

TO: City Plan Board

Item Number: OB1.

FROM: Planning & Development Services Department

DATE: January 26, 2017

SUBJECT: Petition PB-16-59 SUP. eda engineers-surveyors-planners, Inc., agent for SMLC, LLC, owner. Special use permit with Intermediate development plan review to allow construction of a new mixed use development with a residential density of 25 additional dwelling units per acre over the allowable 100 units per acre. Zoned: UMU-2 (10-100 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 1105 West University Avenue.

Recommendation

Staff recommends that you hear a presentation from the applicant and act on the December 6, 2016 recommendation submitted by staff (see attached staff report of December 6, 2016).

Description

This petition is a request for a special use permit with development plan review at the above referenced site to allow construction of a mixed use development which includes 8,259 square feet of commercial and 35 multi-family units with 66 bedrooms. The land use designation is Urban Mixed Use (UMU) and the zoning is UMU-2 (Urban Mixed Use 2). Developments at a density between 100 and 125 units per acre are required to obtain a Special Use Permit subject to the criteria listed in Section 30-233.

The petition was presented to the board on December 6, 2016 with a recommendation of approval with conditions. The applicant requested one waiver to eliminate the required and a second to reduce the build-to line from 20 feet to 10 feet.

After hearing a presentation from staff and the applicant, and comments from the general public, the board acknowledged the impacts of no landscaped zone and the proposed build-to line; however, the board expressed concerns about the uncertainty of a clear, unobstructed 10-foot sidewalk along University Avenue.

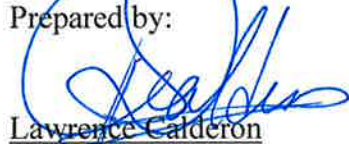
The board voted to continue the petition to the January 26, 2017 Plan Board meeting and asked that additional information be presented about the proposed building columns and their relationship to the sidewalk.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Lawrence Calderon
Lead Planner

List of Exhibits

Attachment A: Staff Report and Supporting Documents presented at the December 6, 2016 meeting.

Attachment “A”

**Staff Report and Supporting Documents presented at the
December 6, 2016 meeting.**

TO: City Plan Board

Item Number: 1

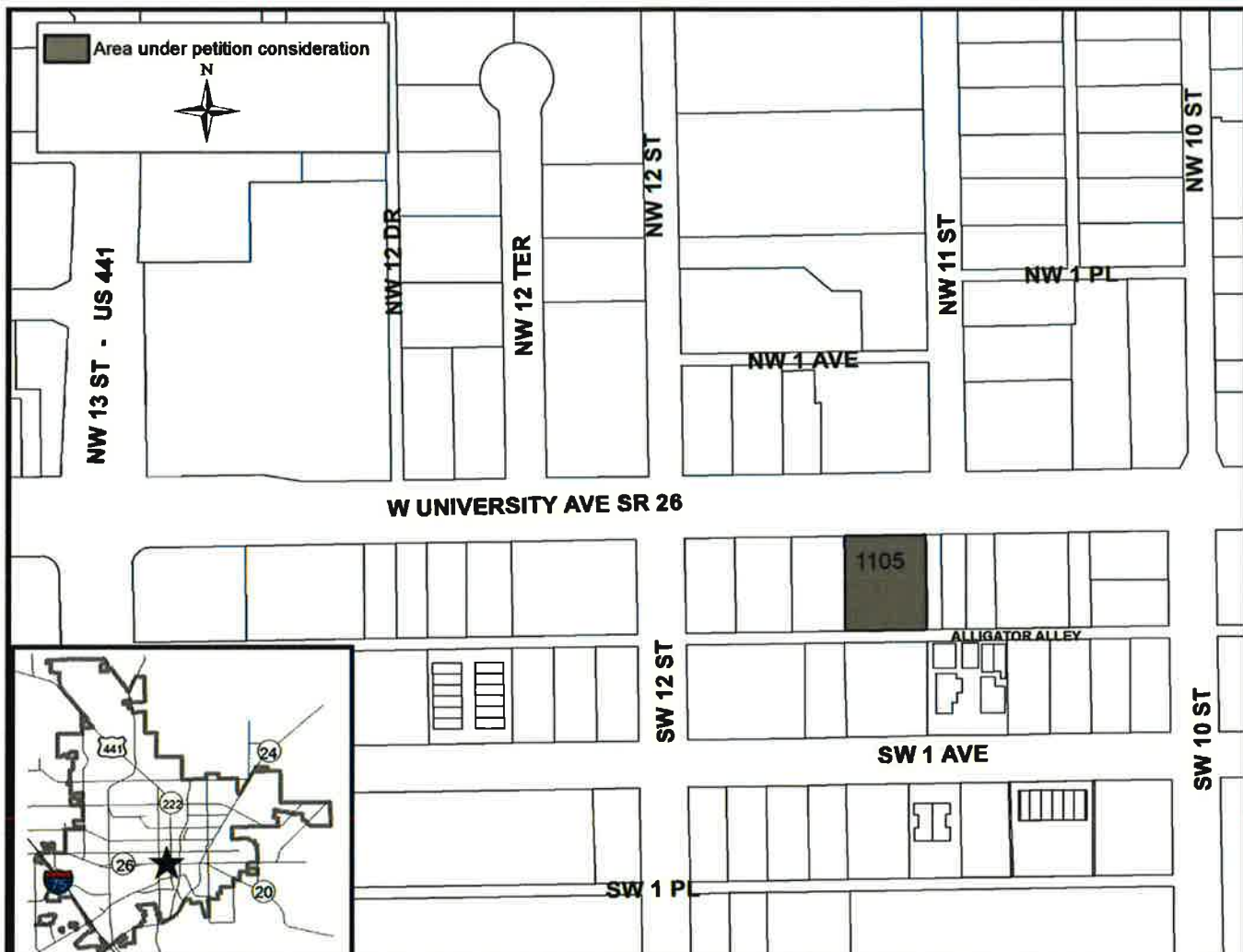
FROM: Planning & Development Services Department

DATE: December 6, 2016

SUBJECT: Petition PB-16-59 SUP, eda engineers-surveyors-planners, Inc., agent for SMLC, LLC, owner. Special use permit with Intermediate development plan review to allow construction of a new mixed use development with a residential density of 25 additional dwelling units per acre over the allowable 100 units per acre. Zoned: UMU-2 (10-100 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 1105 West University Avenue.

Recommendation

Staff recommends approval of Petition PB-16-59 SUP subject to implementation of the conditions of the Special Use Permit and the comments and conditions of the Technical Review Committee included in Attachment A.



Description

This petition is a request for a special use permit with development plan review at the above referenced site to allow construction of a mixed use development. The development is proposed for 8,259 square feet of commercial development and 35 multi-family units with approximately 66 bedrooms. The site has a land use designation of Urban Mixed Use (UMU) and a zoning of UMU-2 (Urban Mixed Use 2). Per the Land Development Code, developments at a density between 100 and 125 units per acre are required to obtain a Special Use Permit subject to the criteria listed in Section 30-233.

The project site is located in the 1100 Block of West University Avenue, south side, with a total site area of 12,081 square feet (0.28Acres). The parcel is bounded by University Avenue to the north, a 15-foot alley to the south and adjacent lots to the east and west; those adjacent lots are improved with a one-story building very close to the side property lines. The site has a common southern boundary with the University Heights Historic District which is developed with residential units. The adjacent relationship to the historic district limits the number of stories within 50 feet of the district to four stories

The development proposal entails demolition of an existing 11,676 square foot building and construction of a 45,541 square foot building. The development plan depicts a six-story building fronting West University Avenue. The south, rear portion of the building, within 50 feet of the Historic District, is reduced to four-stories to address compatibility with the adjacent Historic District. The development includes a ground floor of approximately 8,259 square feet of commercial and the remaining floors accommodating 35 multi-family residential dwelling units. Automobile, bicycle and scooter parking spaces are provided on the south side of the building off the 15-foot wide alley. Other features of the site include a 10-foot wide sidewalk along the front but no landscaping zone is provided; street trees are provided in tree grates within the 10 foot sidewalk strip. Solid waste management is provided through a valet system and the photometric plan addresses entrance, parking lot, site and safety lighting.

One important element of the development is its request for a density increase which intensifies the amount of activities on the site against a request for waivers from the elements that facilitate efficient design and operation of the development. Pedestrian access to the building is available from University Avenue directly off the main sidewalk; access to the rear is from the rear southern alley via an enlarged handicap access aisle.

The project is seeking a Special Use Permit with development plan approval to allow a density increase from 100 units per acre, yielding 28 units to 125 units per acre yielding 35 dwelling units with 66 bedrooms.

Key Issues

The issues pertaining to this development and its request for a Special Use permit are as follows:

1. The parcel fronts West University Avenue to the north and a 15-foot wide alley to the south; this creates some challenges to complying with the purpose, intent and standards of the UMU-2 zoning district.
2. It is confined to the east and west by existing one-story buildings constructed very close to the side property boundaries.
3. The development is requesting an increase in density from 100 units per acre (28 units) to 125 units per acre (35 units) through the special use permit process.
4. The development does not fully comply with all of the development standards of the UMU-2 district.
5. The Photometric Plan requires some modifications in order to be consistent with the lighting ordinance.
6. The development as proposed will generate a high degree of pedestrian, bicycle and scooter activities with a significant volume of pedestrian traffic from the south across a 15-foot wide alley.

Basis for Recommendation

Staff's recommendation is based on the criteria for issuing a Special Use Permit as stated in the Land Development Code Section 30-233.

Special Use Permit Criteria

In accordance with Section 30-233 no special use permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use:

- 1. That the use or development complies with all required regulations and standards of this chapter and all other applicable regulations.***

The proposed use of the property is for a mixed use development comprising commercial on the first floor and multi-family residential on the remaining five floors. Other accessory uses and related facilities are accommodated on site. During the period of construction, off site activities, primarily construction staging will occur on the parcel immediately south of the subject property.

Section 30-65.2. (Urban mixed-use district 2 (UMU-2) of the Land Development Code states the purpose and intent of the UMU-2 zoning district.

(a) *Intent.* The UMU-2 zoning district is created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida. The district is intended to encourage multimodal mobility and to allow uses and development compatible with each other and with surrounding residential areas and which are consistent with the land use policies of the comprehensive plan. Furthermore, this district is intended to allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place. The objectives of this district are to:

- (1) Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
- (2) Encourage quality redevelopment and the renovation of existing structures;
- (3) Promote multimodal transportation and create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles;
- (4) Promote retail and office uses that serve the surrounding neighborhoods and enhance the viability of existing commercial areas by focusing new development in appropriate locations;
- (5) Promote office/research uses that serve the needs of the University and the community and enhance the development of the local innovation economy; and
- (6) Promote infill and redevelopment in the Urban Village to improve the urban form and increase mobility and interconnectivity by creating a gridded street network and sidewalk connections.

The proposed development concept is consistent with the primary intent of the district as outlined above. In terms of the objectives, the development is mixed use; it encourages quality redevelopment, promotes retail and office to serve the neighborhood, and relates to the needs of the University.

The proposed development is in conformance with the land use designation of Urban Mixed-Use and the proposed uses are consistent with the UMU-2 zoning district. The development has been subject to development plan review which ensures compliance with required development standards. The attached

December 6, 2016

comments and conditions of the Technical Review Committee are included to ensure that areas of potential deficiencies are addressed. The applicant is requesting waivers from the following required standards: the build-to line; and the landscape zone.

The intent of the UMU-2 district is very clear in terms of the relationship of the building to the street edge;

“... create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles;..”

The existing development will be completely demolished offering an opportunity for a fresh start on the site. Conceptually, the development adheres to many of the intent and objective statements of the UMU-2 district; however, as proposed, the design does not fully implement the well thought out intent of the UMU-2 district in terms of its relationship to the street. Such areas are typically characteristic of store front retail with outdoor seating areas and uses closely related to the street activities and providing ease of pedestrian flow. The standards are intended to complement each other so that full compliance with the basic standards and design of the public realm will result in a development with greater benefits to the site, the immediate neighborhood and the City as a whole. This development will also set the bench mark for future developments along the corridor and should be given careful consideration in terms of the design of the public realm.

Staff has some concerns in terms of the stated intent; does the development promote high-quality urban streetscapes, sidewalks and street trees to form a pleasant, convenient and safe environment for pedestrians, bicyclist, public transit and automobiles? A ten foot wide sidewalk is provided but only a seven foot portion is within the public right-of-way; the remaining three feet of sidewalk is on private property and is encumbered by building protrusions and building columns limiting the full function of the sidewalk use. The only two trees provided for the development are accommodated in tree grates and placed within the sidewalk area. The building is designed with a front lobby entrance accessing stairs and elevators to the upper floors of the building; there is also retail space on the ground floor. This design requires adequate facilities for pedestrians and cyclist using the facilities within the building. There are sixteen (16) bicycle spaces but no scooter parking provided along the front of the building and pedestrian facilities are limited in an area that interfaces with one of the most prominent and high activity street. The applicant is asking the board to reduce the build-to line from 20 feet to 8 feet and to eliminate the landscape zone which is an important element that lends to an efficient and functional street frontage.

The first floor, rear portion of the building is designed to accommodate five automobile parking spaces, including one handicap, bicycle and scooter parking, solid waste service, utilities and general access from the south. The rear supporting columns of the building extend to approximately 4.2 feet from the rear property line. There are no formal sidewalks from the alley to the interior of the building but a wider handicap accessway will facilitate pedestrian access to the rear of the building.

Based on the commercial square footage and the number of bedrooms, a total of 16 bicycle parking spaces are required; twenty-six (26) are provided, sixteen at the front and ten at the rear. A total of thirteen (13) scooter spaces are provided. The development has the potential to generate a high volume of pedestrian activities in the area which will utilize the full capacity of the scooter and bicycle spaces provides. However, potential pedestrian and automobile conflicts may be mitigated through the use of a surface parking area to the south of the alley.

Condition 1. *The applicant shall be required to comply with all requirements of the Technical Review Committee as included in Attachment "A".*

Condition 2. *The development shall address the building's need for service, loading and utility vehicles and how they will be accommodated.*

2. *That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.*

The proposed development is in the UMU-2 zoning district which is generally characterized as a mixed-use area intended to implement the intent of the district as expressed above; provide a **mixture of residential, commercial and office/research uses** that are complementary to the residential and mixed-use character of the district; **encourage quality redevelopment**; promote high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles; and to **promote retail and office uses that serve the surrounding neighborhoods** and enhance the viability of existing commercial areas. The development is consistent and compatible with the intent of the UMU-2 district in terms of the uses proposed, massing of buildings and the quality of development.

3. *That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.*

The project has been reviewed by the Technical Review Committee and a determination has been made that the necessary public utilities are available to service the demands of the site. Potable water, sewer and wastewater systems are in place to provide adequate services. Although the demands for the new development may vary, the existing site is currently served by electric, gas, water, and sanitary sewer at a capacity which is adequate to serve the needs of the facility. GRU has recommended approval and indicates that there is adequate capacity to serve future needs as demand changes.

4. *That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.*

The proposed development is located in a street block that fronts a major east/west arterial, West University Avenue. There is no automobile access to the site from University Avenue but on street parking along the avenue will be accessible to the development. The rear south side of the development is off a 15-foot alley where automobile, bicycle and scooter parking are located; it is also the roadway from which services are provided. The primary automobile access to the site is off the east –west alley which links to SW 10th and 12th Streets.

5. *That screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.*

The proposed development occupies the full width of the site and has external building side walls up to the side property lines; the adjacent properties to the east and west have similar building relationships. No screening or buffering is required along those two side property boundaries. The north boundary fronts University Avenue

December 6, 2016

and is expected to be open to that street with a compatible relationship. The required street landscape buffer is completely absent but two trees are provided within the sidewalk in tree grates; this takes away from the amount of sidewalk space available along the street front. The south rear side of the development faces an alley from which all automobile access is provided; no landscape screening or buffering is required. Due to its relationship to the adjacent University Heights Historic District, a 50 foot horizontal separation is required within which a maximum of four stories are allowed; the development complies with this requirement.

Condition 3. *Trees provided within the sidewalk area shall maintain adequate separation from structures or facilities within the right-of-way. The development shall also obtain approval from the State for the trees planted within the right-of-way and adjacent to the travel lane.*

6. That the use or development conforms to the general plans of the city as embodied in the city comprehensive plan.

The property is zoned UMU-2 which is consistent with the land use designation of Urban Mixed-Use 2 (UMU-2). The uses proposed for the property are uses allowed by right in the UMU-2 zoning district and the concept of the development is consistent with the intent of the UMU-2 district. The development is requesting an increase in density in accordance with the standards of the UMU-2 district from 100 to 125 dwelling units per acre.

The project is classified as an infill/re-development project which is supported by Policy 2.1.1 of the Future Land Use Element of the Comprehensive Plan. The development can be described as a compact development which is supported by Objectives 1.5 and 2.1 of the comprehensive plan. The development has the potential to become consistent with Policy 1.2.5 by addressing in a more comprehensive manner the needs of local pedestrians and bicycle users. The incorporation of a full landscape zone and sidewalk width as required by the code would lend to a more vibrant and compatible development in terms of the public realm, parking and pedestrian circulation. There is no clear proposal of how utility services and solid waste collection will be managed.

7. That the proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of this chapter as specified in article III, division 2.

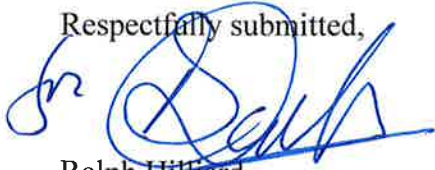
The development shall meet all level of service requirements. Staff has determined that the information provided is sufficient to justify compliance with the concurrency management requirements of the Comprehensive Plan.

Due to the location of the property within the University of Florida Context Area, this development must comply with the provisions of Transportation Mobility Element Policy 10.1.14, concerning new multi-family residential development funding capital transit costs associated with transit service needs. Payments shall be based on a proportionate share contribution toward the additional transit service enhancements needed to serve the proposed development in the RTS a.m. and p.m. peak hours to maintain existing service levels (frequencies). The payment will be based on the expected mode split of all development trips that will use transit.

Summary

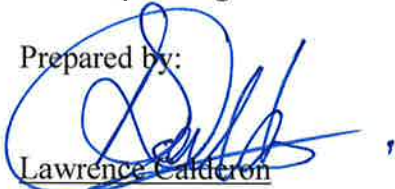
The concept of the proposed development is ideally suited to implement the intent and purpose of the UMU-2 district and the goals and objectives of the Comprehensive Plan. The constraints of infill development are recognized in this proposal but consideration must be given to the incentives of the UMU-2 development standards and the 25% increase in density offered through the Special Use Permit. The missing element in the development is the lack of a landscape zone and potential for an effective and functional outdoor space to adequately accommodate the public realm and relationship to the street front. Given the TRC comments and conditions included in the staff report, the development can be designed in compliance with the development standards of the UMU-2 zoning district as well as parking, access, landscaping and buffers requirements.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Lawrence Calderon
Lead Planner

Special Use Permit Conditions

Condition 1. *The applicant shall be required to comply with all requirements of the Technical Review Committee as included in Attachment "A".*

Condition 2. *The development shall address the building's need for service, loading and utility vehicles and how they will be accommodated.*

Condition 3. *Trees provided within the sidewalk area shall maintain adequate separation from structures or facilities within the right-of-way. The development shall also obtain approval from the State for the trees planted within the right-of-way and adjacent to the travel lane.*

List of Exhibits

Attachment A: Technical Review Committee Comments

Attachment B: Development Plans & Maps

Attachment C: Application and Neighborhood Workshop Information

Attachment D: Comprehensive Plan and Land Development Code References.

Attachment E: Applicant's Supporting Documents, Waiver Request and Response to Comments

Attachment "A"

TECHNICAL REVIEW COMMITTEE COMMENTS

PLANNING & DEVELOPMENT SERVICES DIVISION
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5023

PETITION NO. DB-16-59 SPL	DATE PLAN RECEIVED: 11/15/2016	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Prelim Dev <input checked="" type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input type="checkbox"/> Design Plat </div> <div style="width: 45%;"> <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other: Land Use </div> </div>
REVIEWING BODY: Technical Review Cmt.	REVIEW DATE: 11/21/2016	
	REVIEW LEVEL: N/A	
PROJECT DESCRIPTION: Petition DB-16-59 SPA EDA, Inc. (Sergio Reyes), agent for SMLC, LLC, owner. Intermediate development review for the construction of a mixed-use development. Zoned: UMU-2 (10-100 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 1105 West University Avenue.		PROJECT PLANNER: Lawrence Calderon
PROJECT LOCATION: Located at 1105 West University Avenue.	PROPERTY AGENT: Eng Denman.	

RECOMMENDATIONS/REQUIREMENTS/COMMENT

Planning Comments: Approvable subject to comments.
Lawrence Calderon, Lead Planner,
352-334-5023 September 8, 2016.

Legend:

Previous comments which have been addressed
Previously stated comments
New comments to be addressed.
Code references

1. ~~Land Use on UMU-2 allows a max density of 100 units per acre by right and 125 by Special Use Permit. Given a lot size of .28 acres, it appears that this petition has to be processed as a Special Use Permit in order to have 125 units per acre which will yield a maximum 35 units. The same density criteria are also reflected in the UMU-2 zoning district. Most likely, the petition number will be modified.~~

TRC COMMENTS

(CONTINUED)

2. Please note that allowable uses are those allowed within the UMU-2 Zoning District.
3. Please note the limitation for University Heights in the Dimensional Requirements Table. See reference:
Within University Heights, a maximum of three or four stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts, as depicted in Figure 3.0.
This seems to be limiting the number of stories along the common boundary with the University Heights Historic District. Please review.
- ~~4. The code requires 5 feet of unobstructed sidewalk width; does the design meet that condition? It appears that there are obstructions within the 5-foot width.~~
- ~~5. The development also contains door swings onto the provided 10-foot sidewalk; please correct; this design is not acceptable. If the sidewalk is provided on private property, proper easements are required.~~
- ~~6. Glazing for the development is based on Section (3) which requires; the amount required is 65% along University on the first story; please show how the glazing is achieved?~~
- ~~7. The required delineation of stories is not obviously depicted; please demonstrate how it complies?~~
- ~~8. The UMU-2 requires a maximum height of four (4) stories adjacent to the Historic District; could not determine how the elevations demonstrate compliance with this standard.~~
9. The UMU-2 requires a build-to line of 20 feet with a 10 foot wide sidewalk and a 5 foot wide landscape zone. The proposed design does not meet this requirement; no landscape zone is provided, the build-to line is 8 feet from back of curb and sidewalk provide is only 7 feet wide within the public right-of way with two street trees. The applicant must request and obtain waivers from the board in order to proceed with the proposed design.
10. Please address the dumpster requirement and how the development will accommodate service vehicles.
- ~~11. The bicycle parking is not calculated properly; according to Sec. 30-65.2. Urban mixed-use district 2 (UMU-2). It looks like only two bike racks are provided but a total of 16 are required. The bike racks provided are also not accessible from the alley.~~
 - d. **Bicycle parking.**
 1. The owner/developer shall provide a minimum of one space per 2,000 square feet of gross floor area for nonresidential uses and one space per three bedrooms for residential uses for bicycle parking.
 2. A minimum of ten percent of the provided bicycle parking shall be located between the building and the street. The remainder shall be located a maximum distance of 100 feet from a building entrance and shall be covered from inclement weather or located within an accessory parking structure.
12. Signage is permitted separately but signage information is required on the plans.
13. Please be reminded that rooftop condenser units and/or other mechanical equipment must be screened from street view. Please show height of rooftop mechanical equipment relative to proposed screening building on building elevations.
14. Modifications or waivers from the UMU-2 standards must be approved by the board; please ensure that all requested modifications are submitted in a formal letter and that all waivers or modifications are requested. Staff cannot issues waivers on board approved plans. Please pay special attention to the photometric plan and any needed waivers.
15. A construction staging plan is required that shows where equipment, materials and ingress/egress will be located throughout the implementation of the proposed development.
16. Please ensure that the finished materials comply with the following:
 - b. Finish materials shall consist of one or more of the following:
 - i. Wood (painted or unpainted); or
 - ii. Metal (painted or unpainted); or
 - iii. Painted or rubberized canvas; or
 - iv. Strip lighting with the appearance of neon (including individual channel letter signs that are internally illuminated and may have plastic faces); or
 - v. Engraving directly on the facade surface; or

TRC COMMENTS

(CONTINUED)

- vi. Wood-like materials; or
- vii. Lettering on transparent windows or doors; or
- viii. Vinyl lettering with a painted appearance.

Fire and Life Safety Services (Approvable)

Tom Burgett & Steve Hesson, Fire Inspector, 334-5065

GRU Comments (Not Approved)

Wendy Mercer & Michelle Farnsworth, Utility Services Supervisor, 352-393-1413

GRU Comments (INSERT REVIEW RESULT)

Michelle Farnsworth, Utility Services Supervisor, 352-393-1413

GRU comments are being provided to the applicant in the form of redline markups of the plans.

Environmental Comments (INSERT REVIEW RESULT)

Mark Brown, Environmental Coordinator

E-mail: brownmm@cityofgainesville.org; Phone: 352-393-8692

Concurrency Comments (Approvable subject to below)

Jason Simmons, Concurrency Planning, 334-5022

1. Please note that due to the location of the property within the University of Florida Context Area, this development must comply with the provisions of Transportation Mobility Element Policy 10.1.14, concerning new multi-family residential development funding capital transit costs associated with transit service needs. Payments shall be based on a proportionate share contribution toward the additional transit service enhancements needed to serve the proposed development in the RTS a.m. and p.m. peak hours to maintain existing service levels (frequencies). The payment will be based on the expected mode split of all development trips that will use transit.
2. Under Specialty Retail in the trip generation table, the 50%/50% trip distribution split for the average daily trip total of 398.4 shows 199.2 and 119.2, when both numbers should be 199.2; please correct.
3. Under "Preliminary net trip generation for proposed project," the average trips total should read 480.9 ($616.9 - 136 = 480.9$). The total listed in the table reads 480.0; please correct.
4. Under "40% reduction in trips allowed by Transportation Mobility Element Policy 10.2.5," the PM Peak line should read $0.40 \times 30.5 = 12.2$, not the $0.40 \times 50.5 = 12.2$ as listed; please correct.
5. Please make the above corrections to the trip generation table on sheet C0.00 and in a revised trip generation memorandum to be provided to attach to the concurrency/TMPA long form.

