

0307056

5. All buildings shall be setback a minimum 20 feet from the outside boundary of the development
6. The heritage live oaks, southern red oaks, hickories and pecans in the upland portion of the site should be shown in designated landscape areas.
7. The proposed internal street system shall be consistent with the Public Works Design Manual. Please amend the PD layout plan to show a typical street section with proposed street trees, 5-foot sidewalk and proposed 12 foot travel lanes. Please amend the Planned Development Report to clarify the sidewalk and street trees will be included in the entrance road sections.
8. Parking shall be provided at a rate of 1 parking space per bedroom, plus additional spaces up to ten percent of the required spaces consistent with the parking requirements of Chapter 30, Article IX. All parking provided shall meet the landscape requirements of Chapter 30, Article VIII.
9. Garages shall be setback a minimum of 25 feet from the edge of the sidewalk. All sidewalks shall be designed to enhance the safety of pedestrians, especially in parking situations.
10. Proposed wall or fencing along Northwest 29<sup>th</sup> Road should have at a minimum brick columns, shadow box or other decorative design features, with landscaping along the street edge. A six-foot shadowbox fence shall be required along all other boundaries. Fencing shall be of good quality materials to ensure long-term durability but not be CCA wood.
11. Relocate the community building, recreation facilities, compactor/dumpster and pool more centrally on the site. Noise, odors or other impact from the amenities should be buffered from adjacent property by the development.
12. The façades facing Northwest 29<sup>th</sup> Road shall have a combination of gable and hip roof systems, with second story windows. Building materials shall be varied and may include hardi-plank "clapboard", brick, stucco and stone.
13. The emergency access shall be equipped with Fire Department approved entry system.
14. Wetland mitigation shall be consistent with requirements of the St. Johns Water Management District Requirements and recommendation of the Alachua County Department of Environmental Protection (report to be received.)
15. The petitioners are required to remove exotic, invasive plant material from the site consistent with a vegetation management plan to be submitted with each phase of the development.

16. Creek setback shall be 150 feet from the top of bank. Please show creek setback on the PD layout plan as well as the CHM2Hill 10-year and 100-year flood plains.
17. A construction barricade shall be placed along the 50 foot wetland buffer line, and remain in place during all construction of the stormwater basin and any other adjacent structures and pavement. All NPDES criteria must be satisfied during and after construction of the site.
18. A permit is required from the Florida Fish and Wildlife Conservation Commission with regard to existing Gopher Tortoises prior to final development plan approval.
19. An archeological assessment shall be performed for entire site prior to final approval of the Phase 1 Development Plan.
20. Staff recommends that the petitioners be required to receive final approval for phase one within two years and final approval of all phases within 5 years from the adoption of the rezoning ordinance. Further, staff recommends that the petitioners may request the Commission to provide an additional one-year extension for final development plan approval upon a showing of a good faith effort for phases two and/or three. Each phase must provide all required development plan improvements such as stormwater management, appropriate access, lighting, landscaping and utilities. Phase one shall include the stormwater management basin; the wetland and wetland buffers and recreation, dumpster, and maintenance facilities.
21. The proposed development requires the petitioners to meet eight of the Policy 1.1.6 standards of the Concurrency Management Element of the City of Gainesville 2000-2010 Comprehensive Plan. Compliance with the Policy 1.1.6 standards shall be required per phase, based on the number of trips each phase will generate.
22. Prior to final approval, a condominium association shall be created meeting all requirements of Florida Statutes and providing for the maintenance of all common property and facilities.
23. The Planned Development shall be regulated by the RMF-5 Residential Low Density zoning district and Chapter 30, Article IX for those matters not specifically addressed in this ordinance.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

