

Appendix 1 – Supplemental Data

Environmental Staff Report

Parcel: Portion of 07176-015-000 defined in first attachment

Existing Environmental Conditions

This portion of parcel 07176-015-000 is characterized by a wooded upland habitat typical of north-central Florida mixed hardwood and pine communities. The canopy layer is dominated by pignut hickory (*Carya glabra*), laurel oak (*Quercus laurifolia*), and loblolly pine (*Pinus taeda*), with a subcanopy consisting primarily of cabbage palm (*Sabal palmetto*), eastern hophornbeam (*Ostrya virginiana*), Carolina laurelcherry (*Prunus caroliniana*), and yaupon holly (*Ilex vomitoria*). These species assemblages are commonly associated with upland forest communities occurring on sandy soils and gently sloping terrain throughout Alachua County. Site observations conducted by City staff, in coordination with Alachua County Environmental Protection Department staff, indicate that the parcel supports a relatively intact canopy and subcanopy structure that contributes to localized plant diversity within the site. The mixture of hardwood and pine canopy species, along with native understory trees and palms, provides structural diversity typical of upland forest habitats in this portion of the county. No wetlands are present.

Evidence of localized disturbance is present within portions of the property. The northern portion of the parcel contains areas of human disturbance, including scattered debris, while portions of the southern understory are dominated by *Ardisia* (*Ardisia crenata*), which has displaced quite a bit of native groundcover vegetation. Despite these localized disturbances, the site retains a diverse canopy and subcanopy composition characteristic of upland forest communities in Alachua County.

Regional Habitat Context

The area lies within a broader ecological landscape historically identified as Serenola Forest in the 1996 KBN Engineering / Golder Associates environmental evaluation prepared for Alachua County. That study characterized Serenola Forest as a tract of mesic hammock and upland mixed forest habitat supporting diverse vegetation communities and multiple karst features. The evaluation documented forest habitat interspersed with sinkholes and seasonal depressional wetlands, with ecological connections extending toward Paynes Prairie Preserve State Park. The report also noted that the underlying geologic setting—where the Hawthorn Formation becomes thin toward its western edge—creates conditions conducive to sinkhole formation and soils capable of supporting mesic hammock vegetation. The study further observed that portions of the Serenola Forest landscape were anticipated to transition to urban uses, noting that “this area is going to be developed,” reflecting the land use expectations for this portion of Alachua County at the time the study was prepared.

Within Alachua County’s broader Strategic Ecosystems evaluation, Serenola Forest was ranked 27th out of 47 identified strategic ecosystems for ecological importance, indicating that while the area contains notable habitat features, it was considered to have comparatively lower ecological significance than several other strategic ecosystem areas identified within the county. Although the subject parcel represents only a small portion of the historically mapped Serenola Forest landscape, the existing vegetation composition and presence of karst features are generally consistent with the environmental characteristics described in the 1996 evaluation.

Karst Features

A relict sinkhole depression is present in the southeastern portion of the area. Karst features such as sinkholes are common throughout Alachua County due to the underlying limestone geology of the region. These depressions form through dissolution of carbonate rock and subsequent settlement of overlying soils. Based on available mapping and field observations, the feature appears to represent a stabilized relict sinkhole rather than an actively subsiding feature. Relict sinks are common in upland hammock systems and may periodically collect stormwater during heavy rainfall events. Because of the karst geology in the Serenola Forest area, sinkholes were specifically noted in the 1996 environmental evaluation as a defining landscape characteristic. Any future development activities in proximity to this feature should consider appropriate site design considerations and, if necessary, geotechnical review to ensure stability of proposed development.

Soils

The area is mapped primarily as Pomona sand according to the USDA Natural Resources Conservation Service soil survey. Pomona sand is a very deep, poorly drained soil formed in sandy and loamy marine sediments that typically occurs on nearly level marine terraces and flatwoods landscapes in north Florida. These soils commonly exhibit seasonal high-water tables and rapid permeability in the sandy horizons, while the presence of finer materials at depth can slow drainage and contribute to periodic saturation. Pomona soils frequently support pine flatwoods and mixed hardwood forest communities, including loblolly pine and mesic hammock vegetation similar to that observed on the subject parcel. The presence of Pomona sand across much of the site is consistent with the surrounding Serenola Forest landscape, where sandy uplands transition into depressional features associated with sinkholes and seasonal wetlands.

Floodplain and Hydrology

A review of available FEMA floodplain mapping indicates that this portion of parcel 07176-015-000 is not located within a mapped Special Flood Hazard Area. The property lies outside the FEMA 100-year floodplain, and no mapped flood zones intersect the parcel boundaries. Although the parcel contains a relict sinkhole depression, there are no mapped wetlands or permanent surface water bodies present onsite, and the site does not appear to function as part of a larger mapped floodplain system.

Listed Species and Natural Communities

A review of the Florida Natural Areas Inventory (FNAI) database indicates that there are:

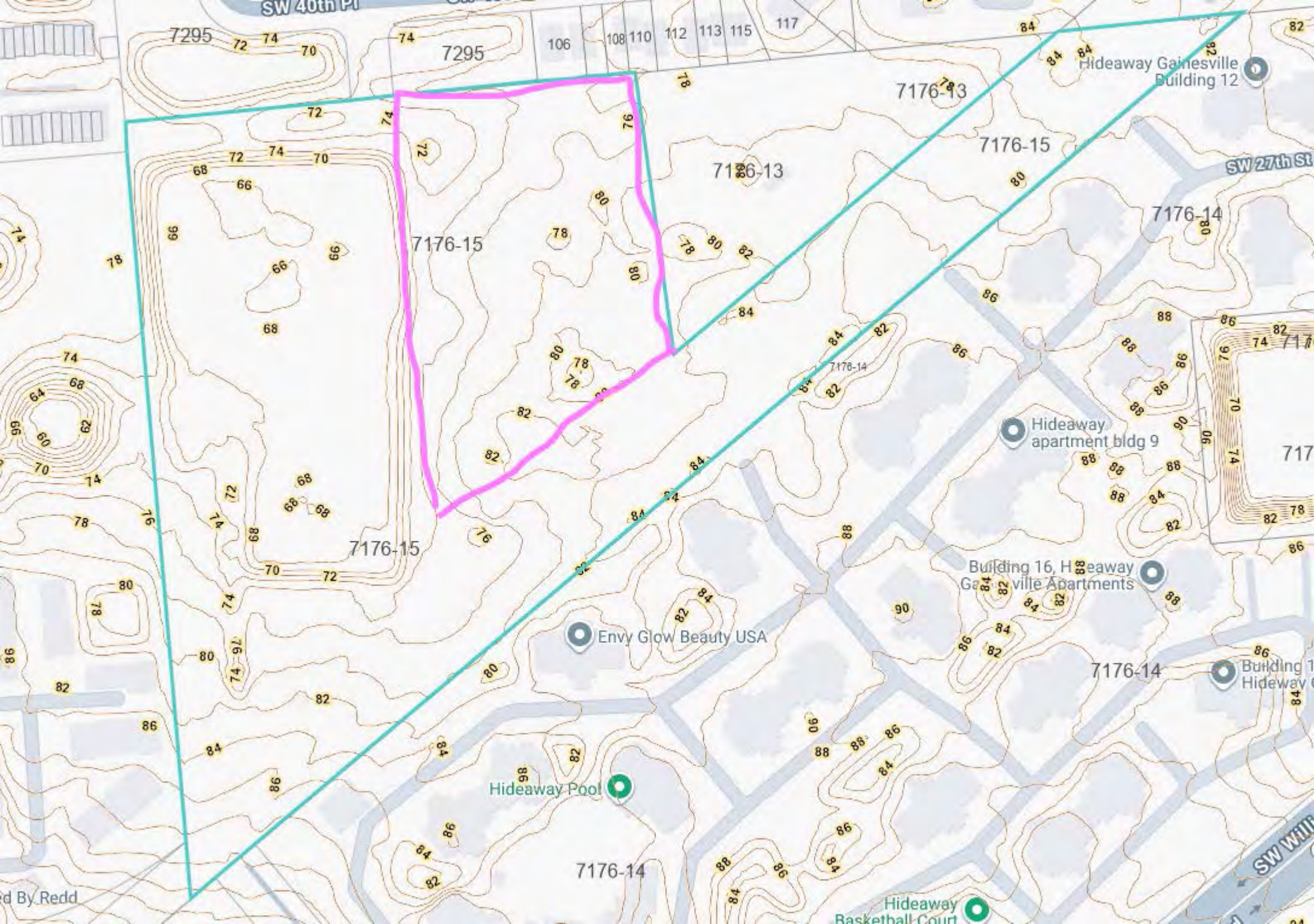
- 0 Documented Elements Found
- 0 Documented Historic Elements Found

within the boundaries of the parcel.

This indicates that no documented occurrences of listed plant or animal species have been recorded on the property in the statewide database.

Summary

The defined portion of parcel 07176-015-000 contains a mature mixed hardwood and pine upland forest community consistent with the broader Serenola Forest ecological landscape identified in the 1996 KBN/Golder environmental study. The vegetation assemblage reflects typical upland mixed forest species supported by sandy Pomona soils. While portions of the understory have been impacted by invasive vegetation and human activity, the parcel retains a largely intact canopy and subcanopy structure. A relict sinkhole feature is present in the southeastern portion of the site, reflecting the karst geology common throughout this area of Alachua County. The property is not located within the FEMA floodplain, and no documented listed species occurrences have been identified through database review. Overall, the parcel represents a typical example of upland forest habitat occurring within the landscape of southern Gainesville.



SITE VISITS: Bob Simons, 7/16/96, 7/18/96, 7/27/96, 7/28/96.

SITE EVALUATION SCORING

Vegetation:

Species Diversity	5
Exotics	5
Endangered Species Habitat	5
Wildlife Habitat	4.5

Hydrology:

Floridan Aquifer	1
Surficial Aquifer Resource Protection	4
Vulnerability of Aquifer	4

Landscape Ecology:

Community Diversity	5
Ecological Quality	3.5
Community Rarity	4
Functional Connectedness	5

Management Potential	4
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Note: See Table 2-1 for parameter descriptions.

SERENOLA FOREST

PRIORITY: 28 (slightly below average) (from unweighted sub-parameter score)

KEY FEATURES: This is mostly a high quality, mature, mesic hammock forest. It contains several sinkholes, some of which hold water for part of the year.

USGS QUAD: Micanopy

SIZE: 575 acres

<u>BIO-COMMUNITY TYPES</u>	<u>ACRES</u>	<u>CONDITION OF BIO-COMMUNITY</u>
Upland Mixed Forest	392	good to fair (Mesic Hammock)
Calcareous Mesic Hammock *	12	good
Sinkhole	8	good
Wet Prairie	20	fair
Depression Marsh	7	good
Farm Pond (retention basin) *7		

Sinkhole pond	2	good
Old Field Pine Plantation *	98	
Rough Pasture *	28	
<u>High Impact Development</u> *	3	(a house)

* Categories not used by FNAI

CONNECTIONS: There is a connection to Paynes Prairie. It is an upland connection across a paved road.

SITE BOUNDARY CONDITIONS: The boundaries are irregular in shape, but they conform to existing property boundaries, roads, section lines, and other survey lines. The site is bisected by a busy four lane highway (SR121) on the north and a minor paved road across the connector to Paynes Prairie.

GEOLOGIC/HYDROLOGIC FEATURES: The Hawthorn Formation here is near its western edge, is thin, and is near the surface. This provides for the fertile soil that supports the mesic hammock vegetation, and accounts for the numerous sinkholes. The clays are sufficiently thin and intermittent here so that there are no permanent streams. There is a weakly developed and infrequently running stream south of SR121 that ends in a sinkhole depression that is normally dry, but that receives the water from the intermittent stream and is sometimes flooded. All of the water from this site that is not returned to the atmosphere by evapotranspiration seeps down into the Floridan Aquifer.

WILDLIFE: There is good mast production, canopy habitat, and a fair number of cavities, a fair amount of browse, not much good cover, and little diversity in habitat types. This is good habitat for gray squirrels (*Sciurus carolinensis*), red-eyed vireos (*Vireo olivaceus*), parula warblers (*Parula americana*), red-bellied woodpecker (*Melanerpes carolinus*), and pileated woodpecker (*Dryocopus pileatus*), and it is important habitat for migrating songbirds. The small wetland gets some use by wading birds such as great egrets (*Casmerodius albus*).

RARE, THREATENED, AND ENDANGERED SPECIES: One Godfrey's privet (*Forestiera godfreyi*) was found near the south end nine years ago. There are greenfly orchids (*Epidendrum conopseum*) on some of the trees. The habitat distribution maps of the Florida Game and Fresh Water Fish Commission do not show habitat here for listed species (Arnold, 1995).

EXOTICS: There is a significant threat of exotic invasion from the encroaching residential development. It is not bad so far, but the following invasive exotics were observed in small numbers, mostly on the edges: border-grass (*Liriope muscari*), coralberry (*Ardisia crenata*), Chinese privet (*Ligustrum lucidum*), hedge privet (*Ligustrum sinensis*), trifoliolate orange (*Poncirus trifoliata*), mimosa (*Albizia julibrissin*), white-flowered spiderwort (*Tradescantia fluminensis*), paper mulberry (*Broussonetia papyrifera*), and Japanese honeysuckle (*Lonicera japonica*).

RESTORATION AND MANAGEMENT POTENTIAL: If the area remained undeveloped, the main challenge would be to continually counter the invasion of exotic species and to maintain the connection to Paynes Prairie State Preserve. No burning is needed.

RECOMMENDED CONSERVATION STRATEGIES: This area is going to be developed. Protection of sinkholes and karst recharge points in small conservation areas, perhaps by clustering development more densely on other areas, is recommended.

COMPREHENSIVE PLAN CONSIDERATIONS: There are small spots of wetland and of open water. There is a small area of stream floodplain in a sinkhole area south of SR 121, and there are several sinkholes.

SITE VISITS: Bob Simons, 7/13/96, 8/15/96, 1987, and earlier.

SITE EVALUATION SCORING

Vegetation:

Species Diversity	3
Exotics	3
Endangered Species Habitat	2
Wildlife Habitat	2

Hydrology:

Floridan Aquifer	5
Surficial Aquifer Resource Protection	2
Vulnerability of Aquifer	4

Landscape Ecology:

Community Diversity	1
Ecological Quality	3
Community Rarity	1.5
Functional Connectedness	2

Management Potential	3
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Note: See Table 2-1 for parameter descriptions.

WATERMELON POND

PRIORITY: 15 (slightly above average) (from unweighted sub-parameter score)

STRATEGIC ECOSYSTEMS - ALACHUA COUNTY, FLORIDA

Community Quality Designations

Introduction

A few years ago Alachua County conducted two studies to create an Ecological Inventory for the County. The first study was conducted in 1987 and the second in 1996. The studies aimed to identify, inventory, map, describe, and evaluate the most significant natural biological communities, both upland and wetland, that were in private ownership in Alachua County and to make recommendations for protecting these natural resources. The studies do not focus on the public water bodies and publicly owned lands in the County. This map captures the GIST of the analysis used.

Community Quality Designations

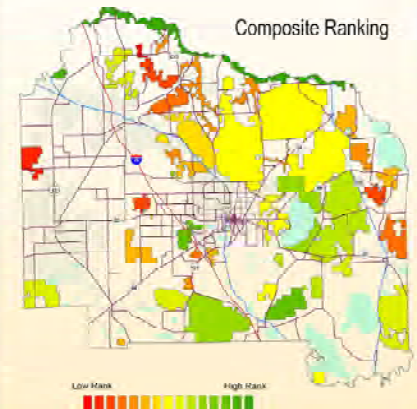
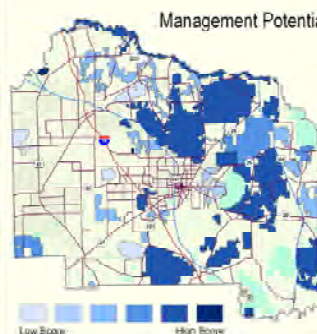
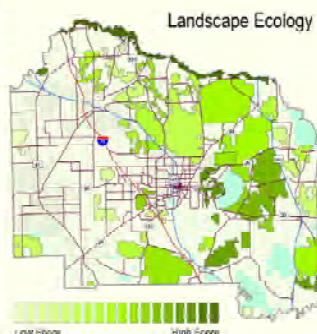
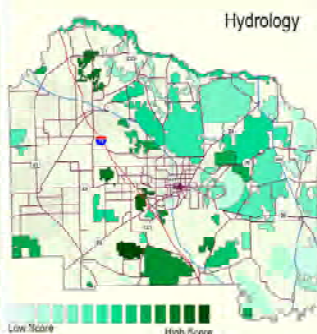
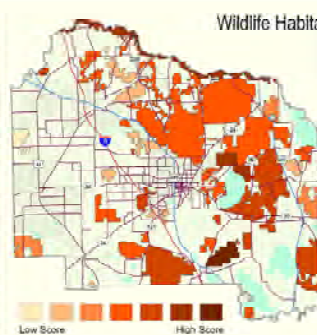
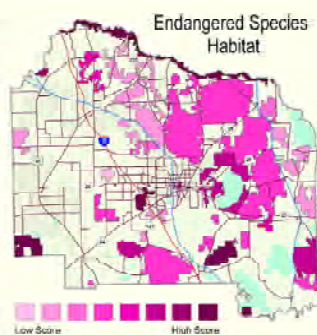
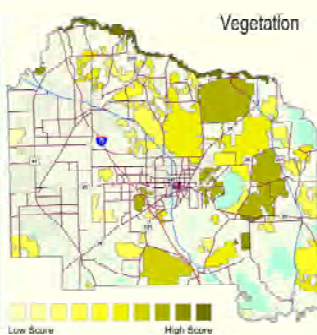
The biological communities on each site were evaluated for overall ecosystem quality. While the scope of the project precluded certain statistical analysis, the approach taken combined limited site visits and judgment based on other sources of information. Some decisions were made on the basis of aerial photography combined with a judgment based on the general condition of such ecosystems throughout Alachua County. Most communities were visited in the field at least once. Evaluations of quality are based primarily on the biodiversity and functional integrity of the community as reported in the field data sheets or by the evaluators.