Building Department Comments (No Comments)

Linda Patrick, Plans Examiner (PX934), 334-5050

patricklr@cityofgainesville.org

TRC COMMENTS

(CONTINUED)

Urban Forestry Comments (Approvable ad submitted)
Earline Luhrman, Urban Forestry Inspector, 393-8188

11/18/16

1.Approvable as submitted.

Public Works Department Comments (APPROVABLE - Subject to Comments)
Scott Wright, Senior Planner, 393-5070, wrightsa@cityofgainesville.org

Hazardous Materials - ACEPD (No comments posted)
Agustin Olmos, Water Resources Supervisor, PE, 264-6800

No Comments

GPD Crime Prevention Unit Comments:
Dr. Richard Schneider, Title: 334-2385;
GPD Crime Prevention Unit Comments

No Comments



engineers • surveyors • planners, inc.

May 3, 2016

City of Gainesville
302 NE 6th Ave
Gainesville, FL 32601

Re: 1105 West University

A new Mixed-Use Development located at 1105 West University Avenue (tax parcel no. 13215-000-000) will include a 6-story building with 9,000 SF (\pm) of non-residential on the first floor and 5 floors of residential units. There will be 35 residential units containing 66 bed/bathrooms. Associated stormwater, utilities and parking facilities are included with this project.

Do not hesitate to contact our office if you have any questions or comments about this application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sergio Reyes', is written over a horizontal blue line.

Sergio Reyes, P.E.
President

Attachment “B”
Development Plan Maps

1105 WEST UNIVERSITY

CITY OF GAINESVILLE, FLORIDA

DEVELOPMENT INFORMATION

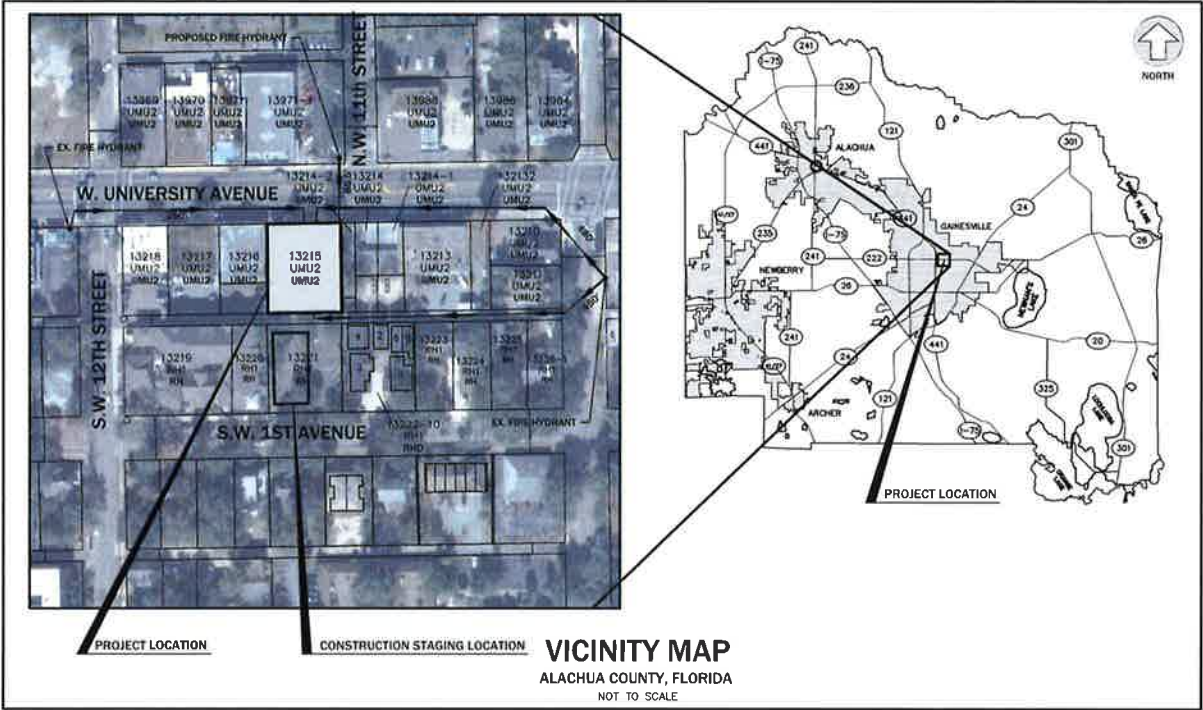
1.	PROJECT OWNER:	SMLC, LLC
2.	NAME OF PROJECT:	1105 WEST UNIVERSITY
3.	PROJECT DESCRIPTION:	CONSTRUCTION OF A SIX STORY MIXED USE BUILDING IN WHICH THE GROUND FLOOR IS COMMERCIAL AND THE TOP FIVE FLOORS ARE RESIDENTIAL.
4.	PROJECT ADDRESS:	1105 WEST UNIVERSITY AVENUE GAINESVILLE, FL 32601
5.	TAX PARCEL NUMBER:	13215-000-0000
6.	SECTION/TOWNSHIP/RANGE:	SECTION 05, TOWNSHIP 10 SOUTH, RANGE 20 EAST
7.	ZONING:	URBAN MIXED USE 2 (UMU2)
8.	FUTURE LAND USE DESIGNATION:	URBAN MIXED USE
9.	THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT OR FLOOD PLAIN.	
10.	IRRIGATION SYSTEM IS PROVIDED FOR LANDSCAPED AREAS.	
11.	THE STORMWATER SYSTEM IS CURRENTLY BEING PERMITTED WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD).	
12.	THIS PROJECT IS NOT AFFECTED BY THE GATEWAY, GREENWAY, SURFACE WATER, WELL FIELD OR NATURE PARK DISTRICTS.	
13.	THIS SITE IS LOCATED IN ZONE A OF THE MOBILITY PROGRAM AREA (TMPA) AND WILL COMPLY WITH THE APPLICABLE PROVISIONS OF TRANSPORTATION MOBILITY ELEMENT POLICIES 10.1.4 AND 10.1.14, BY MAKING A PAYMENT TO THE CITY.	
14.	UTILITY SERVICES WILL BE CONNECTED TO THE EXISTING UTILITIES AT THE RIGHT OF WAY LINE.	
15.	NO SPECIAL FIRE PROTECTION CONCERNS ARE PROPOSED ON THIS BUILDING. THE BUILDING SHALL BE SPRINKLERED AND SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.	
16.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
17.	TRASH AND RECYCLING WILL BE VALET PICK-UP.	
18.	FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE.	
19.	PROPOSED UNITS ARE NOT COVERED UNITS BY THE FAIR HOUSING ACT.	
20.	IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL BUILDINGS WHERE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE AHA.	
21.	THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS FOR THE DURATION OF DEMOLITION, ALTERATION AND CONSTRUCTION PER GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-16).	

IMPERVIOUS AREA CALCULATIONS

#	DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
1.	TOTAL SITE AREA:	12,081 S.F.	0.28 Ac.	100%
2.	PROPOSED BUILDING COVERAGE:	8,259 S.F.	0.19 Ac.	68%
3.	PAVEMENT AND SIDEWALK AREA:	3,013 S.F.	0.07 Ac.	25%
4.	TOTAL IMPERVIOUS AREA:	12,012 S.F.	0.28 Ac.	99%
5.	OPEN AREA:	69 S.F.	0.01 Ac.	3.6%

PARKING CALCULATIONS

#	DESCRIPTION	CRITERIA	REQUIRED	PROVIDED SPACES
1.	VEHICULAR PARKING:	NO REQUIREMENT	NO REQUIREMENT	5 (INCLUDING 1 H/C SPACE)
2.	BICYCLE PARKING:	1 SPACE PER 2,000 S.F. OF GROSS FLOOR AREA FOR NONRESIDENTIAL USE PLUS 1 SPACE PER THREE BEDROOMS FOR RESIDENTIAL USE	1 SPACE PER 2,000 S.F. X 7,931 S.F. = 4 SPACES 1 SPACE PER 3 BEDROOMS X 66 BEDROOMS = 22 SPACES TOTAL = 26 SPACES	26
3.	SCOOTER PARKING	1 SPACE PER EVERY 4 RESIDENTIAL UNITS	35 UNITS X $\frac{1 \text{ SPACE}}{4 \text{ UNITS}}$ = 9 SPACES	13



LEGEND:

ZONING:
UMU2 = URBAN MIXED USED 2
RH1 = RESIDENTIAL HIGH DENSITY

FUTURE LAND USE:
UMU2 = URBAN MIXED USE
RH1 = RESIDENTIAL HIGH DENSITY

TRIP GENERATION

THE PROPOSED PROJECT INCLUDES:
8,999 SF OF SPECIALTY RETAIL AND 35 RESIDENTIAL UNITS

ITE LAND USE 220: PERSONS				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	UNITS	TRIPS	ENTER	EXIT	IN	OUT
AM	.28	66	18.5	N/A	N/A	N/A	N/A
PM	.40	66	26.4	N/A	N/A	N/A	N/A
AVG	3.31	66	218.15	50%	50%	109.25	109.25

SOURCE: ITE TRIP GENERATION, 9TH EDITION

ITE LAND USE 826: SPECIALTY RETAIL				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	SF/1000	TRIPS	ENTER	EXIT	IN	OUT
AM	6.84	8.99	61.5	48%	52%	29.5	32
PM	2.71	8.99	24.4	44%	56%	10.7	13.7
AVG	44.32	8.99	398.4	50%	50%	199.2	199.2

SOURCE: ITE TRIP GENERATION, 9TH EDITION

TOTAL PROPOSED NEW TRIPS

A.M. PEAK: 18.5 + 61.5 = 80 TRIPS
P.M. PEAK: 26.4 + 24.4 = 50.8 TRIPS
AVG TRIPS: 218.15 + 398.4 = 616.9 TRIPS

REDEVELOPMENT TRIP CREDITS

EXISTING LAND USE 715 (SINGLE TENANT OFFICE BUILDING: 11,676 SF)

A.M. PEAK: 1.80 X 11,676 = 21.0 TRIPS
P.M. PEAK: 1.74 X 11,676 = 20.3 TRIPS
AVG TRIPS: 11.65 X 11,676 = 136.0 TRIPS

PRELIMINARY NET TRIP GENERATION FOR PROPOSED PROJECT

A.M. PEAK: 80.0 - 21.0 = 59.0 TRIPS
P.M. PEAK: 50.8 - 20.3 = 30.5 TRIPS
AVG TRIPS: 616.9 - 136.0 = 480.9 TRIPS

40% REDUCTION IN TRIPS ALLOWED BY TRANSPORTATION MOBILITY ELEMENT POLICY 10.2.5

A.M. PEAK: 0.40 X 59.0 = 23.6 TRIPS
P.M. PEAK: 0.40 X 30.5 = 12.2 TRIPS
AVG TRIPS: 0.40 X 480.9 = 192.4 TRIPS

FINAL NET TRIP GENERATION FOR PROPOSED PROJECT

A.M. PEAK: 59.0 - 23.6 = 35.4 TRIPS
P.M. PEAK: 30.5 - 12.2 = 18.3 TRIPS
AVG TRIPS: 480.9 - 192.4 = 288.5 TRIPS

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LOTS SEVEN (7), EIGHT (8) SEVENTEEN (17) AND EIGHTEEN (18), OF BLOCK TWO (2), OF THE W.R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION PORTION OF THE SOUTH 1/4 (S 1/4) OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, KNOWN AS "UNIVERSITY PLACE" IN THE CITY OF GAINESVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

UNIVERSITY PLACE PB A-77 LOTS 7 8 BK 2 OR 1758/2425



NORTH

SCALE:
AS SHOWN



1105 WEST UNIVERSITY AVENUE

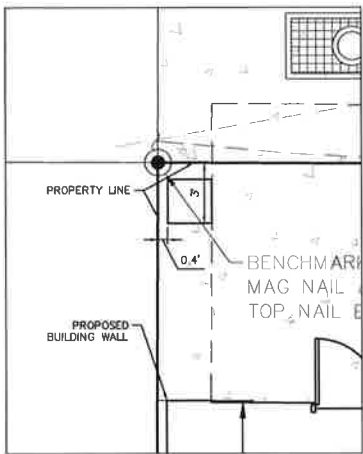
COVER SHEET

DRAWING INDEX

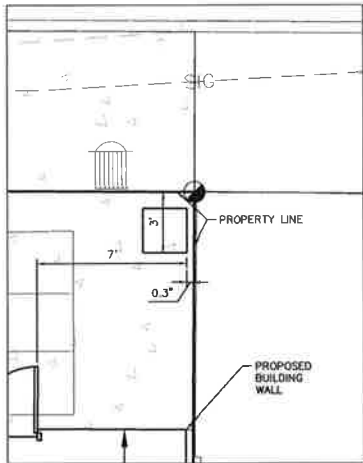
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.10	LEGEND, SYMBOLS AND NOTES
C0.30	DEMOLITION PLAN
C1.00	DIMENSION PLAN
C2.00	PAVING, GRADING AND DRAINAGE PLAN
C2.10	PAVING, GRADING DETAILS AND NOTES
C2.20	RAINTANK DETAILS
C3.00	STORMWATER POLLUTION PREVENTION PLAN
C4.00	UTILITY PLAN
C4.05	PROPOSED FIRE HYDRANT PLAN
C4.10	SANITARY JACK AND BORE PROFILE
C4.20	WATER DIRECTIONAL DRILL PROFILE
V-001	TOPO SURVEY
S1	BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)
L1.00 - L1.01	LANDSCAPE PLANS (BY OTHERS)
A2.01 - A5.02	ARCHITECTURAL PLANS (BY OTHERS)
E-1	PHOTOMETRIC PLAN (BY OTHERS)

C0.00

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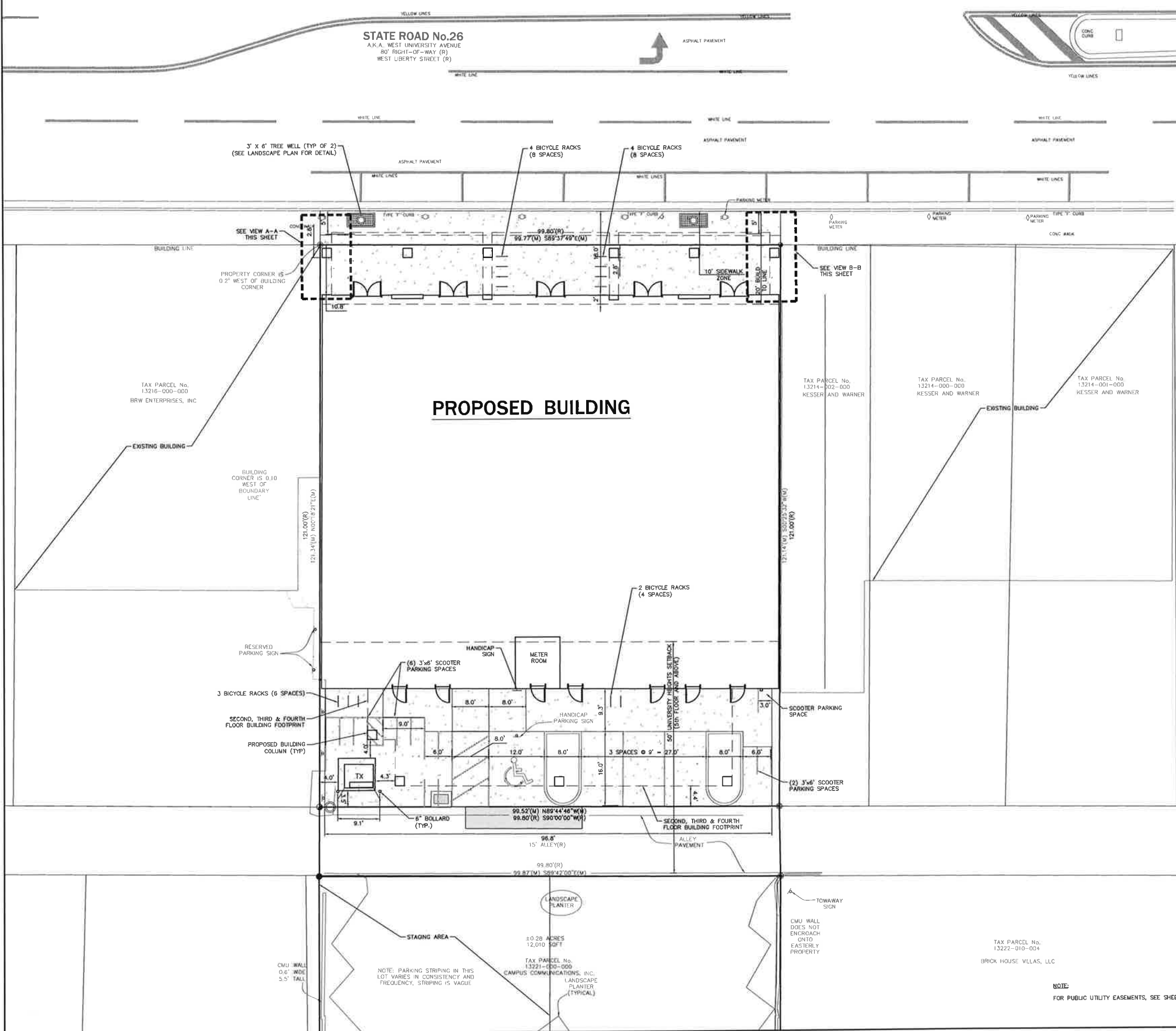


VIEW A-A
SCALE: 1"=4'



VIEW B-B
SCALE: 1"=4'

LEGEND	
	LIMITS OF ASPHALT PAVEMENT
	LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS



NORTH

SCALE: 1"= 10'



GRAPHIC SCALE



1105 WEST UNIVERSITY AVENUE

DIMENSION PLAN

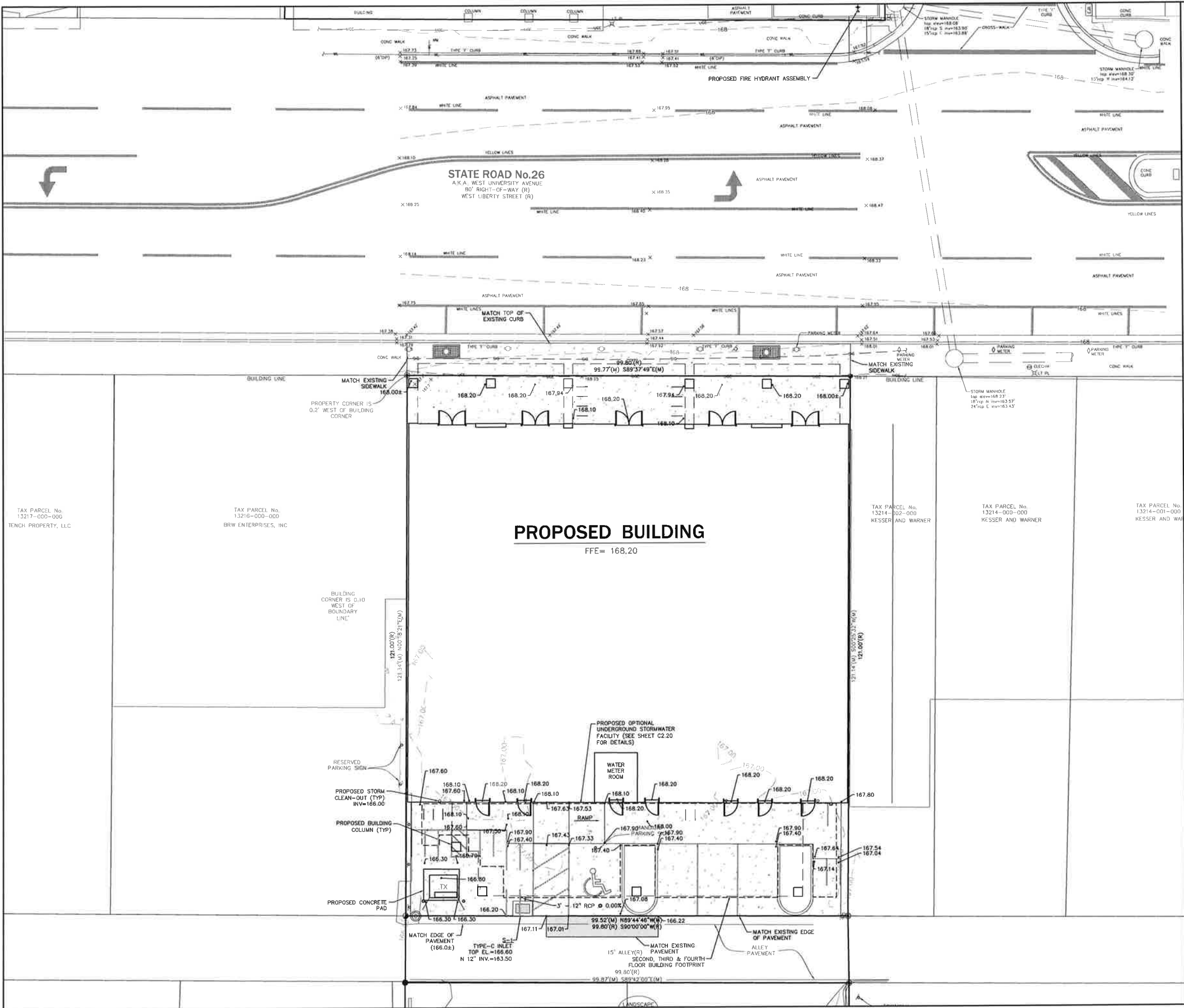
Project phase:	CITY/CORP SUBMITTAL
Designed:	ARLO BROWN, AIA
Project No.:	1105-1105-1105
Project Date:	11/14/2016
Professional Engineer of Record:	Sergio J. Torres, P.E., No. 177311
State of:	TEXAS
Engineer's Seal:	Professional Engineer of Record

Sheet No.:

C1.00

NOTE:
FOR PUBLIC UTILITY EASEMENTS, SEE SHEET C4.00

\\NBB3\engineering\projects\1105 West University\Plans\Current\DWG\11051401.dwg, C2.00 - PSD, 11/14/2016 4:48:57 PM, engineer9





LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- 163 --- EXISTING CONTOUR ELEVATION
- 163 --- PROPOSED CONTOUR ELEVATION
- 160.00 X EXISTING SPOT ELEVATION
- 160.00 PROPOSED SPOT ELEVATION

NOTE

IF STORMWATER CREDIT IS AVAILABLE IN THE TUMBUN CREEK BASIN, THE PROPOSED STORMWATER FACILITY IS OPTIONAL.

