



Department of Doing  
Planning Division  
PO Box 490, Station 11  
Gainesville, FL 32602-0490  
  
306 N.E. 6<sup>th</sup> Avenue  
P: (352) 334-5022  
P: (352) 334-5023  
F: (352) 334-2648

**SUBJECT:** Petition PB-19-090 SUP. eda engineers- surveyors – planners, inc (Petition for Special Use Permit to increase Residential density to 125 units per acre )  
**Zoned:** Urban 9. Located at 407 SW 13<sup>th</sup> Street.

**PUBLIC HEARING DATE:** November 13, 2019

**ITEM NO:**

**PROJECT NAME AND NUMBER:** Ardent Mixed Use

**APPLICATION TYPE:** Quasi-Judicial

**RECOMMENDATION:** Approve

**CITY PROJECT CONTACT:** Megan Echols

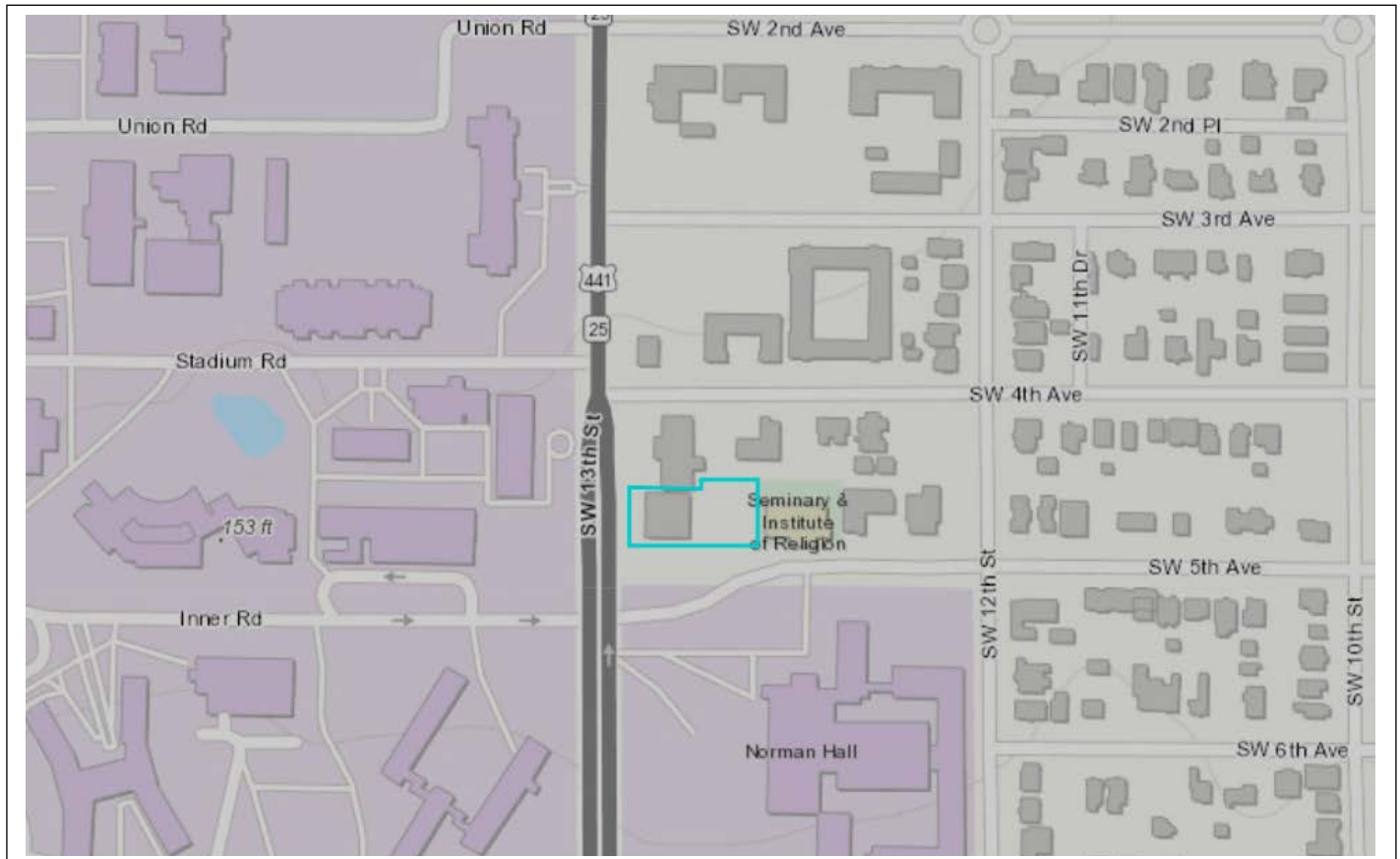


Figure 1: Location Map; Subject Parcel Highlighted in Blue

**APPLICATION INFORMATION:**

**Agent/Applicant:** eda engineers- surveyors – planners, inc  
**Property Owner(s):** TAC Gainesville LLC  
**Related Petition(s):** N/A  
**Legislative History:** N/A  
**Neighborhood Workshop:** July 11, 2019; United Church of Gainesville

**SITE INFORMATION:**

**Address:** 407 SW 13<sup>th</sup> Street  
**Parcel Number(s):** 13129-000-000  
**Acreage:** 0.53 (+/-) acres  
**Existing Use(s):** Vacant, formerly a fraternity house  
**Land Use Designation(s):** UMUH (Urban Mixed Use High)  
**Zoning Designation(s):** U9  
**Overlay District(s):** CRA College Park/Uni Heights District, UF Context Area, Opportunity Zone  
**Transportation Mobility Program Area (TMPA):** Zone A

**ADJACENT PROPERTY CHARACTERISTICS:**

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Fraternity House	UMUH	U9
South	University	E	ED
East	Religious Assembly	UMUH	U9
West	University	E	ED

## **Recommendation**

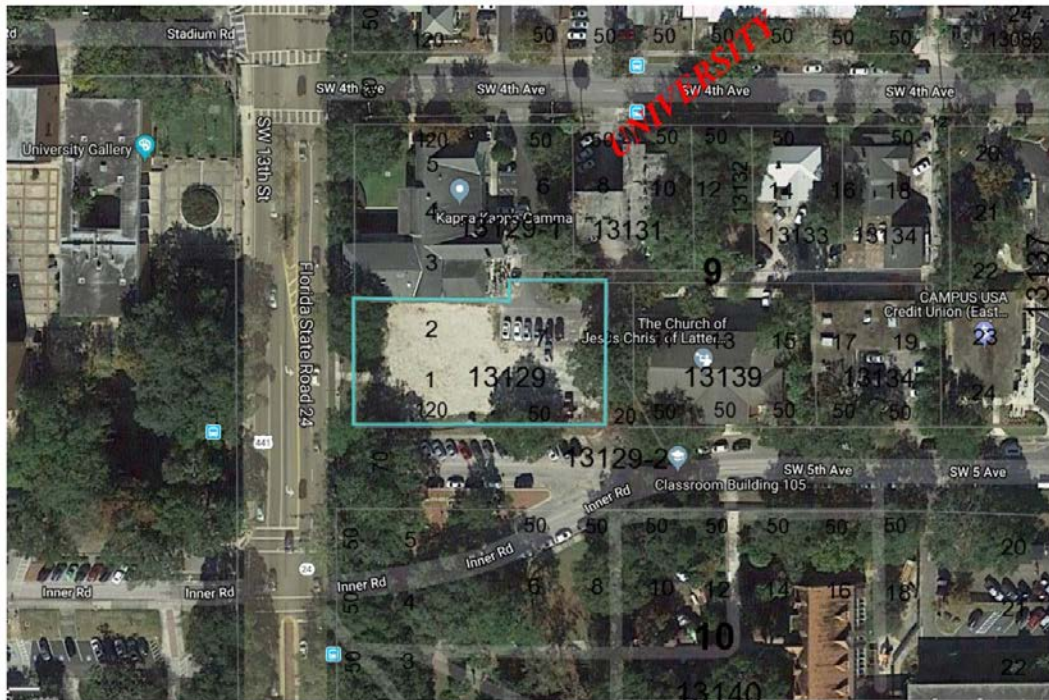
Staff recommends approval of Petition PB-19-090 SUP.

## **Description**

Special Use Permit application requesting increased density to 125 max units per acre; if granted the special use permit would increase the allowable residential units on the site from 53 dwelling units (100 units per acre by right) to 66 dwelling units (125 units per acre). Both the City of Gainesville Land Development Code and the Comprehensive Plan include requirements for Special Use Permits for increased density of over 100 units per acre for the land use and zoning of the project site.

The project site is an approximately 0.53 acre parcel located at 407 SW 13<sup>th</sup> Street (Florida highway 441). The future land use of the parcel is Urban Mixed-Use High (UMUH) and the zoning is Urban 9 (U9). The proposed building is an 8 story mixed use building with 3 stories of internal parking for residents and customers and approximately 7,995 SF of office and/or retail space (see *Appendix C. Drawings & Renderings*). The proposed building will be using the Land Development Code's height bonus system; by providing structured parking a development can use the maximum number of bonus stories available (*LDC, Sec. 30-4.9 Development Bonus Systems, B. Additional building stories/height, 3*).

The proposed project site is a former fraternity house and currently a vacant lot in the College Park/University Heights Community Redevelopment Areas, the Opportunity Zone, Enterprise Zone, and is in close proximity to the University Heights-South Historic District. The proposed project is both North and East of the University of Florida Campus (see figure 1) and is in the proximity of a variety of residential and educational uses.



**Figure 2; Aerial view of site and surrounding area**

Currently, the majority of structures in the immediate area of the subject parcel are 1-3 stories, many of which are a part of the University of Florida Campus. The introduction of this project will be compatible with the trending growth and future expectations along 13<sup>th</sup> Street. There are several recently constructed projects directly north and south of the subject parcel along W 13<sup>th</sup> Street corridor that are similar in density and story-height (7+ stories) as the proposed project. Most of these projects have been approved for a Special Use Permit or rezoned as a Planned Development in order to increase density.

This portion of SW 13<sup>th</sup> Street is designated as a Storefront Urban Zone Street type. SW Fifth Avenue borders the property to the south. This street currently includes a traffic island with vertical parking (see figure 2). Upgrading this parcel will create an opportunity to improve the pedestrian environment and set a precedent along this portion of SW 13<sup>th</sup> Street in a high foot traffic area of Gainesville.

Finally, regardless of the granting of a special use permit, submittal and review of a Development Plan is required to permit the construction and development of this site, including building, parking garage, utility improvements, and site work.



## Key Issues

The Special Use Permit request is to increase density of units. Both the Land Development Code (Article IV, Section 30-4.13, Table V-2 Building Form Standards within Transects) and the Comprehensive Plan (Future Land Use Element, Policy 4.1.1) require a special use permit approval from the Plan Board for approval.

## Basis for Recommendation

The staff recommendation is based on the criteria for special use permit issuance that are stated in Land Development Code Sec. 30.24 and outlined below. The Plan Board must make findings concerning the special use proposed to ensure that the design, location, and methods of operation will conform to the Comprehensive Plan and the Land Development Code.

## Land Development Code Special Use Permit Criteria

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.

*The proposed use and development is consistent with the Comprehensive Plan and the Land Development Code.*

### **Response:**

***The proposed residential and office uses for the project are compatible with the Comprehensive Plan's Future Land Use Element's description of UMH Future Land Use Category which allows residential, office/research, retail, and service uses as standalone or mixed-use development format. This project appears to support other objectives and policies such as Policy 2.1.2 support redevelopment and higher density in the area near the UF campus.***

***The proposed use is consistent with the Land Development Code's Table V-1 Permitted Uses within Transects. The applicant has not submitted a formal Development Plan. The plans, elevations, and information submitted as supplement to the Special Use Permit application are consistent with the Land Development Code including the height bonus provided for structured parking.***

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.

### **Response:**

***The proposed use is compatible with the existing land use patterns and future use Comprehensive Plan designation. The Comprehensive Plan UMH states that:***

***"The Urban Mixed-Use High-Intensity category is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is***

***orientation of structures to the street and the multi-modal character of the area. Developments located within this category shall be scaled to fit the character of the area.”***

***The proposed project is compatible with the area as UMUH Land Use categories are designated to the north and east of the property. The proposed project is oriented to the street and considers the multimodal characteristic of the area, making it compatible with the designated UMUH land use categories. The density, intensity, mixed use format, and structured parking will encourage multi-modal activity along the W 13<sup>th</sup> Street corridor and the site.***

- C. The proposed use will not adversely affect the health, safety, and welfare of the public.