SITE NUMBER	SITE NAME	PARAMETER SUB-PARAMETER	
		PARAMETER	SUB-PARAMETER
1	AMAS W/ LIGHT FLATWOODS	17	17.1
2	BECKY VALLEY	47	47.1
3	BIRD HILL	18	18.1
4	BIRD HILL FLATWOODS	18	18.2
5	BUDWATER CREEK	34	34.1
6	CHOCOLA RIVER	18	18.3
7	CHOCOLA RIVER	17	17.2
8	EAST SIDE BREVARD	18	18.4
9	EAST CHOCOLA FOREST	12	12.1
10	EAST CHOCOLA FOREST	12	12.2
11	NORTH SAN PELAYO HARBOR	24	24.1
12	NORTH SAN PELAYO HARBOR	24	24.2
13	DOCK	18	18.5
14	TRAIL BLAZED HARBOR	24	24.3
15	TRAIL BLAZED HARBOR	24	24.4
16	TRAIL BLAZED HARBOR	24	24.5
17	TRAIL BLAZED HARBOR	24	24.6
18	HATCHETT CREEK	30	30.1
19	MOORE CREEK	22	22.1
20	MOORE CREEK	22	22.2
21	MOORE CREEK	22	22.3
22	MOORE CREEK	22	22.4
23	MOORE CREEK	22	22.5
24	MOORE CREEK	22	22.6
25	MOORE CREEK	22	22.7
26	MOORE CREEK	22	22.8
27	MOORE CREEK	22	22.9
28	MOORE CREEK	22	23.0
29	MOORE CREEK	22	23.1
30	MOORE CREEK	22	23.2
31	MOORE CREEK	22	23.3
32	MOORE CREEK	22	23.4
33	MOORE CREEK	22	23.5
34	MOORE CREEK	22	23.6
35	MOORE CREEK	22	23.7
36	MOORE CREEK	22	23.8
37	MOORE CREEK	22	23.9
38	MOORE CREEK	22	24.0
39	MOORE CREEK	22	24.1
40	MOORE CREEK	22	24.2
41	MOORE CREEK	22	24.3
42	MOORE CREEK	22	24.4
43	MOORE CREEK	22	24.5
44	MOORE CREEK	22	24.6
45	MOORE CREEK	22	24.7
46	MOORE CREEK	22	24.8
47	MOORE CREEK	22	24.9

Site Ranking

A numerical scoring and ranking system was developed to determine the relative importance of the sites based on their ecological, hydrological, and management characteristics. Each site was evaluated and ranked by three project scientists for six ecological, hydrological, and management parameters. In some cases, a parameter was subdivided into subparameters to better define the relationship. Definitions were developed for each parameter and subparameter. Based on these definitions, a score of 1 (low) to 5 (high) was assigned by consensus to each site based on the characteristics it exhibited. These scores were summed to obtain a total site score. Sites were ranked by comparing their total scores.

Site Rankings for each Criteria



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Notes:
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Date: 10/20/01
Author: (a) (4)
Editor: (a) (4)



Typical Canopy



Typical Understory



Cabbage Palm and more human disturbance in northern portion



Large patch of Ardisia in southern portion

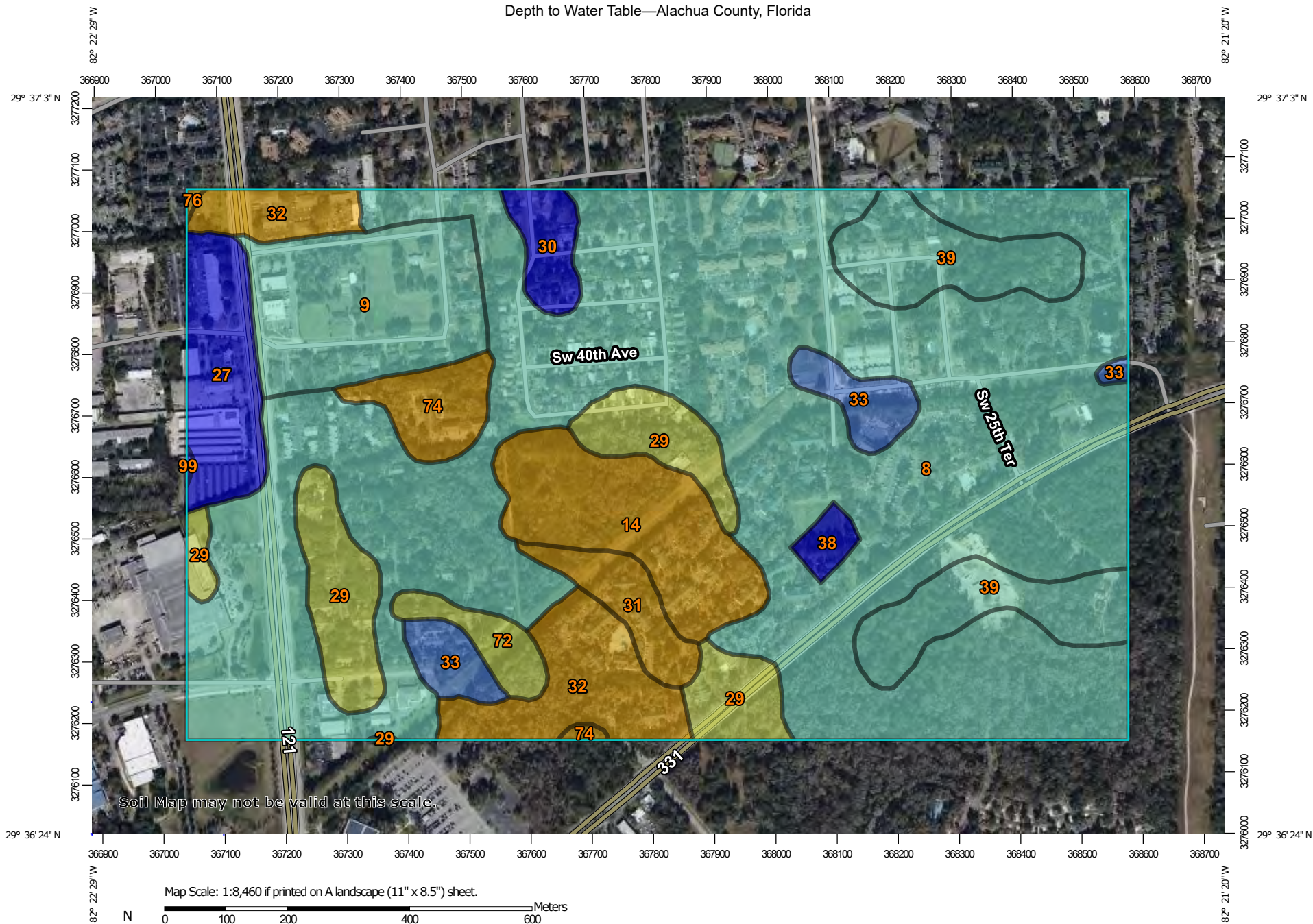


Heritage Magnolia



Southern Prickly Ash

Depth to Water Table—Alachua County, Florida



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/6/2026
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Lines

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Points

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200

 Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 27, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
8	Millhopper sand, 0 to 5 percent slopes	145	192.2	56.2%
9	Millhopper-Urban land complex, 0 to 5 percent slopes	145	22.7	6.6%
14	Pomona sand, 0 to 2 percent slopes	31	19.5	5.7%
27	Urban land	>200	12.3	3.6%
29	Lochloosa fine sand, 2 to 5 percent slopes	76	22.5	6.6%
30	Kendrick sand, 2 to 5 percent slopes	>200	4.5	1.3%
31	Blichton sand, 0 to 2 percent slopes	31	6.0	1.7%
32	Bivans sand, 2 to 5 percent slopes	30	18.0	5.3%
33	Norfolk loamy fine sand, 2 to 5 percent slopes	153	8.4	2.4%
38	Pits and Dumps	>200	1.9	0.5%
39	Bonneau fine sand, 2 to 5 percent slopes	130	23.1	6.7%
72	Lochloosa fine sand, 5 to 8 percent slopes	76	4.2	1.2%
74	Blichton sand, 2 to 5 percent slopes	31	6.7	2.0%
76	Bivans sand, 5 to 8 percent slopes	38	0.2	0.1%
99	Water	>200	0.1	0.0%
Totals for Area of Interest			342.0	100.0%

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

Soil Map—Alachua County, Florida



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
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14	Pomona sand, 0 to 2 percent slopes	19.5	5.7%
27	Urban land	12.3	3.6%
29	Lochloosa fine sand, 2 to 5 percent slopes	22.5	6.6%
30	Kendrick sand, 2 to 5 percent slopes	4.5	1.3%
31	Blichton sand, 0 to 2 percent slopes	6.0	1.7%
32	Bivans sand, 2 to 5 percent slopes	18.0	5.3%
33	Norfolk loamy fine sand, 2 to 5 percent slopes	8.4	2.4%
38	Pits and Dumps	1.9	0.5%
39	Bonneau fine sand, 2 to 5 percent slopes	23.1	6.7%
72	Lochloosa fine sand, 5 to 8 percent slopes	4.2	1.2%
74	Blichton sand, 2 to 5 percent slopes	6.7	2.0%
76	Bivans sand, 5 to 8 percent slopes	0.2	0.1%
99	Water	0.1	0.0%
Totals for Area of Interest		342.0	100.0%



Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 3/6/2026

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

for information on an official

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 26704 , 26978

	Descriptions DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit. DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years. LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because: 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.
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Matrix Unit ID: 26704

0 **Documented** Elements Found

0 Documented-Historic Elements Found**2 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 26978**0 Documented** Elements Found**0 Documented-Historic** Elements Found**2 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 26704 , 26978**42 Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa incised groove-bur	G3	S2	N	T
Ambystoma tigrinum Eastern Tiger Salamander	G5	S3	N	N
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Aphodius troglodytes</i> Gopher Tortoise Aphodius Beetle	G2G3	S2	N	N
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium x curtissii</i> Curtiss' spleenwort	GNA	S1	N	N
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Asplenium x plenum</i> ruffled spleenwort	G1Q	S1	N	N
<i>Ataenius brevicollis</i> An Ataenius Beetle	G3G5	S1S2	N	N

<i>Athene cunicularia floridana</i>	G4T3	S3	N	ST
Florida Burrowing Owl				
<i>Bolbocerosoma hamatum</i>	G3G4	S3	N	N
Bicolored Burrowing Scarab Beetle				
<i>Brickellia cordifolia</i>	G3	S2	N	E
Flyr's brickell-bush				
<i>Ceratocanthus aeneus</i>	G2G3	S2	N	N
Shining Ball Scarab Beetle				
<i>Copris gopheri</i>	G2	S2	N	N
Gopher Tortoise Copris Beetle				
<i>Corynorhinus rafinesquii</i>	G3G4	S1	N	N
Rafinesque's Big-eared Bat				
<i>Dasymutilla archboldi</i>	G2G3	S2S3	N	N
Lake Wales Ridge Velvet Ant				
<i>Eudocimus albus</i>	G5	S4	N	N
White Ibis				
<i>Falco sparverius paulus</i>	G5T4	S3	N	ST
Southeastern American Kestrel				
<i>Forestiera godfreyi</i>	G2	S2	N	E
Godfrey's swampprivet				
<i>Gopherus polyphemus</i>	G3	S3	C	ST
Gopher Tortoise				
<i>Hartwrightia floridana</i>	G2	S2	N	T
hartwrightia				
<i>Lampropeltis extenuata</i>	G3	S3	N	ST
Short-tailed Snake				
<i>Lithobates capito</i>	G2G3	S3	N	N
Gopher Frog				
<i>Matelea floridana</i>	G2	S2	N	E
Florida spiny-pod				
<i>Myotis austroriparius</i>	G4	S3	N	N
Southeastern Myotis				
<i>Neofiber alleni</i>	G2	S2	N	N
Round-tailed Muskrat				
<i>Onthophagus polyphemi polyphemi</i>	G2G3T2T3	S2	N	N
Punctate Gopher Tortoise Onthophagus Beetle				
<i>Peltotrupes profundus</i>	G3	S3	N	N
Florida Deepdigger Scarab Beetle				
<i>Peucaea aestivalis</i>	G3	S3	N	N
Bachman's Sparrow				
<i>Phyllanthus liebmannianus ssp. platylepis</i>	G4T2	S2	N	E
pinewoods dainties				
<i>Phyllophaga clemens</i>	G2	S1	N	N
Clemens' June Beetle				
<i>Phyllophaga elongata</i>	G3	S3	N	N
Elongate June Beetle				
<i>Podomys floridanus</i>	G3	S3	N	N
Florida Mouse				

<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Selonodon floridensis</i> Florida Cebrionid Beetle	G2G4	S2S4	N	N
<i>Selonodon mandibularis</i> Large-Jawed Cebrionid Beetle	G2G4	S2S4	N	N
<i>Sideroxylon alachuense</i> silver buckthorn	G1	S1	N	E
<i>Spigelia loganioides</i> pinkroot	G2Q	S2	N	E
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N
<i>Verbesina heterophylla</i> variable-leaf crownbeard	G2	S2	N	E
<i>Wet flatwoods</i>	G4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

ORDINANCE NO. 210331

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 5.89 acres of property generally located in the 3041-3155 block of Old Archer Road, as more specifically described in this ordinance, from Mixed-Use Low-Intensity (MU-1) and Residential Multi-Family (RMF-8) to Planned Development (PD); providing land development regulations; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city; and

WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land, with the goals of protecting natural and historic resources, providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban sprawl; and

WHEREAS, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan and that are combined and compiled into a single land development code for the city; and

WHEREAS, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and land development regulations on specific classifications of land within the city; and

28 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Zoning Map
29 Atlas by rezoning the property that is the subject of this ordinance to Planned Development
30 (PD) district; and

31 **WHEREAS**, PD district zoning is a zoning category that allows landowners or developers to
32 submit unique proposals that are not addressed or otherwise provided for in the zoning
33 districts and land development regulations established by the City of Gainesville Land
34 Development Code; and

35 **WHEREAS**, the PD zoning district, including all of its unique and specific land development
36 regulations, is freely negotiated and voluntarily agreed to by the owner/developer of the
37 subject property, thereby precluding any claims or actions under Florida law regarding
38 regulatory takings, the Bert J. Harris, Jr., Private Property Rights Protection Act, development
39 exactions under common law or Section 70.45, Florida Statutes, or the affordable housing
40 provisions in Section 125.01055, Florida Statutes; and

41 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
42 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
43 pursuant to Section 163.3174, Florida Statutes, held a public hearing on September 30, 2021,
44 to consider this application and provide a recommendation to the City Commission; and

45 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
46 newspaper of general circulation and provided the public with at least seven days' advance
47 notice of this ordinance's first public hearing to be held by the City Commission; and

48 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was
49 placed in the aforesaid newspaper and provided the public with at least five days' advance

notice of this ordinance's second public hearing to be held by the City Commission; and

WHEREAS, the public hearings were held pursuant to the notice described above at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard; and

WHEREAS, the City Commission finds that the rezoning of the subject property will be consistent with the City of Gainesville Comprehensive Plan when the amendment to the Comprehensive Plan adopted by Ordinance No. 210330 becomes effective as provided therein.

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

SECTION 1. The Zoning Map Atlas of the City of Gainesville is amended by rezoning the following property from Mixed-Use Low-Intensity (MU-1) and Residential Multi-Family (RMF-8) to Planned Development (PD):

See legal description attached as **Exhibit A** and made a part hereof as if set forth in full. The location of the property is shown on **Exhibit B** for visual reference. In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

SECTION 2. The use and development of the property described in Section 1 of this ordinance must be consistent with the PD layout plan and building elevations attached as **Exhibit C** and made a part hereof as if set forth in full, as well as the regulations listed below. Except as expressly provided in **Exhibit C** and the conditions below, the use, regulation, and development of the property must be in conformance with and regulated by the Land Development Code in effect at the time of development approvals.

1. Allowable uses, as may be defined in the City's Land Development Code, by right are as follows:
 - a. Multi-family residential dwellings (apartments and/or condominiums)

- b. Customary and accessory uses to multi-family dwellings (including, but not limited to: leasing offices; recreation and pool facilities; clubhouses; study centers; fitness centers; parking facilities)
 - c. Attached dwellings
 - d. Assisted living facility
 - e. Business services
 - f. Civic, social, or fraternal organization
 - g. Daycare center
 - h. Exercise studio
 - i. Laboratory, medical or dental
 - j. Office, professional
 - k. Office, medical, dental, or other health-related services
 - l. Personal services
 - m. Restaurant
 - n. Retail sales
2. The development may have no more than 240 dwelling units, which is a residential density of 41 units/acre. The development may have no more than 667 bedrooms.
 3. The development must contain a minimum of 8,000 square feet and may not exceed a maximum of 16,500 square feet of non-residential uses. Accessory uses to the multi-family residential, such as leasing offices and amenities exclusive to residents, will not count against the maximum allowable non-residential square footage.
 4. During development plan review, the owner/developer shall provide a list of building materials and architectural standards for review and approval by the City Manager or designee to ensure that the proposed development is consistent with the adopted PD requirements.
 5. The maximum building height is 7 stories or 105 feet; whichever is higher.
 6. The development must meet the following building placement standards:
 - a. Old Archer Road build-to line: 21 feet min – 40 feet max, measured from the back of pavement or as required for existing utility clearances.
 - b. SW 31st Terrace approved private street build-to line: 15 feet min – 20 feet max, measured from back of pavement or as required for existing utility clearances. The build-to line along SW 31st Terrace may be adjusted to provide additional usable public open space as required by this ordinance.
 - c. East setback from property line: 10 feet.
 - d. West setback from property line: 15 feet.

- e. Rear setback from property line: 10 feet.
7. The development must meet the following design/development standards:
- a. Glazing must be non-reflective, transparent windows or glazing area covering the required percentage specified below at pedestrian level (between 3 feet above grade and 8 feet above grade) for the first floor. Operable entrance doors must be included in the calculation of total surface area for the purposes of glazing.
 - b. Minimum first floor non-residential glazing along Old Archer Road and SW 31st Terrace: 50%.
 - c. Minimum first floor residential glazing along Old Archer Road and SW 31st Terrace: 30%.
 - d. Minimum multi-family residential/non-residential upper floor glazing: 15%.
 - e. Minimum sidewalk width along Old Archer Road: 8 feet.
 - f. Minimum sidewalk width along SW 31st Terrace approved private street: 5 feet.
 - g. Minimum landscape zone width along Old Archer Road: 5 feet.
 - h. Minimum landscape zone along SW 31st Terrace approved private street: 5 feet.
 - i. Minimum building frontage zone width along Old Archer Road: 5 feet.
 - j. Minimum building frontage zone width along SW 31st Terrace approved private street: 5 feet.
 - k. Minimum pavement width for multi-use path along the western frontage: 10 feet.
 - l. Minimum width for internal sidewalk systems: 5 feet.
 - m. Minimum first floor height for residential: 12 feet.
 - n. Minimum first floor height for non-residential: 15 feet.
 - o. Minimum building frontage requirement along Old Archer Road: 60%.
 - p. Minimum building frontage requirement along SW 31st Terrace: 40%.
 - q. No parking is allowed in front of buildings along the Old Archer Road frontage.
 - r. On-street parking is allowed in front of buildings along SW 31st Terrace frontage.
 - s. Off-street vehicle parking spaces may not exceed 750 spaces.
 - t. The development must include at a minimum: one bicycle space per 2,000 square feet of Gross Floor Area (GFA) for non-residential uses; one bicycle space per 4 residential bedrooms; and one scooter/moped space per 7 residential bedrooms.
8. Development at the property is subject to applicable Transportation Mobility Program Area (TMPA) criteria as specified in the City's Comprehensive Plan.
9. The maximum total trip generation for the development must not exceed 2,240 net, new average daily trips.