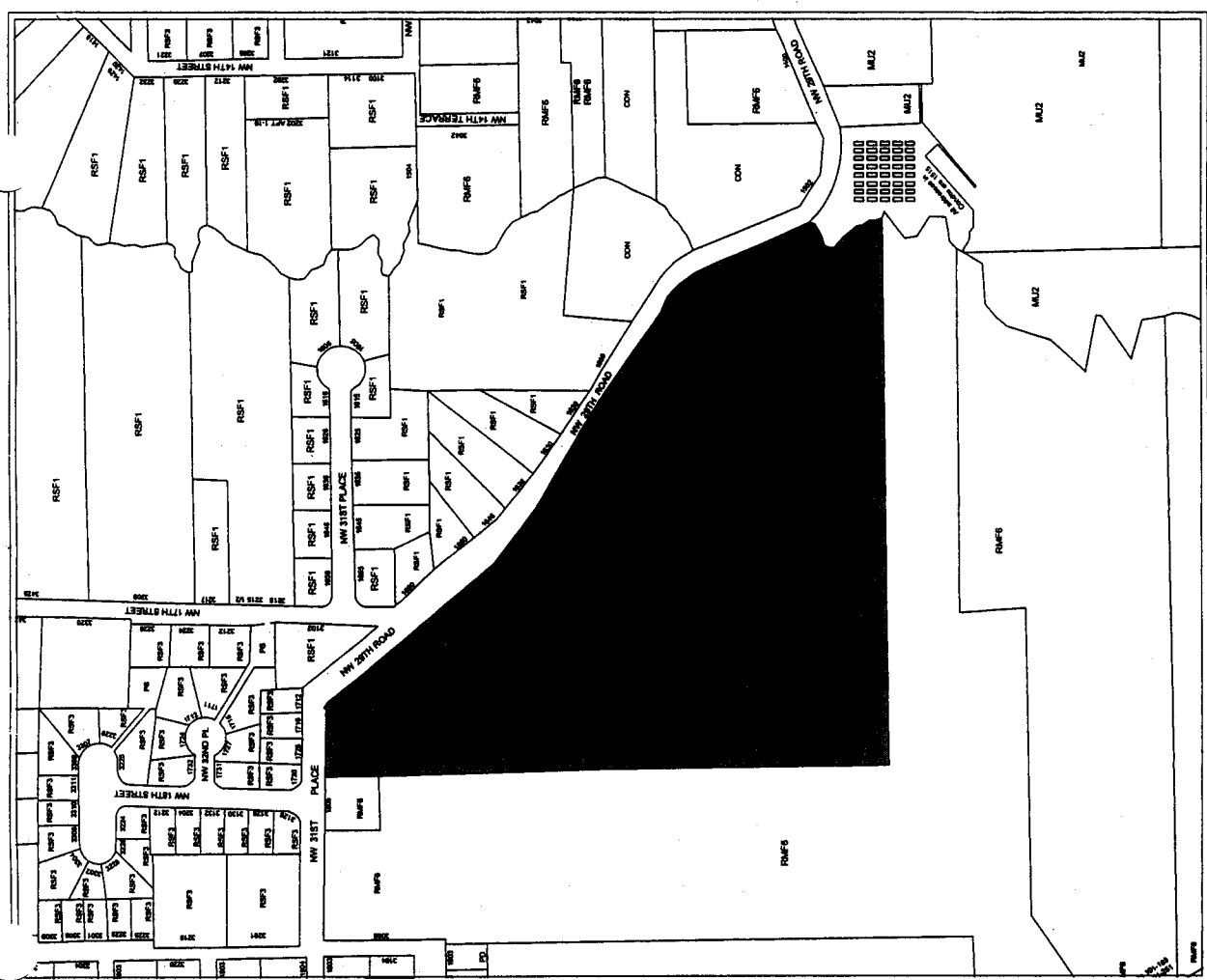
RH:CRM

# Zoning Districts

- 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 (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 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

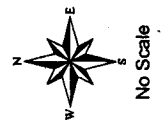
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



# ZONING

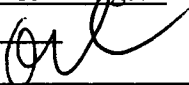
Name	Petition Request	Map(s)	Petition Number
Causseaux & Ellington, Inc. agent for Diamond Regal Development, Inc.	From RMF5 to PD	3649	11PDV-04PB



No Scale

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

Sheet 1 of 2

<b>Petition</b>	<u>11PDV-04PB</u>	<b>Date Received</b> <u>2/3/04</u>	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<b>Other Review Date</b> <u>2/10/04</u>	<input type="checkbox"/> Final
<b>Project Name</b>	<u>Sable Preserve PD</u>		<input type="checkbox"/> Amendment
<b>Location</b>	<u>1609 NW 29th Road</u>		<input type="checkbox"/> Special Use
<b>Agent/Applicant Name</b>	<u>Causeaux &amp; Ellington</u>		<input checked="" type="checkbox"/> Planned Dev.
<b>Reviewed by</b>	<u>Onelia Lazzari</u> 		<input type="checkbox"/> Design Plat <input type="checkbox"/> 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 B of the Transportation Concurrency Exception Area. In order to have a development plan approved for the site, the development must meet the requirements in the Concurrency Management Element. All relevant Policy 1.1.4 standards must be met, as well as 8 Policy 1.1.6 standards based on an estimated average daily trip generation of 1,852 average daily trips. Prior to receiving a final development order for this project, the developer must sign a TCEA Letter of Agreement for provision of the required standards. Once the Policy 1.1.6 standards are agreed upon, a note must be added to the PD Layout plan stating that the development is located in Zone B of the TCEA and based on ADT of 1,852 average daily trips, 8 Policy 1.1.6 standards must be met—and then the standards used must be listed. Please contact Onelia Lazzari to begin discussions about meeting the required TCEA standards.
  
