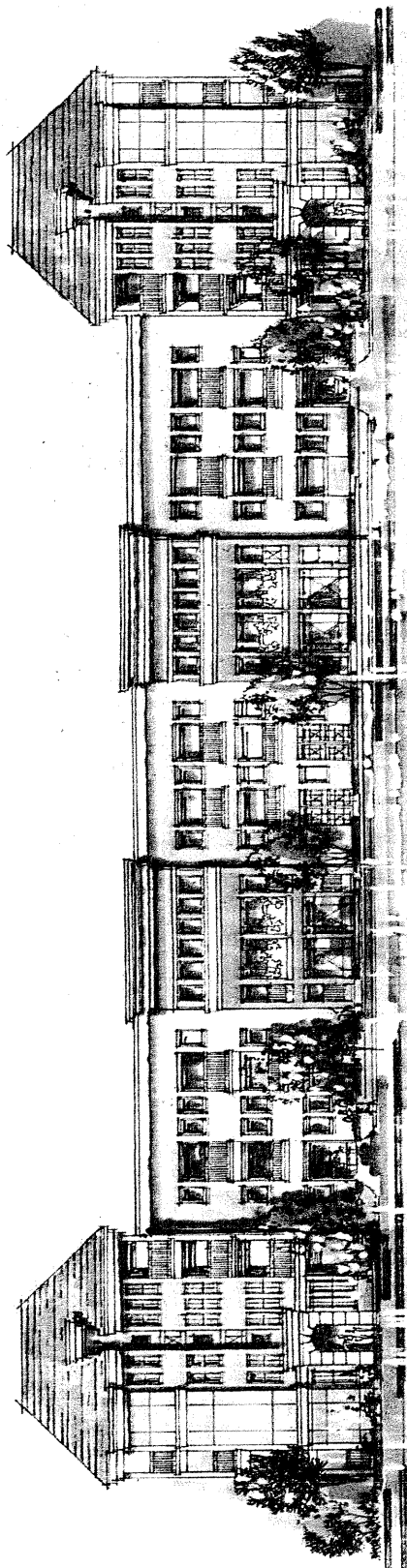


*Jennifer J. Clark*  
#59002  
3/9/05





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#59002  
3/7/05



SW 11th Avenue Elevation -

*Juniper*  
#59002  
3/7/05

## **EXHIBIT "C"**

(Due to bulk and size, Exhibit "C" is not attached, but is on file in the Department of Community Development.)

**ADVERTISEMENT  
NOTICE OF PROPOSED  
ENACTMENT OF ORDINANCE BY CITY COMMISSION, GAINESVILLE, FLORIDA**

Notice is hereby given that the proposed ordinance, whose title appears below will be considered for First Reading on the 27th day of June, 2005, at the City Commission meeting and if then adopted on First Reading will be considered for Second and Final Reading and adoption on the 11th day of July, 2005, at the City Commission meeting. The meetings begin at 6:00p.m. and the ordinances will be read as soon thereafter as may be heard. The meetings are held in the City Commission Auditorium, on the First Floor of City Hall, 200 East University Avenue, Gainesville, Florida. A copy of said ordinance may be inspected by any member of the public at the office of the Clerk of the Commission on the First Floor of City Hall during regular business hours located at 200 East University Avenue, Gainesville, Florida, and at the Public Library, Main Branch, located at 401 East University Avenue. On the dates mentioned above all interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Persons with disabilities, who require assistance to participate in the meetings, are requested to notify the Equal Opportunity Office at 334-5051 or call the TDD phone line at least 2 business days in advance.

**ORDINANCE TITLE  
ORDINANCE NO. 030454  
0-05-10**

An Ordinance of the City of Gainesville, Florida; rezoning certain lands within the City and amending the Zoning Map Atlas from "RMF-5: 12 units/ acre single-family/ multiple family residential district"; to "Planned Development District", commonly known as "Wildflower Planned Development"; located in the vicinity of 1005 and 1007 S.W. 13th Street and consisting of approximately 5.7 acres; adopting a development plan report and development plan maps; providing conditions and restrictions; providing for enforcement and penalties; providing a severability clause; and providing an immediate effective date.

Note: "All persons are advised that, if any person decides to appeal any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose, they need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

June 10, 2005  
Publish Date

Clerk of the Commission  
27630, 6/10/05  
#A000012440