10. Vehicular access to the development from public right-of-way must be from a single access point off Old Archer Road. SW 31st Terrace must be designed as an approved private street (with ingress/egress easement) to maintain access to Old Archer Road for properties to the south of the development. This street must be designed as a local street per U8 zoning district standards as indicated in LDC Table V-2 (Building Form Standards within Transects) with the intent to define a block edge, provide build-to lines, require buildings to address the street (with active use areas and usable public open space), and establish public realm between buildings and the street.
11. A 10-foot wide, paved multi-use path with pedestrian-scale lighting must run along the western property frontage and connect to the public sidewalk along Old Archer Road. The multi-use path must also connect to a sidewalk running along the southern property line and to SW 31st Terrace. If fencing is constructed along the western property line, there must be a minimum of two opening/connecting stub out points along the western property line.
12. The development must include crosswalks and a sidewalk system connecting future development at the site to the public sidewalk system in the right-of-way between Old Archer Road and Archer Road. The City's Public Works and Mobility Departments shall review and approve placement of the crosswalks and sidewalk system at development plan review.
13. All development within the property must be connected with an internal sidewalk system and crosswalks.
14. The development must include a minimum of 5% of usable public open space in the form of open-air plazas or open-air arcades on the ground floor (hardscape areas), passive recreation areas, and/or the multi-use path along the western property frontage.
15. A minimum of 10% of the total residential dwelling units developed must be permanent Affordable Housing Units, secured through a binding legal document as approved to form and legality by the City Attorney's Office and recorded in the Public Records of Alachua County, Florida.
- a. "Affordable Housing Units" means units that are affordably priced for households earning no more than 80% of the Gainesville Metropolitan Statistical Area (MSA) Area Median Income (AMI), adjusted for household size, as established by the United States Department of Housing and Urban Development (HUD).
 - b. "Affordably priced" means that no more than 30% of household income is spent on housing expenses.
 - c. "Permanent" means that the affordability requirement must be effective until the development is demolished or converted to uses that do not include any residential dwellings.

- d. The Affordable Housing Units must have the same fit and finish as market-rate units, must be equally dispersed in the development relative to market-rate units, and occupants of Affordable Housing Units must have equal access to all amenities available on the property relative to market-rate occupants.
- e. Tenant screening, selection, and income verification for Affordable Housing Units must be coordinated with a public agency, which may include for example the City of Gainesville Housing and Community Development Department, the Gainesville Housing Authority, or the Alachua County Housing Authority.
- f. Affordable Housing Units do not need to be fixed to particular units within the development and particular units may rotate between use as Affordable Housing Units and market-rate units, as long as a minimum of 10% of the total residential dwelling units are managed and used as Affordable Housing Units.

SECTION 3. The conditions and requirements in this ordinance will remain effective until such time as, upon either the City or the property owner(s) filling an application for rezoning, the City adopts an ordinance rezoning the subject property to another zoning district consistent with the Comprehensive Plan and Land Development Code.

SECTION 4. The City Manager or designee is authorized and directed to make the necessary changes to the Zoning Map Atlas to comply with this ordinance.

SECTION 5. If any word, phrase, clause, paragraph, section, or provision of this ordinance or the application hereof to any person or circumstance is held invalid or unconstitutional, such finding will not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 7. This ordinance will become effective immediately upon adoption; however, the rezoning will not become effective until the amendment to the City of Gainesville

211 Comprehensive Plan adopted by Ordinance No. 210330 becomes effective as provided therein.

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213 **PASSED AND ADOPTED** this 3rd day of March, 2022.

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221 Attest:

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LAUREN POE

MAYOR

Approved as to form and legality:



DANIEL M. NEE

INTERIM CITY ATTORNEY



OMICHELE D. GAINES

CITY CLERK

This ordinance passed on first reading this 17th day of February, 2022.

This ordinance passed on second reading this 3rd day of March, 2022.

Exhibit A to Ordinance 210331



LEGAL DESCRIPTION

For: 3041 SW Archer Road
Archer Place

AS-SURVEYED DESCRIPTION PARCELS 1-16

PARCEL ID: 06777-001-000
PARCEL ID: 06777-002-000
PARCEL ID: 06777-003-000
PARCEL ID: 06777-004-000
PARCEL ID: 06777-006-000
PARCEL ID: 06777-007-000
PARCEL ID: 06777-008-000
PARCEL ID: 06789-000-000
PARCEL ID: 06789-001-000
PARCEL ID: 06789-003-000
PARCEL ID: 06789-004-000
PARCEL ID: 06789-005-000

ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1922, PAGE 337

A TRACT OR PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NAPIER GRANT LYING WITHIN TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, THENCE RUN NORTH 86°15'00" EAST, FOR 59.50 FEET; THENCE RUN NORTH 33°30'00" WEST, FOR 891.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD ARCHER ROAD; THENCE RUN NORTH 56°46'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR 150.00 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID SOUTHERLY RIGHT OF LINE THE FOLLOWING (2) COURSES;

1. NORTH 59°36'00" EAST, FOR 180.53 FEET TO A POINT;
2. THENCE RUN NORTH 62°25'00" EAST, FOR 397.00 FEET TO NORTHWEST CORNER OF ARCHER LANE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 3261, PAGE 1426, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA;
THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 12°11'31" EAST ALONG THE WESTERLY LINE OF SAID ARCHER LANE CONDOMINIUM, FOR 538.84 FEET TO SOUTHWEST CORNER THEREOF AND A POINT ON THE NORTHERLY LINE OF SILVER CREEK APARTMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 4668, PAGE 980, OF SAID PUBLIC RECORDS;
THENCE RUN SOUTH 58°43'36" WEST ALONG SAID NORTHERLY LINE, THE SOUTHERLY LINE OF THAT ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1922, PAGE 337 AND THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1643, PAGE 1901, ALL OF SAID PUBLIC RECORDS, FOR 396.76 FEET TO SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 25, OF SAID PUBLIC RECORDS;
THENCE RUN NORTH 31°44'50" WEST ALONG THE EASTERLY LINE OF SAID LANDS, FOR 535.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 5.895 ACRES OR 256,796 SQUARE FEET, MORE OR LESS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 8212092, DATED FEBRUARY 4, 2020.

Parcels: 06777-001-000, 06777-002-000, 06777-003-000, 06777-004-000, 06777-006-000, 06777-007-000, 06777-008-000, 06782-000-000, 06789-000-000, 06789-001-000, 06789-003-000, 06789-004-000, 06789-005-000

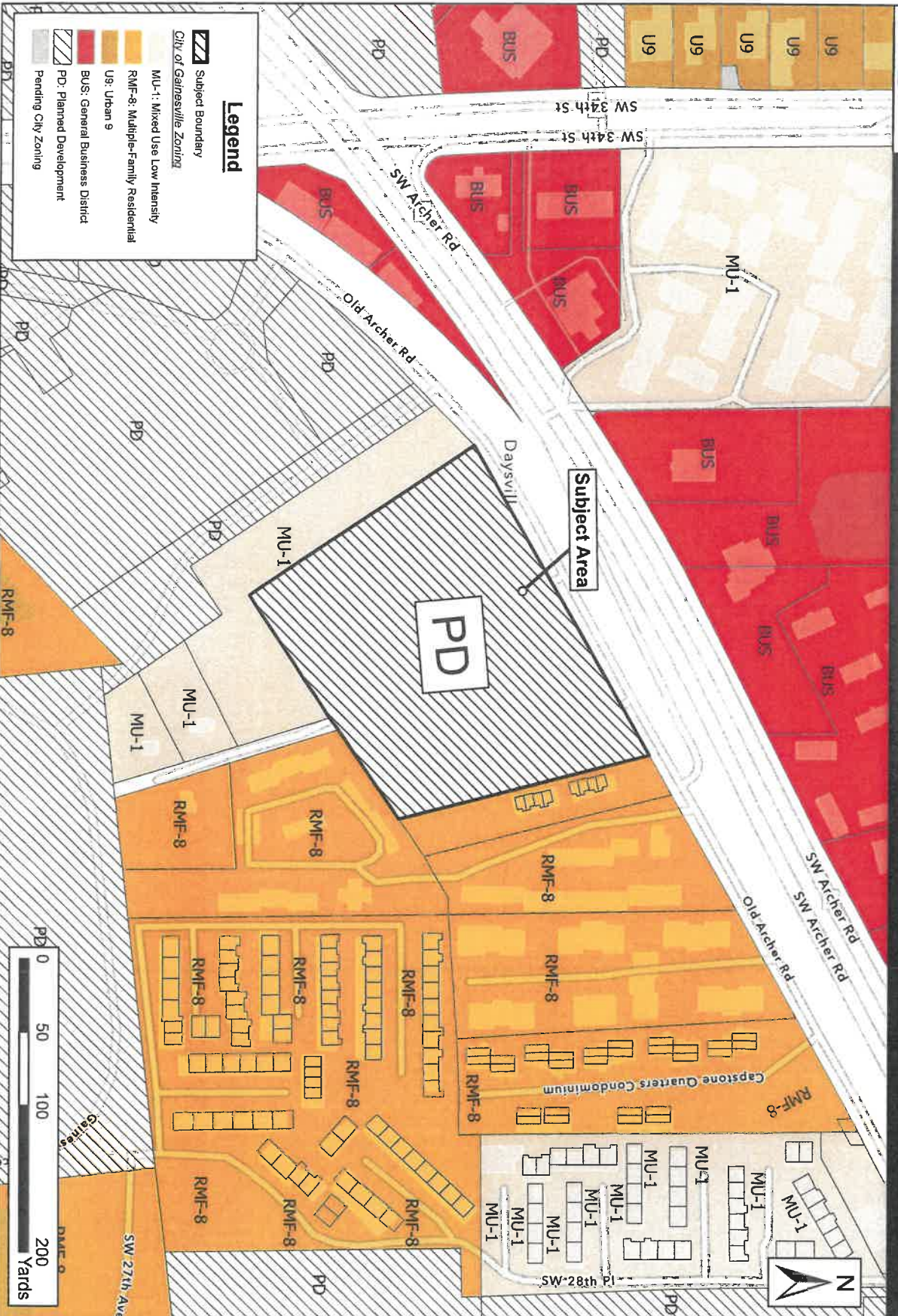


Exhibit B to Ordinance 210331



Proposed Zoning - Appendix B | PB-21-00103 ZON

Parcels: 06777-001-000, 06777-002-000, 06777-003-000, 06777-004-000, 06777-006-000, 06777-007-000, 06777-008-000, 06782-000-000, 06789-000-000, 06789-001-000, 06789-003-000, 06789-004-000, 06789-005-000



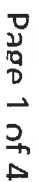
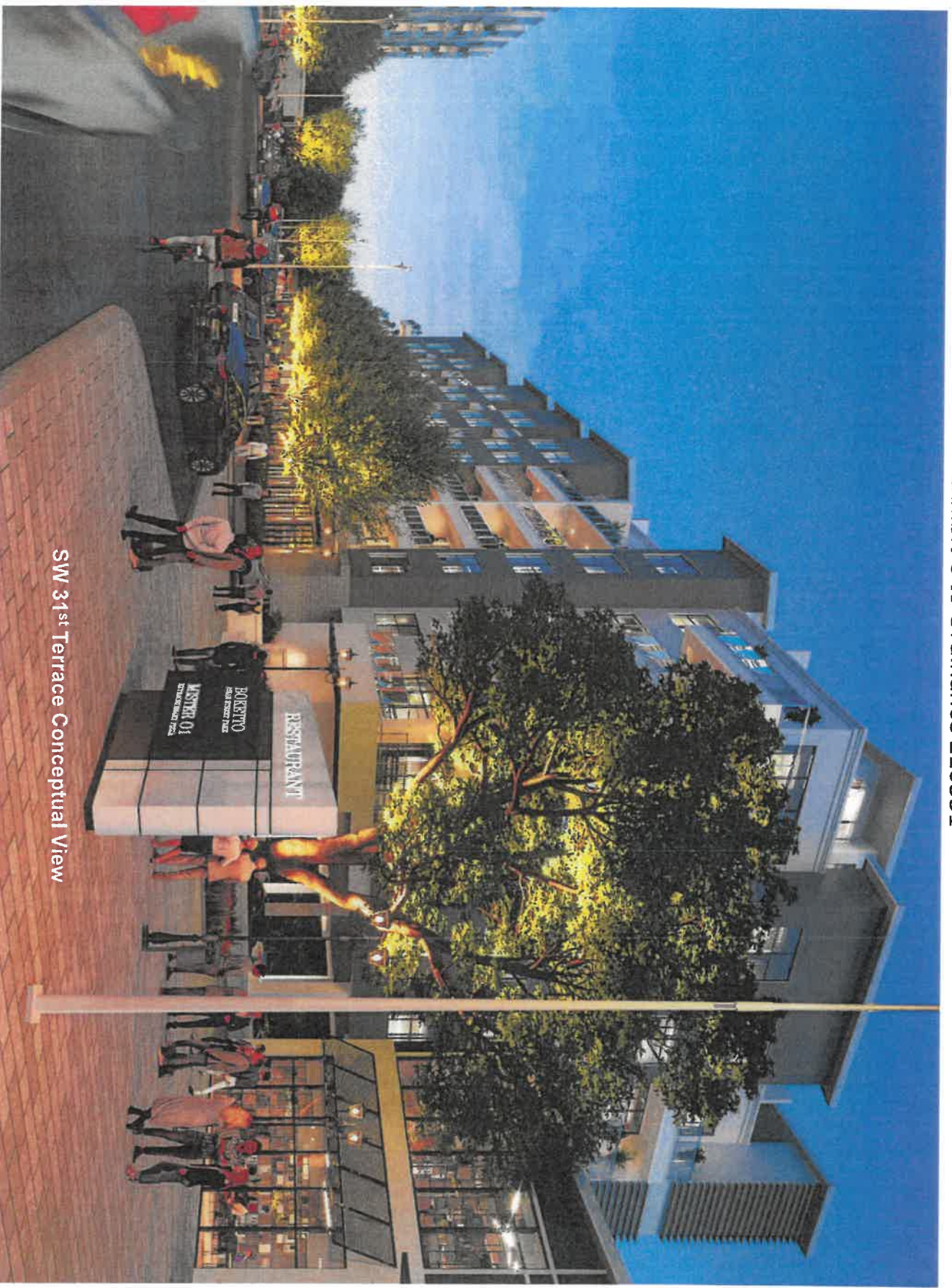


Exhibit C to Ordinance 210331



Conceptual Building Frontage View (Old Archer Road)



SW 31st Terrace Conceptual View



Conceptual Rear Southeastern View

map ~~4117~~
Gainesville Place
Apts

RESOLUTION Z-01-42

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA; TO REZONE APPROXIMATELY 73.14 ACRES FROM R-3 (MULTIPLE FAMILY, HIGH DENSITY) DISTRICT TO 'MIXED USE PUD (PLANNED UNIT DEVELOPMENT) LOCATED IN APPROXIMATELY THE 2800 BLOCK OF SW 35TH PLACE, BETWEEN OLD ARCHER ROAD AND SW 35TH PLACE (LOCATED IN THE URBAN SERVICES AREA).

01 DEC 17 PM 4:13

WHEREAS, Zoning Application #ZOM-09-01 has been duly filed and was considered by the Alachua County Planning Commission at its meeting of November 21, 2001; and,

WHEREAS, the Application was considered by the Alachua County Board of County Commissioners at its meeting of December 11, 2001; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application #ZOM-09-01, a request by David Coffey, agent for Place Collegiate Properties, LLC, owner, to rezone approximately 73.14 acres from "R-3" (multiple-family, high density) to "Mixed Use PUD" (Planned Unit Development), located in approximately the 2800 block of SW 35th Place, between Old Archer Road and SW 35th Place (Located in the Urban Services Area.) is hereby approved with the following conditions and bases:

Conditions:

1. Preliminary and Final Development Plan approval shall be required by the Development Review Committee per Section 392.43 (4), (5) & (6) of the Alachua County Land Development Code and shall be consistent with the zoning master plan reviewed and approved by the Board of County Commissioners. The zoning master plan shall address compliance with these conditions and the requirements of Section 392.42- Planned Unit Development District of the Land Development Code adopted by the Board of County Commissioners on October 9, 2001.
2. The mixed-use PUD, containing approximately 73.14 acres, shall not exceed 760 total dwelling units for all phases of development and 12,000 square feet of non-residential use.
3. A 15-foot wide medium density vegetative buffer shall be provided along all parcel boundaries. Existing vegetation shall be used for buffering where it satisfies the medium density requirement, or can be augmented to meet the requirement, as determined by the Development Review Committee. If the Development Review Committee determines that existing vegetation cannot be used for buffering of the property's perimeter, screening (berms, fences, or brick walls (or any combination thereof)) shall be used in combination with plantings.
4. The final location of internal roadways and lot configurations may be adjusted to minimize the impacts to existing flood plains located within the limits of the property.
5. The PUD shall be served by publicly owned centralized water and sewer systems.

6. Retention areas shall be designed to be irregular in shape to more naturally blend into the landscape of the development and such retention areas shall be designed and landscaped to provide an additional site amenity. Shallow basins, if any, shall be utilized and designed in such a way as to take on a natural appearance via use of vegetation within the basins.
7. The developer shall be solely responsible for construction of transit enhancements serving the development that are acceptable to the Public Works Department and the Regional Transit System. The cost of any such transit enhancement may be credited against any traffic mitigation requirement.
8. Consistent with the stated intent of Section 392.34 (2) of the zoning regulations, the existing wetland and required 35-foot wetland buffer shall be preserved and managed, and may be enhanced as a natural amenity. The wetland may be used for storage of stormwater if authorized by the St. Johns River Water Management District. Tree mitigation planting within the wetland and required wetland buffer is allowed. The required wetland buffer shall not apply to areas within the 35-foot buffer area that have already been disturbed by the previous development on the site. The developer shall exceed by 10% the minimum tree canopy preservation requirements of the "tree canopy" Idylwild/Serenola special area standards contained at Section 392.34 (5) e. of the zoning regulations. The applicant shall determine the tree canopy by counting all healthy native regulated species within the area and measuring the approximate crown dimension of a representative sample (10) of each regulated tree species. An average canopy coverage for each species will be derived from the sample and used to determine the existing initial canopy area and to demonstrate that 50% of the initial canopy is retained. The developer may, at its discretion, exceed this standard. Development within the Idylwild/Serenola Special Area Study is permitted within the drip line of the trees to be preserved so long as such development is found by the DRC to be compatible with the preservation

of the trees.