2. In addition to average daily trip generation, the a.m. and p.m. peak hour of adjacent street traffic trip generation must be shown as a note on the PD Layout Plan.
  
3. Page 3 of the PD Report, in the Concurrency section, still contains an error that was commented on last time. The report states that 6 Policy 1.1.6 standards must be met. Based on the ADT, 8 Policy 1.1.6 standards must be met. Please correct.
  
4. In the **application form** for the PD rezoning, there is a statement on p. 3 that the development will provide a bus shelter at the property boundary along NW 29th Road. There are currently no buses running on NW 29th Road, and there are no existing plans to run buses on that road. Since there would be no purpose served by locating a bus shelter

at this development, please amend the application to correct. This has still not been amended on the original application form even though comments were made about this previously.

5. In the External & Internal Transportation section of the PD Report (p. 4), there should be some discussion of which transit line(s) serves this area. Also, discussion should be provided about access to transit stops, in terms of distance.
6. If the development is to be built in phases, the petitioner should discuss with Onelia Lazzari how the Policy 1.1.6 standards will be handled in terms of phasing. And, the trip generation should be broken out into phases so that accurate calculations for standards can be made. The responses to this request are inadequate for the purposes of the TCEA Agreement and for showing trip impacts by phase.
7. On page 5 of the PD Report there is a statement that transit is available on Glen Springs Road. Since this is not accessible from the development site, please explain. ent site, please explain.

# SITE PLAN EVALUATION SHEET


PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>11PDV-04 PB</u>	Review Date: <u>2/9/04</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>02/09/04</u>	<u>Planned Development</u>
Description, Agent & Location: <u>Sable Preserve PD</u>		Project Planner:
<u>Causseaux &amp; Ellington</u>	<u>1609 NW 29<sup>th</sup> Road</u>	<u>Carolyn Morgan</u>

APPROVED  
(as submitted)

APPROVED  
(subject to below)

DISAPPROVED

<input checked="" type="checkbox"/> Alachua County Environmental Review Required <input type="checkbox"/> Alachua County Environmental Review Not Required <input checked="" type="checkbox"/> 100 Yr. critical duration storm event must be analyzed. <input checked="" type="checkbox"/> SJRWMD stormwater permit is required. <input checked="" type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) <input type="checkbox"/> Approved for Concurrency	Comments By:  Rick Melzer P.E. Development Review Engineer
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## REVISIONS / RECOMMENDATIONS:

1. The creek setback for the site shall be 150 Ft. as measured from the top of bank. Please provide this information on the layout plan along with the CH2Mhill 10 yr. And 100yr. floodplains.
2. Erosion and sedimentation control will be extremely important due to the projects close proximity to wetlands and the creek. All NPDES criteria must satisfied during and after construction of the site.



## **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

Jan 22, 2004

8 Petition 11PDV-04 PB

Causseaux & Ellington, agent for Diamond Regal Development, Inc. **Rezone** property from RMF-5 (residential low density 12 du/acre) to PD (planned development) for a single-family development at 12 du/acre. **Sable Preserve PD**. Located at 1609 Northwest 29th Road. (Planner, Carolyn Morgan)

**Conceptional Comments**  
 **Approved as submitted**

**Approved w/conditions**  
 **Insufficient information to approve**

- New Services** GRU has no opposition to the rezonning petition. The following comments are for site plan approval.  
A separate utility construction permit to install utilities will be required. Please call Terry Hartley at 393-1459 to schedule a project meeting and discuss the proposed utilities with GRU.
- Water** An important note: The existing 6 inch water main along 29th Road may not meet fire flow requirements and there is not going to be an easy way to upgrade this line.
- Sanitary Sewer** Can be made available from a 10" gravity main in 29th Road.
- Electric** Is readily available from facilities adjacent to the site.
- Gas** It available from the existing main in 29th Road.
- Real Estate** Public utility easements will be needed.