***Response:***

***The proposed use does not pose a threat nor should not adversely affect the health, safety, and welfare of the public. This project should improve the welfare of the area, by increasing density near the UF Campus. This project is also along a Storefront Urban Street Zone type, which calls for expanded minimum sidewalks. Redevelopment of this site will increase safety by expanding the pedestrian/ public realm along this portion of 13<sup>th</sup> Street.***

- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

***Response:***

***Vehicular access to the parking garage on site is provided off the alley on the east side of the property, oriented away from primary pedestrian areas. Trash collection and loading areas are also oriented to be attended to in alley. (See appendix c, page 8).***

- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

***Response:***

***Off-street parking, service, and loading areas will not have an adverse impact, as there are no adjacent properties zoned for single-family use adjacent to the project site (see appendix e).***

- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.

***Response:***

***All functions of the uses of this proposed project, including parking, appear to function on the interior of the structure, as a result noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.***

- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

**Response:**

***The site plan shows refuse and loading areas at the east side of the building. Refuse areas are screened and are located internal to the building, adjacent to the structured parking. The refuse area is accessed by the alleyway. Internal bike parking is located on the south side of the building, with direct access to the sidewalk, street and pedestrian realm.***

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.

**Response:**

**The proposed project site is a formally developed site along a major corridor, thus the project will connect to existing utility infrastructure at the developer's expense. GRU staff indicated at the First Step meeting that there is adequate capacity to service the proposed project.**

- I. 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:**

**The Land Development code does not require screening and buffering for this proposed use or zoning.**

- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

**Response:**

**There are no adjacent properties to the site that are zoned for single-family residential use. The proposed retail and residential uses are not expected to adversely impact any adjacent properties regardless of zoning.**

- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

**Response:**

**This proposed development must submit and comply with applicable code requirements during site plan review. There are no specific use standards from Article V. for this mixed use development. No construction, site work, or development will be allowed without meeting LDC requirements in regards to building, landscaping, lighting and site design.**

### **Findings**

Staff finds that the information submitted meets the Special Use Permit Requirements provided in the Land Development Code (article III. section 30-3.24). Any specificities in regards to project design will be addressed in the Development Review period.

### **Conditions**

N/A

### **Recommendation**

Staff recommends approval of Petition PB-19-90 SUP

### **Draft Motion for Consideration**

Motion to approve petition PB-19-90 SUP

Prepared by:

A handwritten signature in black ink, appearing to read 'MEchols', is written over the printed name.

Megan Echols

## List of Appendices

Appendix A	Application and Affidavit
Appendix B	Neighborhood Workshop Package
Appendix C	Drawings and Renderings
Appendix D	EDA Staff Report
Appendix E	Relevant Maps

## List of Appendices

### Appendix A Comprehensive Plan GOPs

(above the title of the GOPs, refer to Exhibit A-1)

### Appendix B Land Development Code

(above the title of the LDRs, refer to Exhibit B-1)

**Appendix C Supplemental Documents** (may include: maps, traffic studies, environmental reports, archaeological studies, market studies, etc.) (label each of these as Exhibit C-1, C-2, etc.)

### Appendix D Application and Neighborhood Workshop information

(label as Exhibit D-1, D-2, etc.)





## Appendix A. -Application/Owner Affidavit

**APPLICATION FOR SPECIAL USE PERMIT**  
**Planning & Development Services**

JUL 24 2019

OFFICE USE ONLY	
Petition No. <u>PB-19-00090</u>	Fee: \$ <u>1,140.25</u>
1 <sup>st</sup> Step Mtg Date: <u>6/6/2019</u>	EZ Fee: \$ <u>N/A</u>
Tax Map No. <u>4050</u>	Receipt No. <u>87473</u>
Account No. 001-670-6710-3401 <input checked="" type="checkbox"/>	
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: TAC Gainesville LLC	
Address: 2100 Powers Ferry Rd Ste 350	
Atlanta, GA 30339	
Phone:	Fax:
Owner's Signature:	
(If additional owners, please include on back)	

Applicant(s)/Agent(s), if different	
Name: eda	
Address: 2404 NW 43rd St	
Gainesville, FL 32606	
Phone: 352-373-3541	Fax:
E-mails: <a href="mailto:permitting@edafl.com">permitting@edafl.com</a>	
<a href="mailto:ssutton@edafl.com">ssutton@edafl.com</a>	

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: 407 SW 13th St
Tax parcel no(s): 13129-000-000
Legal description (use separate sheet, if needed):
UNIVERSITY HGTS MB 104-10 LOTS 1 2 7 9 & THE S 4 FT M/L OF LOT 3 BK 9 & VAC ALLEY
ON E SIDE OF LOTS 1 2 & S 4 FT M/L LOT 3 (LESS E 20 FT OF LOT 9 BK 9 PER OR 800/590) OR
4668/1001

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 Ned Date: 7/24/19

**Certified Cashier's Receipt:**

A Special Use Permit is requested pursuant to Section 30, Subsection 4.13, Paragraph Table V-2, of the Land Development Code, City of Gainesville, to allow the following use:

Density of 125 du/acre

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

Existing zoning classification: Urban 9 Existing land use designation: Urban Mixed Use High Intensity

Existing use of property: Vacant- former site of fraternity house

<b>SURROUNDING PROPERTY INFORMATION:</b> (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
North	U9	Urban Mixed Use High Intensity	Sorority House
South	ED	Education	University of Florida Campus
East	U9	Urban Mixed Use High Intensity	Church Facility
West	ED	Education	University of Florida Campus

**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: 7/24/19

Name of Owner (please print)	
Name:	TAC Gainesville LLC
Address:	2100 Powers Ferry Rd Ste 350
	Atlanta, GA 30339
Phone:	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

Operator: Michael Hoge

JUL 24 2019

Receipt no: 87473

Item	Description	Account No	Payment	Payment Reference	Paid
PB-19-00090 00407 SW 13TH ST	Special Use Permit	001-660-6680-3401	CHECK	001006	\$1,140.25
Total:					\$1,140.25

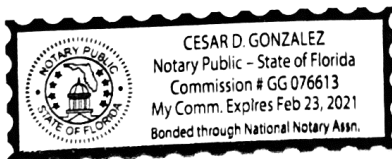
Transaction Date: 07/24/2019

Time: 15:38:53 EDT



# PROPERTY OWNER AFFIDAVIT

Owner Name: TAC Gainesville, LLC			
Address: 2100 Powers Ferry Rd. Ste 350 Atlanta, GA 30339		Phone:	
Agent Name: eda engineers - surveyors - planners, inc.			
Address: 2404 NW 43rd Stree Gainesville, FL 32605		Phone: 352-373-3541	
Parcel No.: 13129-000-000			
Acreage: 0.53	S: 5	T: 10	R: 20
Requested Action: Special Use Permit and Site Plan			
<p>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.</p> <p>Property owner signature: <u>[Signature]</u></p> <p>Printed name: <u>Thomas T. Olson, TAC Gainesville, LLC</u></p> <p>Date: <u>7/16/19</u></p> <p>The foregoing affidavit is acknowledged before me this <u>16</u> day of <u>July</u>, 20<u>19</u>, by <u>Thomas Olson</u>, who is/are personally known to me, or who has/have produced <u>GA DL 056774252</u> as identification.</p> <p>NOTARY SEAL <u>[Signature]</u></p> <p>Signature of Notary Public, State of <u>Florida</u></p>			





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Foreign Limited Liability Company

TAC GAINESVILLE, LLC

### Filing Information

**Document Number** M19000002331

**FEI/EIN Number** NONE

**Date Filed** 03/08/2019

**State** DE

**Status** ACTIVE

### Principal Address

2100 POWERS FERRY RD SE STE 350

ATLANTA, GA 30339

### Mailing Address

2100 POWERS FERRY RD SE STE 350

ATLANTA, GA 30339

### Registered Agent Name & Address

NRAI SERVICES, INC.

1200 SOUTH PINE ISLAND RD

PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

BEZALEL, DROR

2100 POWERS FERRY RD #350

ATLANTA, GA 30339

### Annual Reports

**No Annual Reports Filed**

### Document Images

[03/08/2019 -- Foreign Limited](#)

[View image in PDF format](#)



3/8/2019 2:19 PM  
BOOK 4668 PAGE 1001  
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 878529

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$30,800.00

Intang. Tax: \$0.00

Prepared by and return to:

Elliott Califf, Esq.  
Greenberg Traurig P.A.  
77 W. Wacker Dr., Suite 3100  
Chicago, Illinois 60601

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made the 8<sup>th</sup> day of March 2019, by SMLC, LLC, a Florida limited liability company, having a business address of 300 West Wieuca Rd, Atlanta, Georgia 30342 ("Grantor"), to TAC Gainesville LLC, a Delaware limited liability company, having an address of 2100 Powers Ferry Rd., Suite 350, Atlanta, Georgia 30339 ("Grantee").

Wherever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or other entities.

THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Alachua County, Florida (the "Property"), as more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

(Tax Parcel Identification No. 13129-000-000)

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto and for the use of the Grantee, its successors and assigns forever subject to those matters referenced herein.

AND, the Grantor hereby covenants with the Grantee that as of the date of this deed the Property is free from all encumbrances made, suffered or incurred by Grantor, except for those exceptions to title described on Exhibit "B" attached hereto and incorporated herein by this reference (however, this reference shall not serve to reimpose the same), and that Grantor will warrant and defend the Property against, and covenants to make such further assurances to perfect the title to the Property in the Grantee as may be reasonably required as a result of, the lawful claims of all persons claiming by, through or under said Grantor but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Witnesses:

M Bradford  
Melvina Bradford  
Bhakti Kothary  
Bhakti Kothary

SMLC, LLC, a Florida limited liability company

By: Robert E. Lee Caswell  
Name: Robert E. Lee Caswell  
Title: Manager

STATE OF GA  
COUNTY OF Cobb

The foregoing instrument was acknowledged before me this 6 day of March, 2019, by Robert E. Less Caswell, as Manager of SMLC, LLC, a Florida limited liability company. He ☐ is personally known to me, or ☐ produced Drivers License as identification.

Melvina Bradford  
NOTARY PUBLIC  
Print Name: Melvina Bradford  
Serial No. 9-16-2020  
My Commission Expires: 9-16-2020

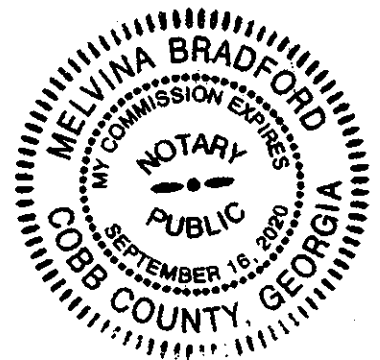


Exhibit A

## Legal Description

A PORTION OF BLOCK 9, UNIVERSITY HEIGHTS SUBDIVISION, AS PER MAP RECORDED IN PLAT BOOK "A", PAGE 99, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK 9, UNIVERSITY HEIGHTS SUBDIVISION, AS PER MAP RECORDED IN PLAT BOOK "A", PAGE 99, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 01 DEGREE, 26 MINUTES, 53 SECONDS WEST, ALONG THE WEST LINE OF BLOCK 9, A DISTANCE OF 103.97 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1149, PAGE 809, OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES, 38 MINUTES, 57 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 130.06 FEET TO THE EAST LINE OF A 10 FOOT ALLEY, SAID 10 FOOT ALLEY BEING CLOSED AND DEEDED FROM THE CITY OF GAINESVILLE IN OFFICIAL RECORDS BOOK 809, PAGE 72, OF SAID PUBLIC RECORDS, SAID LINE ALSO BEING THE WEST LINE OF LOT 7 OF SAID BLOCK 9; THENCE NORTH 01 DEGREE, 26 MINUTES, 53 SECONDS WEST, ALONG SAID EAST LINE OF A CLOSED 10 FOOT ALLEY AND ALONG SAID WEST LINE OF LOT 7, A DISTANCE OF 18.06 FEET TO THE NORTHWEST CORNER SAID LOT 7; THENCE NORTH 89 DEGREES, 05 MINUTES, 41 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 7 AND 9, A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 20 FEET OF SAID LOT 9; THENCE SOUTH 01 DEGREE, 26 MINUTES, 53 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 20 FEET OF LOT 9, A DISTANCE OF 119.59 FEET TO THE SOUTH LINE OF SAID BLOCK 9; THENCE SOUTH 89 DEGREES, 12 MINUTES, 17 SECONDS WEST, ALONG THE SOUTH LINE OF BLOCK 9, A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 9 AND THE POINT OF BEGINNING.