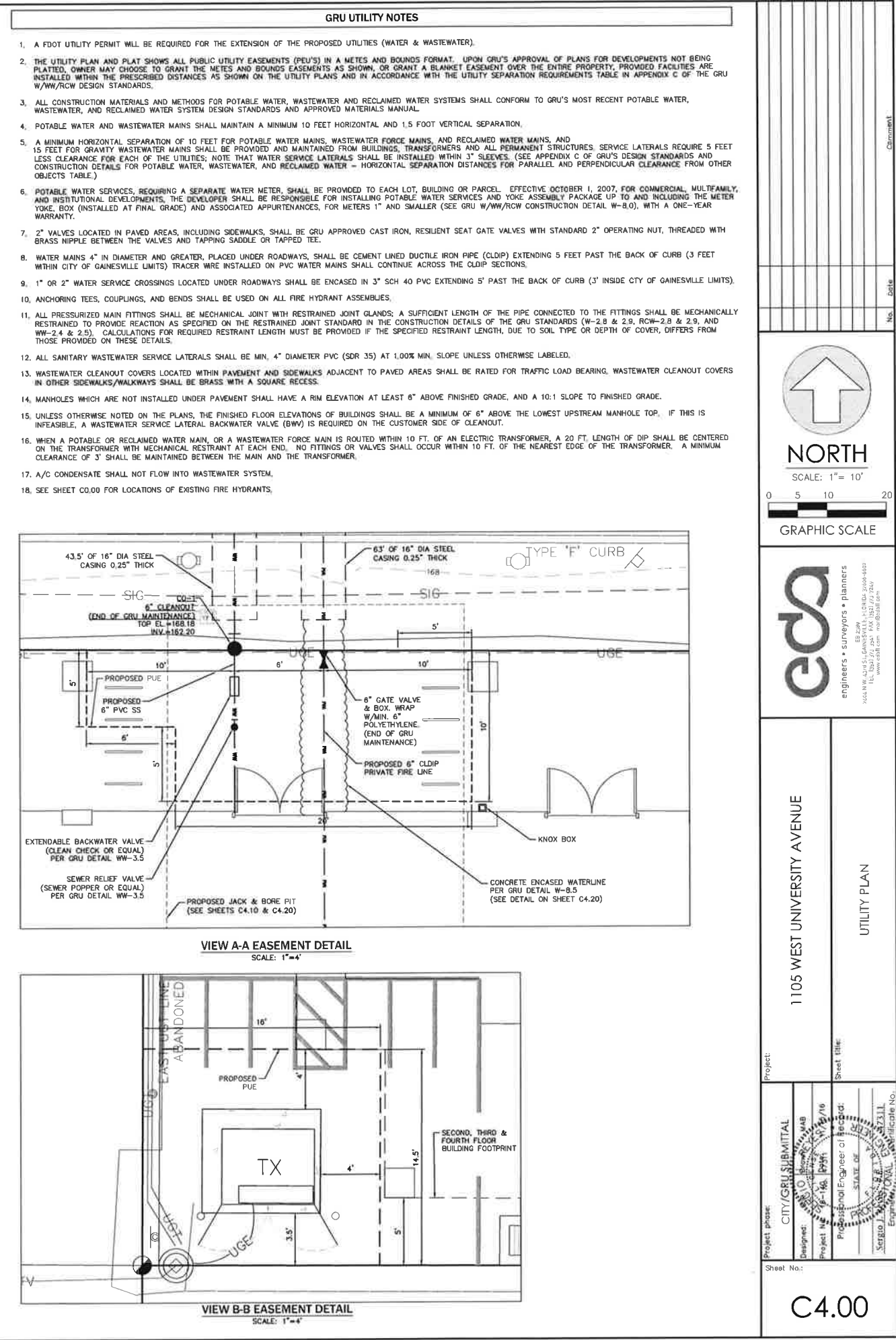

NORTH
SCALE: 1" = 10'

GRAPHIC SCALE


engineers • planners
1825 W. 11th St., Suite 100
Tulsa, OK 74106
www.epp.com

1105 WEST UNIVERSITY AVENUE
PAVING, GRADING AND DRAINAGE PLAN

Project: 1105 West University Avenue
City/GRU SUBMITTAL: 1105 West University Avenue
Designed: 11/14/2016
Project: 1105 West University Avenue
Professional Engineer of Record: Sergio J. Masera, P.E.
State of Oklahoma License No. 1105 West University Avenue
Engineer's Seal: 1105 West University Avenue

C2.00

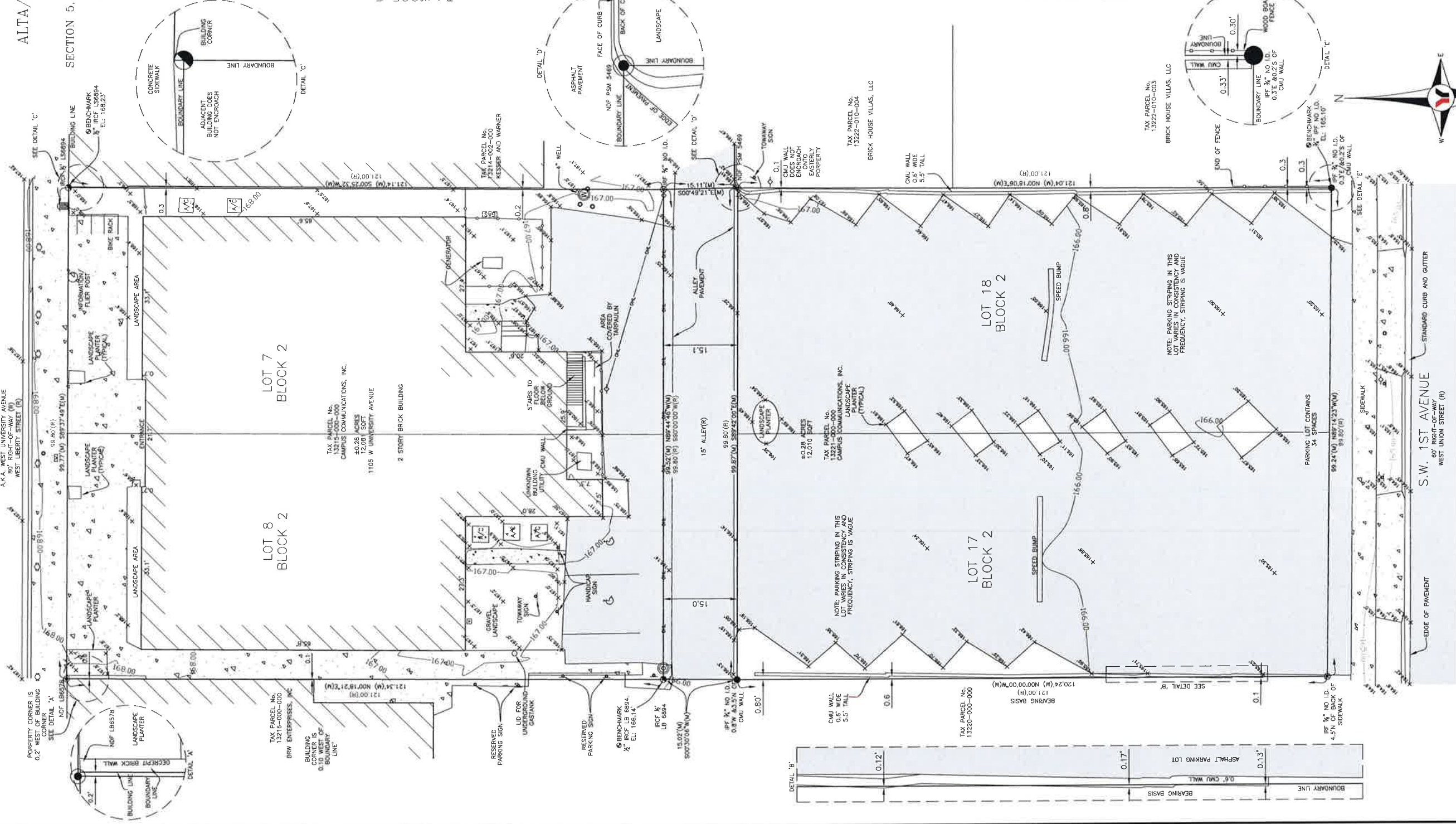


STATE ROAD No.26
AA UNIVERSITY AVENUE
80' RIGHT-OF-WAY
WEST LIBERTY STREET (R)

ALTA/ACSM LAND TITLE SURVEY

SITUATED IN

SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST
ALACHUA COUNTY, FLORIDA



LEGAL DESCRIPTION (O.R. BOOK 1758, PAGE 2425)
LOTS SEVEN (7), EIGHT (8), SEVENTEEN (17) AND EIGHTEEN (18),
OF BLOCK TWO (2), OF THE W.R. THOMAS REAL ESTATE
COMPANY'S SUBDIVISION, PORTION OF THE SOUTH 1/4 (S 1/4) OF
SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, KNOWN AS
"UNIVERSITY PLACE" IN THE CITY OF GAINESVILLE, AS PER PLAT
THEREOF RECORDED IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC
RECORDS OF ALACHUA COUNTY, FLORIDA.

NOTES

- 1.) THE PLAT OF UNIVERSITY PLACE, AS RECORDED IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SHOWS NO RECORD BEARINGS. THE MEASURED BEARINGS HEREON ARE BASED ON FIELD MEASUREMENTS USING AN ASSUMED BEARING ALONG THE WEST LINE OF LOT 17, BLOCK 2 (N 00°00'00"W) AS A BEARING BASIS.
- 2.) ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- 3.) PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FEMA'S FLOOD INSURANCE RATE MAP, WHICH IS BASED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF GAINESVILLE, COMMUNITY NO. 125107, PANEL NO. 0314, SUFFIX D, DATED JUNE 16, 2006).
- 4.) UNDERGROUND UTILITIES, STRUCTURES AND/OR FOUNDATIONS, IF ANY, WERE NOT LOCATED AND NOT SHOWN.
- 5.) RECORDED EASEMENTS AND/OR ADJACENT DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.
- 6.) JURISDICTIONAL WETLANDS, IF ANY, WERE NOT LOCATED AND ARE NOT SHOWN.
- 7.) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR ADDITIONS.
- 8.) THE PARKING LOT WITHIN LOTS 17 AND 18 CONTAINS 34 SPACES.

TO KLM HOLDINGS & DEVELOPMENT

This is to certify that this map or plat and the survey on which it is based were made in accordance with the laws and regulations governing the practice of surveying in the State of Florida, and that the survey was made by a duly licensed surveyor and is true and correct.

Date of Plat or Map: 1-6-16

STACY A. HALL
SURVEYOR AND MAPPER
LICENSE NUMBER: LS3784

- LEGEND
- (R) RECORD DATA (PLAT)
 - (A) ASBESTOS PIPES
 - (N) FOUND IRON NAIL DISK AS NOTED
 - (R) FOUND IRON ROD AS NOTED
 - (R) FOUND IRON PIPE AS NOTED
 - (R) FOUND IRON ROD AND CAP AS NOTED
 - (R) FOUND IRON ROD AND CAP FOUND (AS NOTED)
 - (R) IRON PIPE FOUND AS NOTED
 - (R) IRON ROD FOUND AS NOTED
 - (R) NAIL & DISK AS NOTED
 - (R) OVERHEAD UTILITY LINES
 - (R) CHAIN LINK FENCE LINE
 - (R) WOOD BOARD FENCE LINE
 - (R) UTILITY POLE
 - (R) SIGN
 - (R) REINFORCED CONCRETE
 - (R) BENCH MARK (AS NOTED)
 - (R) WELL
 - (R) CLEAN OUT
 - (R) BOLLARD
 - (R) GAS METER
 - (R) WATER METER
 - (R) ASPHALT PAVEMENT
 - (R) CONCRETE
 - (R) PARKING METER
 - (R) A/C AIR CONDITIONING UNIT
 - (R) TRASH CAN

SURVEYOR'S CERTIFICATION

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY AND TOPOGRAPHIC SURVEY
CAMPUS COMMUNICATIONS, INC.

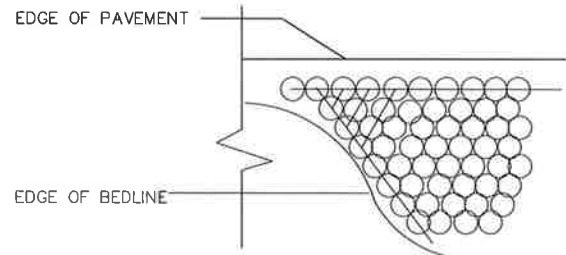
PREPARED FOR:
KLM HOLDINGS & DEVELOPMENT
4819 CHASTAIN DR.
MELBOURNE, FL 32940
210-391-3794

George F. Young, Inc.
1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601
PHONE (352) 379-1444 FAX (352) 372-2502
ARCHITECTURE, ENGINEERING, SURVEYING, PLANNING, ENVIRONMENTAL SERVICES
GAINESVILLE, ARLWOOD RANCH RD AND PAUL ROAD, GAINESVILLE, FLORIDA

NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
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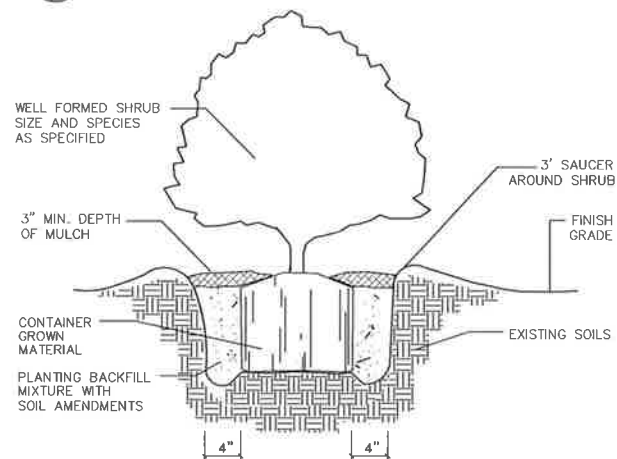
1500970005
S1 of S1

FILE: V:\PROJECTS\1500970005\1500970005.DWG



NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN
SPACED EQUAL DISTANCE FROM EACH OTHER.

2 GROUNDCOVER SPACING DETAIL



1 SHRUB PLANTING DETAIL

LEGEND

- 27" LO
EXISTING TREE TO BE REMOVED
- 4" LO
EXISTING TREE TO REMAIN

LANDSCAPE REQUIREMENTS

PARKING LOT SHADE COVERAGE
PARKING LOT AREA: 2,220 SF
ENTIRE PARKING AREA IS UNDER BLDG OVERHANG.

PERCENTAGE SHADE COVERAGE: 100 %
PERCENTAGE REQUIRED: 50 %

TREE MITIGATION TABLE:

- HIGH QUALITY HERITAGE TREES TO BE REMOVED, IN FAIR OR BETTER CONDITION:
REQUIRES MITIGATION PAYMENT: (1) 24" PECAN TREE.
SITE = 12,081 SF OR 0.28 AC.
- HERITAGE TREES TO BE REMOVED OF OTHER THAN HIGH QUALITY SPECIES, IN FAIR OR BETTER CONDITION (REPLACEMENT = 1" FOR 1"): NONE.
- ANY HERITAGE TREES IN LESS THAN FAIR OR BETTER CONDITION; AND ANY OTHER REGULATED TREE. REPLACEMENT = 2 TREES FOR EACH TREE REMOVED: (6) TREES
16" CABBAGE PALM 11" HOLLY
16" CABBAGE PALM 8" HOLLY
12" HOLLY 8" MAPLE
- ANY NON-REGULATED TREE TO BE REMOVE (1" FOR 1" REPLACEMENT REQUIRED: NONE

MITIGATION SUMMARY:

- HIGH QUALITY TREES REMOVED: (1) 24" PECAN
MITIGATION PAYMENT IS REQUIRED FOR (1) 24" PECAN TREE AS FOLLOWS:
(3.14 X (24/2)² = 452.16 SQUARE INCHES OF TRUNK AREA.
(452.16 SQ. IN) X (\$40) = \$18,086.40 SQ. IN VALUE
(\$18,086.40) X (.55) = \$9,947.52 TREE APPRAISED VALUE.
- HERITAGE TREES OTHER THAN HIGH QUALITY SPECIES - NONE
- HERITAGE TREES LESS THAN FAIR COND & ALL OTHER REGULATED TREES TO BE REMOVED: 12 MITIGATION TREES REQUIRED. THERE ARE (2) 65 GAL OAK TREES PROPOSED WHICH QUALIFY FOR 4 MITIGATION TREES. PAYMENT FOR (8) TREES IS REQUIRED (\$800).
- NON-REGULATED TREES TO BE REMOVED: NONE

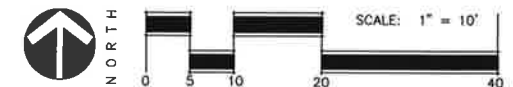
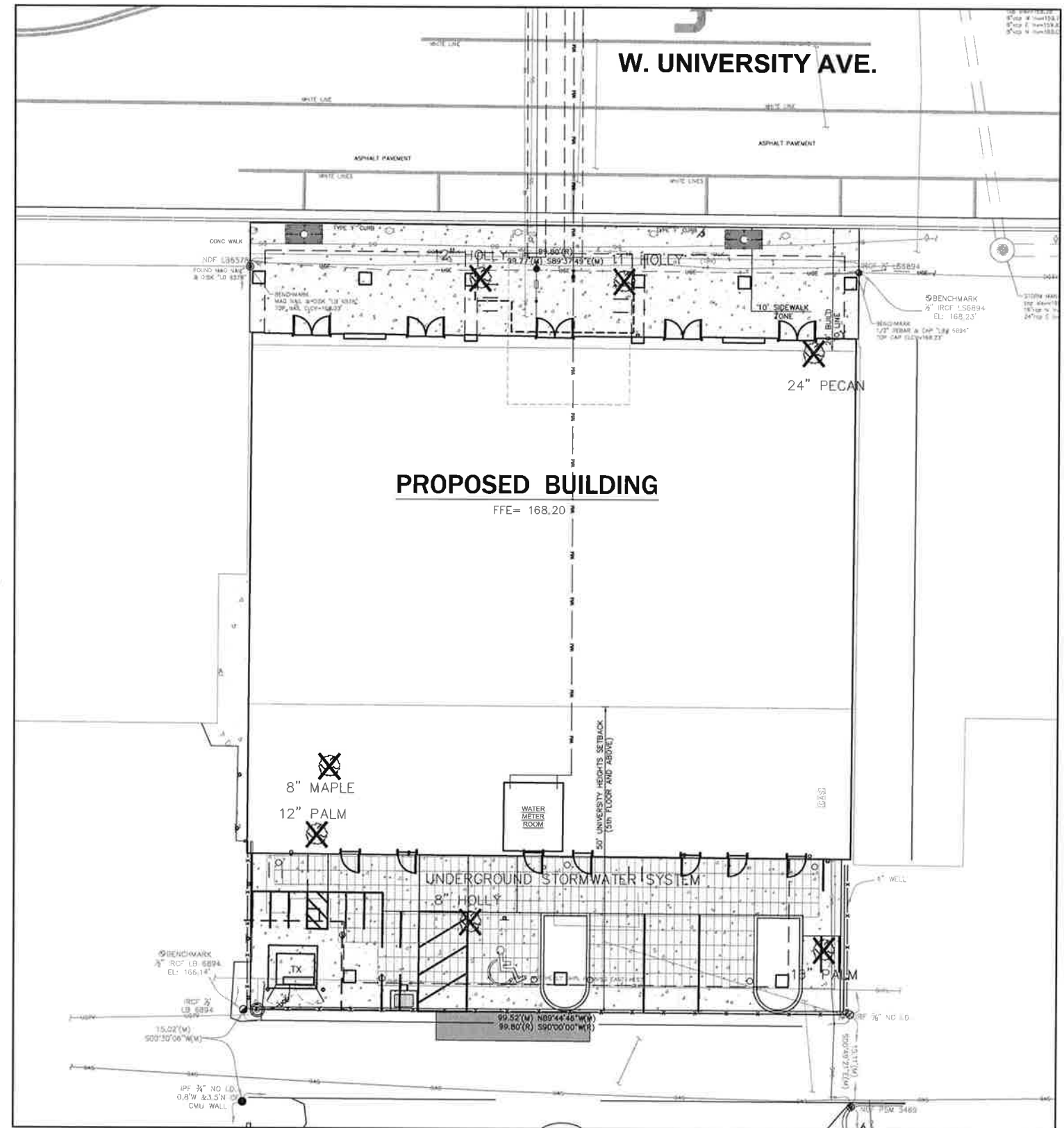
TOTAL MITIGATION PAYMENT REQUIRED:

\$9,947.52 PLUS \$800 OFF SITE TREE MITIGATION = \$10,747.52
TOTAL MITIGATION PAYMENT.
THE TREE MITIGATION FEE WILL BE PAID AT THE TIME THAT A DEVELOPMENT ORDER OR A SITE WORK PERMIT IS ISSUED FOR THE DEVELOPMENT.

TREE INVENTORY

COMMON NAME	BOTANICAL NAME	RANK / CONDITION	STATUS (X = REMOVED)
24" PECAN	CARYA ILLINOIENSIS	3 HERITAGE TREE	X
16" CABBAGE PALM	SABAL PALMETTO	3	X
16" CABBAGE PALM	SABAL PALMETTO	3	X
12" HOLLY	ILLEX CASSINE	3	X
11" HOLLY	ILLEX CASSINE	3	X
8" HOLLY	ILLEX CASSINE	3	X
8" MAPLE	ACER SACCHARUM	3	X

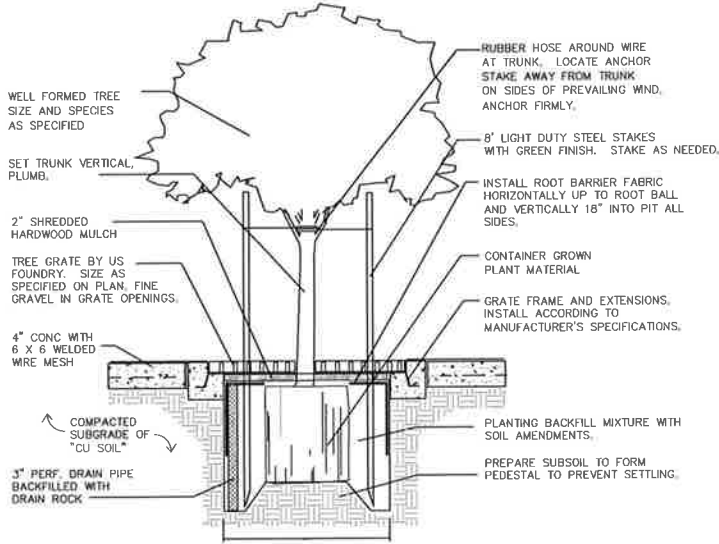
TREES TO BE REMOVED: 7 TREES



PLANT INSTALLATION NOTES

1. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES, EXISTING TREES AND VEGETATION PRIOR TO COMMENCEMENT OF THE PLANT INSTALLATION.
2. CONTRACTOR SHALL ANTICIPATE THE POSSIBILITY OF THE LANDSCAPE ARCHITECT LOCATING CERTAIN PLANTS IN THE FIELD. LOCATIONS OF PLANT MATERIALS AS SHOWN ON THE PLANTING PLAN ARE ESSENTIALLY DIAGRAMMATIC.
3. ALL TREES AND SHRUBS SHALL BE OF THE SIZES AS CALLED FOR IN THE PLANT MATERIALS SCHEDULE. ANY PLANT MATERIALS AS DETERMINED BY THE LANDSCAPE ARCHITECT AS NOT MEETING THE SIZE AND QUALITY AS CALLED FOR SHALL BE REMOVED FROM THE SITE. AT A MINIMUM, ALL TREES SHALL HAVE AN AVERAGE HEIGHT OF EIGHT (8) FEET AT THE TIME OF PLANTING.
4. ALL TREES REQUIRED TO BE PLANTED AS PART OF THIS CONTRACT SHALL BE PLANTED AS SPECIFIED AND ARE TO BE STAKED AND GUYED AS NEEDED.
5. ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS OUTLINED BY "GRADES AND STANDARDS FOR NURSERY PLANTS", DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS ARE TO BE HEALTHY, DISEASE-FREE AND PEST-FREE. ALL SOD MUST BE TSA CERTIFIED (FREE OF WEEDS).
6. MULCH ALL DISTURBED AREAS THAT ARE NOT DESIGNATED FOR SOD WITH A THREE (3) INCH MINIMUM LAYER OF MULCH OR APPROVED EQUIVALENT AS SPECIFIED ON THE PLAN. MULCH TYPE IS TO BE SHREDDED HARDWOOD.
7. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A HEALTHY CONDITION UNTIL ACCEPTANCE BY THE OWNER.
8. IF QUANTITIES DIFFER BETWEEN THE PLAN AND THE PLANT LIST, THOSE ON THE PLANT LIST SHALL GOVERN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING TO THE LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR (365 DAYS) AFTER ACCEPTANCE BY THE OWNER. ANY DEAD, SEVERELY DAMAGED OR DISEASED PLANT MATERIAL SHALL BE REPLACED BY THE CONTRACTOR WITHIN THIS 12 MONTH PERIOD IN ACCORDANCE WITH THE STANDARDS SPECIFIED IN THE PLAN.
10. ALL SHRUB MATERIAL SHALL BE PLANTED IN STAGGERED ROWS, SPACED ON CENTER (O.C.) AS INDICATED ON PLAN. ALL GROUND COVER SHALL BE PLANTED IN A TRIANGULAR PATTERN.
11. IRRIGATION IS TO BE ACCOMPLISHED BY THE USE OF AN UNDERGROUND IRRIGATION SYSTEM THAT SHALL PROMOTE WATER CONSERVATION THROUGHOUT THE SITE. AN IRRIGATION SYSTEM, OR READILY AVAILABLE WATER SUPPLY WITHIN A DISTANCE OF 100 FEET SHALL BE SUPPLIED FOR ALL LANDSCAPED AREAS. BUBBLERS SHALL BE INSTALLED ON EACH TREE PLANTED IN ORDER TO KEEP THE LANDSCAPING LIVING AND IN GOOD HEALTH.
12. ALL CONSTRUCTION DEBRIS, LIME ROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND CLEAN FLORIDA FILL OF PH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
14. THE APPLICANT IS REQUIRED TO REMOVE ALL INVASIVE NON-NATIVE PLANT SPECIES FROM THE PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
15. ALL TREES ARE TO HAVE A 10 INCH PLASTIC PROTECTOR AROUND TRUNK BASE TO PROTECT FROM WEEDING MACHINERY.
16. CALL PLANNING SERVICES AT (352) 393-8188 FOR A BARRICADE INSPECTION, A PRE-SITE VISIT BEFORE PURCHASING ANY PLANT MATERIALS AND A FINAL LANDSCAPE INSPECTION BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE DEVELOPMENT.

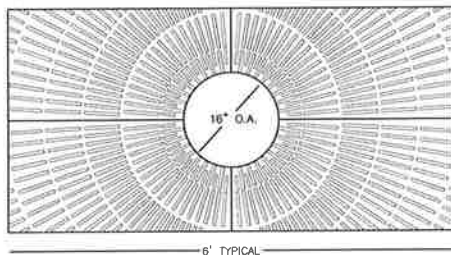
HAND DIG PLANTING HOLES TO AVOID ANY UNDERGROUND UTILITIES (ELECTRIC, WATER, GAS, ETC.) CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO DIGGING.