9. As a condition of final development plan approval, the developer shall submit a long-term, on-going vegetative management plan mutually acceptable to the Development Review Committee and the applicant. At a minimum, the plan shall:
 1. Address management of natural areas;
 2. Specify in detail measures that will be taken to promote the viability of existing trees that are to remain and new trees to be planted where required to meet the landscaping and mitigation requirements of the code;
 3. Inventory existing invasive non-native plants;
 4. Address control of existing invasive non-native plants throughout the PUD;
 5. Identify measures to control future occurrences of invasive non-native plants; and
 6. Identify disposal procedures related to control of invasive non-native plants.
10. The applicant shall prepare a mitigation plan for trees removed from within the "tree canopy" area and from elsewhere within Phases 2 and 2A with such mitigation requirements to be based on the number and quality of trees removed. Mitigation shall not be required for pine tree mortality directly associated with southern pine beetle infestation.
11. At the time of development plan approval, the traffic study will need to be expanded to show the actual anticipated average daily, and AM and PM peak-hour trip generation rates and distribution on all of the roadway segments within 1/2 mile of any driveway connection to the site, not just the reduction of pre-existing trips for which there are re-development credits. This trip generation

information will be used to determine the appropriate traffic mitigation associated with Phases 2 and 2A of this project (mitigation for Phases 1 and 1A was addressed when each phase received final development plan approval).

12. A vehicular and bicycle/pedestrian connection must be provided with the adjacent University Towne Centre Shopping Center PUD that is currently in its initial stage of construction. These connections must be located a minimum of 150 feet from the Old Archer Road Right-of-Way.
13. At a minimum, an emergency vehicular access connection must be provided for continual access by emergency services vehicles in the area of the existing vehicular connection to Brandywine Apartments. The applicant must also demonstrate that access is provided to the adjacent Hidden Village apartment complex located at the northeast corner of the site. Pedestrian and bicycle access into Gainesville Place Apartments may be limited to keyed access for residents of the development during evening and early morning hours.
14. Bicycle/pedestrian access limited to keyed access for residents of the development during evening and early morning hours in accordance with the development security management plan must be provided to all developments adjacent to Phases 2 and 2A wherever possible..
15. All streets and parking areas that will be accessible to bus traffic must be designed to accommodate a B-40 type vehicle.
16. The applicant shall comply with all federal, state, and local laws, rules, regulations, and ordinances, now and hereafter in force, which may be applicable to the use of the site. Concurrency requirements

for roads, parks, drainage, stormwater management, solid waste, water and sewer, and mass transit shall be met as a condition of final development plan approval. Violation of any of the terms and conditions of this permit shall be grounds for suspension or revocation by the Board of County Commissioners. [Note: Transportation concurrency was previously met and trips reserved for Phases I and IA. The applicant has demonstrated through submittal of a traffic study, that it has more than enough trips vested (110% redevelopment credit) from traffic concurrency to accommodate all of the trips generated by Phases 2 and 2 A of the development. The applicant shall only be required to demonstrate that the concurrency requirement for roads is fulfilled in the event additional trips are proposed for Phases 2 and 2A that exceed the total number of vested trips.]

17. To the extent practical, open space throughout the site shall be interconnected and continuous. Paved combination bicycle/pedestrian paths separate from parking lots or internal roadways shall link all buildings on the site in a continuous network connected to adjacent sites and shall utilize open space and buffers.

Bases:

1. The subject parcels have a Future Land Use designation of High-density Residential (14-24 du/acre). The sites are encompassed by properties with a Future Land Use designation of High-Density Residential and zoned R-3. The requested mixed-use PUD zoning district is intended to implement this High-Density Residential land use designation, which permits a range of 14-24 du/acre.

2. Policy 1.1.1 of the Alachua County Comprehensive Plan Future Land Use Element states that development of residential land shall be timed and staged in conjunction with the economic and efficient provision of supporting community facilities. The proposed rezoning is consistent with this policy; it is adjacent to arterials with available capacity, would be served by water and sewer, and other levels of service (mass transit, drainage, recreation, and solid waste) will not fall below the adopted level of service as a result of approval of this request.
3. The proposed development is consistent with Policy 1.2.3 of the Future Land Use Element which states that urban residential densities should be provided with the highest densities located in or near activity centers. The proposed development has a land use designation of high density residential (up to 24 du/acre) and is immediately adjacent to the Archer Road/34th Street Medium Activity Center.
4. Alachua County Comprehensive Plan Future land Use Element Policy 1.2.4. permits development at one land use designation below the adopted land use designation, permitting development at a range of 8-24 du/acre in land designated for high-density residential land use. The proposed 760 unit development will be developed at a density range of 10.4 du/acre. However, each dwelling unit consists of living accommodations for approximately 4 students for a student resident population of approximately 2,500.
5. Alachua County Comprehensive Plan Future Land Use Element Policy 1.3.10.1 states that high density residential development should occur in or adjacent to the University of Florida activity center or high and medium activity centers to reduce the length and number of auto trips. The request is consistent with this policy as the subject property is located immediately adjacent to

the 34th Street/Archer Rd. medium activity center and approximately 1.5 miles from the University of Florida campus.

6. Policy 1.3.10.2 states that high-density development should be located adjacent to arterials and transit lines. The proposed rezoning is consistent with these policies. The bus route that serves the area has headways of approximately 15-20 minutes throughout the day, providing service to the Butler Plaza shopping center and the University of Florida. The proposed site is adjacent to the 34th St. Archer Rd. Activity Center, a medium activity center, located near the University of Florida.
7. All concurrency requirements must be addressed as part of any preliminary and final development plan review process, in order to obtain a certificate of level of service compliance, pursuant to Ordinance 92-7.

This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 11th day of December, A.D., 2001.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: Robert Hutchinson

Robert Hutchinson, Chair

ATTEST:

J. K. "Buddy" Irby

J. K. "Buddy" Irby, Clerk

APPROVED AS TO FORM

D. W. [Signature]

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL

AS TO CORRECTNESS

[Signature]

Department of Growth Management

Authorized Designee

EXHIBIT A

Description: (by surveyor) – Overall – Gainesville Place Apartments

A part of Lots 13, 14, & 15, of the Thomas Napier Grant, according to the plat thereof, as recorded in plat book "A", page 30, of the public records of Alachua County, Florida AND a part of Fractional Section 13 AND all of Maria William Subdivision as recorded in Plat Book "A", page 95, said public records; all lying in Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Begin at a concrete monument at the Northeast corner of the Gary Grant, Township 10 South, Range 19 East, Alachua County, Florida, and run South $47^{\circ}45'33''$ West, along the North line of said Gary Grant, 153.83 feet; thence North $32^{\circ}22'48''$ West 839.21 feet to the Southerly maintained right-of-way line of Old Archer Road (previously known as Rocky Point Road); thence North $46^{\circ}51'54''$ East, along said Southerly maintained right-of-way line, 61.06 feet; thence South $32^{\circ}24'13''$ East 599.48 feet; thence North $56^{\circ}55'28''$ East 118.18 feet; thence South $33^{\circ}28'34''$ East 292.84 feet to the North line of said Thomas Napier Grant; thence North $84^{\circ}40'51''$ East, along said North line, 973.41 feet to the Northeast corner of said Lot 13; thence South $05^{\circ}05'15''$ East, along the East line of said Lot 13, a distance of 542.07 feet; thence North $84^{\circ}39'03''$ East 802.86 feet to the East line of said Lot 14; thence South $05^{\circ}04'55''$ East, along said East line, 35.77 feet; thence North $84^{\circ}38'11''$ East 715.55 feet to the West line of Phoenix Subdivision Phase 2; thence South $05^{\circ}06'47''$ East, along said West line, 588.84 feet to the Northeast corner of Lot 56, of Phoenix Subdivision, as recorded in plat book "J", page 70, of the public records of Alachua County, Florida; thence South $84^{\circ}34'54''$ West, along the North line of Lots 43 through 56, a distance of 715.88 feet to the Northwest corner of said Lot 43 and the said East line of Lot 14; thence South $05^{\circ}04'53''$ East, along said East line, 188.08 feet; thence South $84^{\circ}42'41''$ West 150.10 feet; thence South $05^{\circ}36'44''$ East 372.03 feet; thence South $84^{\circ}47'26''$ West 255.50 feet; thence South $05^{\circ}05'45''$ East 504.60 feet to the Northerly right-of-way line of S.W. 35th Drive, said point being on a non-tangent curve, concave Northeasterly, having a radius of 1392.89 feet, a central angle $17^{\circ}04'33''$, and a chord bearing and distance of North $81^{\circ}05'50''$ West - 413.59 feet; thence Northwesterly, along said curve and said Northerly right-of-way line, an arc distance of 415.13 feet to the said East line of Lot 13; thence North $05^{\circ}01'21''$ West 597.57 feet; thence South $84^{\circ}47'14''$ West 861.63 feet; thence South $05^{\circ}00'02''$ East to the said Northerly right-of-way line of S.W. 35th Drive; thence North $67^{\circ}23'41''$ West, along said Northerly right-of-way line, 195.82 feet to the said West line of the Thomas Napier Grant; thence North $05^{\circ}00'02''$ West, along said West line, 1633.21 feet to the said Point-of-Beginning.

Containing 73.135 Acres, more or less.

MAJ
3447**Application #ZOM-09-01(Rezoning)**

A request by David Coffey, agent for Place Collegiate Properties, LLC, owner, to rezone approximately 73.14 acres from "R-3" (multiple-family, high density) to "Mixed Use PUD" (Planned Unit Development), located in approximately the 2800 block of SW 35th Place, between Old Archer Road and SW 35th Place. (Located in the Urban Services Area.)

Parcel Number:

07312-006, 07312-003, 07312-005, 7312-004, 7306-001,
7312-006, 7310-6790, 7304-001-001, 7304-
001, 7303, 7302, 7310-001, 7310, 7311-002, 7311-002-
001, 7311-002-002, 7311-002-003, 7311-002-
004, 7306, 7306-004, 7306-003, 7306-002, 7312-006-001

Section 13**Township 10****Range 19****Present Land Use Category:**

High Density Residential (14-24 du/acre)

Permitted Uses/Present Zoning:

"R-3" (Multiple-Family Residential)

"R-3 (Multiple-family Residential) District (Section 392.32, Zoning Regulations)

Permitted Uses: Single-family attached dwellings, single-family detached dwellings, multiple-family dwellings, assisted living facilities, rooming houses, fraternities, sororities, dormitories, and customary accessory buildings incidental to these uses permitted. **Special Exceptions:** Limitations on the number of living units per building contained in subsection (2)c above may be waived as set forth in section 396.06 (special exceptions), provided that all other requirements of this section 392.32 are met, and provided further that a finding is made that the bulk, height, or shape of proposed buildings will not be out of character with surrounding development and/or zoning.

Permitted Uses - Requested Zoning:

"Mixed Use PUD" (Planned Unit Development)

"PUD" (Planned Unit Development) District (Section 392.40, Zoning Regulations)

Permitted Uses: Mixed Use Planned Unit Developments: Single-family attached and detached dwellings, two-family dwellings, and multiple-family dwellings (three or more dwelling units per building). Churches, schools, community or club buildings, and similar public and semi-public facilities. Non-residential uses, including commercial or retail establishments, office parks, and institutional uses or any combination of the aforementioned uses, provided that such non-residential uses are permitted only in conformance with the adopted comprehensive plan.

Pursuant to Sec. 392.42(c), a planned unit development is a separate zoning district in which the final development plan, as approved, establishes the uses, restrictions, and regulations that govern the development.

Previous Requests:

ZOM-04-99 - Rezoning request from "RM" to "BR" and "R3" on 4.0 acres, Parcel #s 7303, 7304-001-001 (Resolution # Z-24-99), approved by BoCC 05/11/99.

ZOT-04-99 - TUP to allow a manufactured home, Parcel #7310-002 (Resolution #Z-99-14) approved by BoCC 05/11/99.

Zoning Violation History:

None

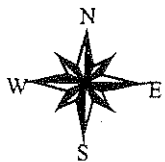
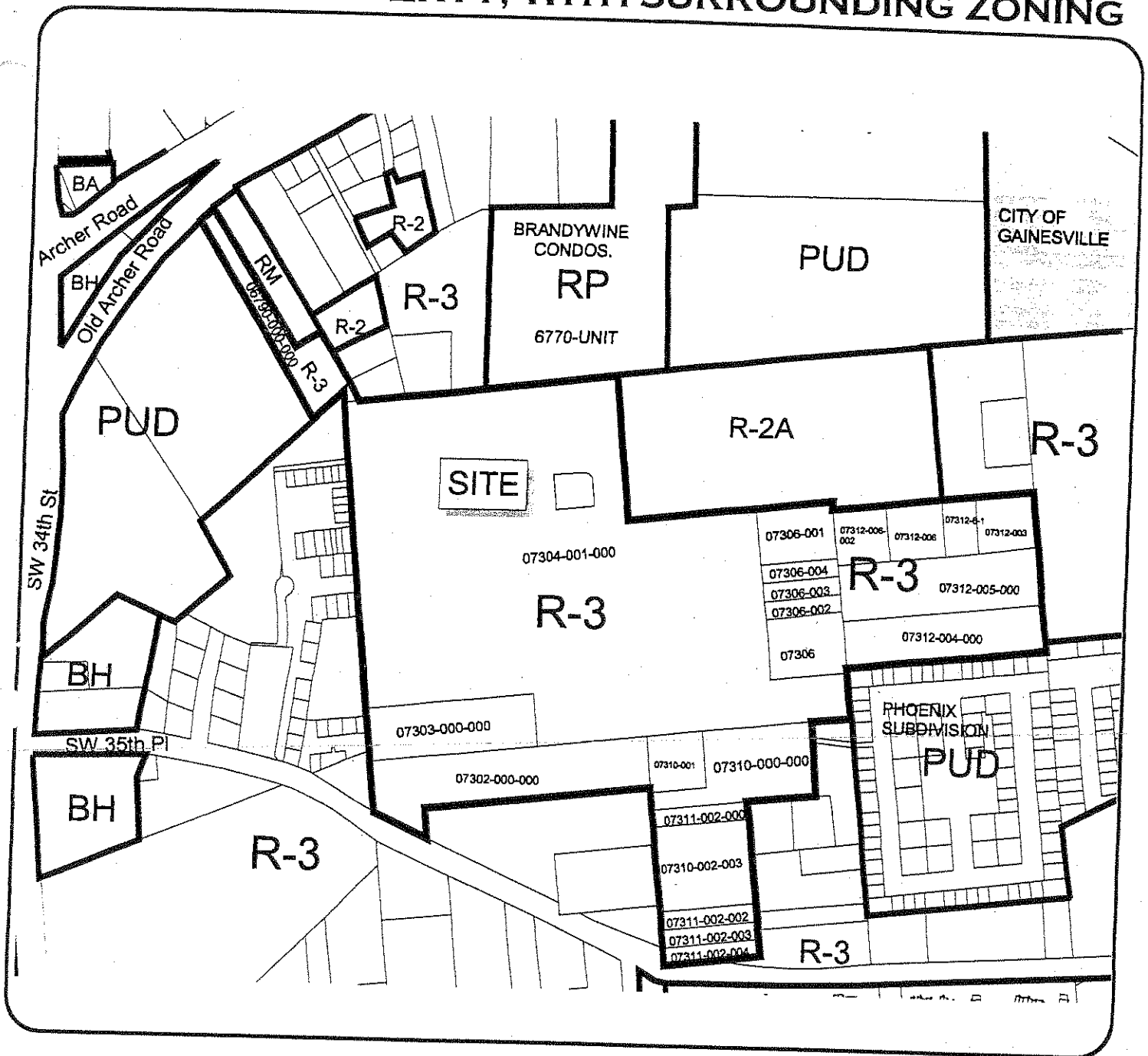
Staff Recommendation:

06076-221-031

GAINESVILLE PLACE

ANNEXED from County

SUBJECT PROPERTY, WITH SURROUNDING ZONING



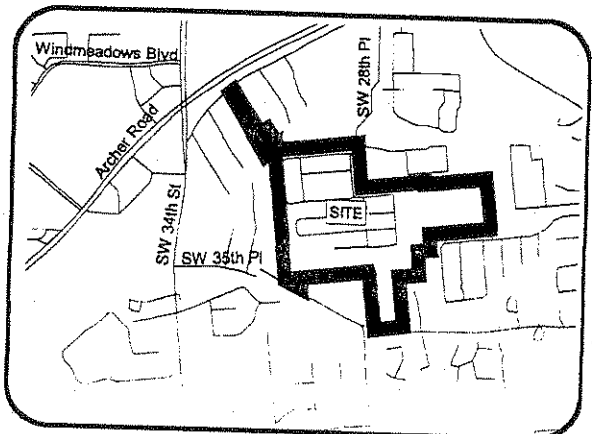
ZOM-09-01

SEC 13 TWP 10 RNG 19

APPLICATION FOR:

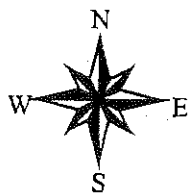
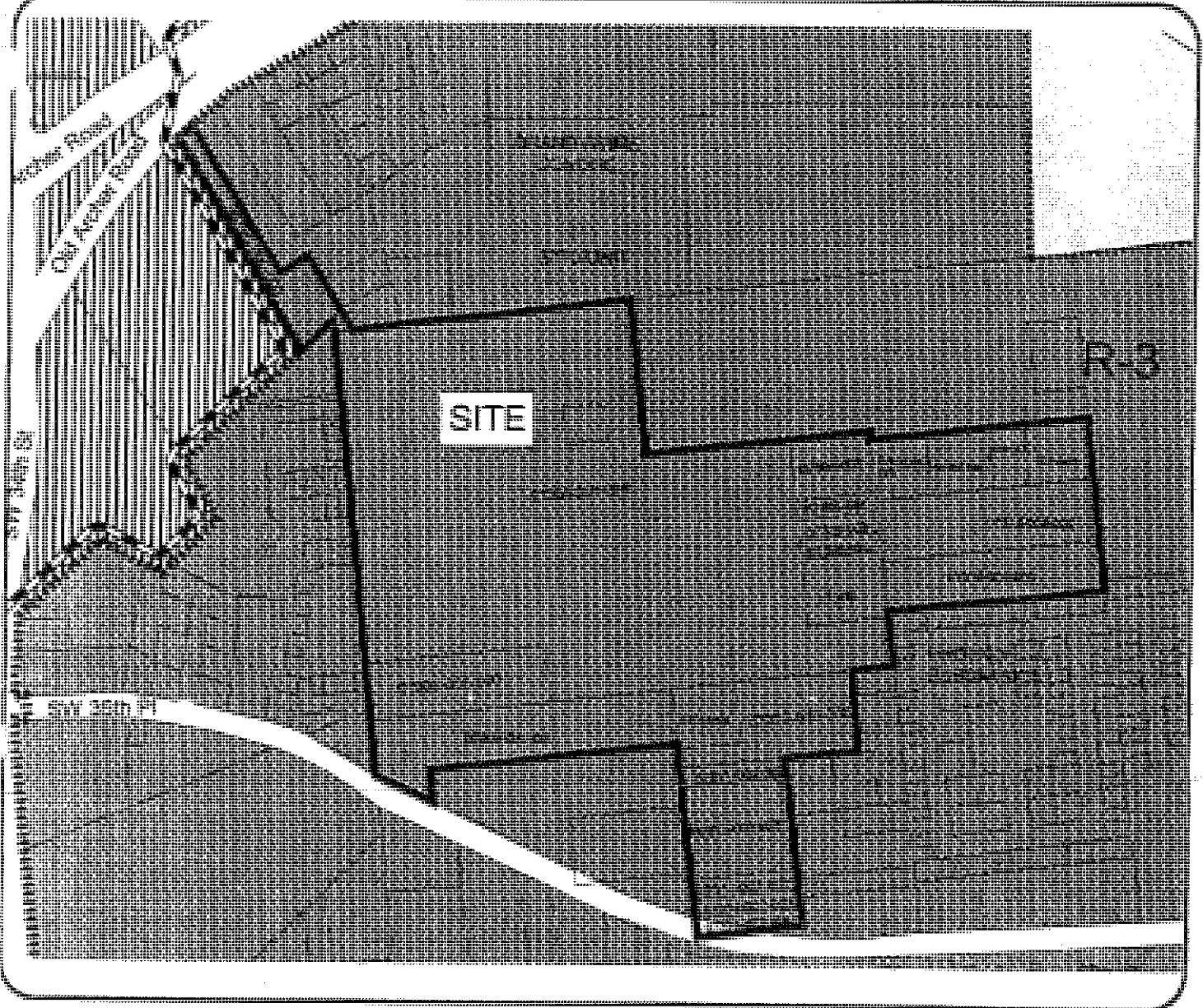
REZONING FROM "R-3" (MULTIPLE-FAMILY RESIDENTIAL)
DISTRICT TO "PUD" (PLANNED UNIT DEVELOPMENT)
DISTRICT.

PLANNING COMMISSION HEARING DATE:
10/17/01



ALACHUA COUNTY OFFICE OF PLANNING & DEVELOPMENT; 374-5249

SUBJECT PROPERTY, WITH FUTURE LAND USE 2011



Commercial



Activity Center



High Density
Residential



Special Area Study

LEGEND

APPLICATION FOR:

REZONING FROM "R-3" (MULTIPLE-FAMILY RESIDENTIAL)
DISTRICT TO "PUD" (PLANNED UNIT DEVELOPMENT)
DISTRICT.

PLANNING COMMISSION HEARING DATE 10/17/01

SEC 13 TWP 10 RNG 19

ZOM-09-01

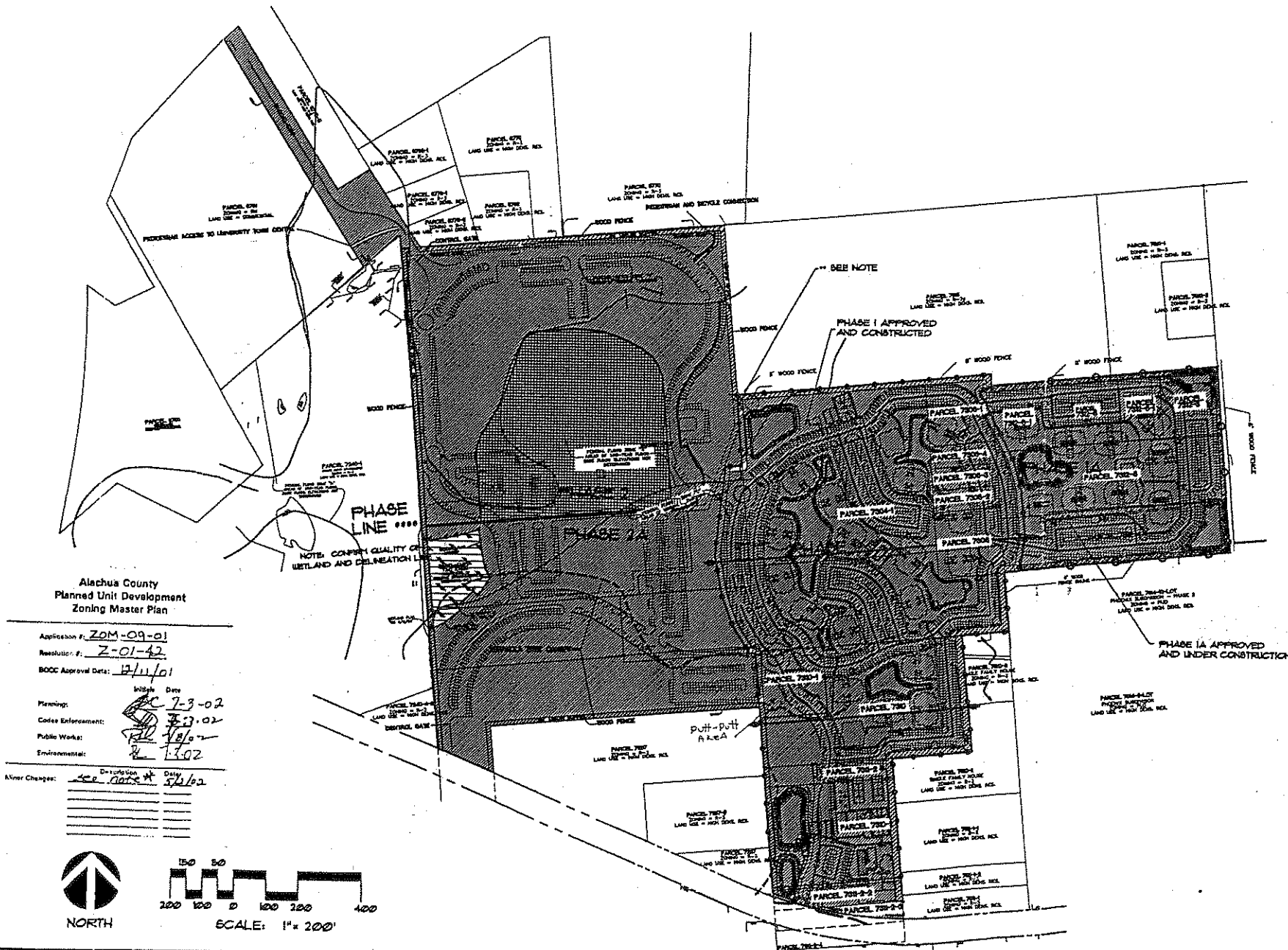
ALACHUA COUNTY OFFICE OF PLANNING & DEVELOPMENT 374-5249

1. The minimum lot size shall be approximately 1.5 acres, shall not exceed 760 total dwelling units for all phases of development and 12,000 square feet of non-residential use.
2. A 15-foot wide medium density vegetative buffer shall be provided along all parcel boundaries. Existing vegetation shall be used for buffering where it satisfies the medium density requirement, or can be augmented to meet the requirement, as determined by the Development Review Committee. If the Development Review Committee determines that existing vegetation cannot be used for buffering of the property's perimeter, screening (berms, fences, or brick walls (or any combination thereof)) shall be used in combination with plantings.
3. The final location of internal roadways and lot configurations may be adjusted to minimize the impacts to existing flood plains located within the limits of the property.
4. The PUD shall be served by publicly owned water and sewer systems.
5. Retention areas shall be designed to be irregular in shape to more naturally blend into the landscape of the development and such retention areas shall be designed and landscaped to provide an additional site amenity. Shallow basins, if any, shall be utilized and designed in such a way as to take on a natural appearance via use of vegetation within the basins.
6. The developer shall be solely responsible for construction of transit enhancements serving the development that are acceptable to the Public Works Department and the Regional Transit System. The cost of any such transit enhancement may be credited against any traffic mitigation requirement.
7. Consistent with the stated intent of Section 392.34(2)(b) of the zoning regulations, the existing wetland and required 35-foot wetland buffer shall be preserved and managed, and may be enhanced as a natural amenity. The wetland may be used for storage of stormwater if authorized by the St. Johns River Water Management District. Tree mitigation planting within the wetland and required wetland buffer is allowed. The required wetland buffer shall not apply to areas within the 35-foot buffer area that have already been disturbed by the previous development on the site. The developer shall ensure by 10% the minimum tree canopy preservation requirements of the "tree canopy" bylaw/ordinance/special area standards contained in Section 392.34(3)(a) of the zoning regulations. The applicant shall determine the tree canopy by counting all healthy native regulated species within the area and measuring the approximate crown dimension of the representative sample (10) of each regulated tree species. An average canopy coverage for each species will be derived from the sample and used to determine the existing development is found by the DRC to be compatible with the preservation of the trees.
8. As a condition of final development plan approval, the developer shall submit a long-term, on-going vegetative management plan mutually acceptable to the Development Review Committee and the applicant. As a minimum, the plan shall:

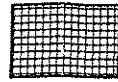
1. Address management of natural areas;
2. Specify in detail measures that will be taken to promote the viability of existing trees that are to remain and new trees to be planted where required to meet the landscaping and mitigation requirements of the code;
3. Inventory existing invasive non-native plants;
4. Address control of existing invasive non-native plants throughout the PUD;
5. Identify measures to control future occurrence of invasive non-native plants; and
6. Identify special procedures related to control of invasive non-native plants.

10. The applicant shall prepare a mitigation plan for trees removed from within the "tree canopy" area and from elsewhere within Phases 2 and 2A with such mitigation requirements to be based on the number and quality of trees removed. Mitigation shall not be required for pine trees naturally directly associated with southern pine beetle infestation.
11. At the time of development plan approval, the traffic study will need to be expanded to show the actual anticipated average daily, and AM and PM peak-hour trip generation rates and distribution on all of the roadway segments within 1/2 mile of any driveway connection to the site, not just the reduction of pre-existing trips for which there are re-development credits. This trip generation information will be used to determine the appropriate traffic mitigation associated with Phases 2 and 2A of this project (mitigation for Phases 1 and 1A was addressed when each phase received final development plan approval).
12. A vehicular and bicycle/pedestrian connection must be provided with the adjacent University Towne Centre Shopping Center PUD that is currently in its initial stage of construction. These connections must be located a minimum of 150 feet from the Old Archer Road Right-of-Way. Village apartment complex located at the northeast corner of the site. Pedestrian and bicycle access into Gainesville Place Apartments may be limited to key access for residents of the development during evening and early morning hours.
13. As a minimum, an emergency or vehicular access connection must be provided for emergency services vehicles in the area of the existing vehicular connection to Brandywine Apartments. The applicant must also demonstrate that access is provided to the adjacent hidden Village apartment complex located at the northeast corner of the site.
14. Bicycle/pedestrian access is limited to key access for residents of the development during evening and early morning hours in accordance with the development security management plan must be provided to all developments adjacent to Phases 2 and 2A wherever possible.
15. All streets and parking areas that will be accessible to bus traffic must be designed to accommodate a B-40 type vehicle.
16. The applicant shall comply with all federal, state, and local laws, rules, regulations, and ordinances, now and hereafter in force, which may be applicable to the use of the site. Consistency requirements for roads, parks, drainage, stormwater management, solid waste, water and sewer, and mass transit shall be as a condition of final development plan approval. Violation of any of the terms and conditions of this permit shall be grounds for suspension or revocation by the Board of County Commissioners. (Note: Transportation concurrency was previously met and trips reserved for Phases 1 and 1A. The applicant has demonstrated through submittal of a traffic study, that it has more than enough trips reserved (110% redevelopment credit) from traffic concurrency to accommodate all of the trips generated by Phases 2 and 2A of the development. The applicant shall only be required to demonstrate that the concurrency requirement for roads is fulfilled in the event additional trips are proposed for Phases 2 and 2A that exceed the total number of reserved trips.)
17. To the extent practical, open space throughout the site shall be interconnected and continuous. Paved combination bicycle/pedestrian paths separate from parking lot or internal roadways shall link all buildings on the site in a continuous network connected to adjacent sites and shall utilize open space and buffers.

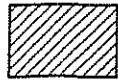
* NOTE: Reference to section 392 is a scrivener's error. The citation is to Section 394.



LEGEND



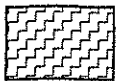
MIXED-USE COMMERCIAL - RETAIL
RESIDENTIAL - RECREATION*



MULTI-FAMILY RESIDENTIAL -
RECREATION



EXISTING WETLAND



BUFFER ***

developer to all land use boundaries during development review, so long as the allocation of acreage among the various land uses remains within 80% of the acreages indicated herein. The configuration of travel lanes and parking areas is not intended to be exact. The DRC is hereby authorized to approve adjustments in the placement and configuration of travel lanes and parking areas depicted on this zoning master plan when requested by the developer in order to achieve an improved site plan. The DRC is authorized to approve all such changes necessary to permit the developer to configure the site in a manner that conforms to the fundamental design principles of traditional neighborhood design.

NOTE: The zoning master plan shall remain valid so long as this phasing schedule is adhered to. If preliminary development plans have not been submitted within eighteen (18) months from the time specified herein, the zoning of the property shall be returned to the Board of County Commissioners for review and reconsideration.

1. Phase II: The developer shall have submitted preliminary development or site plans by December 31, 2002.
2. Phase II-A: The developer shall have submitted preliminary development or site plans by December 31, 2004.
3. The developer shall submit final development or site plans within eighteen (18) months of approval of preliminary development or site plan.

* The service or retail uses, offices, clinics, and professional uses authorized shall include those uses most compatible and appropriate to a medium density student oriented multi-family community. Uses allowed shall be limited to uses permitted by right in the BR zoning district (copy of applicable district regulations are attached as Exhibit A of this PD ordinance) plus appropriately scaled commercial recreation and entertainment, such as a sports bar and grill, motion picture theaters, arcades, billiards, and bowling alleys.

The Bed and Breakfast use shall be considered as a residential use and each Bed and Breakfast bedroom shall be treated as one-quarter of a residential unit.

** The existing fence separating the Phase I & 1A areas and the fence separating Phase I from the Phase 2 and 2A areas is temporary and will be removed at the appropriate point in the construction process. The fence lines also indicate the approximate phase lines between parcels.

*** All buffer areas shall be a combination of natural vegetated buffers and improved landscaped areas. Recreational jogging, pedestrian and bicycle trails shall be allowed to meander through the buffer areas.

**** The DRC is hereby authorized to approve modifications in the Phase lines upon request of the developer.

TABLE 1 - BUILDING DATA

ITEM	MULTI-FAMILY BY TYPE	COMMERCIAL
MAX. BLDG HEIGHT	VARIES BETWEEN 12 & 30'	N/A
# OF LIVING UNITS/BLDG		
BUILDING SPACING		
- FRONT TO FRONT	25'	25'
- FRONT TO REAR	25'	25'
- REAR TO REAR	25'	25'
- FRONT TO SIDE	25'	25'
- REAR TO SIDE	25'	25'
- SIDE TO SIDE	10'	10'
HIGH WATERLINE OF LAKES	NOM 10' SETBACK	0' W/SHORE
OTHER MAN-MADE OR NATURAL FEATURES WHICH WOULD BE AFFECTED BY PROPOSED DEVELOPMENT	NOM 10' SETBACK	N/A
SLOPE AREA RATIO	10%	20%
MINIMUM GROUND COVERAGE	10%	20%
AREA BY 100 YEAR FLOOD PLAIN	6.07 AC. ON ZONING MAP	N/A
* CALCULATED FOR THE ENTIRE SITE		

TABLE 2 - USE & OPEN SPACE PLAN - SITE DATA

USE CATEGORY	# OF BUILDINGS	# OF UNITS	SQUARE FOOTAGE	ACREAGE (A +/-) X (B +/-)
MULTI-FAMILY RESIDENTIAL/RECREATIONAL				
PHASE I	20	240	21,448	34.42%
PHASE II	8	120	8,457	11.56%
PHASE III	12	180	12,716	17.41%
PHASE IIIA			15,452	19.74%
MOVED USE (COMMERCIAL/RETAIL/RESIDENTIAL/RECREATIONAL)				
PHASE II				
COMMERCIAL			UP TO 12,000 (TYP. AREA)	7.07
RESIDENTIAL				8.87%
BUILDING FOOTPRINT				
PHASE I				1.01
PHASE II				1.24
PHASE III				0.87
PHASE IIIA				1.04
TOTAL	40	540	70,177	100.00%
OPEN SPACE				
PHASE I				
ACTIVE RECREATIONAL SPACE			1.24	
PASSIVE RECREATIONAL SPACE			0.78	
OTHER (STORMWATER AREAS, ETC.)			0.48	
PHASE II				
ACTIVE RECREATIONAL SPACE			0.87	
PASSIVE RECREATIONAL SPACE			0.54	
OTHER (STORMWATER AREAS, ETC.)			0.78	
PHASE III				
ACTIVE RECREATIONAL SPACE			0.87	
PASSIVE RECREATIONAL SPACE			0.54	
OTHER (STORMWATER AREAS, ETC.)			0.78	
PHASE IIIA				
ACTIVE RECREATIONAL SPACE			1.04	
PASSIVE RECREATIONAL SPACE			0.65	
OTHER (STORMWATER AREAS, ETC.)			0.87	
TOTAL			21,898	31.20%
OTHER INFORMATION				
PARKING SPACES				
PHASE I			1000	
PHASE II			500	
PHASE III			500	
PHASE IIIA			500	
* FAR WAS CALCULATED FOR THE AREA DESIGNATED MOVED USE (COMMERCIAL/RETAIL/RESIDENTIAL/RECREATIONAL) RATHER THAN FOR THE ENTIRE SITE				
** UNDER THE OPEN SPACE CATEGORY, THE ACRES ASSOCIATED WITH ACTIVE RECREATIONAL, PASSIVE RECREATIONAL, AND OTHER OPEN SPACES WERE INCLUDED IN THE USE CATEGORY IN WHICH THESE SPACES ARE LOCATED. THEY ARE NOT INDICATED AS A SEPARATE USE CATEGORY.				
*** FINAL UNIT COUNT WILL NOT EXCEED 750 UNITS. FINAL UNIT COUNT WILL BE BASED ON LOTS AND WILL BE BETWEEN 700 AND 750.				
**** OPEN SPACE BETWEEN BUILDINGS IS INCLUDED IN THIS CATEGORY.				