Exhibit B

## Permitted Exceptions

1. All matters contained on the Plat of MAP OF UNIVERSITY HEIGHTS, as recorded in Plat Book A, Page 99.
2. Oil, gas, mineral, or other reservations as set forth in deed by State Board of Education of the State of Florida recorded in OR Book 253, Page 424, together with corrective deed recorded in OR Book 1874, Page 1518, however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F.S.
3. Utility Easement to the City of Gainesville, including terms and conditions contained in instrument recorded in OR Book 2075, Page 2206.
4. Easement contained in instrument recorded in OR Book 2304, Page 968.

## Appendix B.- Neighborhood Workshop Package





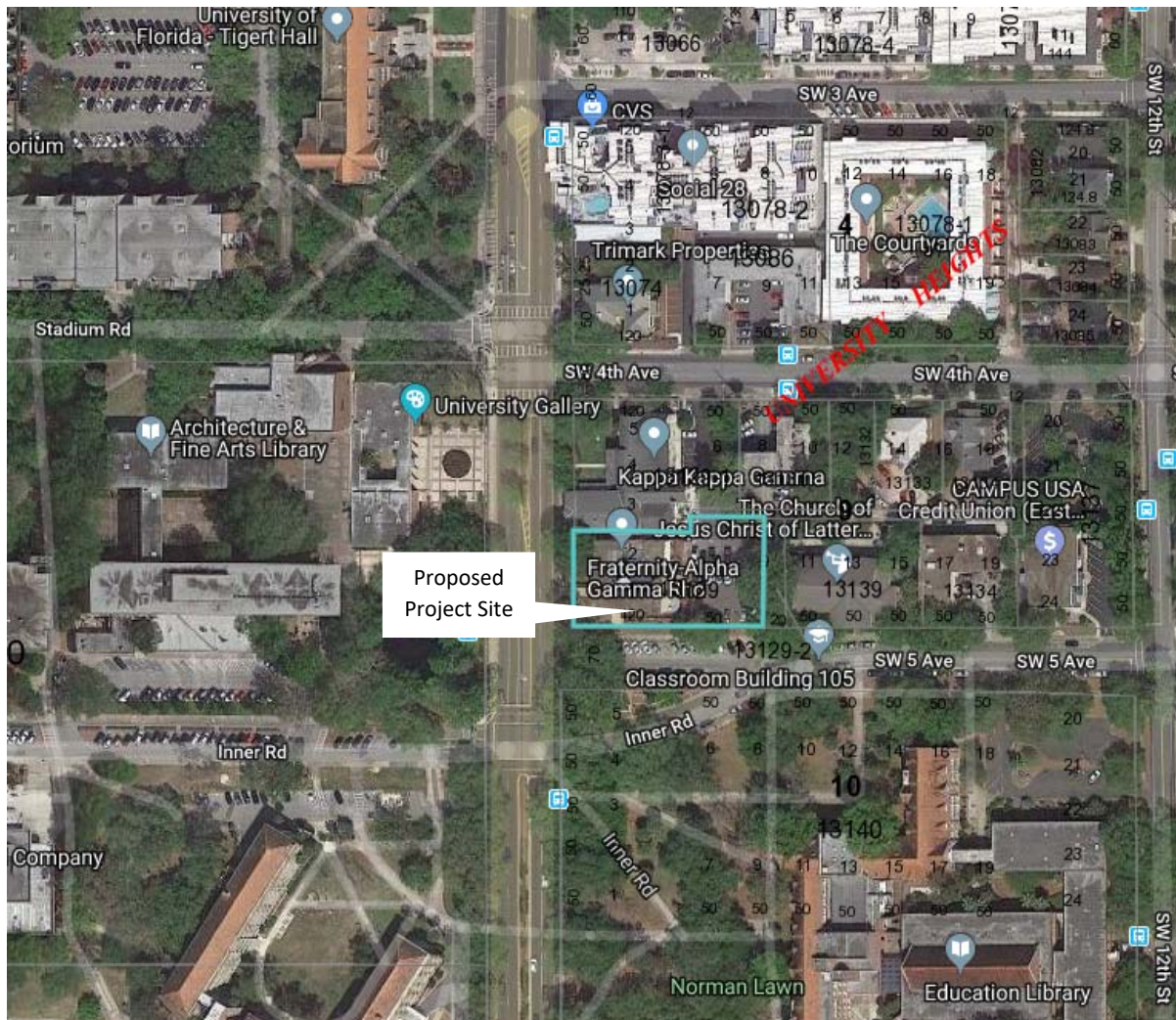


## NEIGHBORHOOD WORKSHOP NOTICE

Date: 7/11/19  
 Time: 6:00 PM  
 Place: United Church of Gainesville  
 Seminar Room B  
 1624 NW 5<sup>th</sup> Avenue  
 Gainesville, FL 32603

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed special use permit and development plan located on tax parcel number 13129-000-000 at 407 SW 13th St. 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.



Parcel_number	Owner	Pet_nbr	Last_name	First_name
13078-002-000		407 13th St	CAMPUS GATORS PROPERTY OWNER	
13078-003-001		407 13th St	CAMPUS GATORS PROPERTY OWNER	
13139-000-000		407 13th St	CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	
13129-002-000		407 13th St	CITY OF GAINESVILLE	
13078-001-000		407 13th St	CY GATORS LLC	
13086-000-000		407 13th St	DEAN TRUSTEE & DEAN	
13085-000-000		407 13th St	E-QUATOR PRODUCTS LLC	
13137-000-000		407 13th St	GAINESVILLE FLA CAMPUS CREDIT UNION	
13132-000-000		407 13th St	HERRINGTON PROPERTIES II LLC	
13131-000-000		407 13th St	HERRINGTON PROPERTIES LLC	
13129-001-000		407 13th St	KAPPA KAPPA GAMMA FRAT INC	
13133-000-000		407 13th St	SCHACKOW RICHARD L & HOLLY	
13140-000-000		407 13th St	UF PLANNING DESIGN & CONSTRUCTION	
15505-075-000		407 13th St	UF PLANNING DESIGN & CONSTRUCTION	
15505-085-000		407 13th St	UF PLANNING DESIGN & CONSTRUCTION	
15505-080-000		407 13th St	UF PLANNING DESIGN & CONSTRUCTION	
13129-000-000	***	407 13th St	TAC GAINESVILLE LLC	
13074-000-000		407 13th St	TRIMARK PROPERTIES	
13084-000-000		407 13th St	TUCKER JENNIFER W	
13134-000-000		407 13th St	UNIVERSITY HEIGHTS REDEVELOPMENT	

Address_line_1	Address_line_2	City	State
500 NORTHDEABORN ST STE 400		CHICAGO IL 60654	
500 NORTHDEABORN ST STE 400		CHICAGO IL 60654	
1220 SW 5TH AVE		GAINESVILLE FL 32601	
PO BOX 490 MS 58		GAINESVILLE FL 32601	
13400 PROGRESS BLVD		ALACHUA FL 32615-9444	
10115 SW 15TH PL		GAINESVILLE FL 32607-3361	
18530 WAYNE RD		ODESSA FL 33556-4739	
PO BOX 147029		GAINESVILLE FL 32614-7029	
313 NW 114TH WAY		GAINESVILLE FL 32607	
313 NW 114TH WAY		GAINESVILLE FL 32607	
401 SW 13TH ST		GAINESVILLE FL 32603	
1711 NW 63RD ST		GAINESVILLE FL 32605-4124	
PO BOX 115050	ATTN: LINDA DIXC	GAINESVILLE FL 32611-5050	
PO BOX 115050	ATTN: LINDA DIXC	GAINESVILLE FL 32611-5050	
PO BOX 115050	ATTN: LINDA DIXC	GAINESVILLE FL 32611-5050	
PO BOX 115050	ATTN: LINDA DIXC	GAINESVILLE FL 32611-5050	
2100 POWERS FERRY RD STE 350		ATLANTA GA 30339	
321 SW 13TH ST		GAINESVILLE FL 32601	
3524 NW 63RD PL		GAINESVILLE FL 32653	
3425 SW 87TH DR		GAINESVILLE FL 32608	

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  
REGINA HILLMAN  
506 NW 30 STREET  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri  
JOHN DOLES  
4539 NW 37 TER  
GAINESVILLE, FL 32605

b

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  
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 Place  
GALE FORD  
715 NW 23 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON  
DIRECTOR OF REAL ESTATE – UF  
PO BOX 113135  
GAINESVILLE, FL 32611-3135

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

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  
BARBARA KELLEHER  
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

Landmark Woods  
PETER JANOSZ  
3418 NW 37 AVENUE  
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**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

Northwood  
SUSAN W WILLIAMS  
P.O. 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**

Phoenix  
APRIL JONES  
3214 SW 26 TERR, APT B  
GAINESVILLE, FL 32608

**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  
KELLY AISSIN  
4306 SW 5 AVE  
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: URBAN DIRECTOR  
4055 NW 86 BLVD  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PLACE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village  
BRUCE DELANEY  
1710 NW 23 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights  
MARCIA GREEN  
2215 NW 21 AVENUE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge  
BERNADINA TUCKER  
721 NW 20 AVENUE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

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

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

Neighborhood Workshop Notice

Porters Community  
GIGI SIMMONS  
712 SW 5 STREET  
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  
ROBERT MOUNTS  
1639 NW 11 RD  
GAINESVILLE, FL 32605-5319

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

University Park  
RICHARD DOTY  
2158 NW 5 AVENUE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

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



engineers • surveyors • planners, inc  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

FL 320  
27 JUN '19  
PM 3 L



Neighborhood Workshop Notice  
Elizabeth Place  
GALE FORD  
715 NW 23 ST  
GAINESVILLE, FL 32607

NIXIE 322 DE 1 0007/09/19

RETURN TO SENDER  
NO SUCH STREET  
UNABLE TO FORWARD

BC: 32606660204 \*1638-04788-27-40

32606-6602  
32607-262015

engineers • surveyors • planners, inc  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

FL 320  
27 JUN '19  
PM 2 L



Neighborhood Workshop Notice  
Springtree  
KATHY MEISS  
2705 NW 47 PL  
GAINESVILLE, FL 32605

NIXIE 322 NFE 1 1000006/28/19

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32606660204 \*1638-02950-27-40

32605-1213652

2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

PM 3 L



Neighborhood Workshop Notice  
Landmark Woods  
PETER JANOSZ  
3418 NW 37 AVENUE  
GAINESVILLE, FL 32605

UTF

NIXIE 322 FE 1 0007/03/19

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32606660204 \*1638-05046-27-40

32606-6602  
32605-203718



engineers • surveyors • planners, inc  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

JACKSONVILLE  
FL 320  
27 JUN 19  
PM 3 L



Neighborhood Workshop Notice

Duval  
GILBERT S MEANS, SR  
PO BOX 7  
GAINESVILLE, FL 32641

NIXIE 322 DE 1 0007/03/19  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 32606660204 \*1638-05776-27-41  
UTF 3260626602  
32641-399355





## Neighborhood Meeting Minutes

**Project:** Proposed special use permit and development plan

**Meeting Date & Time:** July 11, 2019 at 6:00 pm

**Location:** United Church of Gainesville  
Seminar Room B  
1624 NW 5th Avenue  
Gainesville, FL 32603

**Community Participants:** 2

### **Project Representatives:**

**Engineer/Planner:** Sergio Reyes, eda  
Ashley Scannella, edar

**Developer:** Mary Moltzan, Charlan Brock Associates  
Cristian Oquendo, Charlan Brock Associates

### **Meeting Minutes:**

My name is Sergio Reyes with eda. We are the engineers of the project, and Mary and Cristian are with Charlan Brock Associates- the architects.