2 TREE PLANTING DETAIL IN SIDEWALK - TYP.

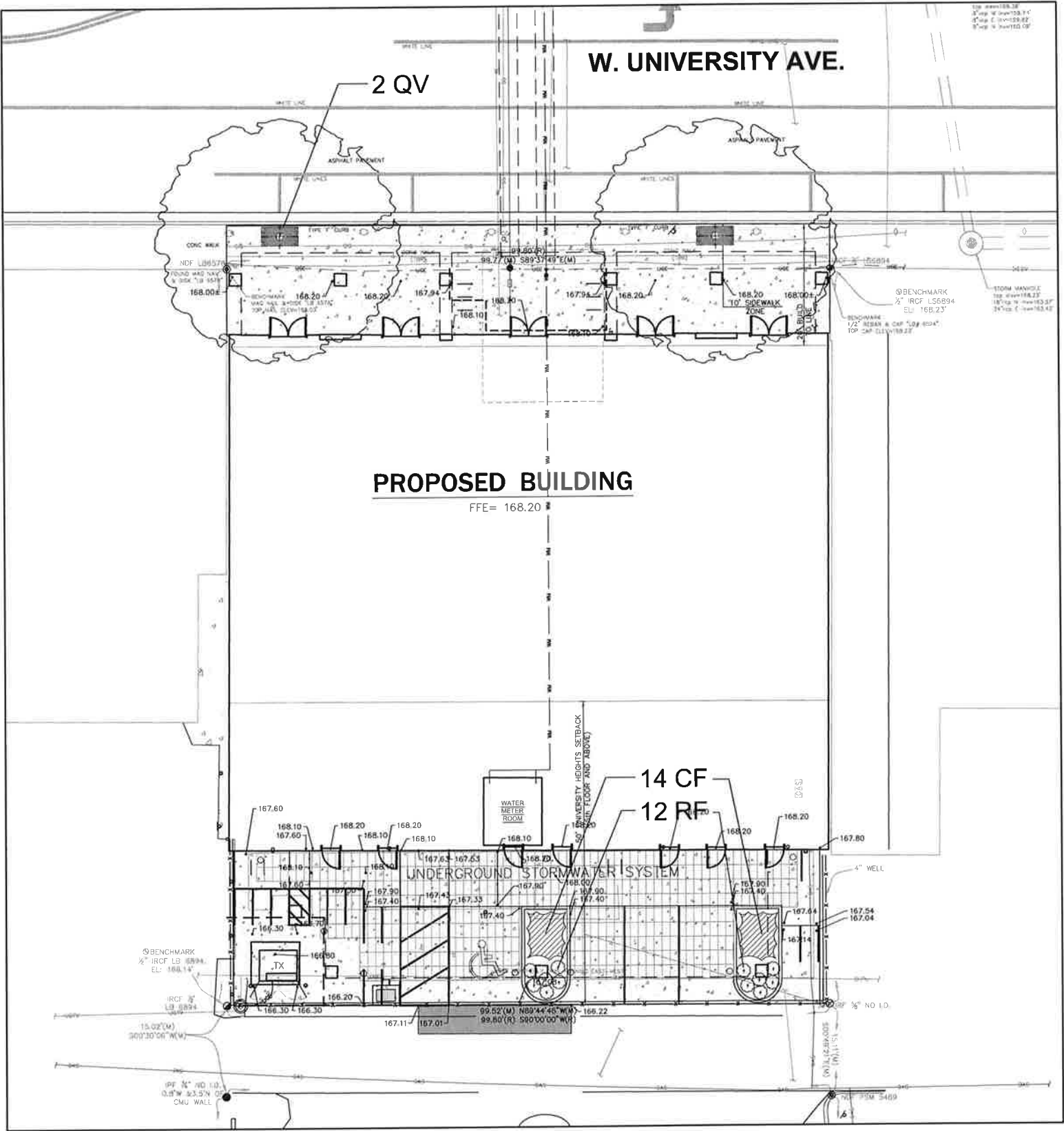
NOT TO SCALE

TREE GRATE BY US FOUNDRY: 800-432-9709. SIZE AS SPECIFIED ON PLAN. MODEL TO BE "GAINESVILLE DESIGN". GRATE OPENINGS ARE TO BE NO LARGER THAN 1/2" TO MEET ADA REQUIREMENTS. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



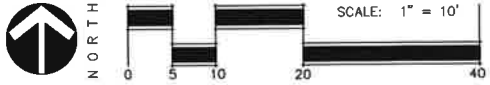
1 TREE GRATE DETAIL - PLAN VIEW - TYPICAL

NOT TO SCALE



PLANT LIST

QUAN.	SYM.	BOTANICAL NAME	COMMON NAME	MIN. SIZE & COMMENTS
TREES				
2	QV	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL OAK	65 GAL., 12'H., 7" SPR., 4" CAL.
SHRUBS				
12	RF	RHODODENDRON 'FASHION'	FASHION AZALEA	3 GAL., 24" X 24"
GROUNDCOVERS				
14	CF	CYRTOMIUM FALCATUM	HOLLY FERN	1 GAL., FULL



BUILDING CODE ANALYSIS - [FBC 2014]

APPLICABLE CODES

1. BUILDING CODE: FLORIDA BUILDING CODE 2014
2. FIRE CODE: FLORIDA FIRE PREVENTION CODE 2014
3. PLUMBING CODE: FLORIDA BUILDING CODE - PLUMBING 2015
4. MECHANICAL CODE: FLORIDA BUILDING CODE - MECHANICAL 2015
5. ENERGY CODE: FLORIDA BUILDING CODE - ENERGY CONSERVATION
6. LIFE SAFETY CODE: NFPA 101, 2014 EDITION
7. ACCESSIBILITY CODE REFERENCES:
CHAPTER 11, FLORIDA BUILDING CODE 2014
PART A, FLORIDA ACCESSIBILITY CODE 2014
PART B, FAIR HOUSING ACCESSIBILITY GUIDELINES
8. ELECTRICAL CODE:
CHAPTER 27, FLORIDA BUILDING CODE 2014
NFPA 70, NATIONAL ELECTRIC CODE 2008

BUILDING AREA CALCULATIONS

BUILDING SPRINKLERED NFPA 13

	GROSS	NET	ALLOWABLE
A-2 (TYPE IA) GROUND LEVEL	8,259 SF	7,931 SF	UL
R-2 (TYPE IIIA)			
LEVEL 2	8,728 SF	8,322 SF	24,000 SF
LEVEL 3	8,927 SF	8,512 SF	24,000 SF
LEVEL 4	8,927 SF	8,512 SF	24,000 SF
LEVEL 5	8,927 SF	8,512 SF	24,000 SF
LEVEL 6	8,927 SF	8,512 SF	24,000 SF
TOTAL	51,235 SF	47,281 SF	72,000 SF

MAXIMUM AREA OF EXTERIOR WALL OPENINGS: FROM TABLE 705.8 - [FBC 2014]

FIRE SEPARATION DISTANCE	DEGREE OF PROTECTION	ALLOWABLE AREA	GROUND LEVEL				2ND LEVEL				3RD LEVEL				4TH LEVEL				5TH LEVEL				6TH LEVEL			
			ACTUAL AREA NORTH	ACTUAL AREA SOUTH	ACTUAL AREA EAST	ACTUAL AREA WEST	ACTUAL AREA NORTH	ACTUAL AREA SOUTH	ACTUAL AREA EAST	ACTUAL AREA WEST	ACTUAL AREA NORTH	ACTUAL AREA SOUTH	ACTUAL AREA EAST	ACTUAL AREA WEST	ACTUAL AREA NORTH	ACTUAL AREA SOUTH	ACTUAL AREA EAST	ACTUAL AREA WEST	ACTUAL AREA NORTH	ACTUAL AREA SOUTH	ACTUAL AREA EAST	ACTUAL AREA WEST	ACTUAL AREA NORTH	ACTUAL AREA SOUTH	ACTUAL AREA EAST	ACTUAL AREA WEST
30' OR GREATER	UNPROTECTED, SPRINKLERED	NO LIMIT	45%	7%			35%	49%			45%	49%			45%	49%			37%	38%			37%	38%		
25' TO LESS THAN 30'	UNPROTECTED, SPRINKLERED	NO LIMIT																								
20' TO LESS THAN 25'	UNPROTECTED, SPRINKLERED	NO LIMIT																								
15' TO LESS THAN 20'	UNPROTECTED, SPRINKLERED	75%																								
10' TO LESS THAN 15'	UNPROTECTED, SPRINKLERED	45%																								
5' TO LESS THAN 10'	UNPROTECTED, SPRINKLERED	25%																								
3' TO LESS THAN 5'	UNPROTECTED, SPRINKLERED	15%																								
0' TO LESS THAN 3'	UNPROTECTED, SPRINKLERED	NOT PERMITTED																								

2014 FBC 506.5.2 More than one story above grade plane.

For buildings with more than one story above grade plane and containing mixed occupancies, each story shall individually comply with the applicable requirements of Section 508.1. For buildings with more than three stories above grade plane, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories based on the applicable provisions of Section 508.1 shall not exceed 3.

GROUND LEVEL	8,259 SF / UL = 0
LEVEL 2	8,728 SF / 24,000 SF = 0.36
LEVEL 3	8,927 SF / 24,000 SF = 0.37
LEVEL 4	8,927 SF / 24,000 SF = 0.37
LEVEL 5	8,927 SF / 24,000 SF = 0.37
LEVEL 6	6,727 SF / 24,000 SF = 0.28
TOTAL	= 1.75 < 3

504.2 Automatic sprinkler system increase.

Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum building height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one.

510.2 Horizontal building separation allowance.

A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all of the following conditions are met:

1. The buildings are separated with a horizontal assembly having a fire-resistance rating of not less than 3 hours.
2. The building below the horizontal assembly is not greater than one story above grade plane.
3. The building below the horizontal assembly is of Type I-A construction.
4. Shaft, stairway, ramp and escalator enclosures through the horizontal assembly shall have not less than a 2-hour fire-resistance rating with opening protectives in accordance with Section 716.5.

Exception: Where the enclosure walls below the horizontal assembly have not less than a 3-hour fire-resistance rating with opening protectives in accordance with Section 716.5, the enclosure walls extending above the horizontal assembly shall be permitted to have a 1-hour fire-resistance rating, provided:

1. The building above the horizontal assembly is not required to be of Type I construction;
2. The enclosure connects fewer than four stories; and
3. The enclosure opening protectives above the horizontal assembly have a fire protection rating of not less than 1 hour.
5. The building or buildings above the horizontal assembly shall be permitted to have multiple Group A occupancy uses, each with an occupant load of less than 300, or Group B, M, R or S occupancies.
6. The building below the horizontal assembly shall be protected throughout by an approved automatic sprinkler system in accordance with Section 903.3.1.1, and shall be permitted to be any of the following occupancies:
 - 6.1. Group S-2 parking garage used for the parking and storage of private motor vehicles;
 - 6.2. Multiple Group A, each with an occupant load of less than 300;
 - 6.3. Group B;
 - 6.4. Group M;
 - 6.5. Group R; and
 - 6.6. Uses incidental to the operation of the building (including entry lobbies, mechanical rooms, storage areas and similar uses).
7. The maximum building height in feet (mm) shall not exceed the limits set forth in Section 503 for the building having the smaller allowable height as measured from the grade plane.

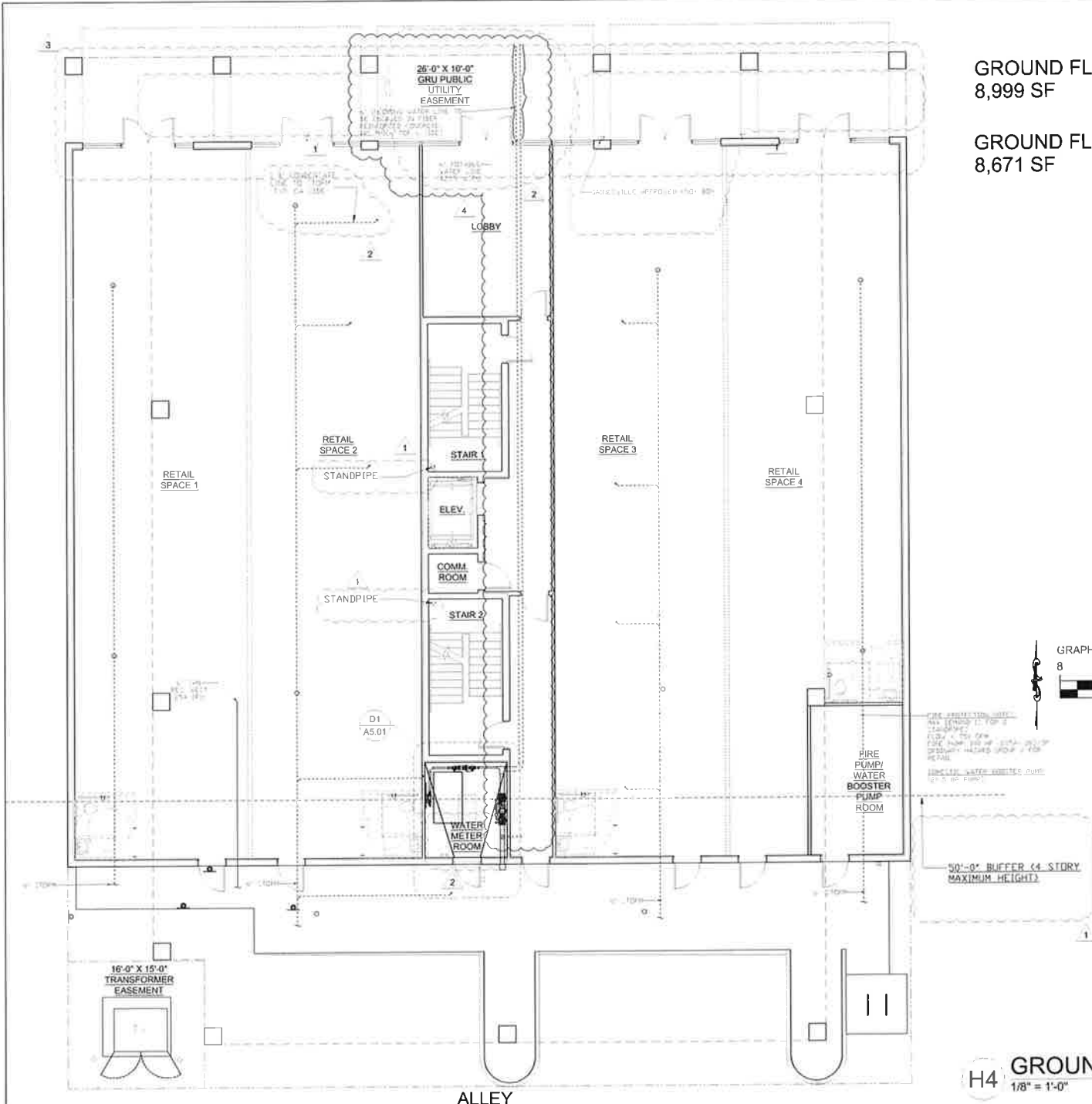
ALLOWABLE BUILDING HEIGHT FOR TYPE IIIA IS 65' AND 4 STORIES + 20' HEIGHT AND 1 STORY = 85' MAX HEIGHT AND 5 STORIES OVER 1 STORY TYPE IA BUILDING

FIRE-RESISTANCE RATING REQUIREMENTS (PER TABLE 601) GROUND FLOOR - TYPE IA

	REQUIRED	PROVIDED
STRUCTURAL FRAME, INCLUDING COLUMNS, GIRDERS, TRUSSES	3	3
BEARING WALLS:		
EXTERIOR	3	3
INTERIOR	2	2
NONBEARING WALLS AND PARTITIONS:		
EXTERIOR (PER TABLE 602)	1	1
INTERIOR (PER SECTION 602)	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	2	3
*** PER SECTION FBC 2104 SECTION 310.2 HORIZONTAL SEPARATION SHALL BE 3 HRS		
ROOF CONSTRUCTION	1 1/2	1 1/2

FIRE-RESISTANCE RATING REQUIREMENTS (PER TABLE 601) RESIDENTIAL FLOORS 2 THRU 6 - TYPE IIIA

	REQUIRED	PROVIDED
STRUCTURAL FRAME, INCLUDING COLUMNS, GIRDERS, TRUSSES	1	1
BEARING WALLS:		
EXTERIOR	2	2
INTERIOR	1	1
NONBEARING WALLS AND PARTITIONS:		
EXTERIOR (PER TABLE 602)	1	1
INTERIOR (PER SECTION 602)	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	1	1
ROOF CONSTRUCTION	1	1



GROUND FLOOR GROSS AREA:
8,999 SF

GROUND FLOOR NET AREA:
8,671 SF

The owner or the owner's authorized agent shall develop a fire safety program to address all essential fire and life safety requirements for the duration of demolition, alteration and construction. As specified in the Florida Fire Prevention Code, including NFPA 241, the fire safety program shall include an emergency response plan, as well as identifying fire prevention precautions, site and building emergency access routes, temporary and permanent water supplies, building egress routes, good housekeeping practices, and fire protection system installation and maintenance. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-16)]

A Knox Box will be provided to ensure emergency access to the "restricted access occupancy". Restricted access occupancy means: any multiple residential occupancy with interior corridors that lead to individual residential units, to which general public access is restricted. [Gainesville Fire Prevention and Protection Code Section 10-16 (b)]

ARCHITECT'S STATEMENT

THRESHOLD BUILDING ONLY

SECTION 110.3.7.4.4

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS WILL COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES

4	11/15/2016	GRU COMMENTS #2	
3	10/13/2016	GROUND FLOOR MODS	
2	8/16/2016	GRU COMMENTS #1	
1	8/16/2016	DRB SUBMITTAL COMMENTS	
1	5/3/2016	DRB SUBMITTAL	
Rev.	No.	Date	Issue/History



FUGLEBERG KOCH
PLLC

- A A 2 6 0 0 2 1 0 3 -

2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595

1105 WEST
UNIVERSITY AVE
GAINESVILLE, FLORIDA
**GROUND FLOOR
PLAN**

Dr. _____
Ch. _____
Date: 2016-04-05
Proj: 5339
A2.01

RENNETH LINEHAN - ARCHITECT OF RECORD
FLORIDA LICENSE #490017365

-- NOT FOR CONSTRUCTION --

Glazing Calculations	North			
	Elevation Area SF	Opening Area SF	Actual Glazing %	Required Glazing %
Ground Level	495.00	417.20	84.28%	65.00%
2nd Level	925.00	404.00	43.68%	20.00%
3rd Level	862.00	396.00	45.94%	20.00%
4th Level	862.00	396.00	45.94%	20.00%
5th Level	862.00	396.00	45.94%	20.00%
6th Level	862.00	396.00	45.94%	20.00%

GAINESVILLE UMU-2 ORDINANCE

Building articulation and design,

a.

Glazing. As depicted in Figure 7.0, glazing percentages are calculated by measuring the area of glazing between three feet and eight feet above grade, and dividing it by the total area of the building facade between three feet and eight feet above grade. Required glazing must be at least 80 percent transparent and shall not utilize pointed glass, reflective glass or other similarly treated windows. Glazed areas on entrances may be counted towards meeting the minimum glazing requirements.

1.

For multi-family residential uses, the minimum glazing percentage shall be 30 percent for the first story and 20 percent for upper stories, on all street frontages or urban walkways.

2.

For nonresidential uses, minimum glazing percentage shall be 50 percent for the first story on local and urban thoroughway street frontages and all street frontages in the Urban Village, and 65 percent for the first story on storefront street and principal street frontages. In the Urban Village, nonresidential buildings fronting on an urban walkway shall have a minimum glazing percentage of 50 percent for the first story.

b.

Delination of stories. The area between the first and second stories along all street frontages shall include architectural detailing, such as, but not limited to, variations in materials or horizontal expression lines, to visually delineate the first and second stories.

c.

First floor height. All multi-story buildings on storefront streets shall have a minimum first story floor-to-floor height of 15 feet.

d.

First floor uses. On principal and storefront streets, buildings shall be designed so that the area of the first floor along the street frontage contains active uses that are oriented to the street. Active uses may include, but are not limited to, display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, and lobbies or dining areas for hotels or multifamily residential buildings. Residential units shall not be located directly on the first floor street frontage of buildings on storefront streets.

GAINESVILLE CITY ORDINANCE no. 980015 0-98-62

SECTION 5. - SPECIAL AREA PLAN FOR CENTRAL CORRIDORS

(a) Building wall articulation,

(1)

Intent. All buildings shall be designed to provide streetfront vitality. Long expanses of blank walls tend to be monotonous. Windows attract pedestrians, who act as a security system for the business. Buildings without such relief and interest tend to create a "massive scale," and make the public realm impersonal.

(2)

Standard. Building walls facing the more primary street shall have non-reflective, transparent windows or glazed area covering at least 25 percent of their surface at pedestrian level (between 3 feet above grade and 8 feet above grade) on the first floor, even if the wall faces a street outside of the overlay affected area. Operable entrance doors shall be excluded from the calculation of total facade surface area. Building walls along a street that is not within the overlay affected area that are entirely more than 250 feet from the regulated corridor shall be exempt from the Building Wall Articulation standard. If a portion of the wall along a street is within 250 feet, all of the wall is affected by the standard.

GAINESVILLE UMU-2 ORDINANCE

Glazing. As depicted in Figure 7.0, glazing percentages are calculated by measuring the area of glazing between three feet and eight feet above grade, and dividing it by the total area of the building facade between three feet and eight feet above grade. Required glazing must be at least 80 percent transparent and shall not utilize painted glass, reflective glass or other similarly treated windows. Glazed areas on entrances may be counted towards meeting the minimum glazing requirements.

Glazing Calculations	South			
	Elevation Area SF	Opening Area SF	Actual Glazing %	Required Glazing %
Ground Level	1485.00	0.00	0.00%	N/A
2nd Level	841.00	412.00	48.99%	20.00%
3rd Level	841.00	412.00	48.99%	20.00%
4th Level	841.00	412.00	48.99%	20.00%
5th Level	1091.00	419.00	38.41%	20.00%
6th Level	1091.00	419.00	38.41%	20.00%

D4 NORTH ELEVATION
1/8" = 1'-0"

D4 SOUTH ELEVATION
1/8" = 1'-0"

Rev.	No.	Date	Issue	History
2	1	5/3/2016	DRB SUBMITTAL	
		8/16/2016	GRU COMMENTS #1	

FUGLEBERG KOCH
PLLC
- A A 2 6 0 0 2 1 0 3 -
2555 Temple Trail, Winter Park, FL 32789 (407) 829-0595

1105 WEST UNIVERSITY AVE
GAINESVILLE, FLORIDA
ELEVATIONS A4.01

FORNETHA L. NEDHAM - ARCHITECT OF RECORD
FLORIDA LICENSE #480017365
-- NOT FOR CONSTRUCTION --

Glazing Calculations	West			
	Elevation Area SF	Opening Area SF	Actual Glazing %	Required Glazing %
Ground Level	1680.00	0.00	0.00%	N/A
2nd Level	1207.00	308.00	25.52%	20.00%
3rd Level	1207.00	308.00	25.52%	20.00%
4th Level	1207.00	308.00	25.52%	20.00%
5th Level	1261.00	272.00	21.57%	20.00%
6th Level	1261.00	272.00	21.57%	20.00%

ELEVATION REVISED TO
INDICATE 50'-0" BUFFER

D4 WEST ELEVATION
1/8" = 1'-0"

Glazing Calculations	East			
	Elevation Area SF	Opening Area SF	Actual Glazing %	Required Glazing %
Ground Level	1680.00	0.00	0.00%	N/A
2nd Level	1207.00	308.00	25.52%	20.00%
3rd Level	1207.00	308.00	25.52%	20.00%
4th Level	1207.00	308.00	25.52%	20.00%
5th Level	1261.00	272.00	21.57%	20.00%
6th Level	1261.00	272.00	21.57%	20.00%

ELEVATION REVISED TO
INDICATE 50'-0" BUFFER

H4 EAST ELEVATION
1/8" = 1'-0"



Rev.	No.	Date	Issue History
2		8/16/2016	GRU COMMENTS #1
1		8/16/2016	DRB SUBMITTAL COMMENTS
1		5/3/2016	DRB SUBMITTAL


FUGLEBERG KOCH
PLLC
- AA26002103 -
2555 Temple Trail, Winter Park, FL 32789 (407) 829-0595

1105 WEST UNIVERSITY AVE
GAINESVILLE, FLORIDA

ELEVATIONS A4.02

KENNETH LINEHAN - ARCHITECT OF RECORD
FLORIDA LICENSE #88017365

-- NOT FOR CONSTRUCTION --

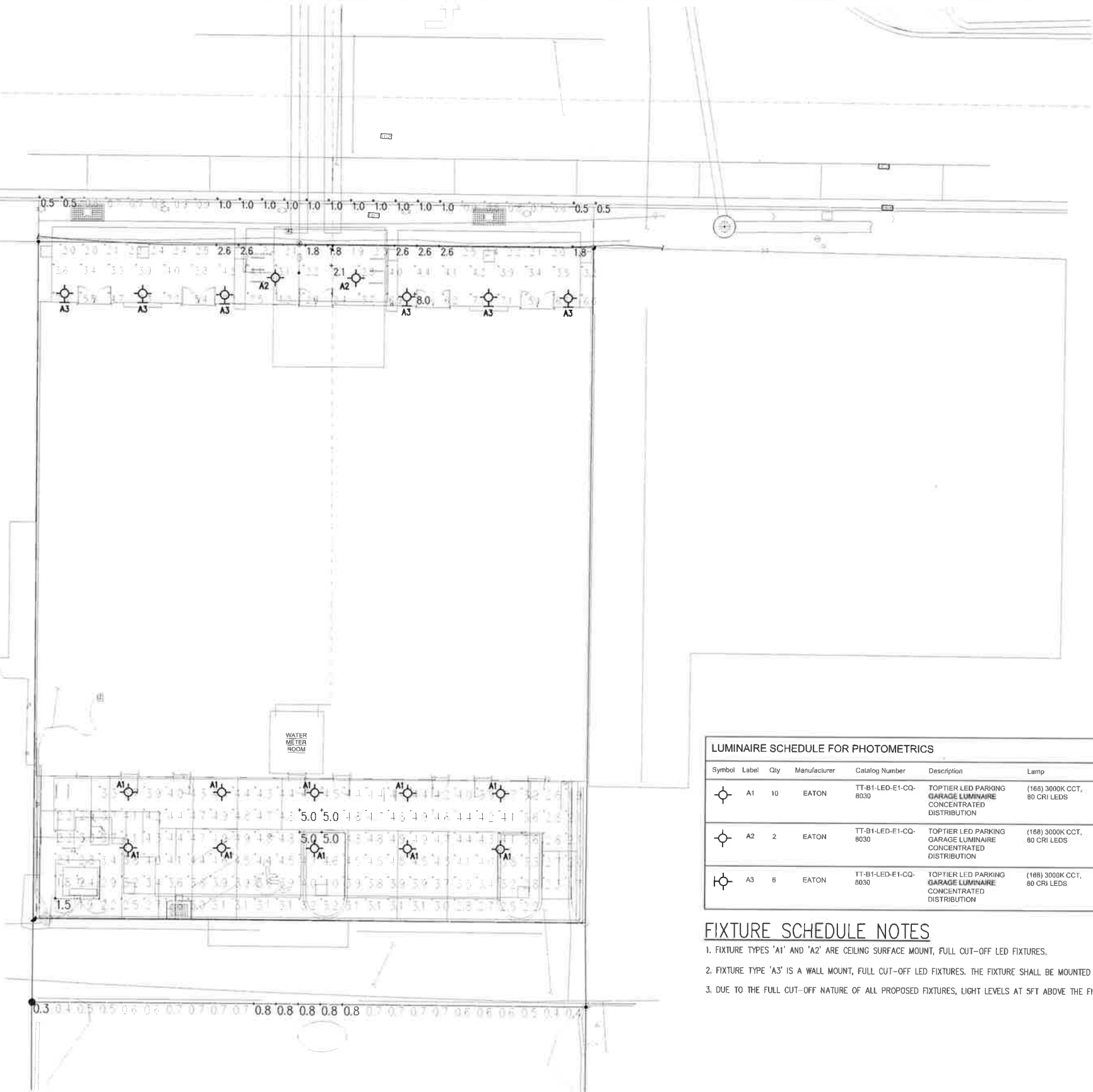
PHOTOMETRIC NARRATIVE

THIS SITE CONSISTS OF A MIXED USE BUILDING AND COVERED PARKING. THE MAIN ENTRY IS ALONG W UNIVERSITY AVE, AND THE REAR ENTRY ABUTS AN ALLEY, THE NEIGHBORING BUILDINGS ARE IMMEDIATELY ADJACENT TO THE PROPOSED BUILDING.