TABLE 3 - SITE DEVELOPMENT NOTES

SETBACKS/SETBACK AREA FROM ADJACENT PROPERTIES	MIN 10' WITH WOOD FENCE AND SCREENING
MINIMUM DISTANCE BETWEEN BUILDINGS	
- FRONT TO FRONT	25'
- FRONT TO REAR	25'
- REAR TO REAR	25'
- FRONT TO SIDE	25'
- REAR TO SIDE	25'
- SIDE TO SIDE	10'
MINIMUM DISTANCE BETWEEN BUILDINGS AND ROADS	10'
MINIMUM DISTANCE BETWEEN BUILDINGS AND FENCES	
COMMERCIAL	0'
RESIDENTIAL	10'
MINIMUM DISTANCE BETWEEN BUILDINGS AND BUFFER/SETBACK LINE	10'
MINIMUM DISTANCE BETWEEN BUILDINGS AND WETLANDS AND ROAD	25'
MINIMUM BUILDING HEIGHT	10'

Miscellaneous approved by DRC on May 2, 2002:

Deletion of Building 21, Phase I, consisting of 12 units. The space occupied by Building 21, Phase I, is converted to open space and recreation use.

* The total number of units authorized to be built in the overall Gainesville Place Village PUD are not reduced. The deletion of Building 21 will only result in the reduction of 12 units in Phase I.

* Use of some open space within Phase I and Phase 1A of the Gainesville Place Village PUD for the addition of the following active recreational facilities: two racquetball courts, one basketball court, and a pick-up golf facility.

* The racquetball courts and basketball court will be of standard dimensions, and located in the open space area created by the deletion of Building 21, Phase I.

* The pick-up golf facility will be located within the open space and will not contain any hazardous surfaces. The surfaces used for this recreational facility will be safe.

JOB NUMBER: 10101800

DRAWN BY: BE/RVSB

CHECKED BY: CH

Niles Bolton Landscape Group
Land Planning • Landscape Architecture
One Buckhead Plaza
3060 Peachtree Road, NW.
Suite 600
Atlanta, GA 30309
404-365-7600
Fax 404-365-7610

REVISIONS
DATE DESCRIPTION

REVISED AND SUBMITTED TO COUNTY ON 11/2/01

REVISED AND SUBMITTED TO COUNTY ON 12/1/01

TO REFLECT PHASING SCHEDULE

12-18-01 CORRECTED PHASE LABELING

1-28-02 REVISED MASTER ZONING PLAN

9-14-02 REVISED 1/2" COUNTY PLANNING DEPT.

This drawing, as an instrument of service, and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

Gainesville Place Village
Gainesville, Florida
Place Collegiate Properties

Zoning Master Plan

DATE: 12/01/01

NOT RELEASED FOR CONSTRUCTION

ORDINANCE NO. 030471
0-03-44

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain properties annexed into the City from various Alachua County zoning categories to various City of Gainesville zoning categories, as more specifically shown on the maps attached to this ordinance; generally located north of Williston Road, east of Interstate 75, and the vicinity of Archer Road and S.W. 23rd Street; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, publication of notice of a public hearing was given that the Zoning Map Atlas be amended by rezoning certain properties annexed into the City from various Alachua County zoning categories to various City of Gainesville zoning categories; and

WHEREAS, notice was given and publication made as required by law and a Public Hearing was held by the City Plan Board on January 16, 2003; and

WHEREAS, the City Commission finds that the rezoning of the property described herein will be consistent with the City of Gainesville 2000-2010 Comprehensive Plan; and

WHEREAS, pursuant to law, an advertisement no less than two columns wide by 10 inches long was placed in a newspaper of general circulation and of the Public Hearing to be held in the City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville at least seven (7) days after the day the first advertisement was published; and

WHEREAS, a second advertisement no less than two columns wide by 10 inches long was placed in the aforesaid newspaper notifying the public of the second Public Hearing to be held at the adoption stage at least five (5) days after the day the second advertisement was published; and

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

4 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
5 **CITY OF GAINESVILLE, FLORIDA:**

6 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
7 following described properties from various Alachua County zoning categories as shown on
8 Exhibit "A", to various City of Gainesville zoning categories as shown on Exhibit "B":

9 See maps attached hereto as Exhibit "A" and Exhibit "B", and made a
10 part hereof as if set forth in full.

11 **Section 2.** The City Manager is authorized and directed to make the necessary changes in
12 the Zoning Map to comply with this Ordinance.

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

16 **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
17 such conflict hereby repealed.
18

Section 5. This ordinance shall become effective immediately upon final adoption.

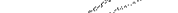
PASSED AND ADOPTED this 27th day of October 2003.


Thomas D. Bussing, Mayor

ATTEST:

Approved as to form and legality:

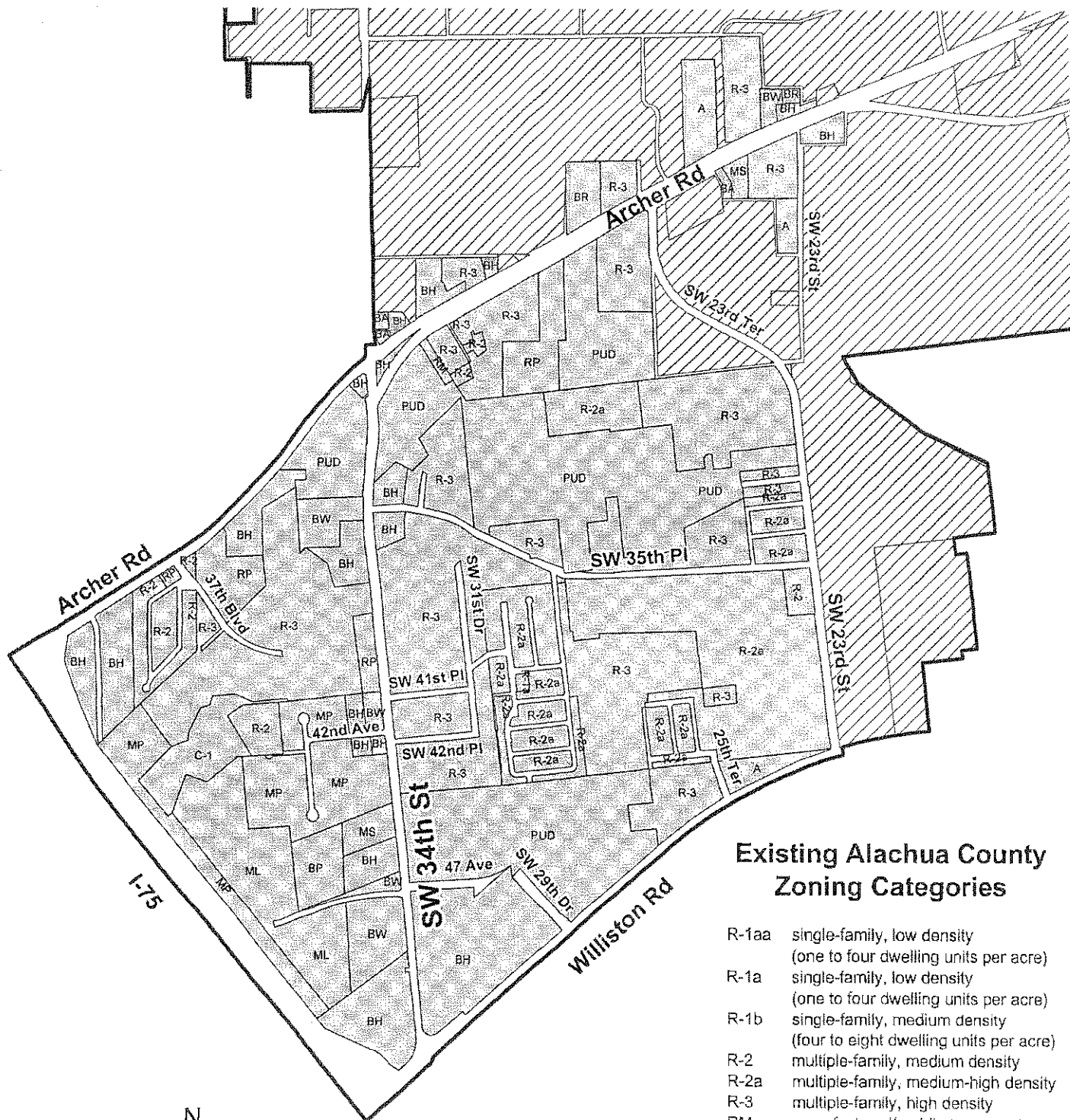

KURT LANNON,
CLERK OF THE COMMISSION

By: 
MARION J. RADSON, CITY ATTORNEY

This ordinance passed on first reading this 13th day of October 2003.

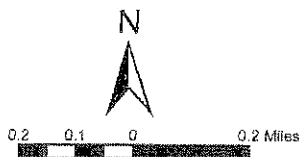
This ordinance passed on second reading this 27th day of October 2003.

H:\Marion Radson\Planning\131zon Archer.DOC



Existing Alachua County Zoning Categories

- R-1aa single-family, low density
(one to four dwelling units per acre)
- R-1a single-family, low density
(one to four dwelling units per acre)
- R-1b single-family, medium density
(four to eight dwelling units per acre)
- R-2 multiple-family, medium density
- R-2a multiple-family, medium-high density
- R-3 multiple-family, high density
- RM manufactured/mobile home park
- RP residential/professional
- AP administrative/professional
- BP business and professional
- BR business, retail
- BA business, automotive
- BH business, highway
- BW business, wholesale
- ML light manufacturing/office park
- MS local service industry
- MP manufacturing
- PUD planned unit development
- A agricultural district
- C-1 conservation district



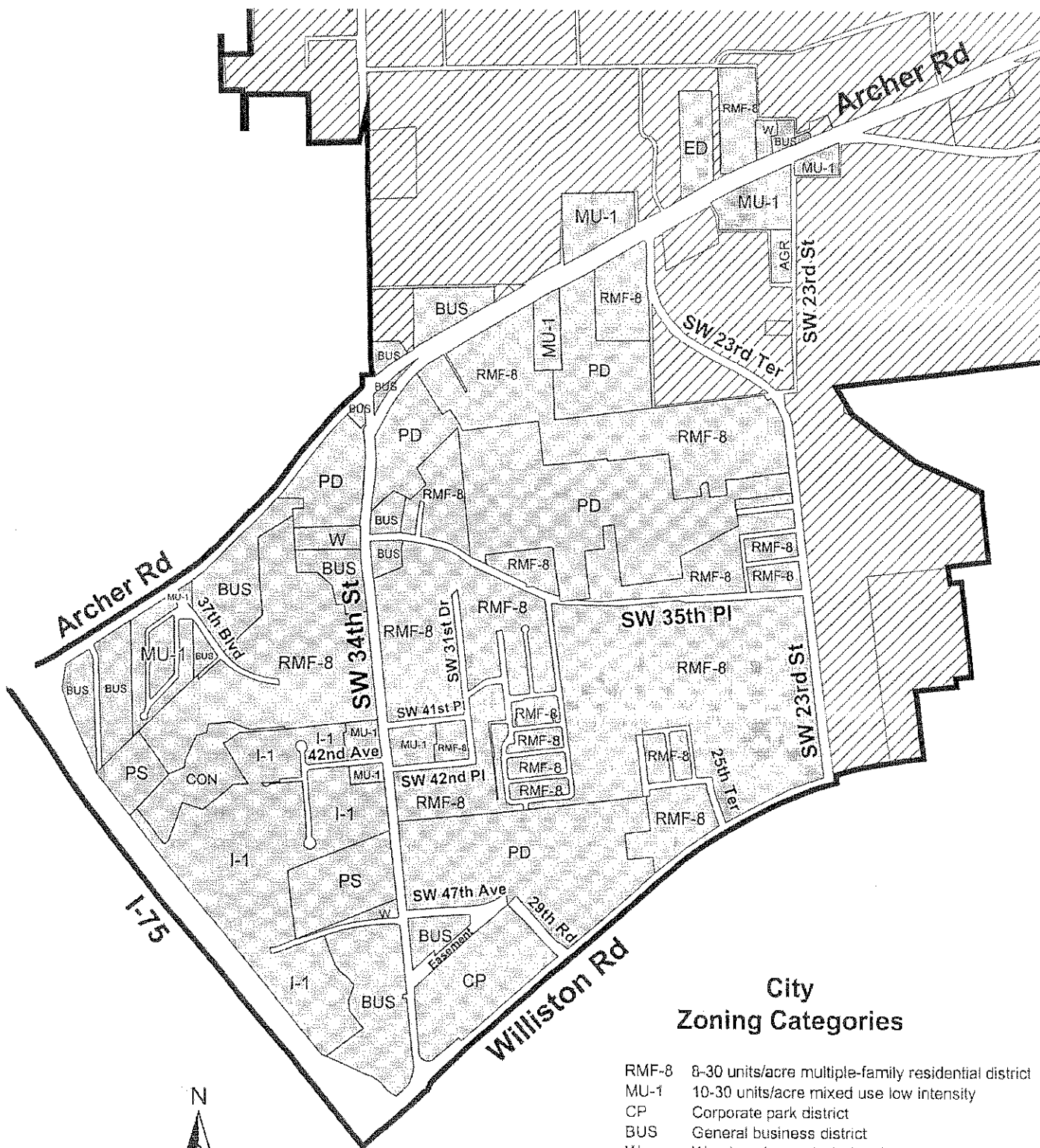
Prepared by the
Dept. of Community Development
March 26, 2003

file: 2002-Trace/John_SWAnnex_Proposed-Mailer

This map is intended to indicate the zoning on the properties as shown. Do not rely on this map for accuracy of dimensions. For specific information, contact the City of Gainesville, Florida.

- Affected City Area
- Unaffected City Area
- Gainesville City Limits

EXHIBIT "A"



City Zoning Categories

RMF-8	8-30 units/acre multiple-family residential district
MU-1	10-30 units/acre mixed use low intensity
CP	Corporate park district
BUS	General business district
W	Warehousing and wholesaling district
I-1	Limited industrial district
AGR	Agriculture district
CON	Conservation district
PS	Public services and operations district
ED	Educational services district
PD	Planned Development district



Affected City Area
Unaffected City Area
Gainesville City Limits



Prepared by the
Dept. of Community Development
March 26, 2003

file: 2002-Trace/John_SWAnnex_Proposed-Mailer

This map is intended to indicate the zoning on the properties as shown. Do not rely on this map for accuracy of dimensions. For specific information, contact the City of Gainesville, Florida.

EXHIBIT "B"

Sec. 30-346. - Nonconforming lots, uses or structures.

- (a) *Intent.* Within the districts established by this chapter there exist lots, structures and uses of land or land and structures which were lawful before this chapter was adopted or amended but which will be prohibited, regulated or restricted under the terms of this chapter. It is the intent of this chapter to permit these nonconformities to continue until they are removed but not to encourage their continuation. Except as otherwise provided, it is the further intent of this chapter that nonconformities shall not be enlarged upon, expanded, intensified or extended nor be used as a basis for adding other structures or uses prohibited within the district. Certain improvements to nonconforming uses which:

- (1) Do not involve increases in the size of structures or changes in the character of existing uses;
- (2) Are reasonably related to the continuation of those uses; and
- (3) Will not have an adverse impact on the surrounding neighborhood and general public;

may be permitted subject to the requirements of this chapter. To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction or designated use of any building on which a building permit has been issued prior to the effective date of adoption or amendment of this chapter. If actual substantial construction has not begun, under a permit issued prior to the adoption or amendment of this chapter, within six months of the date of issuance of the permit, such permit shall become invalid and shall not be renewed except in conformity with this chapter.

- (b) *Nonconforming buildings or structures.* Nonconforming principal buildings and structures shall be made to comply with these regulations only after destruction which exceeds 80 percent of its then physical value immediately prior to the time of destruction as determined by the building official with substantial competent evidence. An existing nonconforming principal building or structure may be maintained and repaired or may be added onto, remodeled or altered provided that such addition, remodeling or alteration is in compliance with this chapter. Provided, however, that, in the case of a single-family structure where the nonconformity is created by an encroachment into a required yard setback, such nonconforming single-family structure may be added onto or altered in such a way so as not to extend such addition further into such required setback.



- 4.6.2 Nothing in this Plan shall limit or modify the rights of any person to complete any development that has been issued a final development order prior of the adoption of this Plan, from which development has commenced and is continuing in good faith. Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the city.

Objective 4.7

Coordinate with any appropriate resource planning and management plan prepared pursuant to chapter 380, Florida Statutes, and approved by the Governor and Cabinet. Coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendation that the City determines to be appropriate.

Policy

- 4.7.1 Coordinate resource planning and management plans prepared pursuant to Florida Statutes.

Objective 4.8

A Special Area is established for the Idylwild/Serenola area which shall be subject to the policies and standards contained in this Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the city.

Policies

- 4.8.1 The intent of this Special Area is to establish specific guidelines for the area identified as Idylwild/Serenola, generally bounded by Archer Road to the north, SW 13th Street to the east, Paynes Prairie to the south and east, and SW 34th Street and Interstate 75 to the west. Only a small portion of this area is currently within city limits and subject to these standards. To help with identification of the area and specific areas described herein, an Idylwild/Serenola Special Area map (Special Area Study: Idylwild/Serenola in the Future Land Use Element map series), is incorporated by reference. Except where modified by the policies herein, all policies of the Plan shall be applicable within the special area. Where the specific policies conflict with general policies in the remainder of the plan, it is the intent that the policies herein shall prevail.
- 4.8.2 To preserve and conserve significant uplands, policies (a) through (c) below shall apply. Significant uplands are defined as forested upland communities (associations) of plants and animals, which, because of their great variety of species are deemed to be of exceptional quality and richness (community completeness). These habitats are typically of sufficient size to maintain normal flora and fauna, have actual or potential linkages to other significant natural areas and contain sufficient diversity among species and communities.
- a. Preservation of upland communities shall be encouraged through public or private acquisition where possible, and other appropriate methods of preservation.