The project is the old Alpha Gamma Rho house. They demolished the house last year and the lot is currently empty.

What we are proposing is a mixed-use development. There will be around 8,000 square feet of retail on the first floor, as required by the city, and the remaining floors will be residential. There will be 49 units, with 182 bedrooms. No tenants yet- it usually takes a while to see who's going to be there. The parking lot will be to the interior of the building- you will not see it from the outside. Access to the parking garage will be from the alley.

Q: Will it be student housing?

A: Yes, mostly students.

Q: Will be still be able to access our shared alleyway and parking lot as construction is going on?

A: The alleyway will be exactly as it is today. During the construction, the contractor will coordinate with you. There are some existing utilities in the alleyway- GRU told us we will have to relocate those, but at the end of the day it will be paved back. When we get into the construction stage, we usually have a meeting with the neighbors.

Q: Right now, with the construction going on across the street, the workers have nowhere to park. We have given out a certain number of passes, but by August our students will be back, so we won't be able to do that in the fall.

A: The contractor is required by the city to provide a staging area and a personnel parking area. The city has to approve that before they start construction. This is a very preliminary stage we are in. Sometimes the designated parking area is further from the site and they bus them in.

Q: How many spaces in the garage?

A: 79 cars, plus scooter parking.

Q: How many stories?

A: Eight- 3 parking and 5 residential.

Q: Anything on the roof?

A: Yes- amenities on the roof, facing 13th Street.

Q: When will construction be complete?

A: Best case scenario 2021. It will take the rest of this year just to get the permits.

Q: Any feedback from the sorority house next door?

A: No, we actually have to coordinate with them, because they have some parking on our property, and a transformer encroaching as well.

Q: Does the project go to 4th Avenue?

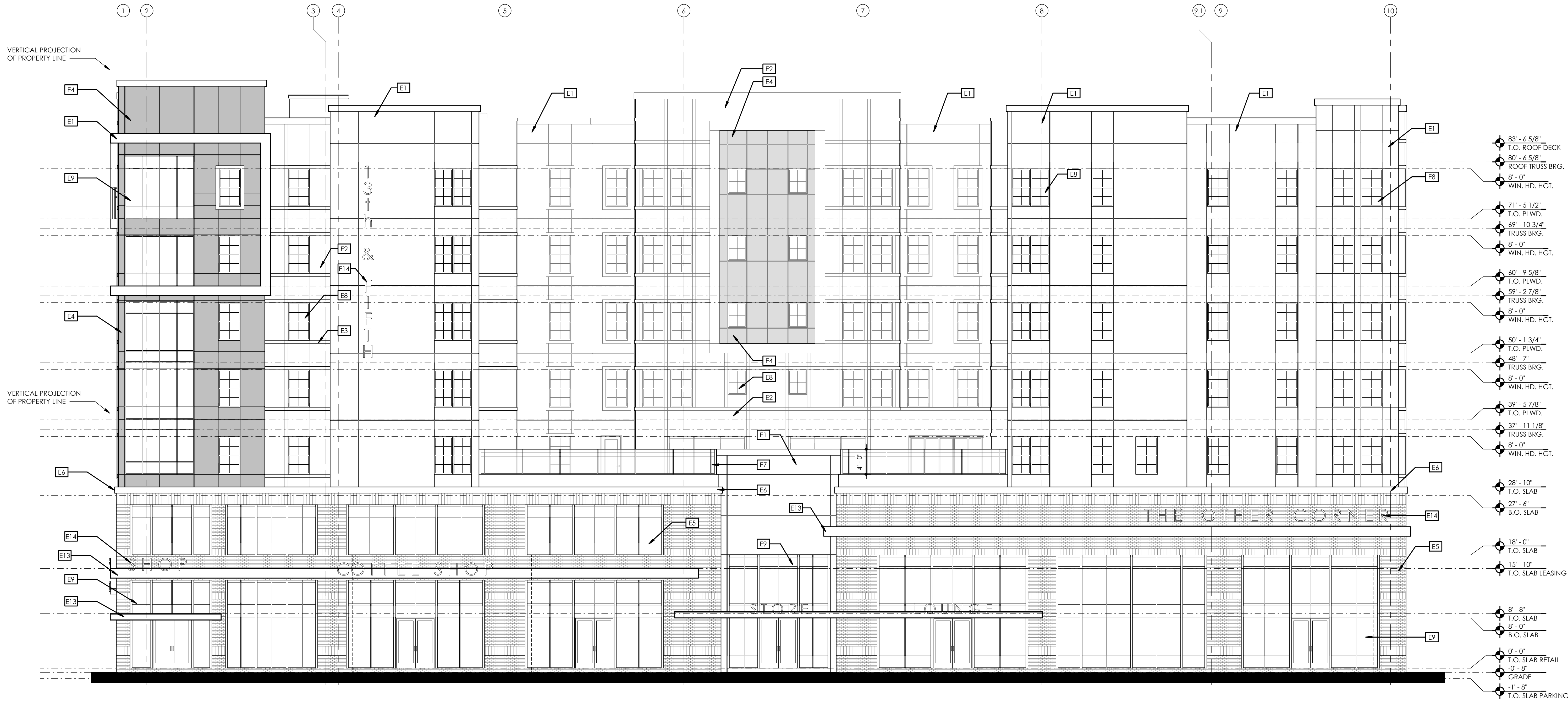
A: No.

Appendix C. - Drawings and Renderings









1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

E1	STUCCO FINISH, PAINTED	E11	OVERHEAD ROLLING DOOR
E2	FIBER CEMENT PANEL, SMOOTH FINISH	E12	DRYER/BATH VENTS COORDINATE WITH MEP
E3	FIBER CEMENT TRIM OVER BUILDING WRAP ON EXTERIOR SHEATHING	E13	ALUMINUM CANOPY
E4	SEMI-GLOSS PRE-FINISHED FIBER CEMENT PANEL	E14	BUILDING SIGN (BY OTHERS)
E5	STONE VENEER		
E6	PRE-CAST STONE DETAIL		
E7	GLASS RAILING SYSTEM, SEE ELEVATIONS FOR RAILING HEIGHT		
E8	VINYL WINDOW		
E9	STOREFRONT WINDOW SYSTEM		
E10	EXTERIOR LIGHT FIXTURE		

TYPICAL ELEVATION NOTES

1. TYPICAL EXTERIOR CLADDING - COMBINATION OF FIBER CEMENT PANELS, STUCCO FINISH, AND CULTURED STONE VENEER. ENTIRE BUILDING TO BE WRAPPED WITH BUILDING WRAP. INSIDE AND OUTSIDE CORNERS TO BE PRE-WRAPPED WITH SELF ADHERED MEMBRANE SPANNING 6" FROM EACH SIDE OF CORNER. STONE VENEER TO BE INSTALLED OVER STUCCO BASE WITH METAL LATH, DRAINAGE MAT, AND #30 FELT OVER BUILDING WRAP.
2. ALL EXTERIOR TRIM TO BE 5/4" FIBER CEMENT TRIM.
3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. REFER TO SHEETS A4.71 & A4.72 FOR PENETRATION DETAILS.
4. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
5. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
6. PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.
7. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS.
8. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS.
9. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
10. SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.
11. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
12. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
13. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
14. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

Gainesville 13th & 5th

Gainesville, FL

charlan • brock  
associates

architects • planners

1770 fennell street  
malland florida 32751-7208  
407 660 8900 f:407 875 9948  
www . cbaarchitects . com

SOUTH ELEVATION

date: 09-23-2019

job no: 4190.19

drawn by: DM

reviewed by: CBA

issue history:

Δ Date

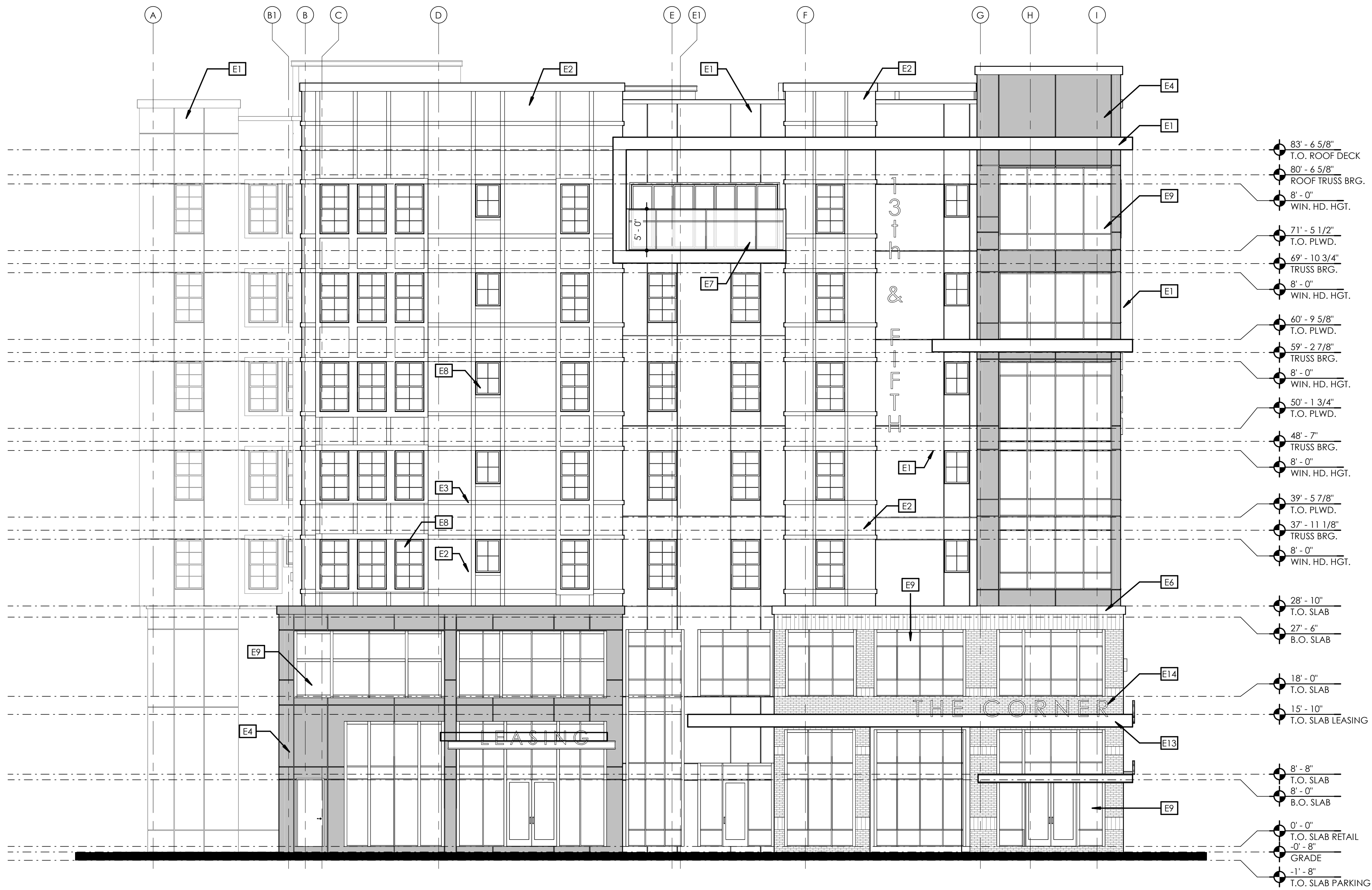
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Gainesville, FL







1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

#### ELEVATION KEY NOTES

<b>E1</b> STUCCO FINISH, PAINTED	<b>E11</b> OVERHEAD ROLLING DOOR
<b>E2</b> FIBER CEMENT PANEL, SMOOTH FINISH	<b>E12</b> DRYER/BATH VENTS COORDINATE WITH MEP
<b>E3</b> FIBER CEMENT TRIM OVER BUILDING WRAP ON EXTERIOR SHEATHING	<b>E13</b> ALUMINUM CANOPY
<b>E4</b> SEMI-GLOSS PRE-FINISHED FIBER CEMENT PANEL	<b>E14</b> BUILDING SIGN (BY OTHERS)
<b>E5</b> STONE VENEER	
<b>E6</b> PRE-CAST STONE DETAIL	
<b>E7</b> GLASS RAILING SYSTEM. SEE ELEVATIONS FOR RAILING HEIGHT	
<b>E8</b> VINYL WINDOW	
<b>E9</b> STOREFRONT WINDOW SYSTEM	
<b>E10</b> EXTERIOR LIGHT FIXTURE	