THE COVERED PARKING AND MAIN ENTRY AREAS ARE LIGHTED USING SURFACE MOUNT LIGHT FIXTURES. ADDITIONAL WALL MOUNT FIXTURES ARE PROVIDED ADJACENT TO THE SECONDARY ENTRANCES ON W UNIVERSITY AVE. ALL FIXTURES ARE FULL CUT-OFF AND SHALL OPERATE FROM DUSK TO DAWN IN ACCORDANCE WITH THE REQUIREMENTS FOR A 24-HOUR USE BUILDING.

DUE TO THE PROXIMITY OF THE BUILDING AND THE NATURE OF THE ABUTTING STREET, THE MAIN ENTRY LIGHTING RESULTS IN LIGHT TRESPASS BEYOND THE ALLOWABLE LIMITS. A WAIVER TO THE REQUIREMENTS OF 30-344(d)(3)(b) IS REQUESTED AS THE RESULTING LIGHT LEVELS ARE CONSISTENT WITH ADJACENT BUILDINGS.

PHOTOMETRIC STATISTICS							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Code
FRONT ENTRY	+	4.8 fc	8.0 fc	2.1 fc	3.8:1	2.3:1	30-344(e)(3)
PARKING/REAR ENTRY	+	3.7 fc	5.0 fc	1.5 fc	3.3:1	2.5:1	30-344(e)(3)
SOUTH RECEIVING PROPERTY LINE	+	0.8 fc	0.8 fc	0.3 fc	2.7:1	2.0:1	30-344(d)(3)(b)
UNIVERSITY AVE- PROPERTY LINE	+	2.2 fc	2.6 fc	1.8 fc	1.4:1	1.2:1	30-344(d)(3)(b)
UNIVERSITY AVE- SOUTH CURB	+	2.3 fc	3.0 fc	1.8 fc	1.7:1	1.3:1	30-344(d)(3)(b)



LUMINAIRE SCHEDULE FOR PHOTOMETRICS									
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF MH
A1	10	EATON	TT-B1-LED-E1-CQ-8030	TOPTIER LED PARKING GARAGE LUMINAIRE CONCENTRATED DISTRIBUTION	(168) 3000K CCT, 80 CRI LEDS	TT-B1-LED-E1-CQ-8030.ies	Absolute	0.65	17
A2	2	EATON	TT-B1-LED-E1-CQ-8030	TOPTIER LED PARKING GARAGE LUMINAIRE CONCENTRATED DISTRIBUTION	(168) 3000K CCT, 80 CRI LEDS	TT-B1-LED-E1-CQ-8030.ies	Absolute	0.65	27.5
A3	8	EATON	TT-B1-LED-E1-CQ-8030	TOPTIER LED PARKING GARAGE LUMINAIRE CONCENTRATED DISTRIBUTION	(168) 3000K CCT, 80 CRI LEDS	TT-B1-LED-E1-CQ-8030.ies	Absolute	0.65	8

FIXTURE SCHEDULE NOTES

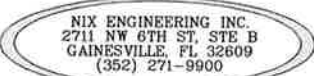
1. FIXTURE TYPES 'A1' AND 'A2' ARE CEILING SURFACE MOUNT, FULL CUT-OFF LED FIXTURES.
2. FIXTURE TYPE 'A3' IS A WALL MOUNT, FULL CUT-OFF LED FIXTURES. THE FIXTURE SHALL BE MOUNTED AT 8FT.
3. DUE TO THE FULL CUT-OFF NATURE OF ALL PROPOSED FIXTURES, LIGHT LEVELS AT 5FT ABOVE THE FIXTURE ARE 0.0FC.

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. DUSK-TO-DAWN.
3. DUSK-TO-DAWN.
3. POLE LIGHT LOCATIONS HAVE BEEN COORDINATED WITH EXISTING AND PROPOSED TREES.



SITE PHOTOMETRIC PLAN
SCALE: 1" = 10'



FLORIDA CA#8798, PE#28635
GEORGIA CA#PEF003627, PE#14886

NIX ENGINEERING, INC.
CONSULTING ENGINEERS
2711 NW 6TH ST, STE B
GAINESVILLE, FLORIDA

1105 W UNIVERSITY AVE
SITE PHOTOMETRIC PLAN
GAINESVILLE, FL

Drawing Number

E-1

Project Number 1622
Date 11/15/16
Designed By KWH
Checked By R.N.

Attachment “C”

Application and Neighborhood Workshop Information



APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____
1st Step Mtg Date: _____ EZ Fee: \$ _____
Tax Map No. _____ Receipt No. _____
Account No. 001-670-6710-3401 []
Account No. 001-670-6710-1124 (Enterprise Zone) []
Account No. 001-670-6710-1125 (Enterprise Zone Credit []

Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)
Name: SMLC, LLC
Address: 4819 Chastain Drive
Melbourne, FL 32940
Phone: 210-391-3794 Fax:
Owner's Signature: See Affidavit
(If additional owners, please include on back)

Applicant(s)/Agent(s), if different
Name: eda engineers-surveyors-planners, inc.
Address: 2404 NW 43rd Street
Gainesville, FL 32606
Phone: 352-373-3541 Fax:

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)

Street address: 1105 West University Avenue

Tax parcel no(s): 13215-000-000

Legal description (use separate sheet, if needed): See Attached

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant: See Rec'd Date: 8/15/16

Certified Cashier's Receipt:

A Special Use Permit is requested pursuant to Section 30, Subsection 65, Paragraph 2, of the Land Development Code, City of Gainesville, to allow the following use:

Up to 125 du/acre

A preliminary site plan is/is not required and is/is not attached.

Existing zoning classification: UMU2 Existing land use designation: Urban Mixed Use

Existing use of property: Office Building

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	R/W	R/W	State Road 24
South	RH1	Residential High Density	Apartments
East	UMU2	Urban Mixed Use	Retail
West	UMU2	Urban Mixed Use	Retail

TO THE APPLICANT: (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

Signature: 


Date: 8/15/16

Name of Owner (please print)	
Name: SMLC, LLC	
Address: 4819 Chastain Drive	
Melbourne, FL 32940	
Phone: 210-391-3794	Fax:
Owner's Signature:	
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name:	
Address:	
Phone:	Fax:
Owner's Signature:	

Reference: Chapter 30, Land Development Code
City Code of Ordinances, Article VII, Division 5

PROPERTY OWNER AFFIDAVIT

Owner Name: <u>SMLC, LLC</u>			
Address: 4819 Chastain Dr. Melbourne, FL 32940		: hone: 210-391-3794	
Agent Name: <u>eda engineers-surveyors-planners, inc.</u>			
Address: 2404 NW 43rd Street Gainesville, FL 32606		: hone: 352-373-3541	
: arcel No.: 13215-000-000			
Acreage: 0.28		S: 5	T: 10 R: 20
Requested Action: Development Plan and Special Use Permit			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>[Signature]</u> as MGRM of SMLC, LLC			
Printed name: <u>Shawn McManus</u>			
Date: <u>12 AUG 16</u>			
The foregoing affidavit is acknowledged before me this <u>12th</u> day of <u>August</u> , 20 <u>16</u> , by <u>Shawn McManus</u> , who is/are personally known to me, or who has/have produced <u>FL DL 11255 791 73 001-0</u> as identification.			
NOTARY SEAL <u>[Signature]</u>			
Signature of Notary Tublic, State of <u>Florida</u>			

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LOTS SEVEN (7), EIGHT (8) SEVENTEEN (17) AND EIGHTEEN (18), OF BLOCK TWO (2), OF THE W.R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION PORTION OF THE SOUTH $\frac{1}{2}$ (S $\frac{1}{2}$) OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, KNOWN AS "UNIVERSITY PLACE" IN THE CITY OF GAINESVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

UNIVERSITY PLACE PB A-77 LOTS 7 8 BK 2 OR 1758/2425

**DEVELOPMENT PLAN REVIEW APPLICATION
PLANNING & DEVELOPMENT SERVICES**

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

LEVEL OF REVIEW (check one)

MINOR	INTERMEDIATE	MAJOR	CONCEPT	MASTER
	X			

Project Name: 1105 West University

Property Address: 1105 W. University Avenue

Tax Parcel #(s): 13215-000-000

Site Area (acres): 0.28

CHECK ALL PROPOSED USES

<input checked="" type="checkbox"/> Residential	Density	<input checked="" type="checkbox"/> Non-residential
Multi-family	Units/acre:	<input checked="" type="checkbox"/> Commercial [] Office
Total units: 35	Total bedrooms:	[] Industrial [] Other
		Gross floor area: 8,999 SF

Owner(s) of Record (please print)
Name: SMLC, LLC
Address: 4819 Chastain Drive
Melbourne, FL 32940
Phone: 210-391-3794 Fax:
(If additional owners, attach information)

Applicant(s)/Agent(s), if different
Name: eda engineers-surveyors-planners, inc.
Address: 2404 NW 43rd Street
Gainesville, FL 32606
Phone: 352-373-3541 Fax:
(If additional agents, attach information)

I certify that I am the owner of the property and authorize the agent listed above to initiate this development plan.

Signature of owner: See Affidavit Date: _____

I certify that all of the information contained in this application form is accurate and up-to-date.

Signature of Applicant: See Agent Date: 5/2/16

STATE OF FLORIDA, COUNTY OF ALACHUA

Sworn to and subscribed before me this 2ND day of MAY 20 16

Signature – Notary Public: Brenna Kathleen French

Personally Known ☒ OR Produced Identification _____

Certified Cashier's Receipt:



Development Review Plan Checklist

All development plans submitted for development review must comply with the submittal requirements of section 30-157 of the Land Development Code. The following checklist is provided to alert the applicant to major components that must be provided in order for the Plan to be reviewed. Plans that are missing major components listed below will be returned to the applicant as an incomplete plan. Please refer to Section 30-157 of the land development code for the detailed list of submittal requirements.

Checklist	Yes	NO
Owner's Authorization/Signed Application	X	
Legal Description/Boundary/Topographic Survey	X	
9 sets of Plan	X	
Detailed Development Plan: Scaled Dimension Plan/ Parking Plan/Adjacent streets/Grading Plan/Setbacks/ Staging Plan	X	
Demolition Plan	X	
Fire Protection Plan		
Utility Plan	X	
Photometric Plan	X	
Landscape Plan/Tree Survey	X	
Stormwater Plan	X	
Building Elevations/Floor Plans/Roof Plans	X	
Application for Concurrency Certification and TMPA Review	X	
Environmental Resource Plan		X
Neighborhood Workshop Documentation	X	
Master Plan/Phasing Schedule if applicable		X

Applicant/Agent Signature: Sergio Reyes

Print Name: Sergio Reyes, P.E.

Date: 4/4/16

Special Use Permit Application



Project Request: A Special Use Permit application to permit 125 du/acre in the UMU-2 zoning district.

Project Location: 1105 W. University Avenue (tax parcel 013215-000-000)

Project Owner: SMLC, LLC

Submittal Date: August 16, 2016

Prepared By: eda engineers – surveyors – planners, inc.

The owners of the subject property wish to construct a multi-use building with 35 residential units with associated infrastructure improvements on the property. The project site is located on approximately 0.28 (+/-) acres and contains an unoccupied office building surrounded by a variety of commercial and residential uses on the University Avenue corridor.

This request for density increase is similar to the request for the Inception project located at 805-819 W University Avenue., which was approved by the Plan Board on April 28, 2016.

The subject property currently has an Urban Mixed Use (2) Future Land Use Designation and UMU-2 zoning districts, as shown on the following maps:

[illegible]

Zoning Map:



Surrounding Property Characteristics

	Future Land Use	Zoning	Existing Use
North	Urban Mixed Use	UMU-2	University Ave/Bank
South	Residential High Density	RH-1	Parking Lot
East	Urban Mixed Use	UMU-2	Retail
West	Urban Mixed Use	UMU-2	Retail

The proposed project is consistent with the mixed use FLU and zoning designations and is consistent with the existing mix of urban uses.

Consistency with Comprehensive Plan

The subject property has Urban Mixed Use (2) Future Land Use Designation. Policy 4.1.1 of the Future Land Use Element defines the Urban Mixed Use Future Land Use category as:

Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit)

This category allows a mixture of residential, retail, service and office/ research uses. The Urban Mixed- Use districts are distinguished from other mixed-use districts in that

they are specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus. An essential component of the district is orientation of structures to the street and multi-modal character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. All new non-single-family principal buildings shall have a minimum height of 24 feet. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, and pedestrian/vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

As stated in the policy above, the Urban Mixed Use (2) future land use designation allows a mixture of residential, retail, service and office/ research uses. Furthermore, this policy indicates that the project is eligible for approval at a density up to 125 du/acre per special use permit.

In addition, the subject property has UMU-2 zoning designations that implement the Urban Mixed Use (2) designation. The Gainesville Land Development Code, Section 30-46 includes a table which identifies the corresponding/implementing zoning district for each future land use category. This table indicates that the corresponding zoning districts for the Urban Mixed Use (2) future land use category are UMU-1, UMU-2, PD, CON, and PS.

Consistency with Land Development Code

As stated, the subject property has a UMU-2 zoning designation. Section 30-65.2 describes the intent of the UMU-2 district as:

The UMU-2 zoning district is created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida. The district is intended to encourage multimodal mobility and to allow uses and development compatible with each other and with surrounding residential areas and which are consistent with the land use policies of the comprehensive plan. Furthermore, this district is intended to allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place. The objectives of this district are to:

- (1) Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;*
- (2) Encourage quality redevelopment and the renovation of existing structures;*

- (3) Promote multimodal transportation and create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles;*
- (4) Promote retail and office uses that serve the surrounding neighborhoods and enhance the viability of existing commercial areas by focusing new development in appropriate locations;*
- (5) Promote office/research uses that serve the needs of the University and the community and enhance the development of the local innovation economy; and*
- (6) Promote infill and redevelopment in the Urban Village to improve the urban form and increase mobility and interconnectivity by creating a gridded street network and sidewalk connections.*

In addition, a density of 125 du/acre is specifically listed as a permitted density in UMU-2 by Special Use Permit in Sec. 30-65(2) of the Land Development Code. The proposed mixed-use development will provide services within close proximity of residential areas and close to other commercial development on the University Avenue corridor, thus supporting urban redevelopment in this transitioning area.

Special Use Permit Criteria

The proposed density is consistent with the special use permit approval criteria outlined in Sec. 30-233. This code citation is cited below, followed by the applicant's response to each requirement:

Sec. 30-233 – Criteria for issuance

No special use permit shall be approved by the city plan board unless the following findings are made concerning the proposed special use:

- (1) That the use or development complies with all required regulations and standards of this chapter and all other applicable regulations.*

Response: As indicated in this SUP Report and associated Site Plan, the proposed mixed use development with 125 du/acre density is consistent with the underlying Urban Mixed Use (2) future land use designation and UMU-2 zoning district and complies with all associated land development regulations. In addition, the project is located in an area with adequate urban public facilities and services to serve the proposed development.

- (2) That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.*

Response: The subject property is on a high density/intensity mixed use corridor (University Avenue) bordered by a mix of uses. The Site Plan is compatible with the existing land use pattern of adjacent properties, including the aforementioned commercial developments.

(3) *That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.*

Response: Electric, gas, water and sanitary sewer are available to serve the site at an adequate level of service.

(4) *That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.*

Response: The proposed building will not result in an increased impact that will exceed the approved level of service standards for the local road network. The project is located in Zone A of the Transportation Mobility Program Area (TMPA), which encourages infill development.

(5) *That screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.*

Response: As part of the Site Plan submittal that accompanies the SUP, a landscape plan prepared by a registered Landscape Architect is included to demonstrate code compliance for on-site landscaping.

(6) *That the use or development conforms with the general plans of the city as embodied in the city comprehensive plan.*

Response: The Urban Mixed Use (2) Future Land Use category identifies those areas within the City that allow coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. In addition, the proposed mixed use development is consistent with FLUE Polity 1.1.1, which states that 'all planning shall be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of residents.' The proposed development will integrate into the existing development pattern of the area in a compatible and complementary manner.

(7) *That the proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of this chapter as specified in article III, division 2.*

Response: All required public facilities are readily available to serve the site and the proposed development associated with the proposed Special Use Permit application will not result in an increase beyond the approved level of service standards for the applicable public facilities serving the site and therefore, is in conformance with the level of service standards and concurrency management requirements in the Comprehensive Plan.



TO: Lawrence Calderon

FROM: Sergio Reyes, PE

DATE: August 16, 2016

RE: Waiver Requests for 1105 W. University Avenue (**DB-16-59 SPL**)

The proposed development at 1105 West University Avenue is located within the UMU-2 zoning district. The applicant is requesting two Board modifications from the Streetscape Dimensions Table requirements. These modifications are to the build-to line and Landscape zone requirements.

The applicant is requesting a waiver from the 20-foot build-to line on a Storefront Street (LDC Sec. 30-65.2 (e)(6)) to place the building closer to the back of curb. The reduction is **from 20 feet to 10 feet** from back of curb. This reduction in the build-to line still maintains the minimum 10-foot Sidewalk Zone width, but does propose to eliminate the 5-foot Landscape Zone (see below for that waiver request). The development offers a redevelopment of an existing building into a mixed use development with commercial and multi-family uses in a single, vertical development. Due to the minimal lot size and the constraints of the historic district setback at the rear of the building, this reduction in the build-to line is necessary to support a feasible amount of development on the lot.

The applicant is also requesting a waiver from the Landscape Zone requirement (LDC LDC Sec. 30-65.2 (e)(5)). The required Landscape Zone width along a Storefront Street is 5 feet. The applicant is requesting a **reduction from 5 feet to 0 feet** to allow for enough building space on a constrained lot due to the lot size and the requirement to meet the historic district setback at the rear. The reduction is necessary to provide enough buildable area for a feasible redevelopment of the site. This project will, however, still provide street trees within tree wells provided in the sidewalk zone. This reduction is consistent with the Plan Board's recent approval of modification of the Landscape Zone for Petition PB-16-25 SPA for the Inception development. The reduction of the Landscape Zone to 0 feet still maintains the required 10-foot Sidewalk Zone.

If there are any questions about the justifications listed above for the requested modifications, please contact eda at 352-373-3541.

**APPLICATION FOR CONCURRENCY CERTIFICATION & TMPA REVIEW
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

LONG FORM
(352) 334-5022

OFFICE USE ONLY

Petition No. _____ TMPA Zone [] A [] B [] C [] D [] E [] M

TYPE OF CERTIFICATION REQUESTED:

[] Concurrency Determination (non-binding)

[] Certificate of Preliminary Concurrency

[X] Certificate of Final Concurrency

[] Certificate of Conditional Concurrency Reservation

Owner Name(s) (please print)

Name(s): SMLC, LLC

4819 Chastain Drive

Melbourne, FL 32940

E-Mail Address: shamus01@gmail.com

Phone: 210-391-3794 Fax:

(If additional owners, please include on separate sheet)

Agent(s) Name (please print)

Name: eda engineers-surveyors-planners, inc.

Mailing Address: 2404 NW 43rd Street

Gainesville, FL 32606

E-Mail Address: sreyes@edafl.com

Phone: 352-373-3541 Fax:

(Attach notarized authorization for agent to act on owner's behalf.)

PROJECT INFORMATION

Project Name: 1105 West University Phase: I

Location of Project (attach an 8 ½" x 11" map showing location) Attached

1. Street address: 1105 W. University Avenue

2. Legal description (may be attached): Attached

3. Tax parcel number(s): 13215-000-000

4. Map number(s): N/A

Existing Land Use Category: Urban Mixed Use (2)

Existing Zoning: UMU2

Is there a proposal to change the zoning and/or land use associated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, indicate petition number(s) associated with change:

PHASING			
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, enumerate each phase, number of units or square footage in each phase and beginning/ completion date.			
Total Project: Residential units	35	SF	SFA MF
Non-residential (square footage) 8,999			
Mixed-use (describe mix) 1st Floor Retail / Floors 2-6 Residential			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	Phase	Number of units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family	I	35	0.28	9/2016	9/2017
Rooming houses or dormitories (beds)					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expected beginning date	Expected completion date
General Retail	I	8,999	0.28	9/2016	9/2017

STOP HERE AND SIGN CERTIFICATION ON PAGE 3 IF YOU ARE REQUESTING ONLY A CONCURRENCY DETERMINATION

Required Information for Certificates of Preliminary, Final, and Conditional Concurrency Reservation & TMPA Review (Attach sheets to application.)

1. Attach a sheet with the average daily, and peak hour, peak direction trip generation for the project based on the latest edition of the ITE Trip Generation Manual. (***NOTE: The trip generation information MUST be attached to this application and shown on the development plan.***) In cases where the City and the applicant show differences in projected trips, the applicant's calculations must be signed and sealed by the professional engineer registered in the State of Florida.

Application for Concurrency Certification & TMPA Review

2. Is the proposed project within the Transportation Mobility Program Area (TMPA) (see attached map)? If yes, please be aware that special criteria apply in this area. [X] Yes [] No
Zone A [X] Zone B [] Zone C [] Zone D [] Zone E [] Zone M []
3. Indicate whether the proposed project will be eliminating any existing recreation facilities. If yes, detail the number and type being eliminated. [] Yes [X] No
4. Submit a complete stormwater management plan for water quantity and water quality review by the City's Public Works Department. (Do not submit with this application, submit with the development plan.) Please see Drainage Design Notes submitted with Development Plan Package
5. Does this application involve demolition or re-use of any structure(s)? [X] Yes [] No

If yes, what is the size of the structure(s) to be demolished or re-used? 12,168 SF (unit(s) or square footage)

What is the current use of the structure to be demolished or re-used?

Office space

Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [X] Yes [] No

If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations.) Please find attached Trip Generation

□ □ □ □ □

Certification

The undersigned has read the above application and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 2 and 3 is/are the true and proper identification of the area for which the concurrency application is being submitted. Signatures of all owners or their agent are required on this form.

NOTE: The undersigned agrees that signing this application grants Planning staff the right to amend, for the sake of consistency, the square footage or number of units shown herein based on changes made to the development plan, subdivision, special use permit, or planned development during the review process.



[Signature]
Owner/Agent Signature
5/2/16
Date

STATE OF FLORIDA

COUNTY OF ALACHUA

Sworn to and subscribed before me this 2ND day of MAY 2016.

[Signature]
Signature - Notary Public

Personally Known ✓ OR Produced Identification _____

STAFF USE ONLY

Estimated demand:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ added p.m. peak hour, peak direction trips

Stormwater	(See the Public Works Comment Sheet.)	Does the project meet water quality and water quantity LOS Standards, according to the Public Works Department?
------------	--	---

Recreation	_____	Does the project degrade the City's adopted LOS Standards for recreation?
------------	-------	--

Mass Transit	_____	Does the project impact any of the City's adopted LOS Standards for mass transit?
--------------	-------	--

Estimated credits for demolition/redevelopment/re-use:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ peak p.m. hour, peak direction trips

Note: 2.25 = 2010 Census persons/household in Gainesville, FL

STAFF USE ONLY

This development meets all relevant Planning and Development Services Department LOS standards for concurrency and TMPA Review. Please see the Public Works comment sheet for information about Stormwater Management concurrency.

Signed _____

Date _____

Concurrency long form--nf
Revised: 10/24/13

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____

Tax Map No. _____ Receipt No. _____

Account No. 001-660-6680-4063

CHECK ONE:

☒ **Basic** ☐ **Level 1** ☐ **Level 2** Submittal: ☒ **1st** ☐ **2nd** ☐ **3rd**

Basic Environmental Review – Submit general environmental assessment with application.

Level 1 Environmental Review – Submit environmental studies with application.

Level 2 Environmental Review – Submit mitigation and/or management plan.

(Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)		Applicant(s)/Agent(s) (please print)	
Name: SMLC, LLC		Name: eda engineers-surveyors-planners, inc.	
Address: 4819 Chastain Drive		Address: 2404 NW 43rd Street	
Melbourne, FL 32940		Gainesville, FL 32606	
E-mail: shamus01@gmail.com		E-mail: sreyes@edafl.com	
Phone: 210-391-3794 Fax:		Phone: 352-373-3541 Fax:	
(If additional owners, please include on back)			
PROJECT INFORMATION			
Project Name	1105 West University		
Check all regulated resources that apply to this development application: N/A			
Regulated Surface Waters & Wetlands (LDC 30-300)	<input type="checkbox"/> Surface Waters and/or Wetlands		
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District		
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area		
	<input type="checkbox"/> Significant Natural Communities		
	<input type="checkbox"/> Listed Species		
	<input type="checkbox"/> Strategic Ecosystems		
	<input type="checkbox"/> Significant Archaeological Resources		
	<input type="checkbox"/> Significant Geological Resource Features		

I certify that the above statements are correct and true to the best of my knowledge.

Applicant's signature

Date

Certified Cashier's Receipt:

Current Planning
Planning Counter—158

Phone: 352-334-5023

Thomas Center B
306 NE 6th Avenue



engineers • surveyors • planners, inc.

Legal Description

LEGAL DESCRIPTION (O.R. BOOK 1758, PAGE 2425)

LOTS SEVEN (7), EIGHT (8) SEVENTEEN (17) AND EIGHTEEN (18), OF BLOCK TWO (2), OF THE W.R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION PORTION OF THE SOUTH $\frac{1}{2}$ (S $\frac{1}{2}$) OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, KNOWN AS "UNIVERSITY PLACE" IN THE CITY OF GAINESVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



MAILING LABEL APPLICATION
For Neighborhood Workshop

Mailing Address: City of Gainesville, Station 12
Planning and Development Services
P.O. Box 490
Gainesville, FL 32602-0490
Phone: 352-334-5023 Fax: 352-334-3259
Physical Address: 306 NE 6th Avenue
Thomas Center Building B, Room 158

Today's Date: 3/7/2016 Location Map Provided ☐

Tax Parcel Number: 13215 -- 000 -- 000

Property Address: 1105 W. University Avenue, Gainesville

Project Name: N/A

Project Description: 5-Story Mixed Use Development

First Step Meeting Date 1 / 27 / 16 Planner: Bede Massey

Circle One: Owner **Agent**

Applicant: eda engineers-surveyors-planners Signature: [Signature]

Daytime Phone No.: 352-373-3541 Fax No.: _____

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

Office Use Only

Due Date: ____/____/____

PUBLIC NOTICE

A neighborhood workshop to discuss a proposed Development Plan for a Mixed Use Development on tax parcel number 13215-000-000 located at 1105 W. University Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on Monday, March 28, 2016 at 6:00 p.m. at the Downtown Library – Meeting Room A, located at 401 East University Avenue, Gainesville, Florida.