- b. Appropriate conservation strategies shall be used to permit appropriate development when acquisition is not possible. These development regulations are addressed in the Conservation Element.
 - c. Criteria for the conservation of significant uplands shall be developed and included as a part of the development review process.
- 4.8.3 To preserve, maintain, and restore where necessary, areas containing extensive trees canopies, policies (a) and (b) below shall apply. Tree canopy areas are major existing areas containing a significant population of trees of a size and condition to be considered a significant environmental resource.
 - a. The development regulations shall require a tree survey be submitted for all development proposed within designated "Tree Canopy Areas". The survey shall be submitted at the time of development application.
 - b. Development within Tree Canopy Areas shall utilize "cluster" design concepts where appropriate, concentrating development within given areas to minimize the impact of the proposed development. The development regulations shall provide for appropriate mitigation, if necessary.
- 4.8.4 To maintain developable or already developed lots in as much of a natural state as possible, the following policy shall apply in areas currently in residential use. The areas currently in residential use contain the densely tree-canopied, developed areas of the Idylwild, Serenola, and Malore Gardens neighborhoods.
 - a. Innovative lot designs shall be encouraged through flexibility in the development regulations to maintain the natural character of the individual lots currently in residential use.
- 4.8.5 To protect endangered and threatened species through habitat maintenance and appropriate development regulations, policies (a) through (c) below shall apply. The Special Area contains habitat areas of 2 wildlife species—sandhill crane and bald eagle—listed as either threatened or endangered.
 - a. The policies within the Conservation Element of the Gainesville Comprehensive Plan shall apply as they relate to threatened and endangered species.
 - b. Threatened and endangered species listed in official Federal, State, or international treaty lists, i.e., "listed" species, shall be afforded the legal protective status provided by law.

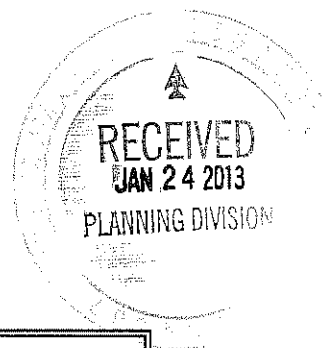


- c. The encroachment of development upon areas of threatened and endangered species shall be discouraged.
- 4.8.6 Individual sites and areas of archeological significance shall be preserved, protected, or acquired, and wherever possible, enhanced. Policies (a) through (b) below shall apply to archeologically significant areas.
 - a. The relocation of construction sites which coincide spatially with identified historical and archeological sites shall be encouraged.
 - b. The development regulations shall establish minimum buffer areas around known archeologically significant areas.
- 4.8.7 The City shall protect existing residential neighborhoods from encroachment of incompatible land uses in the Idylwild/Serenola Special Area; promote compatible land uses on adjacent properties; and encourage the type and intensity of land uses that are consistent with and compatible to the natural characteristics of the land.
- 4.8.8 The policies governing land use in the special area are as follows:
 - a. The 44 acres of the Idylwild/Serenola Special Area that were annexed by Ordinance No. 991231, if developed, shall be developed with no more than 88 residential units, each of which must be single-family and detached.
 - b. Residential properties located adjacent to single-family residential neighborhoods should be developed at not higher than a 2 du/a increase in density above the density permitted on any adjacent land within 150 feet. Adjacent properties shall mean abutting properties or properties which are separated only by a private or County right-of-way or easement, but properties that are separated by an arterial street shall not be considered adjacent. Further increases may be permitted only for development shown to be sufficiently similar in character and intensity to existing uses so that compatibility is maintained. Techniques such as step-up in residential density, buffers, setbacks, screening, modest surface parking, and low-intensity lighting between uses—based on performance standards to be defined in the development regulations—may be utilized to provide such compatibility. All density increases for any portion of the 44-acre property annexed by Ordinance No. 991231 shall comply with Policy 4.9.8 a., which limits the total number of units for the entire, 44-acre property to 88, each of which must be single-family and detached.
 - c. The natural constraints of the land shall be considered in light of any proposed development.



- c. The natural constraints of the land shall be considered in light of any proposed development.
 - d. Provide protection for environmentally significant areas. Specific criteria, standards, and procedures should be identified for development requests including provisions such as appropriate setbacks, buffers, mitigation and restoration requirements and provision of natural open areas.
 - e. Provide for low density/intensity uses around environmentally significant areas such as Paynes Prairie.
 - f. Provide through the development regulations a manner to reevaluate proposed development which has not developed after a designated period of time.
- 4.8.9 Provide the necessary infrastructure to sustain and support growth which maintains and enhances the quality of life within the Idylwild/Serenola neighborhood.
- 4.8.10 To provide for public water and centralized sewer system of adequate size and capacity to protect the sensitive environmental structure of the area, policies (a) through (e) below shall apply.
- a. Extend existing public water lines as appropriate to all approved new development within the Idylwild/Serenola neighborhood, appropriately looped to enhance flow. Such extensions shall be made in accordance with GRU extension policies.
 - b. Extend centralized sanitary sewer facilities as appropriate to all approved new development. Such extensions shall be made in accordance with GRU extension policies.
 - c. Coordinate the extension of water and sewer facilities with the expansion of the GRU treatment plant.
 - d. Require all new development to tie into the extended water and sewer lines when capacity is available. Such connections shall be made in accordance with GRU policies.
 - e. Prohibit new development within the neighborhood unless it is connected to a public water supply and a centralized sewer facility unless:
 - 1. the development is single-family in nature; and
 - 2. is being constructed on a lot of 3 acres or more; and
 - 3. receives the appropriate permits for either well use, on-site treatment, or both.

ZONING VERIFICATION/CODE COMPLIANCE
Planning & Development Services Department



OFFICE USE ONLY	
RECEIPT No.: _____	FEE: \$ <u>48.75</u> (EP)
DATE: <u>1-24-13</u>	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) []	

Today's Date: 1/24/13

Applicant's Name: The Collier Companies

Location Address: 2800 S.W. 35th Place Gainesville, Florida 32608

Tax Parcel Number: Please see attached letter.

Daytime Phone No: (850) 566-9851

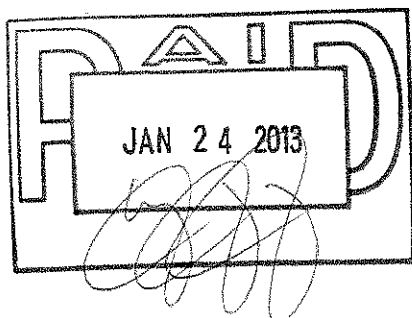
Form Letter Attached

Yes []

No []

Comments: _____

Certified Cashier's Receipt:



January 24, 2013

Attn: Planning Division
City of: Gainesville
State: FL



Re: Gainesville Place Apartments
2800 S.W. 35th Place
Gainesville, Florida 32608

Parcels:

07304-001-000	07306-003-000	07312-005-000
07312-006-001	07306-001-000	07306-005-000
07312-006-000	07312-004-000	07306-002-001
07311-002-003	07312-003-000	07304-001-002
07311-002-002	07310-000-000	07306-000-000
07311-002-000	07312-006-002	07310-001-000
07310-002-003		
07306-004-000		

Dear Planning Technician:

Please provide a zoning letter on the above referenced property. The Zoning Letter should contain the following information:

- Copy of existing zoning regulations affecting the property.
- Copy of rebuilding guidelines affecting the property.
- Statement as to whether that property represents legal use, and whether it is conforming or non-conforming to current zoning regulations.
- Please note any building code violations on record for the property.

Thank you for your cooperation. If you have any questions, please call me at (850) 566-9851 or email me at Billy.Bumgarner@colliercompanies.com. Please send a copy to me via email at Billy.Bumgarner@colliercompanies.com and mail the original to the following address.

The Collier Companies
Attn: Billy Bumgarner or Eric Heninger
220 North Main Street
Gainesville, Florida 32601

Your expedience in this matter is greatly appreciated.

Sincerely,
Billy Bumgarner



16 Units
254 Units
2580-2570 2540-254

SW 25TH WAY

SW

SW 33RD PLACE

SW 31ST PLACE

SW 26TH WAY

SW 26TH DR

SW 26TH DR

SW 26TH TERRACE

3020
2900
2735
2727
3222
2714
2640
2596 (Units)
2635 (140 Units)
251
202
2995
2891
2815
2821
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2831
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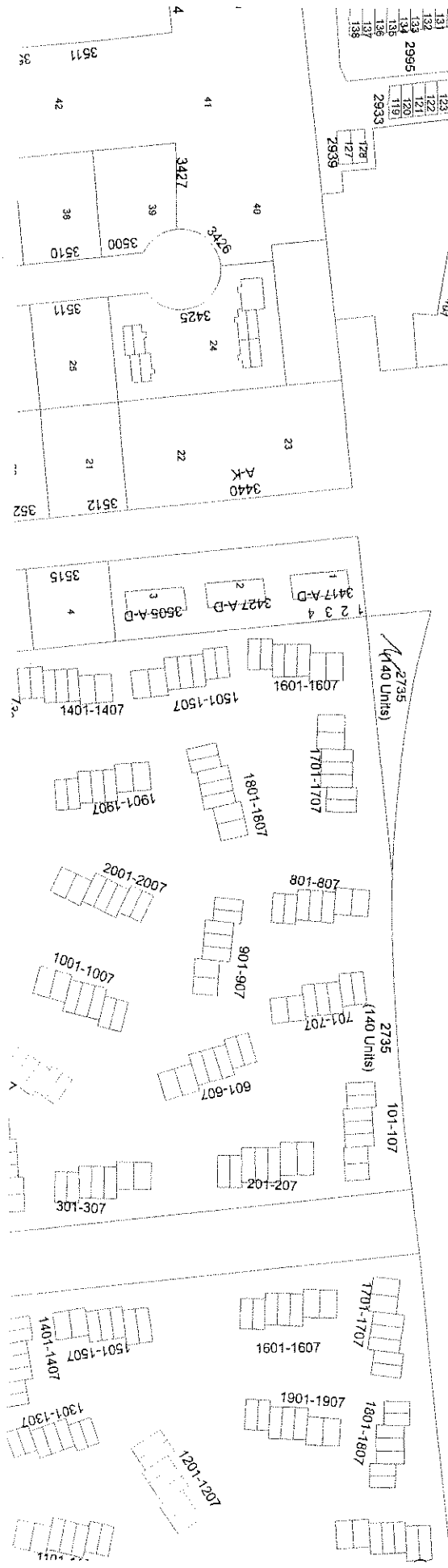


SW 26TH DR
3119 3121 3123 3125
A-B A-B A-B A-B
60 61 62 63

SW 26TH DR
3219 @4
6 6K 6K

SW 33RD
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SW 26TH WAY
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RESOLUTION Z-98-53

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, TO REZONE FROM "A" (AGRICULTURE) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ON APPROX. 33.6 ACRES, LOCATED IN THE 2800 BLOCK OF SW WILLISTON ROAD, (LOCATED IN THE URBAN SERVICES AREA), PROVIDING AN EFFECTIVE DATE.

FILED
CLERK OF CIRCUIT COURT
& COUNTY COURT
ALACHUA COUNTY, FL.
98 OCT 29 AM 10:03

WHEREAS, Zoning Application #ZOM-17-98 has been duly filed and was considered by the Alachua County Planning Commission at its meeting of September 16, 1998; and,

WHEREAS, the Application was considered by the Alachua County Board of County Commissioners at its meeting of October 13, 1998;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application #ZOM-17-98, as summarized in Exhibit "A" of this Resolution, is hereby approved, and the real property described within the application shall, unless changed in accordance with law, to rezone from "A" (Agriculture) to Residential Planned Unit Development (PUD) district on approx. 33.6 acres, located in the 2800 block of SW Williston Road, (Located in the Urban Services Area), subject to the following conditions and bases:

Conditions:

1. This development shall be in the form of a multi-family residential planned unit development (PUD). A maximum of 360 units shall be allowed on the 33.6 acres. The buildings shall be a maximum of three stories, with a maximum height at the roof ridge of 48'.

2. Preliminary and final development plan approval shall be required.
3. The following buffers shall be provided and maintained:
 - a 15'-wide low density buffer with screening on the eastern, northern, and northwestern boundaries;
 - a 25'-wide medium density with screening on the southwestern boundary consisting of existing vegetation or a combination of existing and new vegetation;
 - off-street parking areas should be screened from adjacent properties and roadways through the use of existing vegetation or a combination of existing vegetation and new vegetation with earthen berms, depressed parking areas or a combination of any of these design techniques within areas where the existing tree canopy has been disturbed.;

The buffers shall be located interior to the required right-of-way dedication (see Condition #6). Existing natural vegetation may be substituted for landscaping and for the required fences or walls if, in the opinion of the DRC, such existing natural vegetation is of sufficient height or can be augmented to reach a sufficient height and opacity as to provide an effective visual and acoustical buffer giving consideration to the existing and proposed uses.

4. Concurrency requirements for roads, parks, drainage, stormwater management, solid waste, water and sewer, and mass transit shall be met as a condition of final development plan approval.
5. The Planned Unit Development shall meet all of the requirements of the Alachua County Comprehensive Plan and the Alachua County Unified Land Development Code.

6. The developer shall be responsible for the dedication to the public of the right-of-way shown on the master plan between the southwestern boundary of the property and the adjacent Nationwide property. The Property Owner, Prairie View Trust, shall enter into a Development Agreement with Alachua County reserving adequate land along the northern boundary of the property for the future dedication of right-of-way to the public for the construction of a paved public roadway connecting SW 27 Street to the north end of the right-of-way between the southwestern boundary of the property and the adjacent Nationwide property as shown on the master plan and to connect these two proposed future roadways to the existing intersection of SW 47 Avenue and SW 34 Street. The developer shall also install a covered bus shelter meeting ADA accessibility guidelines with benches, adequate lighting, drainage, and access to the shelter by a public path. The location of the bus shelter shall be acceptable to the Regional Transit Service and Alachua County.
7. The developer shall construct a roadway within the limits of the dedicated R/W along the southwestern boundary of the property to the main entrance to the site. During the development approval process, a registered engineer with expertise in traffic engineering must be employed by the developer to make recommendations regarding the configuration of this roadway and the location of the entrance to the site. No other access to Williston Road will be permitted and the developer will be responsible for all modifications to Williston Road required by the Florida Department of Transportation.
8. A minimum 35 foot building setback and 25 foot buffer shall be maintained along Williston Road. The buffer may be reduced by the acquisition or dedication of right-of-way for the widening of Williston Road.

9. The applicant shall comply with all federal, state, and local laws, rules, regulations, and ordinances, now and hereafter in force, which may be applicable to the use of the site.
10. Off-street parking shall be reduced from the proposed 1,280 parking spaces by a minimum of 48 spaces to minimize the impact on the existing tree canopy. Consideration should also be given to reducing the number of buildings to further provide for preservation of tree canopy.
11. Tree islands shall be provided in parking lots to provide sufficient tree canopy over parking areas. The DRC may vary the spacing of tree islands as needed where the design seeks to save existing trees to maximize existing tree coverage. The stormwater management system shall utilize shallow basins with native plantings to enhance the tree canopy.
12. Issues raised by the Alachua County Environmental Protection Department in its October 12, 1998 memorandum relative to ZOM-17-98 (see Attachment A) shall be resolved prior to final development plan approval.
13. Violation of any of the terms and conditions of this Planned Unit Development shall be grounds or suspension or revocation by the Board of County Commissioners.

Bases:

1. The subject property has a land use designation of high-density residential and tree canopy, located within the Idylwild/Serenola Special Area Study. Policy 1.1.1. of the Future Land Use Element states that development of residential land shall be in conjunction with supporting community facilities, such as streets, police and fire protection, emergency medical services, mass transit, and recreation. Policy 1.3.8.2. requires access along an arterial or a collector. Policy 1.3.10.1.2 states

that high-density development should be located adjacent to arterials and transit lines. The community services are available for the site including central water and sewer, roads, and mass transit service.

2. Policy 1.1.4. states that multi-family developments shall provide adequate off-street parking, open space and developed recreation facilities, and buffering between the project and adjacent properties. Policy 1.3.2.4. requires buffering to lessen the impact and friction between residential and non-residential uses. Policy 1.3.8.2 requires multi-family developments to provide buffering to provide additional protection for adjacent properties and the provision of developed recreation. The request is conditioned to provide buffers along each property line. The buffers are required to be interior to the required right-of-way so that they will be in place in the event of road construction. The applicant has indicated that a pool, volleyball courts, and basketball courts will be provided.
3. The request is conditioned to meet the requirements of the comprehensive plan and the unified land development code. This includes the specific canopy requirements that 40% of the initial tree canopy shall be retained and, in 20 years time, 50 percent of the property must be underneath tree canopy. The request is conditioned to require a revised conceptual development plan to resolve the issues raised by the Environmental Protection Department comments.
4. The request is conditioned to meet the requirements of the comprehensive plan and the unified land development code. This includes the requirement to retain a minimum of 40% of the initial tree canopy and, within 20 years, 50% of the property will be underneath tree canopy. The request is conditioned to revise the proposed conceptual development plan prior to approval by the Development Review Committee to resolve issues raised by the Alachua County Environmental Protection Department in its October 12, 1998 memorandum.

5. All concurrency requirements must be addressed as part of the preliminary and final development plan review process, in order to obtain a certificate of level of service compliance, pursuant to Ordinance 92-7.
6. The subject property has a designation of tree canopy with the intent of maintaining a maximum amount of the tree canopy (the minimum requirement is 40% of the existing tree canopy). Taking into account the uniqueness of the site and the high-quality tree canopy on the site, in order to minimize the impact on the tree canopy of clearing areas for parking lots, the normally recommended requirement to provide tree islands in parking lots every seven spaces on average is not being proposed. Tree islands are required to be provided; however, instead of lengthening the parking area to ensure that a tree island is supplied every seven spaces on average, the retention of tree canopy provides an overriding purpose to permit fewer tree islands but maximize the tree canopy. The tree canopy which is adjacent to the parking areas will also provide some shading of the parking lots, even though the trees will not always be in islands.

This Resolution shall take effect immediately upon its adoption.