#### TYPICAL ELEVATION NOTES

1. TYPICAL EXTERIOR CLADDING - COMBINATION OF FIBER CEMENT PANELS, STUCCO FINISH, AND CULTURED STONE VENEER. ENTIRE BUILDING TO BE WRAPPED WITH BUILDING WRAP. INSIDE AND OUTSIDE CORNERS TO BE PRE-WRAPPED WITH SELF ADHERED MEMBRANE SPANNING 6" FROM EACH SIDE OF CORNER. STONE VENEER TO BE INSTALLED OVER STUCCO BASE WITH METAL LATH, DRAINAGE MAT, AND #30 FELT OVER BUILDING WRAP.
2. ALL EXTERIOR TRIM TO BE 5/4" FIBER CEMENT TRIM.
3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. REFER TO SHEETS A4.71 & A4.72 FOR PENETRATION DETAILS.
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8. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS.
9. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
10. SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.
11. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
12. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
13. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
14. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

Gainesville 13th & 5th  
Gainesville, FL

**c b a**  
charlan • brock  
associates

architects • planners

1770 fennell street  
malland florida 32751-7208  
407 660 8900 f:407 875 9948  
www . cbaarchitects . com

WEST ELEVATION

date: 09-23-2019

job no: 4190.19

drawn by: DM

reviewed by: CBA

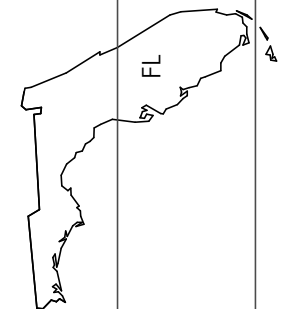
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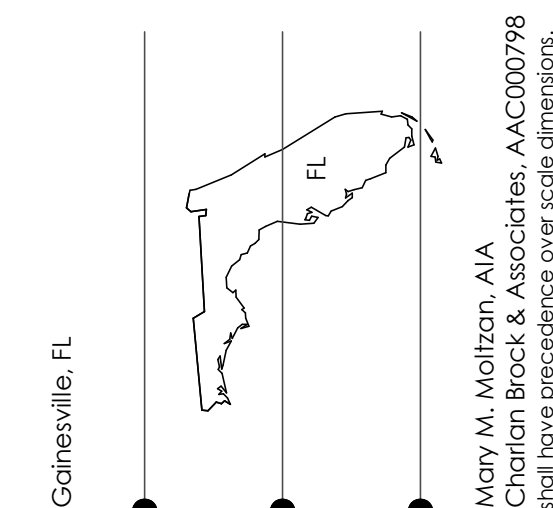
Δ Date

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Gainesville, FL





**SCALE: 1/8" = 1'-0"**

## TYPICAL ELEVATION NOTES

<p>1. TYPICAL EXTERIOR CLADDING - COMBINATION OF FIBER CEMENT PANELS, STUCCO FINISH, AND CULTURED STONE VENEER. ENTIRE BUILDING TO BE WRAPPED WITH BUILDING WRAP. INSIDE AND OUTSIDE CORNERS TO BE PRE-WRAPPED WITH SELF ADHERED MEMBRANE SPANNING 6" FROM EACH SIDE OF CORNER. STONE VENEER TO BE INSTALLED OVER STUCCO BASE WITH METAL LATH, DRAINAGE MAT, AND #30 FELT OVER BUILDING WRAP.</p> <p>2. ALL EXTERIOR TRIM TO BE 5/4" FIBER CEMENT TRIM.</p> <p>3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. REFER TO SHEETS A4.71 &amp; A4.72 FOR PENETRATION DETAILS.</p> <p>4. BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.</p> <p>5. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.</p> <p>6. PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.</p> <p>7. PROVIDE URETHANE SEALANT WITH BOND BREAKER [TO PREVENT 3-SIDED ADHESION] AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS.</p>	<p>8. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS.</p> <p>9. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.</p> <p>10. SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.</p> <p>11. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.</p> <p>12. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.</p> <p>13. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.</p> <p>14. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.</p>
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100% DD - 10/17/2019



## 1 EAST ELEVATION

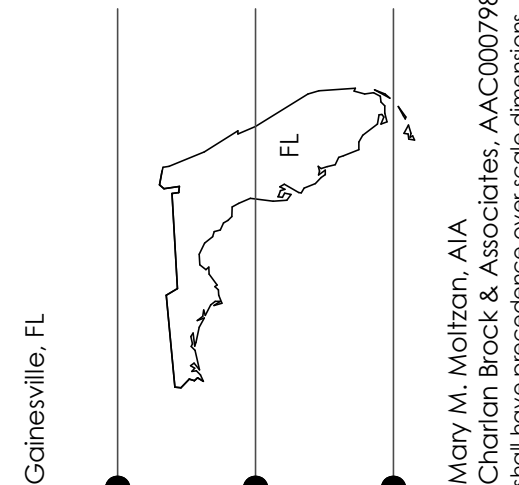
SCALE: 1/8" = 1'-0"

### ELEVATION KEY NOTES

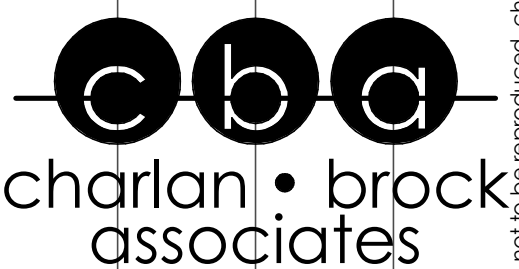
E1	STUCCO FINISH, PAINTED	E11	OVERHEAD ROLLING DOOR
E2	FIBER CEMENT PANEL, SMOOTH FINISH	E12	DRYER/BATH VENTS COORDINATE WITH MEP
E3	FIBER CEMENT TRIM OVER BUILDING WRAP ON EXTERIOR SHEATHING	E13	ALUMINUM CANOPY
E4	SEMI-GLOSS PRE-FINISHED FIBER CEMENT PANEL	E14	BUILDING SIGN (BY OTHERS)
E5	STONE VENEER		
E6	PRE-CAST STONE DETAIL		
E7	GLASS RAILING SYSTEM. SEE ELEVATIONS FOR RAILING HEIGHT		
E8	VINYL WINDOW		
E9	STOREFRONT WINDOW SYSTEM		
E10	EXTERIOR LIGHT FIXTURE		

### TYPICAL ELEVATION NOTES

- TYPICAL EXTERIOR CLADDING - COMBINATION OF FIBER CEMENT PANELS, STUCCO FINISH, AND CULTURED STONE VENEER. ENTIRE BUILDING TO BE WRAPPED WITH BUILDING WRAP. INSIDE AND OUTSIDE CORNERS TO BE PRE-WRAPPED WITH SELF ADHERED MEMBRANE SPANNING 6" FROM EACH SIDE OF CORNER. STONE VENEER TO BE INSTALLED OVER STUCCO BASE WITH METAL LATH, DRAINAGE MAT, AND #30 FELT OVER BUILDING WRAP.
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## Gainesville 13th & 5th Gainesville, FL



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malland florida 32751-7208  
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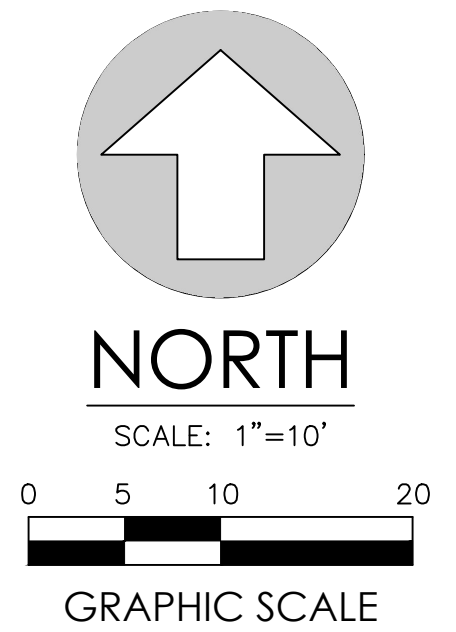
### EAST ELEVATION

date: 09-23-2019  
job no: 4190.19  
drawn by: Author  
reviewed by: CBA  
issue history:  
Δ Date

100% DD - 10/17/2019

# A2.04





No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 17-012

Project phase: CONCEPT PLANS

Project title:

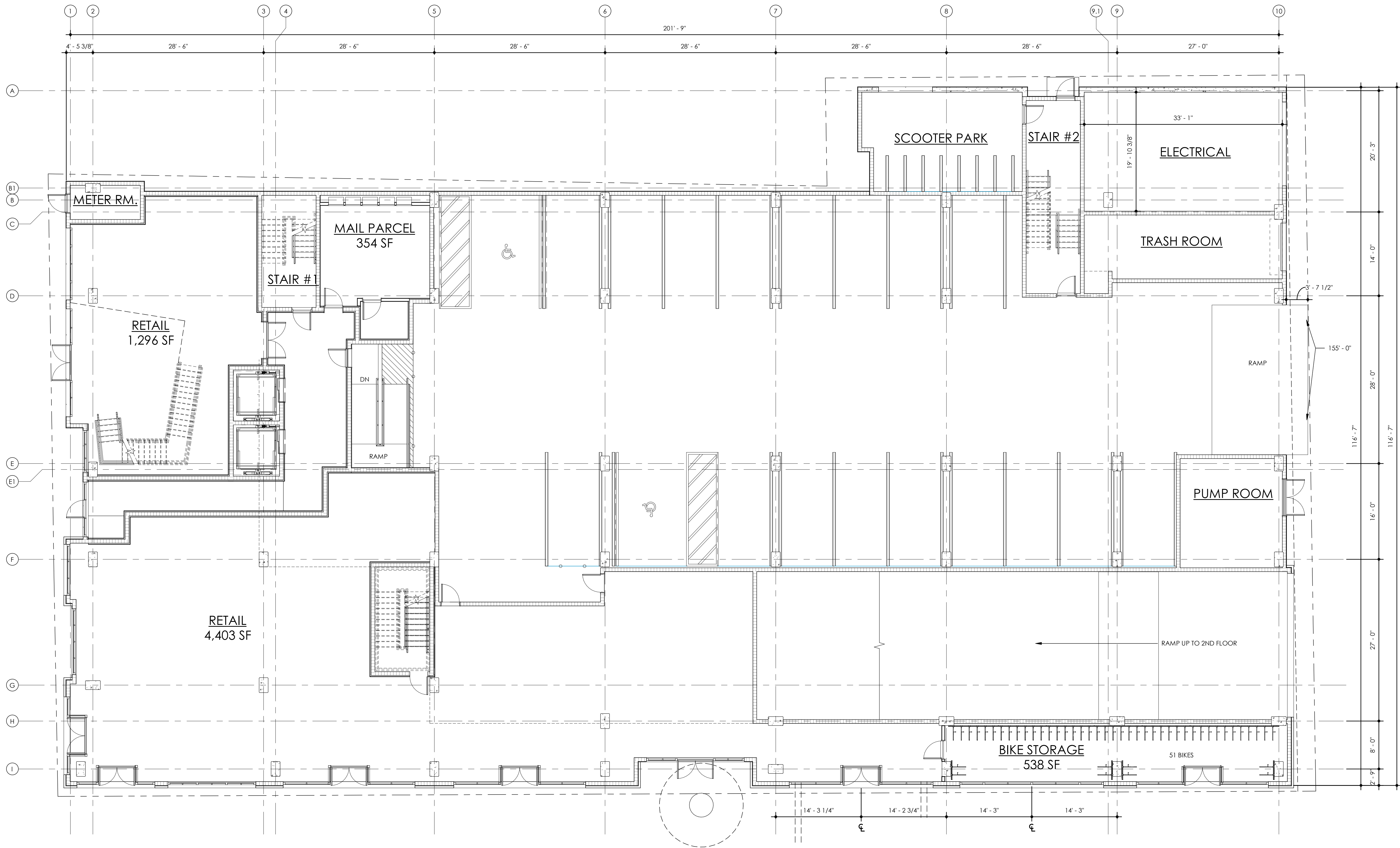
407 ON SW 13TH STREET  
CITY OF GAINESVILLE,  
FLORIDA

Sheet title:

CONCEPT PLAN

Designed:	Sheet No.:
Drawn:	CNPT
Checked:	
Date: 07/11/2019	





01-GROUND LEVEL

SCALE: 1/8" = 1'-0"

SCOOTER PARKING REQUIRED	31
SCOOTER PARKING PROVIDED	34
BIKE STORAGE REQUIRED	61
BIKE STORAGE PROVIDED	63

PARKING COUNT	
PROJECT TOTALS	
3'-0" x 6' - 90 DEG (MOTORCYCLE)	7
3'-0" x 6' - 90 DEG (MOTORCYCLE)	7
3'-0" x 6' - 90 DEG (MOTORCYCLE)	20
3'-0" x 6' - 90 DEG (MOTORCYCLE)	34
9' x 19' - 90 DEG	17
9' x 19' - 90 DEG	24
9' x 19' - 90 DEG	26
9' x 19' - 90 DEG	67
12' x 19' (ADA)	2
12' x 19' (ADA)	2
PARKING TOTAL:	103

TYPICAL BUILDING PLAN NOTES	
1. 1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.	10. REFER TO A46 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.
2. 1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.08	11. REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES.
3. COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS.	12. BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.
4. ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.	13. REFER TO MEP FOR FIRE ALARM, PULL, CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS.
5. ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.	14. REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS.
6. TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.	15. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND FRAMING CONNECTION INFORMATION.
7. REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.	16. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)
8. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.	
9. REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.	