Contact: Sergio Reyes, P.E.
eda engineers – surveyors planners, inc.
(352) 373-3541



engineers • surveyors • planners, inc.

Memorandum

To: Krystal DATE: 3/8/16
FROM: Brenna French
SUBJECT: Neighborhood Meeting - 1105 W University Avenue

PUBLIC NOTICE

A neighborhood workshop to discuss a proposed Development Plan for a Mixed Use Development on tax parcel number 13215-000-000 located at 1105 W. University Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on Monday, March 28, 2016 at 6:00 p.m. at the Downtown Library – Meeting Room A, located at 401 East University Avenue, Gainesville, Florida.



Contact: Sergio Reyes, P.E.
eda engineers – surveyors – planners, inc.
(352) 373-3541

Neighborhood Workshop Notice

For a proposed Development Plan for a Mixed-Use development located at 1105 W. University Avenue.

Date: March 28, 2016

Time: 6:00 p.m.

Place: Downtown Library – Meeting Room A
401 East University Avenue, Gainesville, FL

Contact: **eda** engineers – surveyors – planners at (352) 373-3541

A neighborhood workshop to discuss a proposed Development Plan for a Mixed Use Development on tax parcel number 13215-000-000 located at 1105 W. University Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Neighborhood Workshop Notice

13226-000-000 1105 Mixed Use
1209 W UNIVERSITY AVE LLC
1775 HURRICANE HARBOUR LN
NAPLES, FL 34102

Neighborhood Workshop Notice

13235-308-000 1105 Mixed Use
GUIDO J BLANCO
1220 SW 1ST AVE UNIT 308
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13216-000-000 1105 Mixed Use
BRW ENTERPRISES INC
19 WOODVINE CT
COVINGTON, LA 70433

Neighborhood Workshop Notice

13215-000-000 **** 1105 Mixed Use
CAMPUS COMMUNICATIONS INC
1105 W UNIVERSITY AVE
GAINESVILLE, FL 32601-5111

Neighborhood Workshop Notice

13235-202-000 1105 Mixed Use
ABDOL R CHINI
4631 SW 94TH DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

13968-001-000 1105 Mixed Use
COLLEGE VIEW APTS LTD
% COLLEGE PARK PROPERTIES
820 NW 22ND TER
GAINESVILLE, FL 32605-5233

Neighborhood Workshop Notice

13235-302-000 1105 Mixed Use
DASHER & DASHER
1220 SW 1ST AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13235-101-000 1105 Mixed Use
EJR INVESTMENTS LLC
1840 NW 168TH AVE
PEMBROKE PINES, FL 33028

Neighborhood Workshop Notice

13971-000-000 1105 Mixed Use
FARAH'S INC
13200 W NEWBERRY RD APT EE173
NEWBERRY, FL 32669

Neighborhood Workshop Notice

13235-211-000 1105 Mixed Use
JOSE RAFAEL FONTANE
12940 N CALUSA CLUB DR
MIAMI, FL 33186

Neighborhood Workshop Notice

13968-000-000 1105 Mixed Use
BANK OF AMERICA
% REAL ESTATE - NC1-001-03-81
101 N TRYON ST
CHARLOTTE, NC 28255

Neighborhood Workshop Notice

13720-000-000 1105 Mixed Use
JARIEL R BORTNICK
124 E 24TH ST APT 1H
NEW YORK, NY 10010

Neighborhood Workshop Notice

13225-000-000 1105 Mixed Use
LAP T BUI
3612 NW 18TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

13238-000-000 1105 Mixed Use
CAPITAL ASSETS GROUP
321 SW 13TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13248-000-000 1105 Mixed Use
COLLEGE MANOR LTD PARTNERSHIP
1620 W UNIVERSITY AVE STE 4
GAINESVILLE, FL 32603-2807

Neighborhood Workshop Notice

13253-010-004 1105 Mixed Use
COVAN & COVAN & COVAN
1901 FOGARTY AVE STE 1
KEY WEST, FL 33040

Neighborhood Workshop Notice

13235-306-000 1105 Mixed Use
DONALD SCOTT DELANEY
1220 SW 1ST AVE #306
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13970-000-000 1105 Mixed Use
EQUILEASE AT UNIVERSITY INC
3501 SW 2ND AVE STE 2400
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

13235-212-000 1105 Mixed Use
MIGUEL FERNANDEZ
2181 NW 98TH TER
PEMBROKE PINE, FL 33024

Neighborhood Workshop Notice

13206-000-000 1105 Mixed Use
GEORGE FORRON
4215 NW 6TH ST
GAINESVILLE, FL 32609-1747

Neighborhood Workshop Notice

13236-000-000 1105 Mixed Use
BIG LEO ONE LLC
6405 SW 37TH WAY
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

13222-010-001 1105 Mixed Use
BRICK HOUSE VILLAS LLC
4819 CHASTAIN DR
MELBOURNE, FL 32940

Neighborhood Workshop Notice

13981-000-000 1105 Mixed Use
CALLEN & CALLEN CO-TRUSTEES
PO BOX 358237
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

13211-000-000 1105 Mixed Use
MATTHEW CARRIGAN
1220 NW 8TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13967-000-000 1105 Mixed Use
COLLEGE VIEW APTS LTD
PO BOX 13116
GAINESVILLE, FL 32604-1116

Neighborhood Workshop Notice

13998-000-000 1105 Mixed Use
DAKJP A
8419 KEMPER LANE
WINDERMERE, FL 34786

Neighborhood Workshop Notice

13969-000-000 1105 Mixed Use
VIRGINIA W DUNCAN
PO BOX 8019
CARY, NC 27512-9998

Neighborhood Workshop Notice

13983-000-000 1105 Mixed Use
EQUITY TRUST COMPANY CUSTODIAN
FBO KATHERINE HILBURN IRA
435 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

13235-205-000 1105 Mixed Use
FOELGNER & FOELGNER
6300 18TH ST NE
ST PETERSBURG, FL 33702-4704

Neighborhood Workshop Notice

13223-000-000 1105 Mixed Use
FOX'S ALLIGATOR LLC
13420 PROGRESS BLVD STE 200
Alachua, FL 32615

Neighborhood Workshop Notice

13227-000-000 1105 Mixed Use
FRAT HOUSE LLC
2120 SW 55TH ST RD
OCALA, FL 34471

Neighborhood Workshop Notice

13235-309-000 1105 Mixed Use
CHRISTINE K HENG
7 PADANARAM RD #23
DANBURY, CT 06811

Neighborhood Workshop Notice

13719-000-000 1105 Mixed Use
JACK USA INC
5542 NW 43RD ST
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

13214-000-000 1105 Mixed Use
KESSER & WARNER & WARNER
% WARNER
PO BOX 1647
LOS ANGELES, CA 90078

Neighborhood Workshop Notice

13235-307-000 1105 Mixed Use
STEVEN R KUTNER
1545 HUNTERS MILL PL
OVIDO, FL 32765

Neighborhood Workshop Notice

13980-000-000 1105 Mixed Use
LOCASCIO & LOCASCIO TRUSTEE
406 NW 32ND ST
GAINESVILLE, FL 32607-2532

Neighborhood Workshop Notice

13235-201-000 1105 Mixed Use
MAER & TAYLOR W/H & TAYLOR
1750 CHUCUNANTAH RD
COCONUT GROVE, FL 33133

Neighborhood Workshop Notice

13235-204-000 1105 Mixed Use
MILE HIGH INVESTMENTS LLC
9696 EAST MAPLEWOOD CIRCLE
GREENWOOD VILLAGE, CO 80111

Neighborhood Workshop Notice

13256-000-000 1105 Mixed Use
ROBERT O'CONNELL
1119 SW 1ST AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13219-000-000 1105 Mixed Use
PARK CENTRAL HOLDINGS OF
GAINESVILLE
321 SW 13TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13218-000-000 1105 Mixed Use
GAMBLE & MARTIN TRUSTEE
% FRANKLIN CRATES INC
PO BOX 279
MICANOPY, FL 32667-0279

Neighborhood Workshop Notice

13253-010-001 1105 Mixed Use
JONATHAN D HERRING
4730 NW 13TH AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

13249-000-000 1105 Mixed Use
JAYMARI LLC
16718 SW 5TH PL
NEWBERRY, FL 32669

Neighborhood Workshop Notice

13255-000-000 1105 Mixed Use
KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

13722-000-000 1105 Mixed Use
LE & TRAN H/W
5313 NW 45TH LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

13253-010-003 1105 Mixed Use
KENNETH C LOWRY
2001 ISLA DE PALMA CIR
NAPLES, FL 34119-3405

Neighborhood Workshop Notice

13239-000-000 1105 Mixed Use
MICHAEL MARTIN
2397 SE 30TH ST
MELROSE, FL 32666-5106

Neighborhood Workshop Notice

13235-208-000 1105 Mixed Use
NICJOR INVESTMENTS LLC
9696 E MAPLEWOOD CIR
ENGLEWOOD, CO 80111-7016

Neighborhood Workshop Notice

13235-203-000 1105 Mixed Use
ORTEGA & ORTEGA
6355 PEACHTREE DUNWOODY RD #608
ATLANTA, GA 30328-4664

Neighborhood Workshop Notice

13235-210-000 1105 Mixed Use
RAYMOND J PEACOCK
1199 ALLIGATOR CREEK RD
CLEARWATER, FL 33765

Neighborhood Workshop Notice

13235-305-000 1105 Mixed Use
AMY GEYER
443 E ROYAL FLAMINGO DR
SARASOTA, FL 34236

Neighborhood Workshop Notice

12893-000-000 1105 Mixed Use
INNOVATION SQUARE LLC
747 SW 2ND AVE IMB #49
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13250-010-001 1105 Mixed Use
JTW PROPERTIES LLC
414 SW 131ST ST
NEWBERRY, FL 32669

Neighborhood Workshop Notice

13235-304-000 1105 Mixed Use
ANDREW ROBERT KITTO
1220 SW 1ST AVE UNIT 304
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13988-000-000 1105 Mixed Use
LEWIS FAMILY LLC
621 SE 7TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13205-000-000 1105 Mixed Use
M&R UNITED INC
402 HIGH POINT DR STE 101
COCOA, FL 32926

Neighborhood Workshop Notice

13235-303-000 1105 Mixed Use
MAXWELL & MAXWELL
% NATHAN & GREGORY MAXWELL
114 W LEICESTER AVE
NORFOLK, VA 23503-4312

Neighborhood Workshop Notice

13986-000-000 1105 Mixed Use
NORTH AMERICAN ISLAMIC TRUST
ISLAMIC CENTER OF GAINESVILLE
1010 W UNIVERSITY AVE
GAINESVILLE, FL 32601-5112

Neighborhood Workshop Notice

13984-000-000 1105 Mixed Use
PARADIGM HALL LLC
% COLLEGE MANOR APTS
1216 SW 2ND AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13235-301-000 1105 Mixed Use
QUIET PLEASE LLC
443 E ROYAL FLAMINGO DR
SARASOTA, FL 34236

Neighborhood Workshop Notice

13996-000-000 1105 Mixed Use
RAZVI ENTERPRISES LLC
6614 NW 50TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

13237-000-000 1105 Mixed Use
FLORENCIO O REGALADO
1208 SW 1ST AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13210-000-000 1105 Mixed Use
K J ROTHSTEIN
1540 NW 37TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

13263-000-000 1105 Mixed Use
SECOND AVENUE INVESTMENTS LLC
321 SW 13TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13235-102-000 1105 Mixed Use
SHELESTAK & SHELESTAK & SHELESTAK
949 PUALSKI MERCER RD
MERCER, PA 16137

Neighborhood Workshop Notice

13217-000-000 1105 Mixed Use
TENCH PROPERTY LLC
1709 HERMITAGE BLVD STE 102
TALLAHASSEE, FL 32308

Neighborhood Workshop Notice

13263-206-000 1105 Mixed Use
THE CAROLE A COSENZA LIVING TRUST
5185 KERNWOOD CT
PALM HARBOR, FL 34685-3616

Neighborhood Workshop Notice

13235-207-000 1105 Mixed Use
TORRENCE & TORRENCE
456 SEBASTIAN SQ
ST AUGUSTINE, FL 32095

Neighborhood Workshop Notice

13251-000-000 1105 Mixed Use
JENNIFER W TUCKER
3524 NW 63RD PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

13213-000-000 1105 Mixed Use
UNIVERSITY PROGRESS CORP
3701 BRIDGE RD
COOPER CITY, FL 33026

Neighborhood Workshop Notice

13212-000-000 1105 Mixed Use
M S WEINER
% WARNER
PO BOX 670
VASHON, WA 98070

Neighborhood Workshop Notice

13253-010-002 1105 Mixed Use
RICHARD G WHEELER
5516 SW 93RD WAY
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

13235-209-000 1105 Mixed Use
WILSON & WILSON
16905 SW 82ND CT
PALMETTO BAY, FL 33157

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Black Acres/Black Pines
JIM CONNOR
400 NW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Elizabeth PL/Northwest 23rd ST
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
75 SW 23 Way
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Phoenix Subdivision

APRIL JONES

3214 SW 26 TERR, Unit B

GAINESVILLE, FL 32608

Neighborhood Workshop Notice

LEE NELSON

DIRECTOR OF REAL ESTATE – UF

204 TIGERT HALL

PO BOX 113100

GAINESVILLE, FL 32611-3100

1105 W University Avenue
Neighborhood Meeting Sign-In Sheet

Monday, March 28, 2016; 6:00 pm

[illegible]



engineers • surveyors • planners, inc.

Neighborhood Meeting Minutes

Location: Alachua County Library Downtown Library Branch
Meeting Room A
401 E University Avenue
Gainesville, Florida

Meeting Date & Time: March 28, 2016 at 6:00pm

Community Participants: 6

Attendees:

Steve Waldoch	8509 Little Scenic Ln.	850-212-5028
Robert O'Connell	1119 SW 1 st Ave.	352-234-0626
Dolores O'Connell	1119 SW 1 st Ave.	352-213-1963
Syd Crosby	7822 NW 50 th St.	352-494-1909
Jeff Rothstein	1005 W University	352-870-7163
Heba Abdalla	298 Diamond	352-871-4293

Project Representatives:

Engineer: **Sergio Reyes eda**
Christina DeStephens eda
Developer: **Shawn McManus**
Lee Caswell

Meeting Minutes:

At 6:00pm, Sergio Reyes, representative of **eda**, opened the meeting by informing community participants that this neighborhood meeting was the first step of many to submitting a proposed project for review. Mr. Reyes then described the proposed project; a mixed-use development that will be 5 stories, 1st floor for general retail and floors 2-5 for residential, as well as a description of the necessary associated improvements; parking and stormwater design. The floor was then opened for the following questions (all questions answered by Mr. Reyes):

- Q: How many retail units will there be?
A: There will be approximately 9,000 square feet of retail which will allow for 1-4 units of retail.
- Q: Who is the developer?
A: The developer is an out-of-town firm who has multiple developments in this area.

Q: How many parking spaces will there be?

A: Right now, we are showing 9 parking spaces; however, we may lose 1-2 spaces to accommodate necessary utilities.

Q: Will the residential units be sold as condos or rented out?

A: Right now the residential units are set up for student housing, but we are early in the design phase so there is a possibility that will change.

Q: Is the parking lot to the South of this proposed project part of this development?

A: No, the parking could possibly be used for tenants, but it is not part of this development.

Q: Do you know what the construction materials will consist of?

A: Not at this time, we are still very early in the design phase and those decisions have not yet been made.

Q: What is the Zoning District for this area?

A: Zoning is UMU2, Urban Mixed-Use

Q: When will construction start?

A: The developer is hoping to start construction in approximately 8 months or when all necessary permits can be obtained.

Q: How many square feet is the existing lot?

A: The lot is a little over 12,000 square feet.

Q: Is there an architect for this project already? If so, who is it?

A: The developer has retained an architect but we do not yet know the name of the firm.

Q: Will there be a sidewalk?

A: Yes.

Meeting was closed at 6:20pm.



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

FL 32606
11 MAR 2016
PM 3 L



Neighborhood Workshop Notice
Turkey Creek Forest Owners Assn

NIXIE 322 SE 1 0003/21/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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3260866024

BC: 32606660204 *1638-05380-11-44



Neighborhood Workshop Notice
Pineider

NIXIE 322 SE 1 0003/16/16

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UNABLE TO FORWARD

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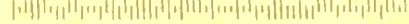
Neighborhood Workshop Notice
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NIXIE 322 SE 1 0003/16/16

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Neighborhood Workshop Notice
Turkey Creek Forest Owners Assn

NIXIE 322 SE 1 0003/16/16

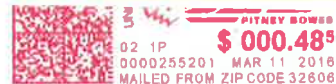
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32606660250

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Neighborhood Workshop Notice

NIXIE 322 SE 1 0003/16/16

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UNABLE TO FORWARD



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

ANALYST/ANALYST
FL 32606
11 MAR '16
PM 3:11



UNITED STATES POSTAGE
PINNEY BOWEN
02 1P \$ 000.48⁵
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MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice

NIXIE 322 SE 1 0003/10/16

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32606660204

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Neighborhood Workshop Notice

NIXIE 322 SE 1 0003/11/16

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32606660204

11 MAR '16
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UNITED STATES POSTAGE
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02 1P \$ 000.48⁵
0000255201 MAR 11 2016
MAILED FROM ZIP CODE 32606



2404 NW 43rd Street
Gainesville, FL 32606

No Longer
Lives
Here RETURN
TO SENDER

Neighborhood Workshop Notice
Pinetree
NORTH MEER

NIXIE 322 SE 1 0003/11/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
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PM 3:11



UNITED STATES POSTAGE
PINNEY BOWEN
02 1P \$ 000.48⁵
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MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice



NIXIE 322 SE 1 0003/15/16


RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32606660204 *1638-08542-11-44

326053619
32606660204

PROPERTY OWNER AFFIDAVIT

Owner Name: <u>SMLC, LLC</u>			
Address: 4819 Chastain Dr. Melbourne, FL 32940		Phone: 210-391-3794	
Agent Name: <u>eda engineers-surveyors-planners, inc.</u>			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: <u>13215-000-000</u>			
Acreage: <u>0.28</u>		S: <u>5</u>	T: <u>10</u> R: <u>20</u>
Requested Action: <u>Development Plan</u>			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u></u>			
Printed name: <u>SHAWN McMANUS</u> <u>AS MCMA FOR SMLC, LLC</u>			
Date: <u>1 APR 16</u>			
The foregoing affidavit is acknowledged before me this <u>1ST</u> day of <u>APRIL</u> , 20 <u>16</u> , by <u>SHAWN McMANUS</u> , who is/are personally known to me, or who has/have produced <u>DRIVER'S LICENSE</u> as identification.			
NOTARY SEAL <u></u>			
Signature of Notary Public, State of <u>FL</u>			



BRENNA KATHLEEN FRENCH
MY COMMISSION #EE881812
EXPIRES March 7, 2017
107, 398-0153 FloridaNotaryService.com



**PUBLIC SCHOOL STUDENT GENERATION
CALCULATION FORM FOR RESIDENTIAL
DEVELOPMENT IN CITY OF GAINESVILLE**

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

(352) 334-5022

OFFICE USE ONLY

Petition No. _____

Application Date: _____

Owner(s) of Record (please print)

Name: SMLC, LLC

Address: 4819 Chastain Drive

Melbourne, FL 32940

E-mail Address: shamus01@gmail.com

Phone: 210-391-3794 Fax: _____

Applicant(s)/Agent(s), if different

Name: eda engineers-surveyors-planners, inc.

Address: 2404 NW 43rd Street

Gainesville, FL 32606

E-mail Address: sreyes@edafl.com

Phone: 352-373-3541 Fax: _____

(Attach notarized authorization for agent to act on owner's behalf)

PROJECT INFORMATION

1. Project Name: 1105 West University

2. Street address: 1105 W. University Avenue

3. Tax parcel no(s): 13215-000-000

4. Size of property: 0.28 acre(s)

Development Data

(If this is a phased development, attach a sheet showing the phasing schedule)

☐ Single Family Residential

☒ Multi-Family Residential

☐ Exempt: _____

Number of Units: _____

Number of Units: 35

(See exemptions on page 2)

Level of Review

☐ Design Plat

☐ Final Plat

☐ Preliminary

☒ Final

☐ Revised

☐ Staff Review

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION:

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from the City of Gainesville Planning Division.

Elementary: Finley Middle: Kanapaha High: Gainesville

EXPLANATION OF STUDENT GENERATION CALCULATION:

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board.

Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: _____ units x 0.159* Elementary School Multiplier = _____ Student Stations
Middle School: _____ units x 0.080* Middle School Multiplier = _____ Student Stations
High School: _____ units x 0.112* High School Multiplier = _____ Student Stations

MULTI- FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: 35 units x 0.042* Elementary School Multiplier = 2 Student Stations
Middle School: 35 units x 0.016* High School Multiplier = 1 Student Stations
High School: 35 units x 0.019* Middle School Multiplier = 1 Student Stations

* Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan

Exempt Developments:

- (a) Existing single-family legal lots of record eligible for a building permit.
- (b) Development that includes residential uses that received final development plan approval prior to the effective date for public school concurrency, or are actively being reviewed and have received preliminary plan approvals prior to 12/18/08, provided the development approval has not expired.
- (c) Amendments to final development orders for residential development approved prior to 12/18/08 and which do not increase the number of students generated by the development.
- (d) Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of Policy 2.4.2.4 of the Public Schools Facilities Element or the Interlocal Agreement (ILA).
- (e) Group quarters that do not generate public school students, as described in Policy 2.4.2.5 of the Public Schools Facilities Element.

CERTIFICATION

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



STATE OF FLORIDA

COUNTY OF ALACHUA

Sergio Reyes
Owner/Agent Signature

5/2/16
Date

Sworn to and subscribed before me this 2ND day of MAY, 2016,
by (Name) SERGIO REYES.

Brenna Kathleen French
Signature – Notary Public

Personally Known ☒ OR Produced Identification ☐ (Type) _____

Certification by School Board of Alachua County

This application for a determination of adequacy of public schools to accommodate the public school students generated by the subject development, has been reviewed by the School Board of Alachua County (designated staff representative). The following determinations have been made:

☐ The application is **approved** based upon the following findings:

Elementary: Capacity Required _____ SCSA _____

☐ Capacity available Available Capacity _____

☐ Capacity available in three years Available Capacity _____

☐ Capacity Available in adjacent SCSA Available Capacity _____

Middle: Capacity Required _____ SCSA _____

☐ Capacity available Available Capacity _____

☐ Capacity available in three years Available Capacity _____

☐ Capacity Available in adjacent SCSA Available Capacity _____

High Capacity Required _____ SCSA _____

☐ Capacity available Available Capacity _____

☐ Capacity available in three years Available Capacity _____

☐ Capacity Available in adjacent SCSA Available Capacity _____

☐ **Denied** for reasons stated

Terry L. Tougaw
Director of Community Planning
School Board of Alachua County

Date



engineers • surveyors • planners, inc.

Memorandum

To: City of Gainesville DATE: May 3rd, 2016
FROM: Sergio J. Reyes, P.E.
SUBJECT: 1105 West University Avenue - Traffic Calculations

The proposed project is located at 1105 West University Avenue, Gainesville, FL. The site currently contains an office building. The project proposes the demolition of the office building and construction of a multi-use building in which the bottom floor is commercial and the top four floors contain 35 residential units.

The existing office building is categorized as Land Use 715, Single Tenant Office Building, and the proposed building is broken up into Land Use 220, Apartment, and 826, Specialty Retail Center all under the 9th edition ITE Trip Generation Manual. The following charts show the existing and proposed project trips and the net increase in trips.

Land Use 220 - Apartments

					TRIP DISTRIBUTION		PROJECT TRIPS	
USE	PERIOD	RATE	UNIT	TRIPS	ENTER	EXIT	IN	OUT
APARTMENT (35 Units)	AM	0.55	35	19.2	29%	71%	5.6	13.6
	PM	0.67	35	23.5	61%	39%	14.3	9.2
	AVG	6.65	35	232.8	50%	50%	116.4	116.4

Land Use 826 – Specialty Retail

					TRIP DISTRIBUTION		PROJECT TRIPS	
USE	PERIOD	RATE	UNIT	TRIPS	ENTER	EXIT	IN	OUT
SPECIALTY RETAIL (8,999 SF)	AM	6.84	8.99	61.5	48%	52%	29.5	32
	PM	5.02	8.99	45.1	56%	44%	25.3	19.8
	AVG	44.32	8.99	398.4	50%	50%	199.2	199.2

Total Proposed Trips:

AM Peak: $19.2 + 61.5 = 80.7$ trips

PM Peak: $23.5 + 45.1 = 68.6$ trips

AVD Trip: $232.8 + 398.4 = 631.2$ trips

Redevelopment Trips Credits:

Existing Land Use 715 – Single Tenant Office Building (11,676 SF)

AM Peak: $1.80 \times 11.676 = 21.0$ trips

PM Peak: $1.74 \times 11.676 = 20.3$ trips

AVG Trip: $11.65 \times 11.676 = 136.0$ trips

Per the City of Gainesville Transportation Mobility Element Policy 10.2.5, the project is eligible to reduce the net, new average daily trip generation by 40% because the project is a mixed-use development with $\frac{1}{4}$ mile of an existing transit hub (UF).

40% Reduction:

AM Peak: $0.40 \times 80.7 = 32.3$ trips

PM Peak: $0.40 \times 68.6 = 27.4$ trips

AVG Trip: $0.40 \times 631.2 = 252.5$ trips

Final Net Trip Generation for Proposed Project:

AM Peak: $80.7 - 21.0 - 32.3 = 27.4$ trips

PM Peak: $68.6 - 20.3 - 27.4 = 20.9$ trips

AVG Trip: $631.2 - 136.0 - 252.5 = 242.7$ trips

May 3, 2016

Andrew Parsons
City of Gainesville
302 NE 6th Ave
Gainesville, FL 32601

**RE: 1105 West University Avenue
Request for UMU-2 Zoning Board Modifications**

Mr. Parsons:

The project site is located within the UMU-2 zoning district. The proposed project is a six story mixed-use building with 8,999 square feet of ground floor retail space and 35 residential units with associated parking and stormwater located at 1105 West University Avenue. Design elements of the proposed development require the Development Review Board to approve any requested modifications of the UMU-2 zoning district standards as it applies to specific elements of the site. Per Section 30-65.2(b)(2)a.2., the appropriate reviewing board shall have the authority to grant modifications limited to the build-to line, landscape zone, sidewalk zone, and streets/block standards. Evidence must be presented that an undue hardship, owing to conditions peculiar to the land or structure, would result from strict adherence to the standards of the UMU-2 zoning district.

The list of requested modifications for this project is below with accompanying justifications:

Requested Modifications

1. Allow for a decrease of the build-to line from a 20-foot minimum to a 9-foot minimum along the front of the building facing W. University Avenue.
2. Allow for a decrease of the minimum sidewalk zone from 10 feet to 9 feet.

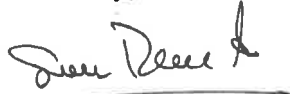
Justification

1. The adjacent buildings provide about a 7.2 foot average build-to line. To appropriately provide a build-to line that is consistent with both adjacent buildings, the proposed building will be drawn closer to the street to provide a similar build-to depth. This requested modification will provide a more uniform appearance from the street and a more consistent public realm along this block of W. University Avenue.
2. A reduction in the minimum sidewalk zone accompanies the requested reduction in the build-to line. Although the building has a minimum sidewalk zone of about 9 feet (below the 10 foot minimum), the maximum sidewalk zone width within the project frontage is approximately 17.35 feet. In addition, the average sidewalk zone across the entire proposed project frontage along W. University Avenue is approximately 13.27 feet, and therefore, the project exceeds the minimum sidewalk zone standard as it relates to an

average along the property frontage. An approved waiver would allow a 1 foot reduction below the minimum, but the average width is exceeded.

We look forward to your review and comment on the proposed site plan and requested modifications.

Sincerely,

A handwritten signature in black ink, appearing to read "Sergio Reyes", written over a horizontal line.

Sergio J. Reyes, P.E.
President

WARRANTY DEED

Doc Stamp-Deed: \$9,800.00

(STATUTORY FORM - SECTION 689.02, F.S.)

This document prepared by and to be returned to:

Gary D. Grunder

Grunder & Petteway, P. A.

23349 NW CR 236, Suite 10

High Springs, Florida, 32643

Tax Parcel Number:

13215-000-000


13221-000-000

THIS INDENTURE made February 4, 2016,

BETWEEN Campus Communications, Inc., a Florida corporation, whose post office address is P.O. Box 14257, Gainesville, Florida, 32604-2257, herein called Grantor, and

SMLC, LLC, a Florida limited liability company, whose post office address is c/o Shawn McManus, 4819 Chastain Dr., Melbourne, FL 32940, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the county(ies) of Alachua state of Florida, to wit:

Lots Seven (7), Eight (8), Seventeen (17) and Eighteen (18), of Block Two (2), of the W.R. Thomas Real Estate Company's Subdivision portion of the South 1/2 (S 1/2) of Section 5, Township 10 South, Range 20 East, known as "University Place" in the City of Gainesville, as per plat thereof recorded in Plat Book "A", Page 77 of the Public Records of Alachua County, Florida. 

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Campus Communications, Inc.



Print name Gary D. Grunder

By: 
Patricia E. Carey, President



Print name Summer L. McLaughlin

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 4 day of FEBRUARY, 2016 by Patricia E. Carey as President of Campus Communications, Inc. who

- (☒) is/are personally known to me
() produced a current Florida driver's license as identification
() produced _____ as identification.





August 16, 2016

Lawrence Calderon
City of Gainesville
306 NE 6th Avenue
Gainesville, FL 32602

**RE: 1105 West University Ave.
Project # DB-16-00059 SPL**

Dear Mr. Calderon:

The applicant's responses to the insufficiency report issued on May 24, 2016 are below and the following materials are attached:

- 7 Sets of Plans
- 2 CD's

Current Planning Comments (Approvable with conditions) Lawrence Calderon, Planner, 334-5023 See attached Word document.

1. Land Use on UMU-2 allows a max density of 100 units per acre by right and 125 by Special Use Permit. Given a lot size of .28 acres, it appears that this petition has to be processed as a Special Use Permit in order to have 125 units per acre which will yield a maximum 35 units. The same density criteria are also reflected in the UMU-2 zoning district. Most likely, the petition number will be modified.

Response: See attached Special Use Permit Application and Justification Report.

2. Please note the limitation for University Heights in the Dimensional Requirements Table. See reference: *Within University Heights, a maximum of three or four stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts, as depicted in Figure 3.0.* This seems to be limiting the number of stories along the common boundary with the University Heights Historic District. Please review. I see the indent but cannot tell whether it complies with the 50-foot dimension from the historic district

Response: The building complies with this requirement. See sheet A2.01-A2.06 and A4.02.

3. The code requires 5 feet of unobstructed sidewalk width; does the design meet that condition? It appears that there are obstructions within the 5 foot width.

Response: The tree wells have been relocated to provide 5 feet of unobstructed sidewalk width. See sheet C1.00.

4. The development also contains door swings onto the public right-of-way for the ground floor retail; please correct.

Response: The doors have been pulled in 1' to not swing into the right-of-way. See sheet A2.01 and C1.00.

5. Glazing for the development is based on Section (3) which requires; the amount required is 65% along University on the first story; please show how the glazing is achieved?

Response: The revised glazing calculations are shown for each elevation. See sheet A4.01 for information.

6. The required delineation of stories is not obviously depicted; please demonstrate how it complies?

Response: The building is six stories, the ground floor has to be a minimum of 15' per the UMU-2 requirement, and we currently propose 18'. Each floor above is 10'-8" from floor to floor. See sheet A4.01.

7. The UMU-2 requires a maximum height of four (4) stories adjacent to the Historic District; could not determine how the elevations demonstrate compliance with this standard.

Response: See sheets A2.01 through A2.06, and A4.02 for labeled setback from Historic District.

8. It is not clear how the development complies with the sidewalk and landscape zones; the requirements are 5 feet and 10 feet plus 5 feet. There is also a build-to line of 20 feet which is also not clearly addressed. The building is close to 10 feet from the back of curb which does not leave space for the other components of the Public Realm. Given the main function of University Avenue, it would appear that adequate space should be provided to achieve the goals of a storefront street.

Response: See attached waiver request letter asking for reduction of the landscape zone and a reduced build-to-line.

9. Please address the dumpster requirement.

Response: The building will provide valet trash pickup service and staff will take the refuse to an offsite dumpster.

10. Signage is permitted separately but signage information is required on the plans.

Response: The building sign will be on the front of the building above the entry door. See sheet A4.01.

Concurrency Comments (Approvable subject to below) Jason Simmons, Concurrency Planning, 334-5022

1. Please note that due to the location of the property within the University of Florida Context Area, this development must comply with the provisions of Transportation Mobility Element Policy 10.1.14, concerning new multi-family residential development funding capital transit costs associated with transit service needs. Payments shall be based on a proportionate share contribution toward the additional transit service enhancements needed to serve the proposed development in the RTS a.m. and p.m. peak hours to maintain existing service levels (frequencies). The payment will be based on the expected mode split of all development trips that will use transit

Response: Noted.

2. The trip generation calculations for apartments within the UF context area of the City of Gainesville, are based on the number of bedrooms or persons, using the Average Vehicle Trip Ends vs: Persons, on a "weekday," the "peak hour of adjacent street traffic, one hour between 7 and 9 a.m.," and the "peak hour of adjacent street traffic, one hour between 4 and 6 p.m." Please revise the trip generation information by re-calculating the trip generation for the residential uses using persons (bedrooms) as the standard.

Response: Please see sheet C0.00 of the revised plan set for revised trip generation.

3. For ITE 826, Specialty Retail, the City typically allows the average daily trip calculation and the PM peak hour of adjacent street traffic. The AM peak calculation is needed only if the proposed uses will have early morning operating hours that include the 7 AM to 9 AM peak hours. In any event, the PM peak calculation should be for the peak hour of adjacent street traffic (2.71 per 1,000 sq. feet gross leasable area).

Response: The PM peak factor has been adjusted on sheet C0.00 of the revised plan set. Retail tenant has not been determined at this time so the AM trip generation remains in the plans.

4. In accordance with Policy 10.2.5 of the Transportation Mobility Element, this project is eligible for a 40% trip reduction since it is within ¼ mile of an Existing Transit Hub (University of Florida). The trip generation is calculated for the existing and the proposed trips and the net, new trips are determined. Only after the net new trips are determined are the numbers reduced by 40% to determine the final trip generation.

Response: Please see sheet C0.00 of the revised plan set for the recalculated net impact numbers.

5. As a result please revise the trip generation data to reflect the revised trip reduction. Calculate the Specialty Retail as applicable per comment #3. Calculate the existing and proposed trips based on the existing number of bedrooms and the proposed number of bedrooms. Subtract existing from proposed to get the net, new trips estimated for the project. Then reduce the net, new trips number by 40% to get the final total.

Response: Please see sheet C0.00 of the revised plan set for the recalculated net impact numbers.

6. Please submit a water/wastewater deferral form.

Response: See attached water/wastewater deferral form.

Public Works Review (Approvable subject to comments) 352-334-5070

Roadway and Site Design (Rick Melzer):

1. Please provide a construction staging plan.

Response: Construction staging will be on adjacent parcel, 13221-000-000. See sheet C0.00.

Stormwater Management (Andrew Roberts):

1. The design notes have the top of the box elevation as 165.00. The detail sheet has the elevation at 166.00, but this does not fit the dimensions shown. Review and correct.

Response: The top of the boxes has been updated to 165.00 on the plans. See sheet C2.20.

2. Assuming the design notes are correct, per the City of Gainesville Engineering Design and Construction Manual (EDCM) Table 4.2, six inches of free board is required.

Response: See attached request for a variance to this requirement.

3. It appears that the underground facility is full retention. In the event that a larger storm occurs, how will this facility handle those storms? There does not appear to be an emergency outfall.

Response: Please see sheet C2.00 of the revised plan set for emergency outfall inlet.

Transit (Matt Muller):

1. All new multi-family residential development within the portion of the University of Florida (UF) Context Area that is located inside city limits shall satisfy City of Gainesville Transportation Mobility Element 10.1.14.

Response: Noted.

Inspections (Matt Williams):

1. Please verify elevation shown on raintanks. Cover for the raintank system in design does not appear to comply with manufacturers recommendations. See sheet C2.20. Manufacturer states 18" min, design indicates 6" from top of tanks to top of pavement. Also the design

seems to indicate a double stack tank, however elevations shown in the cross section would seem to indicate a triple stack??

Response: The elevations of the raintanks have been corrected. See revised sheet C2.20.

**Building Department Comments Linda Patrick, Plans Examiner (PX934), 334-5050
patricklr@cityofgainesville.org**

Fire and Life Safety Services (Approvable with Comment) Tom Burgett, Fire Inspector, 334-5065

1. Please show the locations of existing and proposed fire hydrants with the size and locations of the water mains that supply them. [Gainesville Land Development Code Section 30-157 (d) (15)]

Response: Please see sheet C4.00 of the revised plan set for distances to existing fire hydrants.

2. All new buildings meeting any one of the criteria listed below require a standpipe system, and therefore a fire hydrant must be provided within 100 feet of the fire department connection. (1) More than three stories above grade where the building is protected by an approved automatic fire sprinkler system (2) More than two stories above grade where the building is not protected by an approved automatic fire sprinkler system (3) More than 50 feet (15m) above grade and containing intermediate stories or balconies (4) More than one story below grade (5) More than 20 ft. (6.1m) below grade [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-13.2.2 & NFPA 14-6.4.5.4)]

Response: A fire hydrant is proposed with the revised plan set. Please see sheet C4.05.

3. Please indicate the approximate location of the features of fire protection, including: --Fire department connection: Fire department connections shall be located at the nearest point of fire department apparatus accessibility or at a location approved by the authority having jurisdiction. (NFPA 13- 8.17.2.4.6) -- Post Indicator Valve and/or Backflow Preventer for each building: Every connection from the private fire service main to a building shall be provided with a listed indicating valve located so as to control all sources of water supply. The post indicator valve shall be located not less than 40 ft. from the building, or as close to 40 ft. as is possible considering site limitations. (NFPA 24- 6.2) --Fire Sprinkler and/or Standpipe main --Sprinkler Room [Gainesville Land Development Code Section 30-157(d) (15)]

Response: FDC is shown on plans. PIV will be coordinated with Fire Rescue as required.

4. Please add note indicating a Knox Box will be provided to ensure emergency access to the "restricted access occupancy". Restricted access occupancy means; any multiple residential occupancy with interior corridors that lead to individual residential units, to which general public access is restricted. [Gainesville Fire Prevention and Protection Code Section 10-16 (b)]

Response: See sheet A2.01 and C4.00 for proposed Knox Box location.

Urban Forestry Comments (Approvable with conditions) Earline Luhrman, Urban Forestry Inspector, 393-8188

1. This project is removing six (6) trees and the code requires a 2:1 replacement. These trees may be planted on-site, off site (if owner has other properties within city limits) or may pay into the tree fund at \$100 per tree. The two proposed 65-gallon Live oaks trees can be counted as four replacement trees so there is a deficit of eight (8) shade trees.

Response: The 8 shade trees will be mitigated by payment into the City of Gainesville tree fund at \$100 per tree (\$800). See sheet L1.00 for specifics.

2. The 24" Pecan tree is considered a high quality heritage tree and a tree appraised value shall be placed on this tree for removal. The tree appraised value for the removal of this Pecan tree is \$ 9,947.52 and this is a fee only. This fee shall be paid at the time of the development order or a site work permit is issued for the development.

Response: Will coordinate as necessary. See sheet L1.00 for mitigation payment details.

3. Please add a mitigation chart to the landscape plan with trees removed, tree appraised and trees planted. This chart needs to provide the dollar amount too.

Response: See sheet L1.00 for mitigation chart and payment.

4. It would be outstanding if there were three (3) 65-gallon shade trees proposed along West University Avenue.

Response: There is not sufficient space to provide 3 shade trees along W. University Avenue due to existing and proposed public utilities.

Hazardous Materials - ACEPD (INSERT REVIEW RESULT) Agustin Olmos, Water Resources Supervisor, PE, 264-6800

GPD Crime Prevention Unit Comments (INSERT REVIEW RESULT) Dr. Richard Schneider, rschnei@ufl.edu

Environmental Comments – Mark Brown, Environmental Coordinator E-mail: BrownMM@cityofgainesville.org; Phone: 352-393-8692

Attachment “D”

Comprehensive Plan and Land Development Code References.

COMPREHENSIVE PLAN REFERENCES

Future Land Use Element

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

Objective 1.1 Adopt urban design principles that adhere to timeless (proven successful), traditional principles.

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

Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Policy 1.1.4 The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.

Policy 1.1.5 The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.

Policy 1.1.6 The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City's central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.1 The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Policy 1.2.2 The City should use design standards in the Land Development Code to ensure that higher densities are livable.

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Policy 1.2.4 The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6 The City should encourage or require buildings to put “eyes on the street” with front facade windows and doors.

Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Policy 1.2.8 Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.

Policy 1.2.9 The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.

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Policy 1.2.9 The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.

Policy 1.2.10 The City should amend the Land Development Code to require that multiple-family developments be designed to include orientation of the front door to a neighborhood sidewalk and street.

Policy 1.2.11 The City should allow home occupations in all residential areas provided they do not generate excessive traffic and parking. Home occupations should be regulated through the Land Development Code.

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

Policy 1.3.1 When feasible, neighborhood centers should be designed to include a gridded, interconnected street network lined with street-facing buildings and buildings at least 2 stories in height.

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

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

Policy 1.3.4 Centers should be designed so that densities and building heights cascade from higher densities at the core of mixed-use districts to lower densities at the edges.

Policy 1.3.5 Parking lots and garages should be subordinated and limited in size.

Objective 1.4 Adopt land development regulations that promote mixed-use development.

Policy 1.4.1 Office complexes at least 10 acres in size shall, when feasible, include retail, service, and residences. Any retail or service uses should primarily or exclusively serve those employed within the complex.

Policy 1.4.2 The City should require strategies such as traffic calming and transportation demand management to reduce traffic impacts experienced by residences in mixed-use areas.

Policy 1.4.3 Mixed-use developments should emphasize transit design and compatible scale, especially when facing each other on a street.

Policy 1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

Policy 1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

Policy 1.5.2 The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Policy 1.5.5 The City recognizes Alachua County's use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the

center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

LAND DEVELOPMENT CODE REFERENCES

Sec. 30-65.2. - Urban mixed-use district 2 (UMU-2).

- (a) Intent. The UMU-2 zoning district is created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida. The district is intended to encourage multimodal mobility and to allow uses and development compatible with each other and with surrounding residential areas and which are consistent with the land use policies of the comprehensive plan. Furthermore, this district is intended to allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place. The objectives of this district are to:
- (1) Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
 - (2) Encourage quality redevelopment and the renovation of existing structures;
 - (3) Promote multimodal transportation and create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles;
 - (4) Promote retail and office uses that serve the surrounding neighborhoods and enhance the viability of existing commercial areas by focusing new development in appropriate locations;
 - (5) Promote office/research uses that serve the needs of the University and the community and enhance the development of the local innovation economy; and
 - (6) Promote infill and redevelopment in the Urban Village to improve the urban form and increase mobility and interconnectivity by creating a gridded street network and sidewalk connections.
- (b) Administration.
- (1) Required compliance. All development shall comply with these zoning district regulations except as otherwise provided by variance of the board of adjustment or by board modification, or administrative modification, as described below.
 - (2) Modifications.
 - a. Board modification. The appropriate reviewing board shall have the authority to grant modifications limited to the build-to line, building frontage, building relationship to the street, building articulation and design, landscape zone, sidewalk zone and streets/blocks standards as are set forth in this section, where the board finds by substantial competent evidence that:

1. The proposed development offers unique/alternative compliance that meets the intent of the UMU-2 zoning district; the requested modification is the minimum necessary to allow reasonable development of the site; and the requested modification is not injurious to the public health, safety and welfare; or
 2. An undue hardship, owing to conditions peculiar to the land or structure and not the result of the action of the applicant, would result from strict adherence to the standard; or
 3. The sidewalk zone or landscape zone cannot be constructed due to restrictions by the governmental entity responsible for the street where the sidewalk or landscaping is proposed.
- b. Administrative modification. The city manager or designee shall have the authority to grant limited modifications, as set forth below, where the city manager or designee determines that the proposed development meets the intent of the UMU-2 zoning district, the requested modification is the minimum necessary to allow reasonable development of the site and the requested modification is not injurious to the public health, safety and welfare. Administrative modifications are limited to the following:
1. Build-to lines: Modification not to exceed three feet beyond the required build-to line.
 2. Glazing: Reduction of no more than ten percent of the required glazing.
 3. First floor height: Reduction of no more than four feet of the required minimum height.
 4. Sidewalk zones: Reduction of no more than two feet from the required width, provided that a minimum five feet of unobstructed width is maintained.
 5. Landscape zones: Reduction of no more than one foot from the required width, provided that the required root space is allocated for street trees.
 6. Building frontage: Allowance of insets in the building façade for the purpose of providing pedestrian forecourts, courtyards, plazas, cafes or other public outdoor gathering areas. The allowance for the inset may be up to 20 feet in length and greater than five feet in depth and up to ten feet in depth. In addition, insets for high quality heritage trees may be allowed up to the required area to protect the tree.
- c. In granting a modification, the reviewing board or administrator may impose any reasonable additional conditions, restrictions or limitations deemed necessary or desirable by the board or administrator to preserve and promote the intent of the UMU-2 zoning district.
- d. All requests for modifications shall be submitted in writing with the application for development review on forms provided by the city. The

request shall be approved or denied during development plan review and, if granted, shall be noted on the final development plan. If denied, there is no further administrative appeals process.

- (3) Effect of regulations. Where this section specifically addresses a requirement and it is in conflict with other provisions of this land development code, the requirement of this section shall govern. Where this section does not specifically address a requirement, the applicable provisions of the land development code shall apply.
- (4) This zoning district applies only to land zoned UMU-2 and located within the University Heights, Archer Triangle, and Urban Village areas. These areas are depicted in Figures 1.0, 1.1 and 1.2.
- (5) All figures referenced in this section are located at the end of this section.

(c) Uses.

- (1) Permitted uses by right are as follows:

SIC	Uses	Conditions
	Compound uses	
	Single-family dwellings	
	Rowhouses	
	Multi-family dwellings	Minimum and maximum densities are set forth in the Dimensional Requirements Table in this section
	Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests	
	Dormitory	Must not abut property designated single-family on the future land use map

	Rooming houses and boarding houses	In accordance with article VI
	Consolidated apartment management offices	
	Bed and breakfast establishment	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multi-family residential development and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Adult day care homes	In accordance with article VI
	Family day care homes	In accordance with article VI
	Day care center	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Public service vehicles	In accordance with article VI
	Outdoor cafes	In accordance with article VI
	Eating places	
	Repair services for household needs	
	Specialty T-shirt production	
	Structured parking	In accordance with subsection (f)(3) below
	Rehabilitation centers	In accordance with article VI
	Research and development in the physical,	

	engineering and life sciences	
	Light assembly, packaging, and manufacturing associated with research and development in the physical, engineering and life sciences	
	Chilled water and steam plants, electric generation, and other energy storage, distribution, and conversion facilities	
	Scooter sales	Only within enclosed buildings in accordance with section 30-67(g). Facilities to service scooters are permitted as an accessory use when such facilities do not exceed 45% of the gross floor area of the enclosed building.
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
GN-078	Landscape and horticultural services	
MG-43	U.S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-523	Paint, glass, and wallpaper stores	

GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply	
MG-53	General merchandise stores	
MG-54	Food stores	Excluding gasoline pumps
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishing, and equipment stores	
MG-59	Miscellaneous retail	Excluding GN-598 Fuel Dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
Div. J	Public administration	Excluding correctional institutions (IN-9223)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)

GN-701	Hotels and motels	
MG-78	Motion picture	
MG-79	Amusement and recreation services	Excluding go-cart rental and raceway operations, commercial sports, and simulated gambling establishments. Must be located within enclosed structures.
MG-80	Health services	
MG-81	Legal services	
MG-82	Educational services	
MG-83	Social services	
MG-84	Museums, art galleries, and botanical and zoological gardens	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	

(2) Permitted uses by special use permit are as follows:

SIC	Uses	Conditions

	Alcoholic beverage establishments	In accordance with article VI
	Surface parking (as a principal use)	Only within the University Heights District and in accordance with subsection (f)(3) below

(3) Prohibited uses: Single-story, large-scale retail uses (defined as a single retail use with a ground floor footprint exceeding 100,000 square feet) are prohibited in the Urban Village.

(4) Drive-through facilities: Drive-through facilities are prohibited in this district except fronting on SW 34th Street in the Urban Village. Access to a drive-through facility fronting on SW 34th Street may be from another street or from an internal system within a mixed use development. A special use permit is required for all drive-through facilities in the Urban Village. Drive-through facilities are defined as facilities that provide services mechanically or personally to customers who do not exit their vehicles, examples include, but are not limited to, banking facilities, payment windows, restaurant, food and/or beverage sales, dry cleaning and express mail services. The following are not considered drive-through facilities: auto fuel pumps and depositories which involve no immediate exchange or dispersal to the customer, such as mail boxes, library book depositories, and recycling facilities.

(d) Site development requirements.

(1) All structures shall be located and constructed in accordance with the Dimensional Requirements Table. Accessory structures shall meet all regulations pertaining to principal structures within this district.

Dimensional Requirements Table

	Nonresidential and Vertically Mixed Use Buildings	Single-Family Dwellings	Multi-Family Dwellings, Two-Family Dwellings and Rowhouses
Lot depth (minimum)	90 feet	90 feet	90 feet
Interior side (minimum)	0 feet, or 25 feet when abutting property designated single-family or	5 feet except that, where adjoining lots are developed at the	7.5 feet, or 25 feet when abutting property designated single-family or

	residential low-density on the future land use map	same time under single ownership, one side of each lot may have no yard setback if the setback for the adjoining yard is at least 10 feet	residential low-density on the future land use map
Rear (minimum)	0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.	10 feet	5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.
Lot coverage (maximum)	N/A	N/A	80%
Building frontage ¹	70% minimum	N/A	70% minimum
Density (minimum) ²	Within University Heights and the Archer Triangle, N/A	N/A	Within University Heights and the Archer Triangle, 10 du/acre
	Within the Urban Village, to be considered mixed-use, a residential development must include a minimum of 10,000 square feet of nonresidential uses; and a nonresidential development must contain a minimum of 3 residential units.		Within the Urban Village, 20 du/acre for new, single-use multi-family development; 10 du/acre for mixed use developments and additions to existing developments.
Density (maximum)	Within University Heights and the Archer Triangle, 100 du/acre, or up to 125	N/A	Within University Heights and the Archer Triangle, 100 du/acre, or up to 125

	du/acre by special use permit.		du/acre by special use permit.
	Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking)		Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking).
Height and Stories	Non-single-family buildings shall have a minimum height of 24 feet.		
	A maximum of six stories is permitted by right. Unless otherwise specified, a maximum of eight stories is permitted by special use permit in all areas except the Power District.		
	Within the Urban Village, a maximum of eight stories is permitted by right when only structured and/or on-street parking is provided (except for handicapped accessible surface parking spaces for multi-family development and loading spaces for nonresidential development).		
	Within University Heights, a maximum of three or four stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts, as depicted in Figure 3.0.		
	Within the Power District, a maximum of three stories is permitted at the build-to line when located adjacent to residentially zoned properties as depicted in Figure 3.1, with a step back of 15 feet per additional building story up to the maximum permitted.		