Gainesville 13th & 5th  
Gainesville, FL

charlan • brock  
associates

architects • planners

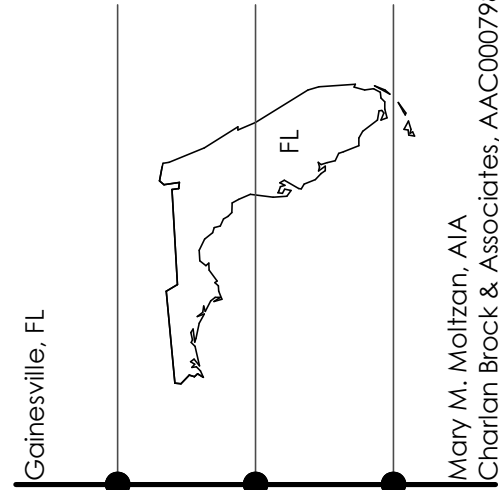
1770 fennell street  
maitland florida 32751-7208  
407 660 8900 f:407 875 9948  
www . cbaarchitects . com

FIRST FLOOR PLAN

date: 09-23-2019  
job no: 4190.19  
drawn by: COOL  
reviewed by: CBA  
issue history:  
Δ Date

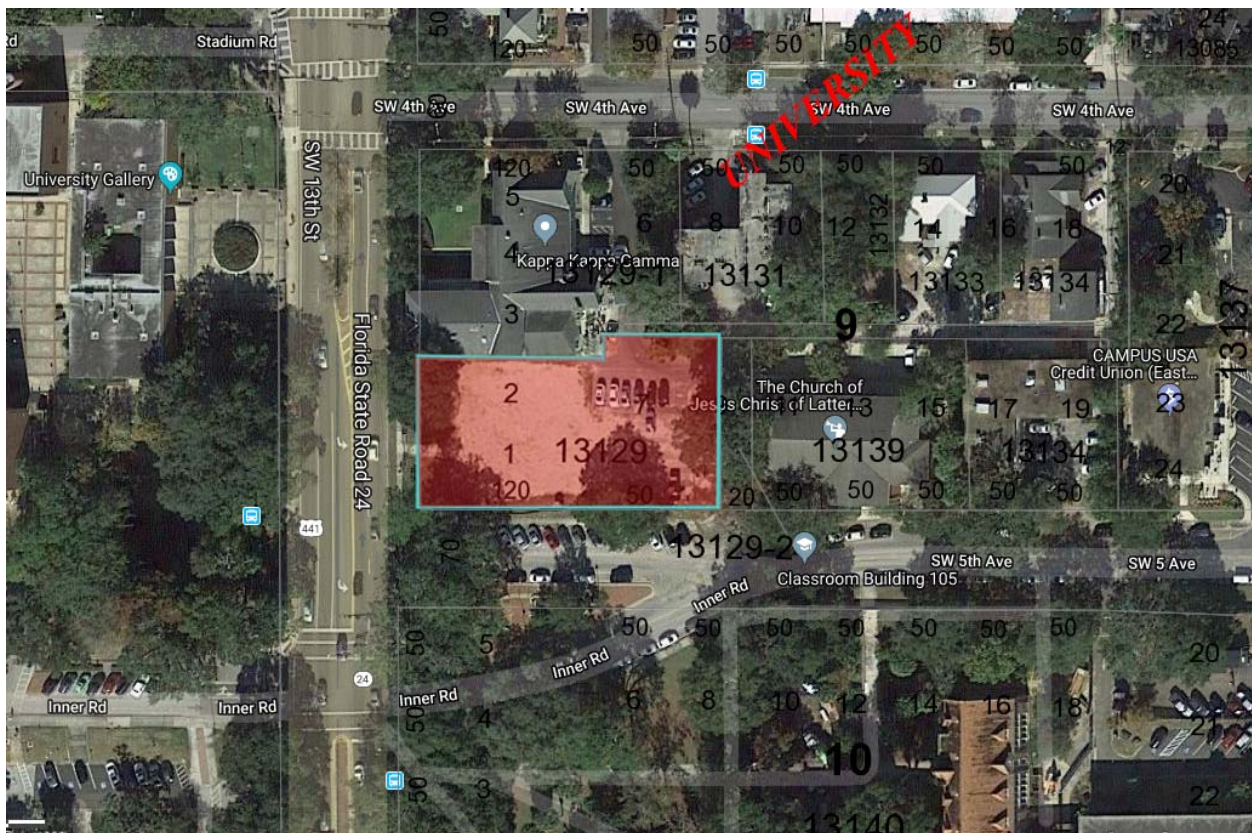
100% DD - 10/17/2019

A1.11



Appendix D. -Project Report from eda engineers - surveyors - planners, inc.

# Special Use Permit Application



**Project Request:** A Special Use Permit application to permit 125 du/acre in the U-9 zoning district.

**Project Location:** 407 SW 13<sup>th</sup> Street  
Tax parcel 13129-000-000

**Submittal Date:** July 24, 2019; Revised September 19, 2019

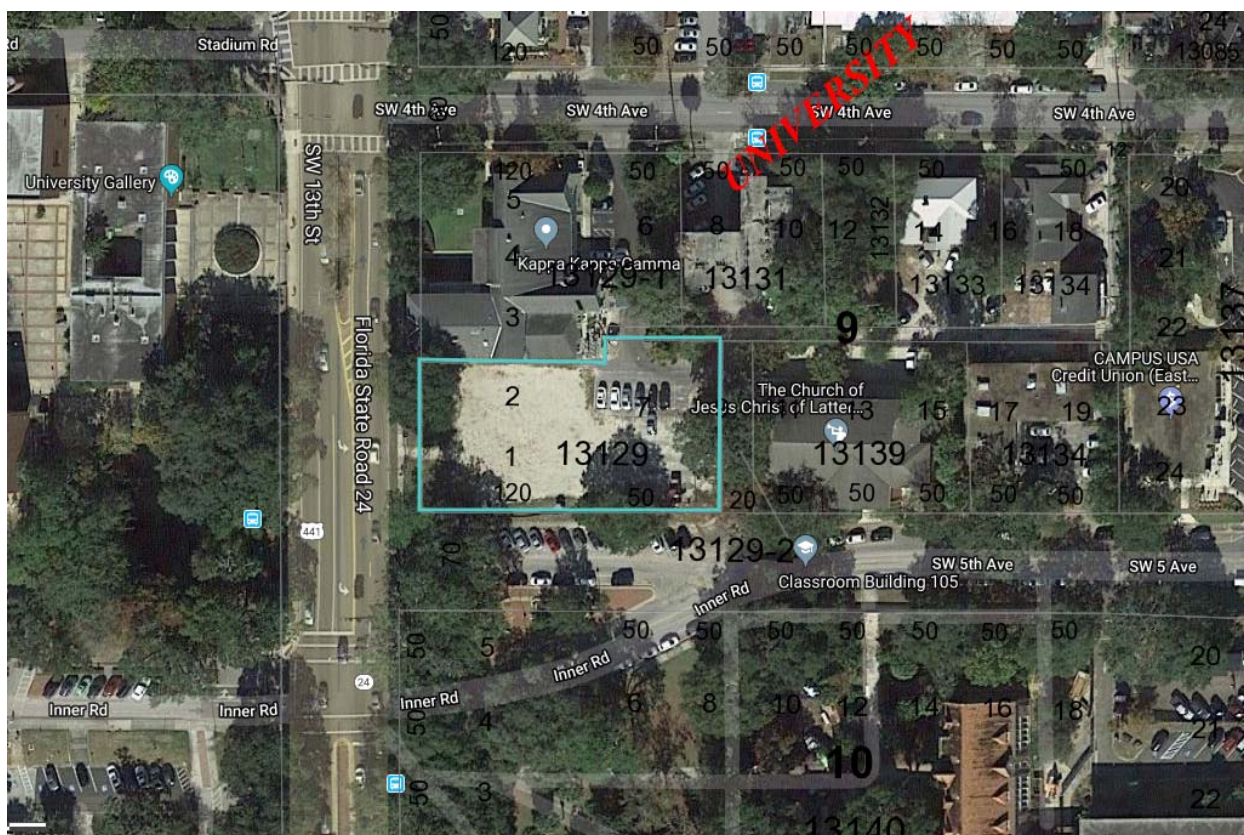
**Prepared By:** eda engineers – surveyors – planners, inc.



## Project Background & Request

The owners of the subject property wish to construct an eight-story, multi-use building with 66 residential units (182 bedrooms) and approximately 7,955 SF of office and/or retail space with associated infrastructure improvements on the property. The project site is located on an approximately 0.53 (+/-) acre vacant parcel (previously a fraternity house) at 407 SW 13<sup>th</sup> Street. The parcel is surrounded by a variety of educational, commercial, and residential uses on the SW 13<sup>th</sup> Street corridor. The Special Use Permit (SUP) request is for additional density to 125 units per acre, which would increase the allowable residential units on the site from 53 dwelling units (100 units / acre) to 66 dwelling units (125 units / acre).

The aerial map below illustrates the project site location.



A Development Plan will be required to permit the proposed site improvements, including the building, parking garage, utility improvements, and site upgrades. The proposed building is 8 stories with 3 stories of internal parking for residents and customers, which is allowed in the U9 zoning district, in accordance with Land Development Code Section 30-4.9.A.3.

In addition, a Special Use Permit application is required because the City of Gainesville Comprehensive Plan Future Land Use Element Policy 4.1.1 Urban Mixed-Use High



Intensity (UMUH) category states that, for a density over 100 du/acre (up to 125 du/acre), a Special Use Permit approval is required. The proposed Development Plan / Special Use Permit is designed in compliance with the applicable criteria outlined in the Comprehensive Plan and LDC as described in this report and application.

This request for a density increase is similar to previous requests that include: the Hub on Campus project located at in the 1100 block of W University Avenue, which was approved by the Plan Board on July 27, 2017; and the 908 Group SUP in the 1600 block of W. University Avenue, which was approved by the Plan Board on June 27, 2019. Several projects near the UF campus and along the West 13<sup>th</sup> Street Corridor have either applied for Special Use Permits or PD zoning to increase density above the amount allowed by right.