Notes to Table:

¹ Minor insets (defined as up to five feet in depth) for the purpose of creating articulation and architectural interest in the building façade will be deemed to meet the build-to line and shall be included in computing the building frontage.

² Within University Heights and the Archer Triangle, lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size are exempt from the minimum density requirements. Within the Urban Village, lots that existed prior to 12:01 a.m. on June 1, 2009 and that are less than 0.5 acres in size are exempt from the minimum density requirements.

(2) Building relationship to the street or urban walkway. Urban walkways are allowed only in the Urban Village as set forth in section 30-65.2(e)(3)d.

- a. All principal nonresidential buildings are required to have a main entrance facing the street or an urban walkway. If a building fronts both a street and an urban walkway, the main entrance shall face the street. A main entrance shall be indicated on building floor plans by the placement of atriums, lobbies, or other entry rooms at the entrance and through the inclusion of architectural entry features such as, but not limited to, awnings, arcades, columns or archways, and by providing a level of architectural detailing that is comparable to or exceeds other entrances to the building.
- b. Two-family dwellings and rowhouse residential units on the first story shall have a functional entrance on the street or on an urban walkway.
- c. For nonresidential and multiple family residential (except for two family dwellings and rowhouses) buildings, the façade fronting a street or an urban walkway shall have a functional entrance at least every 150 feet.
- d. Sidewalk connections to the public sidewalk must be provided from all building entrances that face the street or an urban walkway. These connections shall provide at least five feet of unobstructed width.
- e. Front porches or covered stoops for multi-family uses.
 1. Two-family dwellings and rowhouse residential units on the first floor along a street or urban walkway shall have individual front porches or covered stoops.
 2. Front porches or covered stoops shall have a minimum surface area of 25 square feet with a minimum depth of five feet and a minimum width of five feet.
 3. Front porches or covered stoops shall be open and not air conditioned.
 4. Front porches may only be screened where they are located behind the build-to line.
- f. Except for a driveway to reach the side yard or rear yard or on-site parking, neither driveways nor surface parking lots are permitted between the sidewalk and a building or between an urban walkway and a building.

Driveways shall be perpendicular to any adjacent street. In the Urban Village, porte cocheres or covered drop-off areas in front of a building may be allowed for hotels, medical facilities, nursing homes, or assisted living facilities. Porte cocheres or covered drop-off areas shall be designed to meet queuing requirements such that vehicular traffic does not overflow out on public streets or sidewalks and does not impede safe and convenient pedestrian circulation at the site.

(3) Building articulation and design.

- a. Glazing. As depicted in Figure 7.0, glazing percentages are calculated by measuring the area of glazing between three feet and eight feet above grade, and dividing it by the total area of the building façade between three feet and eight feet above grade. Required glazing must be at least 80 percent transparent and shall not utilize painted glass, reflective glass or other similarly treated windows. Glazed areas on entrances may be counted towards meeting the minimum glazing requirements.
 1. For multi-family residential uses, the minimum glazing percentage shall be 30 percent for the first story and 20 percent for upper stories, on all street frontages or urban walkways.
 2. For nonresidential uses, minimum glazing percentage shall be 50 percent for the first story on local and urban throughway street frontages and all street frontages in the Urban Village, and 65 percent for the first story on storefront street and principal street frontages. In the Urban Village, nonresidential buildings fronting on an urban walkway shall have a minimum glazing percentage of 50 percent for the first story.
- b. Delineation of stories. The area between the first and second stories along all street frontages shall include architectural detailing, such as, but not limited to, variations in materials or horizontal expression lines, to visually delineate the first and second stories.
- c. First floor height. All multi-story buildings on storefront streets shall have a minimum first story floor-to-floor height of 15 feet.
- d. First floor uses. On principal and storefront streets, buildings shall be designed so that the area of the first floor along the street frontage contains active uses that are oriented to the street. Active uses may include, but are not limited to, display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, and lobbies or dining areas for hotels or multifamily residential buildings. Residential units shall not be located directly on the first floor street frontage of buildings on storefront streets.

(e) Public realm requirements.

- (1) Existing streets. The street types referred to throughout this section (local street, principal street, storefront street and urban throughway) are identified and depicted in Figure 2.0 and Figure 2.2.
- (2) Primary frontage streets. Within the Urban Village, primary frontage streets are identified and depicted in Figure 2.3. All buildings with multiple street frontages shall orient the main entrance and the front face to the primary frontage street. If a building fronts both SW 34th Street and another primary frontage street, the main entrance and the front face shall be oriented toward SW 34th Street. In the case of corner lots, corner entrances that front both streets are allowed.
- (3) New streets/blocks.
 - a. Within the University Heights area, subdivisions, minor subdivisions, lot splits, and development that requires development plan review shall be required to include new local streets so that the resulting block(s) will not exceed a maximum block perimeter of 2,000 feet.
 - b. Within the Archer Triangle area, subdivisions, minor subdivisions, lot splits, and development on sites greater than two acres which propose new development on more than 50 percent of the site shall be required to include new local streets within the subdivision, minor subdivision, lot split or development so that the resulting block(s) will not exceed a maximum block perimeter of 2,600 feet.
 - c. Within the Urban Village area, subdivisions, minor subdivisions, lot splits, and development on sites greater than two acres which propose new development on more than 50 percent of the site shall be required to include new local streets within the subdivision, minor subdivision, lot split or development so that the resulting block(s) will not exceed a maximum block perimeter of 2,000 feet.
 - d. Within the Urban Village area, an urban walkway may be used to meet the block perimeter requirements, subject to city approval. An urban walkway is a pedestrian/bicycle pathway that is either: a minimum width of 30 feet with a single contiguous paved area of at least ten feet or a minimum width of 31 feet with a separated (boulevard style) paved area with a minimum contiguous paved area of eight feet on one side and five feet on the other side. Urban walkways must provide a minimum eight-foot landscape zone area on each side of the paved area. Unpaved areas in an urban walkway must be landscaped and may contain stormwater facilities. Urban walkways may contain benches, fountains, outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified above is maintained. Cross-sections for urban walkways must be submitted as part of a required circulation plan or as part of a development plan when a circulation plan is not required. The cross-section must illustrate paved area, landscape zone, build-to line and any outdoor uses. An urban walkway may be used as an interim/temporary method for retaining the required area for a future street when an abutting development/redevelopment occurs. In this case, the total

width may be reduced to 25 feet, while maintaining a contiguous minimum paved width of ten feet. The width and cross-section of the urban walkway is subject to review and approval by the city to ensure that future street construction can occur in the area provided. If the urban walkway will be a permanent area, it may be used to count toward meeting open space requirements even if it is later dedicated as a public urban walkway. Notwithstanding the foregoing, in the case where an urban walkway provides access for fire and rescue vehicles, stormwater management, utilities or other public facilities and services, the urban walkway shall be sized and designed to meet the requirements for those facilities and services.

- e. The required local streets, multi-use paths or urban walkways shall be constructed at the expense of the owner/developer as part of the subdivision, minor subdivision, lot split or development, to serve the subdivision, minor subdivision, lot split or development, and shall be constructed according to the appropriate city standards as determined through the development review, subdivision, minor subdivision or lot split process, but may be sited and configured in a manner so that they provide the most appropriate access to the development, subdivision, minor subdivision or lot split. Where a street is planned to continue beyond the extent of a development, subdivision, minor subdivision or lot split, the development shall provide for the continuation of the street by stubbing out the improvements as close as is practicable to edge of the property boundary.

The required local streets or multi-use paths or urban walkways may be dedicated for public right-of-way after construction, if the city desires to accept same for maintenance, or may be privately owned streets, multi-use paths or urban walkways provided the streets, multi-use paths or urban walkways remain open for public ingress and egress.

- f. Notwithstanding any other provision in this chapter, a subdivision, minor subdivision, lot split, or development may receive final approval prior to construction of the required local streets if the city, upon approval of the city commission, has executed a binding agreement with the owner/developer that:
 - 1. Requires the city and/or the Gainesville Community Redevelopment Agency to construct the required local streets as public streets within two years of final approval; and
 - 2. Provides for the conveyance or dedication of the associated right-of-way from the property owner to the city, at no cost to the city.

The city may enter into such an agreement only when the city determines that doing so would be in the public interest and when the city and/or the Gainesville Community Redevelopment Agency has budgeted legally available funds for the construction of the required local streets. The form

and content of the agreement shall be provided by and acceptable to the city in its sole discretion.

- g. Board modifications may be granted in accordance with section 30-65.2(b)(2)a., with specific consideration given to situations where the construction of a street is limited by: access management standards, regulated environmental features, regulated natural or archeological resources, public stormwater facilities, existing utility facilities, contamination sites, inconsistencies with plans for a future city street network, parks, or schools. Where it is determined that it is not possible to construct the streets that would be required to meet block perimeter standards, the block perimeter shall be completed with the provision of sidewalk and bicycle connections or multi-use paths or urban walkways, subject to approval by the city.

(4) Sidewalk zone.

- a. The minimum sidewalk dimensions are set forth in the Streetscape Dimensions Table.
- b. The sidewalk zone shall be continuous and entirely hardscaped by the owner/developer and shall be immediately contiguous to the landscape zone.
- c. Outdoor seating may encroach into the sidewalk zone provided that a minimum unobstructed width of five feet is maintained.
- d. Balconies, marquees, projecting signs, and awnings may encroach into the sidewalk zone up to a distance of half the required sidewalk dimension, provided that they are at least nine feet above the grade of the sidewalk.
- e. The owner/developer shall construct new sidewalks to align with existing sidewalks on abutting properties.

(5) Landscape zone.

- a. There shall be a continuous landscape zone adjacent to the curb which shall meet the dimensions set forth in the Streetscape Dimensions Table. This zone allows the placement of street trees, street furniture and light poles, fire hydrants, traffic signs, bus shelters, bicycle racks, litter receptacles, benches and similar items. In the Urban Village, street trees in the landscape zone may not intrude into the public right-of-way without approval from the governmental entity responsible for the public road.
- b. The owner/developer shall install street trees to meet the spacing requirements set forth in the Streetscape Dimensions Table. All street trees shall be provided a minimum of 140 square feet of root room to a depth of three feet, and shall be planted no closer than ten feet from any building or wall foundation.
- c. The area of the landscape zone between trees shall be hardscape on storefront streets and principal streets. Hardscape is optional for streets

with on-street parking. Street trees shall be planted within a landscaping or grass strip on local streets, urban throughway streets, and all streets in the Urban Village. In the Urban Village, a board modification to allow hardscape within the landscape zone may be requested. Surface openings for trees within tree wells shall be at least 18 square feet. Landscaping utilized between street trees should not exceed 30 inches at mature height.

- d. Where heritage trees are located within the public right-of-way they should be preserved and no new construction placed within the tree root plate. New buildings should be designed so that no more than 25 percent of the crown of these preserved trees is removed. The removal, relocation or replacement of heritage trees shall be in accordance with section 30-258 of the land development code.
- e. Street trees shall meet state department of transportation clear zone requirements, adopted pursuant to F.S. Ch. 316 and adopted by reference in chapter 26 of this Code. A visual example is provided in Figure 6.1, Streetscape with Four-Foot Clear Zone.

(6) Build-to line.

- a. The build-to line shall be measured from the back of curb. Except that, in the Urban Village, the build-to line shall be measured from the property line on swale system streets and from the back edge of the landscape zone on urban walkways.
- b. The build-to-line shall be calculated as the sum of the required landscape zone, sidewalk zone and required setback from the sidewalk zone. Except that, on urban walkways, the build-to line shall be a fixed five feet from the back edge of the landscape zone.
- c. The build-to line standards of this section shall not result in structures being built in the public right-of-way. If the build-to line dimensions result in a build-to line within the public right-of-way, the actual build-to line shall be established at the property line adjacent to the public right-of-way.

- (7) Transit facilities. Transit stop facilities shall be within the landscape zone or sidewalk zone or right-of-way and located in accordance with the most current "Regional Transit System Bus Stop Improvement Plan" on file with the Regional Transit System.

Streetscape Dimensions Table

	Urban Throughway and SW 34th Street	Storefront streets	Principal streets	Local streets or private streets ¹	Swale system streets	SW 24 th Avenue

Landscape zone (minimum)	8 feet	5 feet	5 feet	8 feet	8 feet	8 feet
Street tree spacing	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center
Sidewalk zone (minimum)	8 feet	10 feet	10 feet	10 feet	8 feet	8 feet
Build-to-line (nonresidential uses)	25-80 feet setback from the back of curb	20 feet setback from the back of curb	20 feet setback from the back of curb	18 feet setback from the back of curb	15-25 feet setback from the back of right-of-way	20-25 feet setback from the back of curb
Build-to line (residential uses)	30-80 feet setback from the back of curb	20 feet setback from the back of curb	25 feet setback from the back of curb	23 feet setback from the back of curb	15-25 feet setback from the back of right-of-way	25-30 feet setback from the back of curb

Note to Table:

¹ Newly constructed local or private streets shall be curb and gutter unless otherwise approved by the city's public works department.

Examples of the landscape zone, sidewalk zone and streetscape scenarios are depicted in Figures 4.0—4.3, Public Realm Requirements and Figure 6.0, Streetscape Scenarios.

Urban Walkway Dimensions Table ¹

Overall Width	Paved Area	Landscape Zone	Build-to Line
30 feet (minimum) for single; 31 feet (minimum) for split boulevard style	10 feet (minimum) for single; or 8 feet (minimum) and 5 feet (minimum) for split boulevard style	8 feet (minimum)	5 feet from back edge of landscape zone

¹ Notwithstanding the standards set forth in this table, in the case where an urban walkway provides access for fire and rescue vehicles, stormwater management, utilities or other public facilities and services, the urban walkway shall be sized and designed to meet the requirements for those facilities and services.

(f) Additional requirements.

(1) Circulation plan.

- a. Applicability. All new development or redevelopment on more than 50 percent of development sites in the Urban Village that is greater than two acres in size (including all contiguous lots/parcels) shall submit a circulation plan for the site. Abutting property owners or multiple property owners may submit a binding joint circulation plan that establishes the future circulation system (including bicycle, pedestrian, motorized vehicle, and transit) for a specified area. The joint circulation plan shall provide for all necessary cross-access agreements, deed restrictions, land reservations, or other methods necessary to implement the circulation plan and ensure cross-connectivity that runs with the land. The circulation plan shall be submitted as:
 1. A preliminary plan approved by the appropriate reviewing board to guide future development on the site;
 2. Part of an application for development plan or planned development rezoning;
 3. Part of a master plan (as defined in section 30-161) for phased developments; or
 4. Part of a subdivision, minor subdivision, or lot split application.
- b. Contents. The circulation plan shall illustrate:
 1. The perimeter block size for the proposed development area;
 2. Proposed new street or urban walkway locations;

3. General location of developed areas, future phases, and open space;
 4. The connection points to abutting properties including stub-outs where the abutting property is either undeveloped or contains development that presents an impediment to connectivity;
 5. The access point(s) to the existing external roadway network;
 6. Location of proposed stormwater facilities;
 7. Known, regulated environmental features or regulated natural or archeological resources;
 8. Location of existing or proposed transit stops and connections to transit stops;
 9. Street and/or urban walkway cross-sections including locations of on-street parking, landscape zone, bike paths, sidewalk zone, paved area, and the build-to line;
 10. Compliance with the primary frontage street requirements; and
 11. A street frontage hierarchy for new streets in the development to identify where principal building entrances will be located.
- c. Review, expiration, and amendment of a circulation plan. The circulation plan is subject to review and approval by the appropriate reviewing board or by staff when only subject to staff review. A circulation plan shall be valid for the period of a development plan, PD, or other final development order when part of another review. Alternatively, if the circulation plan is a stand-alone plan, it shall be valid for a period of five years unless otherwise specified. The circulation plan expiration date may be extended prior to expiration for good cause with city approval. A circulation plan may be amended by the appropriate reviewing board or by staff when only subject to staff review to account for changed conditions at the site or in the proposed street network in the Urban Village.
- (2) Landscape buffers. All development in this district is exempt from the general landscape buffer requirements in article VIII of the land development code.
- (3) Parking. Other than as required by the Americans with Disabilities Act (ADA) and Florida Accessibility Code (FAC) or other state or federal requirements, there shall be no minimum vehicular parking requirement in University Heights and Archer Triangle. In the Urban Village, the minimum vehicular parking requirement is one space per residential unit and one-half of the required parking for nonresidential uses as provided in the land development code. Scooter parking shall be provided for residential uses at a rate of one space for every four residential units.
- a. Surface parking (as an accessory use).
1. There shall be a maximum vehicular surface parking allowance of one parking space per 400 square feet of gross floor area for nonresidential

uses. There shall be a maximum of one surface parking space per unit for multi-family in the Urban Village. However, there shall be no limit on the number of parking spaces provided in the form of structured parking for residential or nonresidential uses.

2. Surface parking shall be located in the rear or interior side of the building.
 3. Surface parking adjacent to streets shall meet the standards depicted in Figure 5.0, Parking Exhibit. Surface parking adjacent to primary frontage streets in the Urban Village shall meet the standard for principal streets. All other streets in the Urban Village shall meet the standard for local streets.
 4. Surface parking lots shall comply with the landscaping requirements in article VIII of the land development code.
- b. Surface parking (as a principal use). In addition to the special use permit regulations found in Article VII, Division 5, Special Use Permit, this subsection provides additional regulations for surface parking as a principal use within the University Heights Area. If provisions in this subsection conflict with the provisions in Article VII, Division 5, the provisions in this subsection shall prevail.
1. Surface parking shall be permitted only when the surface parking will be replaced with either a building or structured parking in accordance with an approved master plan.
 2. Surface parking shall be paved.
 3. Surface parking shall have either perimeter landscaping in accordance with the landscape regulations as provided in this land development code or perimeter garden walls that create a visual buffer, are at least 25 percent opaque, and do not exceed a height of 72 inches.
 4. Surface parking shall be in compliance with all lighting and stormwater regulations in this land development code.
 5. Any special use permit approved pursuant to this subsection shall be valid for a period not to exceed five years. The city plan board may extend a special use permit approved under this section for an additional period not to exceed five years if the applicant demonstrates that development in accordance with the approved master plan has commenced.
- c. Structured parking.
1. Shall not be located within 100 feet of property designated for single-family use on the future land use map.
 2. Structured parking shall provide architectural detailing on the first and second stories, such as, but not limited to, variations in materials,

framing of wall openings, vertical or horizontal expression lines, pilasters, arches, or railings.

3. Automobiles shall be screened from street view by wall, fence or vegetative matter.
 4. Structured parking adjacent to streets shall meet the standards depicted in Figure 5.0, Parking Exhibit. Within the Urban Village, structured parking on primary frontage streets shall meet the standard for principal streets as depicted in Figure 5.0 including the provision of a minimum of 20 feet of active uses on the first floor.
- d. Bicycle parking.
1. The owner/developer shall provide a minimum of one space per 2,000 square feet of gross floor area for nonresidential uses and one space per three bedrooms for residential uses for bicycle parking.
 2. A minimum of ten percent of the provided bicycle parking shall be located between the building and the street. The remainder shall be located a maximum distance of 100 feet from a building entrance and shall be covered from inclement weather or located within an accessory parking structure.
- e. Vehicular access. Developments may have one curb cut located on each street frontage, except that curb cuts shall not be permitted on storefront or principal streets when access may be provided from a local street or alley.

(4) Loading areas and dumpsters.

- a. Loading docks shall be prohibited along storefront streets, principal streets, urban thoroughway streets, and all non-local streets in the Urban Village. If a development has access/frontage only on a storefront or principal street and it is infeasible to provide an alley or other rear loading area on the site, the loading dock must be located in the most unobtrusive location and fully screened from street and sidewalk view.
- b. Loading dock entrances along the street shall be screened with automatic doors so that the dock and related activities are not visible from the adjacent sidewalk.
- c. Dumpsters shall be placed at the side or the rear of the building so that they are not visible from the street.
- d. Dumpsters shall be surrounded by an enclosing wall that is attached to a building. The enclosing wall shall not exceed eight feet in height, and shall be finished or painted with the same material or color as the building. The enclosing wall shall be fitted with an opaque sliding or hinged door and working latch.

(5) Walls and fences.

- a. Fences made of chain-link (wholly or in part) are prohibited.

- b. The maximum height of fences or walls shall be 40 inches when located within a front or side yard and 72 inches when located within a rear yard.

(6) Mechanical equipment.

- a. Mechanical equipment shall not be permitted between any building and storefront, urban throughway or principal streets or any non-local street in the Urban Village.
- b. Screening (by wall, fence or vegetative matter) that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties. Certain equipment, such as but not limited to, rain barrels or cisterns, shall not require screening provided they are designed to blend with the building and are constructed with the same materials and colors.
- c. Chiller plants and similar utility structures.
 - 1. Chiller plants and similar utility structures shall not be permitted between any building and storefront street, principal street or any non-local street in the Urban Village.
 - 2. Chiller plants and similar utility structures shall provide a minimum 15-foot landscape strip planted with shrubs and trees between the structure and the street or abutting properties.
 - 3. Opaque walls a minimum of six feet in height shall be provided between the structure and the public street.

(7) Signage.

- a. Signs shall be externally lit. Individual letters and symbols may be internally lit or back-lit.
- b. Finish materials shall consist of one or more of the following:
 - 1. Wood (painted or unpainted); or
 - 2. Metal (painted or unpainted); or
 - 3. Painted or rubberized canvas; or
 - 4. Strip lighting with the appearance of neon (including individual channel letter signs that are internally illuminated and may have plastic faces); or
 - 5. Engraving directly on the facade surface; or
 - 6. Wood-like materials; or
 - 7. Lettering on transparent windows or doors; or
 - 8. Vinyl lettering with a painted appearance.

Attachment “E”

Applicant’s Supporting Documents, Waiver Request and Response to Comments



TO: Lawrence Calderon

FROM: Sergio Reyes, PE

DATE: August 16, 2016

RE: Waiver Requests for 1105 W. University Avenue (**DB-16-59 SPL**)

The proposed development at 1105 West University Avenue is located within the UMU-2 zoning district. The applicant is requesting two Board modifications from the Streetscape Dimensions Table requirements. These modifications are to the build-to line and Landscape zone requirements.

The applicant is requesting a waiver from the 20-foot build-to line on a Storefront Street (LDC Sec. 30-65.2 (e)(6)) to place the building closer to the back of curb. The reduction is **from 20 feet to 10 feet** from back of curb. This reduction in the build-to line still maintains the minimum 10-foot Sidewalk Zone width, but does propose to eliminate the 5-foot Landscape Zone (see below for that waiver request). The development offers a redevelopment of an existing building into a mixed use development with commercial and multi-family uses in a single, vertical development. Due to the minimal lot size and the constraints of the historic district setback at the rear of the building, this reduction in the build-to line is necessary to support a feasible amount of development on the lot.

The applicant is also requesting a waiver from the Landscape Zone requirement (LDC LDC Sec. 30-65.2 (e)(5)). The required Landscape Zone width along a Storefront Street is 5 feet. The applicant is requesting a **reduction from 5 feet to 0 feet** to allow for enough building space on a constrained lot due to the lot size and the requirement to meet the historic district setback at the rear. The reduction is necessary to provide enough buildable area for a feasible redevelopment of the site. This project will, however, still provide street trees within tree wells provided in the sidewalk zone. This reduction is consistent with the Plan Board's recent approval of modification of the Landscape Zone for Petition PB-16-25 SPA for the Inception development. The reduction of the Landscape Zone to 0 feet still maintains the required 10-foot Sidewalk Zone.

If there are any questions about the justifications listed above for the requested modifications, please contact eda at 352-373-3541.



engineers • surveyors • planners, inc.

Memorandum

To: City of Gainesville DATE: Nov 15th, 2016
 FROM: Sergio J. Reyes, P.E.
 SUBJECT: 1105 West University Avenue - Traffic Calculations

The proposed project is located at 1105 West University Avenue, Gainesville, FL. The site currently contains an office building. The project proposes the demolition of the office building and construction of a multi-use building in which the bottom floor is commercial and the top four floors contain 35 residential units.

The existing office building is categorized as Land Use 715, Single Tenant Office Building, and the proposed building is broken up into Land Use 220, Apartment, and 826, Specialty Retail Center all under the 9th edition ITE Trip Generation Manual. The following charts show the existing and proposed project trips and the net increase in trips.

Land Use 220 - Apartments

USE	PERIOD	RATE	UNIT	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
					ENTER	EXIT	IN	OUT
APARTMENT (66 Persons)	AM	0.28	66	18.5	N/A	N/A	N/A	N/A
	PM	0.40	66	26.4	N/A	N/A	N/A	N/A
	AVG	3.31	66	218.5	50%	50%	109.25	109.25

Land Use 826 – Specialty Retail

USE	PERIOD	RATE	UNIT	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
					ENTER	EXIT	IN	OUT
SPECIALTY RETAIL (8,999 SF)	AM	6.84	8.99	61.5	48%	52%	29.5	32
	PM	2.71	8.99	24.4	44%	56%	10.7	13.7
	AVG	44.32	8.99	398.4	50%	50%	199.2	199.2

Total Proposed Trips:

AM Peak: $18.5 + 61.5 = 80$ trips

PM Peak: $26.4 + 24.4 = 68.6$ trips

AVD Trip: $218.5 + 398.4 = 616.9$ trips

Redevelopment Trips Credits:

Existing Land Use 715 – Single Tenant Office Building (11,676 SF)

AM Peak: $1.80 \times 11.676 = 21.0$ trips

PM Peak: $1.74 \times 11.676 = 20.3$ trips

AVG Trip: $11.65 \times 11.676 = 136.0$ trips

Per the City of Gainesville Transportation Mobility Element Policy 10.2.5, the project is eligible to reduce the net, new average daily trip generation by 40% because the project is a mixed-use development with $\frac{1}{4}$ mile of an existing transit hub (UF).

40% Reduction:

AM Peak: $0.40 \times (80-21) = 23.6$ trips

PM Peak: $0.40 \times (50.8-20.3) = 12.2$ trips

AVG Trip: $0.40 \times (616.9-136) = 192.4$ trips

Final Net Trip Generation for Proposed Project:

AM Peak: $59 - 23.6 = 35.4$ trips

PM Peak: $68.6 - 20.3 - 27.4 = 18.3$ trips

AVG Trip: $480.9 - 192.4 = 288.5$ trips