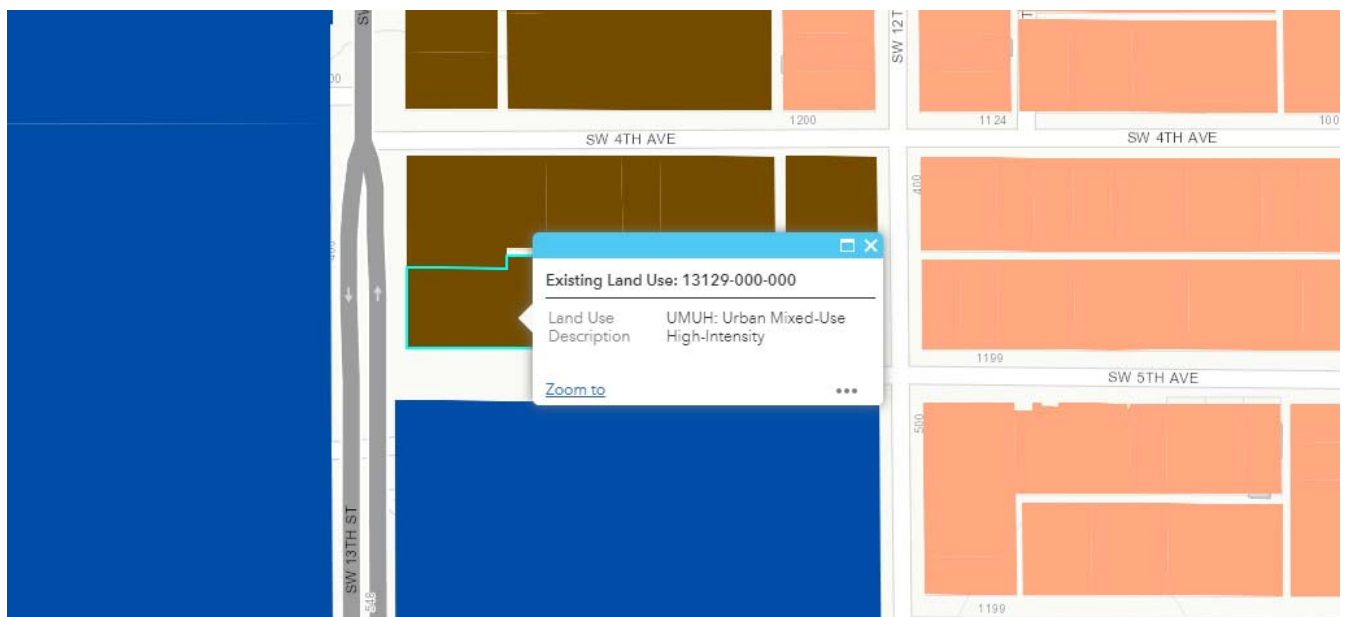
The project site is located in the College Park/University Heights Community Redevelopment Area (CRA), Zone A of the Transportation Mobility Program Area (TMPA), the UF Context Area, the Enterprise Zone, and the Opportunity Zone. All these overlay areas promote redevelopment and economic investment in the City of Gainesville.

## **Future Land Use Designation and Zoning District**

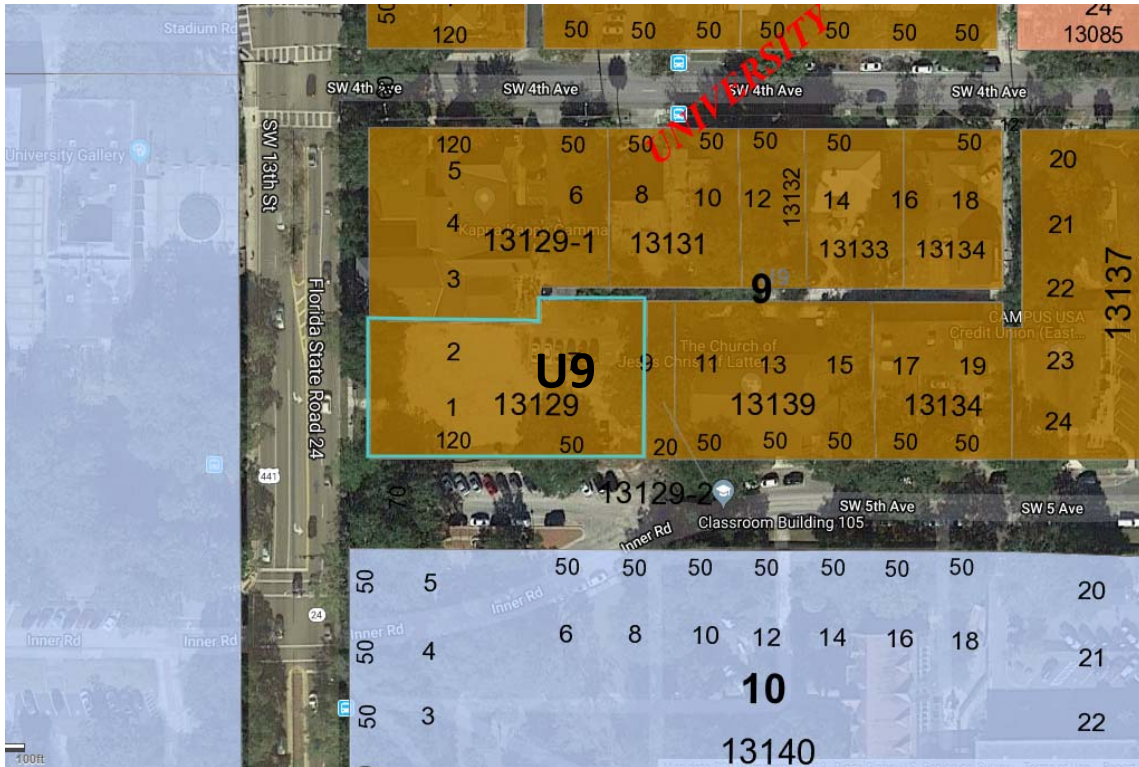
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The subject property currently has an Urban Mixed-Use High Intensity Future Land Use Designation and U-9 zoning, as shown on the below maps:

### Future Land Use Map:



Zoning Map:



## Surrounding Property Characteristics

	Future Land Use	Zoning	Existing Use
<b>North</b>	Urban Mixed-Use High Intensity	U9	Sorority House
<b>South</b>	Education	ED	University of Florida Campus
<b>East</b>	Urban Mixed-Use High Intensity	U9	Church Facility
<b>West</b>	Education	ED	University of Florida Campus

The proposed project is consistent with the mixed-use future land use and zoning designations, and it is consistent with the existing mix of urban uses in the area. It is a suitable development for the site location adjacent to the University of Florida campus and the West 13<sup>th</sup> Street corridor. The proposed uses and building height are also permitted in the U9 zoning that apply to properties to the north and east of the site.

## Consistency with the Comprehensive Plan

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The subject property has an Urban Mixed-Use High Intensity Future Land Use Designation. Policy 4.1.1 of the Future Land Use Element defines the Urban Mixed-Use High Intensity Future Land Use category as:

***Urban Mixed-Use High Intensity (UMUH): 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit***

*This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. The Urban Mixed-Use High-Intensity category is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. Developments located within this category shall be scaled to fit 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 as specified in the land development regulations.** 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. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Building height shall be limited to 6 stories and up to 8 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate zoning densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.*

As stated in the policy above, the Urban Mixed-Use High Intensity future land use category 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 by a SUP process and building height of up to eight stories per the building height bonus system. This project is proposing a density of 125 du/acre and a building height of 8 stories.

In addition, the subject property has an Urban 9 zoning designation that implements the Urban Mixed-Use High Intensity designation. The Gainesville Land Development Code, Section 30-4.2 includes a table which identifies the corresponding/implementing zoning district for each future land use category. This table indicates that the corresponding zoning district for the Urban Mixed-Use High Intensity future land use category is U9.

The project is also consistent with the City's redevelopment goals as stated in Future Land Use Element Objective 2.1:

*Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.*

FLUE Policy 2.1.2 also supports this redevelopment and the request for increased density:

*The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within ½ mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.*

An indicated earlier in this report, the project site is located abutting and across the street from the UF Campus and falls within Zone A of the TMPA, which promotes redevelopment as indicated below (Transportation Mobility Element Policy 10.1.4):

*Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.*

Given the location of the site and its residential component, the project will be responsible for meeting TMPA transit cost requirements as specified in Transportation Mobility Element Policy 10.1.14:

*Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development shall fund the capital transit costs associated with transit service needs. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution for any additional transit service enhancements needed to serve the proposed development and maintain existing service levels (frequencies) in the RTS a.m. and p.m. peak hours. The projected new trips shall be based on the expected mode split of all development trips that will use transit. If the development is within ¼ mile of UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trip that may occur. Any transit payments required under this policy shall not count towards meeting TMPA criteria in Zones B, C, D, or M.*

### **Consistency with Land Development Code**

As stated, the subject properties have a U-9 zoning designation. LDC Section 30-4.11 describes the Urban Zones 6-9 as:

## **Urban Zones 6 - 9**

*Consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.*

The building height of 8 stories with 3 stories of internal parking is allowed within the U9 zoning district as stated below in LDC Section 30-4.9.A.3:

*Structured parking. If a development provides structured parking, the maximum number of bonus stories is available. Additionally, within U9 and DT, up to two levels of parking that are constructed within a habitable building are not counted as stories for the purposes of calculating the total number of stories, provided the footprint of the parking structure falls within 75% to 100% of the footprint of the habitable floors directly above the parking levels.*

In addition, a density of up to 125 du/acre is specifically listed as a permitted density in U-9 in Sec. 30-4.13, Table V-2 of the Land Development Code. The proposed mixed-use development will provide services within close proximity of residential areas and will be close to other commercial development on the SW 13<sup>th</sup> Street corridor, thus supporting urban redevelopment in this transitioning area. When the Special Use Permit is issued by the Plan Board for the additional density, this development will be fully consistent with the Land Development Code.

### **Special Use Permit Criteria**

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The proposed density is consistent with the special use permit approval criteria outlined in LDC Sec. 30-3.24. This Special Use Permit criteria are cited below, followed by the applicant's response to each requirement:

#### **Sec. 30-3.34 – Review Criteria**

*No Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use. The burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.*

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.*

**Response:** As indicated in this SUP Report and associated Development Plan, the proposed mixed-use development with 125 du/acre density and 8 story height is consistent with the underlying Urban Mixed-Use High Intensity future land use designation and U9 zoning district and complies with all associated land development regulations. Specifically, the Future Land Use Element Objective 2.1

and Policy 2.1.2 support redevelopment and higher density in the area near the UF Campus. Transportation Mobility Element 10.1.4 also supports redevelopment of the project site due to its location in Zone A of the TMPA.

*B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.*

**Response:** The proposed use is an 8-story mixed-use development containing retail/office space on the ground floor and multi-family residential on upper floors. The proposed building orients itself to the two streets it fronts: SW 13<sup>th</sup> Street and SW 5<sup>th</sup> Avenue. This proposed uses at the site are compatible with the future uses designated by the Comprehensive Plan for Urban Mixed-Use High (UMUH) as noted below:

*This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format... An essential component of the category is orientation of structures to the street and the multi-modal character of the area.*

Properties to the north and east are also designated UMUH. Properties to the west and south are designated Education because they are part of the University of Florida campus.

The subject property is located fronting a 4-lane major arterial (SW 13<sup>th</sup> Street/US 441) and SW 5<sup>th</sup> Avenue (local street). SW 13<sup>th</sup> Street in the proposed project area is designated as a Storefront Street. Storefront streets are defined by the Land Development Code as follows:

*Storefront streets are designed to encourage a high level of pedestrian activity. Higher intensity and density uses front this street type. Due to the level of pedestrian activity on this street type, first floor residential development requires a 1.5 foot elevation above grade (3 feet recommended) for the privacy and comfort of residents. Building front entrances shall be oriented to this street type when there are multiple street frontages for the property.*

The density and intensity proposed for this project is compatible with the Storefront street it fronts. The building is oriented to both SW 13<sup>th</sup> Street and SW 5<sup>th</sup> Avenue, with entrances to uses located on both streets.

Existing uses surrounding the subject property are a fraternity house to the north, a place of religious assembly to the east (across an alley), the main UF campus to the west (across SW 13<sup>th</sup> Street), and Norman Hall to the south (across SW 5<sup>th</sup> Avenue). The proposed multi-family and commercial/retail uses are compatible



with the existing surrounding uses. The proposed project has similar uses to a nearby existing mixed-use development known as Social 28 located on SW 13<sup>th</sup> Street and SW 3<sup>rd</sup> Avenue.

A rendering of the proposed building is included below and elevations are attached.



As can be noted from the conceptual rendering and elevations, building massing is minimized by volume breaks that include: variation in the rooflines and volume projections and recesses along the face of the building. These volume breaks give the building façade a smaller volume appearance. An architecturally prominent public entrance is located on SW 13<sup>th</sup> Street for the leasing office, and there are multiple entrances on SW 5<sup>th</sup> Avenue to create a pedestrian friendly experience at the street level, which is compatible with the multi-modal activity in this area.

Elements like awnings, storefront glazing, doors, signage and a continuous horizontal band are incorporated as part of the design to break the massing and minimize the scale to respond to the surrounding area. First floor glazing along SW 13<sup>th</sup> Street and SW 5<sup>th</sup> Avenue exceed the requirement in the Code. Glazing on the upper, residential floors also exceeds the code requirements. An expression line is proposed between the ground floor and upper floors to provide additional façade articulation.

All building elevations, including secondary/interior side facades, use similar building materials and have an appearance as the street side facades. These building materials include: masonry veneer, premium cementitious panel and metal elements. These are being proposed to clearly articulate the two different uses of retail at ground floors and residential on the upper floors. Above the non-residential space, the architect is proposing the same premium quality cementitious panel and large panels of glazing at the corner of 13th Street and 5th Avenue to highlight the importance of the intersection. The remainder of the materials above the non-residential spaces are stucco and cementitious panel.

The building height of 8 stories is within the allowable height for the U9 transect zoning in this area. Structured parking is included within the building footprint per Land Development Code Section 30-4.9.a.3, which states that “up to two levels of parking that are constructed within a habitable building are not counted as stories...” The Social 28 building (SW 3<sup>rd</sup> Avenue), a recent redevelopment project, is 6 stories, and nearby campus buildings range from 2 – 5 stories in height. As redevelopment occurs on the SW 13<sup>th</sup> Street corridor, additional building height is to be anticipated due to the proximity of the UF campus and small size of parcels in the area. Vertical buildings use land more efficiently while allowing for the intensity allowed by the Comprehensive Plan for this area.

*C. The proposed use will not adversely affect the health, safety, and welfare of the public.*

**Response:** The proposed development is consistent with the uses in the vicinity and allowed uses within the U9 zoning district do not pose a threat to the health, safety, and welfare of the public. The project will provide new opportunity for higher density residential living near the University of Florida, where public infrastructure is in place and density is promoted and encouraged.

*D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.*

**Response:** Vehicular access to the parking garage on site has been properly engineered and is provided off the alley on the east side of the property, oriented away from primary pedestrian use areas. The trash room is also located on the east side of the building so that refuse pickup and loading can take place in the alley, away from pedestrian and bicycle areas and the sidewalks along the primary street frontages.

*E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.*



**Response:** There are no adjacent properties zoned for single-family use. Although the U9 zoning district does not require parking, a parking garage will be provided as a part of the building design to serve residents and customers of the retail establishments. Trash pickup and deliveries may utilize the adjacent alleyway.

*F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.*

**Response:** There are no noise, glare, exterior lighting, or odor effects that will negatively impact surrounding properties. All activity associated with the proposed development will occur within the proposed building. Any proposed lighting will comply with all applicable requirements in the Land Development Code.

*G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.*

**Response:** Vehicular access to the parking garage on site is provided off the alley on the east side of the property. The trash room is also located on the east side of the building so that refuse and loading areas can be in the alley, away from pedestrian use areas and sidewalks along the primary street frontages. No outdoor storage or display areas are proposed as a part of this project.

*H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.*

**Response:** The project is located in an area with adequate urban public facilities and services to serve the proposed development, as indicated by GRU at the project First-Step meeting. The project will connect to existing utility infrastructure at the developer's expense.

*I. 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:** The land use and zoning do not require screening or buffers for the proposed project. However, as part of the Development Plan submittal, a landscape plan prepared by a registered Landscape Architect will be included to demonstrate Code compliance for on-site landscaping.

*J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.*

**Response:** There are no adjacent properties zoned for single-family use. The proposed development is consistent with uses in the surrounding area.

*K. Any special requirements set forth in the Land Development Code for the particular use involved are met.*

**Response:** The development application will demonstrate compliance with all applicable Code requirements for the building, landscaping, lighting, and site design during final site plan review. The required Neighborhood Meeting for this project was held on July 11, 2019. The materials and minutes associated with the meeting are included within the backup materials of the application submittal.

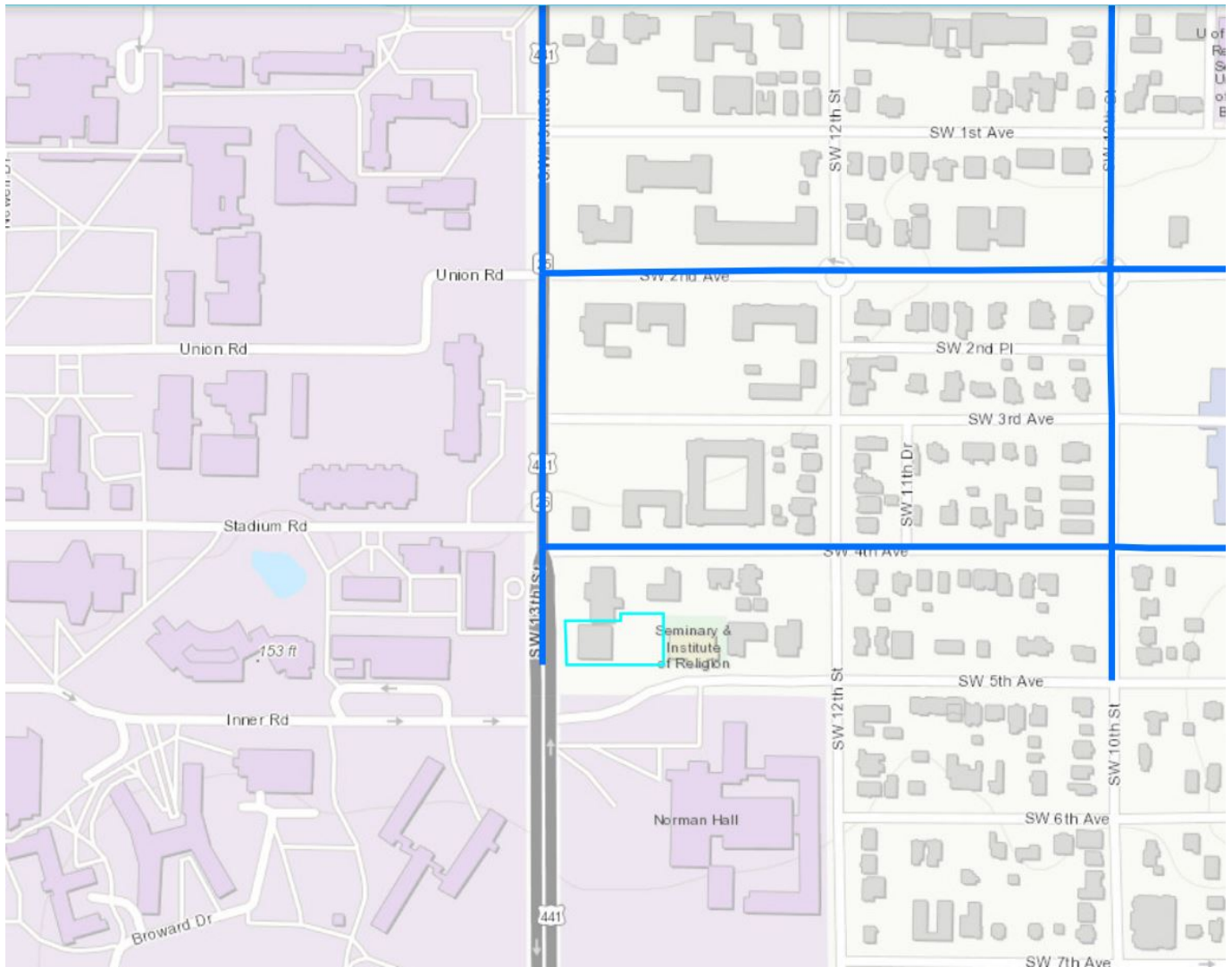
## Appendix E - Relevant Maps



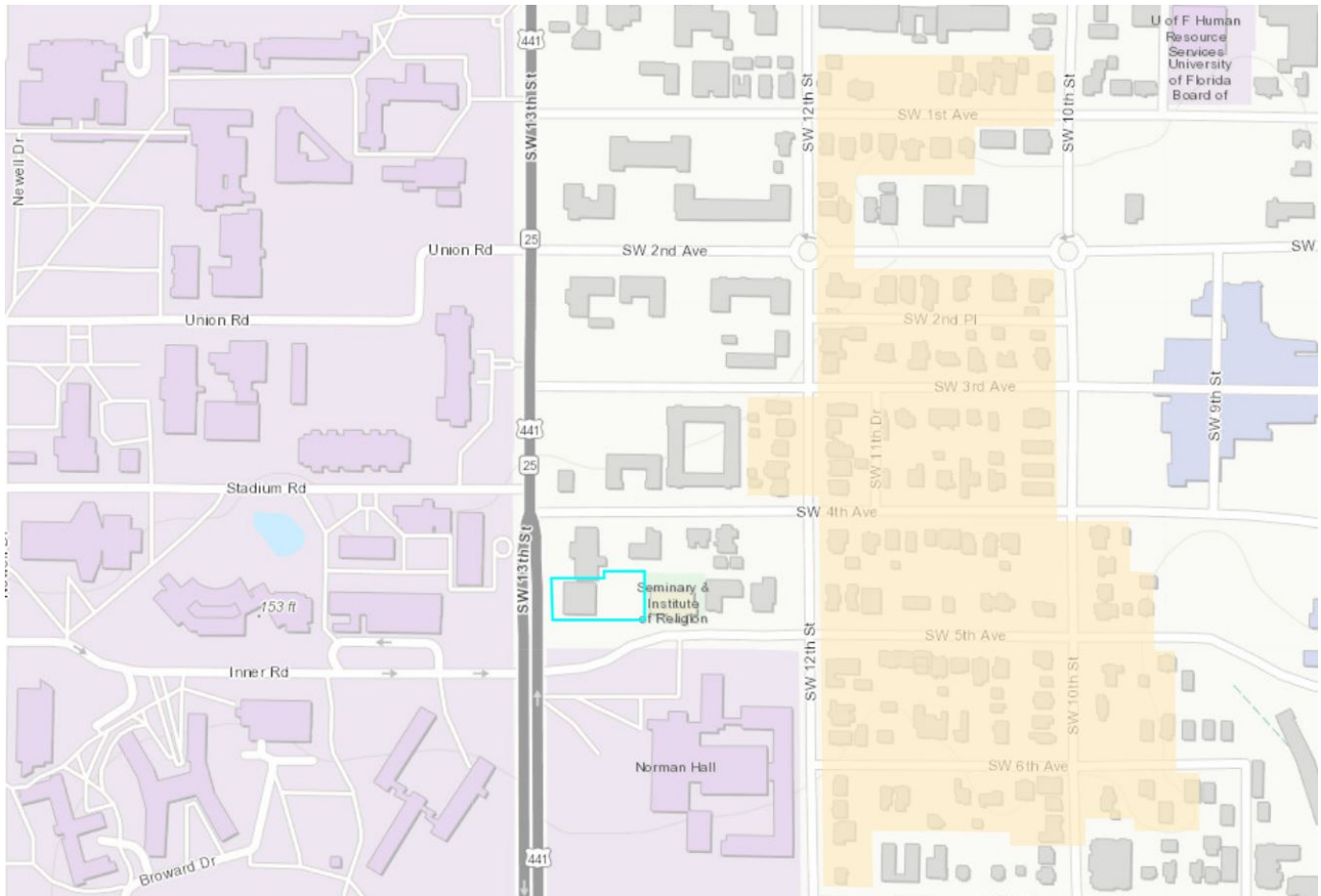
Future Land Use Categories



Zoning Categories



Urban Zone Street Type: Storefront Street (Highlighted in Royal Blue)



Historic District