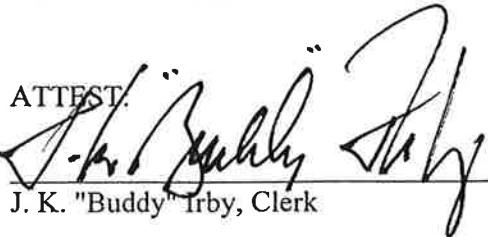
DULY ADOPTED in regular session this 13th day of October, A.D., 1998.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By:


Leveda Brown, Chair

ATTEST.


J. K. "Buddy" Irby, Clerk

(SEAL)

APPROVED AS TO FORM


Alachua County Attorney

DEPARTMENT APPROVAL
AS TO CORRECTNESS


Department of Growth Management
Authorized Designee

EXHIBIT A

Application #ZOM-17-98 (Rezoning):

A request by David H. Fort, agent for Prairie View Trust, owners, to rezone from "A" (Agriculture) to Residential Planned Unit Development (PUD) district on approx. 33.6 acres, located in the 2800 block of SW Williston Road. (Located in the Urban Services Area)

Attachment A

ENVIRONMENTAL PROTECTION DEPARTMENT

226 South Main Street • Gainesville, Florida 32601-6538
(352) 955-2442 • Suncom 625-2442 • Fax (352) 955-2440

J. Chris Bird, Director



October 12, 1998

MEMORANDUM

TO: Wendy V. Kinser, Chief, Development Services
VIA: Richard J. Burges, Natural Resources Supervisor
FROM: Michael Drummond, Senior Environmental Planner

RE: Revised recommended conditions for ZOM-17-98 (proposed residential P.U.D. in the 2800 block of SW Williston Road)

Subsequent to my original submission of Environmental Protection Department comments and recommended conditions (memoranda of September 15 and 16, 1998), staff and the applicant have had the opportunity to discuss the application at some length. The applicant's agent has provided further data/analysis in the form of estimates of post-development canopy coverage (see attached October 8, 1998 letter from Jay Brawley to me). Also noted is the fact that the applicant has reduced required parking by some 48 spaces through the down-sizing of two buildings. Finally, comparison of the previously referenced scaled map of the cave to the proposed access road location indicates that the road is beyond the limits of the cave.

As a result of these recent developments, the Environmental Protection Department's recommended conditions are revised as follows:

- A minimum of 40 percent of the areal extent of the existing canopy shall be retained. The Development Review Committee shall ensure that this criterion is satisfied, to the greatest extent practicable, through retention of large (approximately one acre, or larger) patches rather than through retention of individual trees. Interconnection of patches through the use of "stringers" (relatively narrow strips of forest) or closely spaced specimen trees that form "stepping stones" shall be encouraged.
- Landscaping materials shall not include invasive, non-native species as defined in current lists of the Florida Exotic Pest Plant Council.
- The applicant shall engage a professional geologist licensed in the state of Florida to perform a geotechnical review of the property. Such review may begin



as a "desktop" analysis with an emphasis on karst features (depressions, sinks, possible fracture traces, etc.) that suggest potential connection of surface features with the intermediate or Floridan aquifer systems. The geologist shall provide the Development Review Committee with a letter or other report detailing his/her findings. More detailed analyses may be required by the Development Review Committee depending on the results of the desktop effort.

- The Development Review Committee shall consider the professional opinion of a recognized expert in bat ecology regarding anticipated impacts (or lack of impacts) of the proposed access road configuration to bat species that may reasonably be expected to use the cave on a regular, temporary, or seasonal basis. If the proposed road location likely would result in avoidance of the cave by target species, the Development Review Committee shall explore the feasibility of adjustments in location to reduce impacts.

As the hearing is tomorrow night, I anticipate that these remarks will be provided to the Board of County Commissioners in the form of a "pink sheet." Please let me know if there is anything else you need.

attachment

cc: Chris Bird (via e-mail, w/o attachment)
Michael Fay (via e-mail, w/o attachment)
Dave Wagner (via e-mail, w/o attachment)
Rick Wolf (via e-mail, w/o attachment)

QUINN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors

October 8, 1998

Michael Drummond
Environmental Protection

Re: Campus Lodge – Canopy Areas

Dear Michael:

The affects of construction on the tree canopy and delineated high-quality areas on the above referenced site have been analyzed. The high-quality areas are of specific interest for their quality of vegetation.

Extensive efforts have been made to preserve these high-quality areas and to retain as much of the existing tree canopy as possible. The rezoning of the site to PUD allows the clustering of the development to further preserve and protect these areas. The pre-development and post-development conditions are described as follows:

Pre-Development

Total Site Area:	35.34 Ac	
Existing Tree Canopy Area:	35.34 Ac	(100% assumed)
Existing High-Quality Area:	8.33 Ac	(23.6% of total site)

Post-Development

Preserved Tree Canopy Area:	18.29 Ac	(51.7% of existing area)
Preserved High-Quality Area:	4.86 Ac	(58.3% of existing area)

According to the Idylwild/Serenola Special Study criteria the required percentage of tree canopy to be retained is 40% of the existing canopy. As you can see, much additional canopy is being preserved. In addition the developer has voluntarily reduced the proposed improvements by 48 bedrooms, which increases the amount of open space and reduces the required parking count, thus saving additional tree canopy.

I trust the above information is sufficient to indicate the intention of CAMPUS Development to preserve much of the existing vegetation. We hope it has satisfied your concerns for the site.

Sincerely,



Jay Brawley, E.I.

3501 South Main Street, Suite 2 • Gainesville, Florida 32601
Phone: 352-372-9594 • Fax: 352-371-3988

EXHIBIT A

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A request by David H. Fort, agent for Prairie View Trust, owners, to rezone from "A" (Agriculture) to Residential Planned Unit Development (PUD) district on approx. 33.6 acres, located in the 2800 block of SW Williston Road. (Located in the Urban Services Area)

Description: Parcel A

A tract of land lying in portions of Lots 1,2, and 7 of Serenola Plantation within the D.L. Clinch Grant, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Begin at the southwest corner of Lot 10 of the Thomas Napier Grant as recorded in Deed Book "I", Page 591 of the Public Records of Alachua County, Florida; thence run S 83°23'56" W, along the southerly line of a 150 foot wide City of Gainesville Utilities Easement as recorded in Official Records Book 824, Page 703 of said public records, a distance of 210.48 feet; thence run S 48°59'47" W, continuing along said southerly line, a distance of 1,809.70 feet, thence run S 40°58'24" E, a distance of 692.22 feet to the point of tangency of a curve being concave northeasterly and having a radius of 260.00 feet, a central angle of 16°05'04", and a chord bearing and distance of S 49°00'56" E, 72.75 feet, respectively; thence run southeasterly along the arc of said curve, a distance of 72.99 feet to the point of tangency of said curve; thence run S 57°03'28" E, a distance of 45.39 feet to the point of tangency of a curve being concave southwesterly and having a radius of 340.00 feet, a central angle of 16°06'51", and a chord bearing and distance of S 49°00'02" E, 95.31 feet, respectively; thence run southeasterly along the arc of said curve, a distance of 95.62 feet to the point of tangency of said curve, also being on the northerly right-of-way line of State Road 331 (Williston Road-A 100 foot right-of-way); thence run N 49°03'23" E, along said northerly right-of-way line, a distance of 1,400.98 feet to the westerly line of a parcel of land recorded in Official Records Book 782, Page 460 of said public records; thence run N 06°08'13" W, along said westerly line, a distance of 221.73 feet to the southerly line of a Florida Department of Transportation (F.D.O.T.) drainage right-of-way

recorded in Official Records Book 888, Page 893 of said Public Records; thence run along the southerly westerly and northerly lines of said F.D.O.T. drainage right-of-way the following three courses: 1) S 83°51'47" W, 315.00 feet; 2) N 06°08'13" W, 315.00 feet; 3) N 83°51'47" E, 315.00 feet returning to the westerly line of said parcel of land recorded in Official Records Book 782, Page 460; thence run N 06°08'13" W, along said westerly line, 419.78 feet back to the point of beginning.

Said tract of land contains 33.59 acres more or less

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Parcel Number: 07176-000-000 (partial)

Section 00 (Serenola Plantation) Township 10 S Range 19 E

Present Land Use Category: High-density Residential

Permitted Uses - Present Zoning: "A" (Agriculture)

"A" (Agricultural) District (Section 6.1, Zoning Regulations)

Minimum lot size of five acres. Uses Permitted: Single-family dwellings, including manufactured homes on the basis of one dwelling per five acres; registered and licensed family day care homes; commercial agricultural pursuits, and structures incidental thereto, including products, livestock, poultry, and poultry products, crops, horticultural specialties, agriculture, forestry, including naval stores operations; processing, packaging, and sale of agricultural products and commodities which are raised on the premises; public parks and recreational areas, golf courses, game preserves, historical areas. Special Exceptions: Processing and packaging of raw agricultural products and commodities grown off the premises; rural conference center on minimum 50 acres; accessory recreational uses; assembly and processing of forestry products such as truss manufacturing; repair of automobiles, light trucks, farm machinery and other small vehicles or machines as a home occupation; farmworker housing; agricultural services not to exceed three acres; commercial dairies. (See Section 6 for other lot/building requirements and additional lot/building requirements.)

Permitted Uses - If Rezoned: "PUD" (Planned Unit Development)

"PUD" (Planned Unit Development) District (Section 392.41, Zoning Regulations)*

Permitted Uses: Residential Planned Unit Developments: Single-family attached and detached dwellings; two-family dwellings; and multiple-family dwellings; (three or more dwelling units per building).

**Pursuant to Sec. 392.42(c), a planned unit development is a separate zoning district in which the final development plan, as approved, establishes the restrictions and regulations that govern the development.*

Previous Requests: None.

Zoning Violation History: None

Staff Recommendation: Approval with conditions.

Planning Commission Recommendation: Approval as amended, 6-1 (9/16/98)

Condition 6. The developer shall be responsible for the dedication to the public of the right-of-way shown on the master plan between the southwestern boundary of the property and the

Application #ZOM-17-96 (con't)

PC Meeting:

September 16, 1998

BoCC Meeting:

October 13, 1998

adjacent Nationwide property and for the dedication of a ~~forty foot wide~~ row strip along the northwestern and northern boundaries of the property adjacent to the GRU Powerline Right-of-Way, subject to DRC approval.

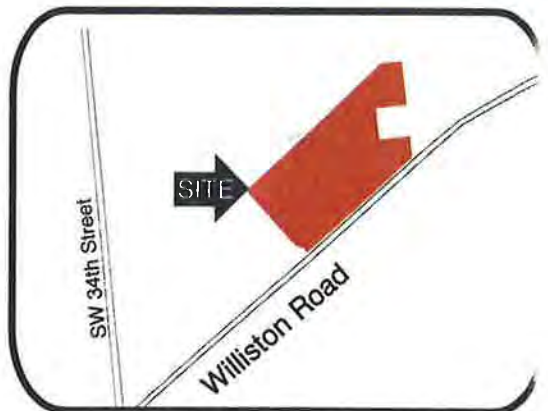
Condition 10: ~~Off-street parking shall be significantly reduced to minimize the impact on the existing tree canopy. Consideration should also be given to reducing the number of buildings to further provide for preservation of tree canopy.~~

Condition 12: The proposed ~~conceptual development~~ zoning master plan should ~~shall~~ be revised prior to approval by the Development Review Committee to address issues raised by the Alachua County Environmental Protection Department in its September ~~15~~ 16, 1998 memorandum (see EPD comments) relative to ZOM-17-98.

BoCC Action: Approved as amended, 3-1 (10/13/98) *Commissioner Wheat dissenting.*

The map displays a portion of the City of Gainesville, Florida, with the following details:

- Red-outlined SITE:** A large, irregularly shaped area outlined in red, located near the intersection of SW 23rd Terrace and SW 42nd Place. It is labeled "SITE" in a black box.
- PUD (Planned Unit Development):** An area to the west of the SITE, labeled "PUD" in a black box.
- BH (Business Highway):** An area to the south of the SITE, labeled "BH" in a black box.
- Haye's Homesites:** A cluster of lots in the upper left, labeled "HAYE'S HOMESITES" in red.
- City of Gainesville Powerline Easement:** A red-outlined area running diagonally through the center of the map, labeled "CITY OF GAINESVILLE POWERLINE EASEMENT" in red.
- Williston Road:** A road running diagonally from the bottom right towards the center, labeled "WILLISTON ROAD" in black.
- Zoning Districts:** Various zoning districts are labeled, including "R-3", "R-2a", "R-1a", "A", and "BH".
- Lot Numbers:** Numerous lot numbers are scattered throughout the map, including 7240-5-1, 7240-8, 7176-9, 7176-6, 7176-5, 7176-1, 7176-2, 7176-10, 7176-11, 7240-7, 7240-23, 7240-1-20, 7240-13-13, 7240-110-001, 7240-5, 7294-5, 7291, 7291, 7176, 7176-3, 7176-4, 7176-1, 7176-2, 7176-10, 7176-11, 7176-12, 7176-13, 7176-14, 7176-15, 7176-16, 7176-17, 7176-18, 7176-19, 7176-20, 7176-21, 7176-22, 7176-23, 7176-24, 7176-25, 7176-26, 7176-27, 7176-28, 7176-29, 7176-30, 7176-31, 7176-32, 7176-33, 7176-34, 7176-35, 7176-36, 7176-37, 7176-38, 7176-39, 7176-40, 7176-41, 7176-42, 7176-43, 7176-44, 7176-45, 7176-46, 7176-47, 7176-48, 7176-49, 7176-50, 7176-51, 7176-52, 7176-53, 7176-54, 7176-55, 7176-56, 7176-57, 7176-58, 7176-59, 7176-60, 7176-61, 7176-62, 7176-63, 7176-64, 7176-65, 7176-66, 7176-67, 7176-68, 7176-69, 7176-70, 7176-71, 7176-72, 7176-73, 7176-74, 7176-75, 7176-76, 7176-77, 7176-78, 7176-79, 7176-80, 7176-81, 7176-82, 7176-83, 7176-84, 7176-85, 7176-86, 7176-87, 7176-88, 7176-89, 7176-90, 7176-91, 7176-92, 7176-93, 7176-94, 7176-95, 7176-96, 7176-97, 7176-98, 7176-99, 7176-100.
- Other Markings:** The map includes various other markings such as "SW 42ND PLACE", "SW 23RD TERR", "SW 40TH PLACE", "SW 39TH AVENUE", "SW 38TH DRIVE", "SW 37TH DRIVE", "SW 36TH DRIVE", "SW 35TH DRIVE", "SW 34TH DRIVE", "SW 33TH DRIVE", "SW 32TH DRIVE", "SW 31TH DRIVE", "SW 30TH DRIVE", "SW 29TH DRIVE", "SW 28TH DRIVE", "SW 27TH DRIVE", "SW 26TH DRIVE", "SW 25TH DRIVE", "SW 24TH DRIVE", "SW 23TH DRIVE", "SW 22TH DRIVE", "SW 21TH DRIVE", "SW 20TH DRIVE", "SW 19TH DRIVE", "SW 18TH DRIVE", "SW 17TH DRIVE", "SW 16TH DRIVE", "SW 15TH DRIVE", "SW 14TH DRIVE", "SW 13TH DRIVE", "SW 12TH DRIVE", "SW 11TH DRIVE", "SW 10TH DRIVE", "SW 9TH DRIVE", "SW 8TH DRIVE", "SW 7TH DRIVE", "SW 6TH DRIVE", "SW 5TH DRIVE", "SW 4TH DRIVE", "SW 3TH DRIVE", "SW 2TH DRIVE", "SW 1TH DRIVE", "SW 0TH DRIVE", "SW -1TH DRIVE", "SW -2TH DRIVE", "SW -3TH DRIVE", "SW -4TH DRIVE", "SW -5TH DRIVE", "SW -6TH DRIVE", "SW -7TH DRIVE", "SW -8TH DRIVE", "SW -9TH DRIVE", "SW -10TH DRIVE", "SW -11TH DRIVE", "SW -12TH DRIVE", "SW -13TH DRIVE", "SW -14TH DRIVE", "SW -15TH DRIVE", "SW -16TH DRIVE", "SW -17TH DRIVE", "SW -18TH DRIVE", "SW -19TH DRIVE", "SW -20TH DRIVE", "SW -21TH DRIVE", "SW -22TH DRIVE", "SW -23TH DRIVE", "SW -24TH DRIVE", "SW -25TH DRIVE", "SW -26TH DRIVE", "SW -27TH DRIVE", "SW -28TH DRIVE", "SW -29TH DRIVE", "SW -30TH DRIVE", "SW -31TH DRIVE", "SW -32TH DRIVE", "SW -33TH DRIVE", "SW -34TH DRIVE", "SW -35TH DRIVE", "SW -36TH DRIVE", "SW -37TH DRIVE", "SW -38TH DRIVE", "SW -39TH DRIVE", "SW -40TH DRIVE", "SW -41TH DRIVE", "SW -42TH DRIVE", "SW -43TH DRIVE", "SW -44TH DRIVE", "SW -45TH DRIVE", "SW -46TH DRIVE", "SW -47TH DRIVE", "SW -48TH DRIVE", "SW -49TH DRIVE", "SW -50TH DRIVE", "SW -51TH DRIVE", "SW -52TH DRIVE", "SW -53TH DRIVE", "SW -54TH DRIVE", "SW -55TH DRIVE", "SW -56TH DRIVE", "SW -57TH DRIVE", "SW -58TH DRIVE", "SW -59TH DRIVE", "SW -60TH DRIVE", "SW -61TH DRIVE", "SW -62TH DRIVE", "SW -63TH DRIVE", "SW -64TH DRIVE", "SW -65TH DRIVE", "SW -66TH DRIVE", "SW -67TH DRIVE", "SW -68TH DRIVE", "SW -69TH DRIVE", "SW -70TH DRIVE", "SW -71TH DRIVE", "SW -72TH DRIVE", "SW -73TH DRIVE", "SW -74TH DRIVE", "SW -75TH DRIVE", "SW -76TH DRIVE", "SW -77TH DRIVE", "SW -78TH DRIVE", "SW -79TH DRIVE", "SW -80TH DRIVE", "SW -81TH DRIVE", "SW -82TH DRIVE", "SW -83TH DRIVE", "SW -84TH DRIVE", "SW -85TH DRIVE", "SW -86TH DRIVE", "SW -87TH DRIVE", "SW -88TH DRIVE", "SW -89TH DRIVE", "SW -90TH DRIVE", "SW -91TH DRIVE", "SW -92TH DRIVE", "SW -93TH DRIVE", "SW -94TH DRIVE", "SW -95TH DRIVE", "SW -96TH DRIVE", "SW -97TH DRIVE", "SW -98TH DRIVE", "SW -99TH DRIVE", "SW -100TH DRIVE".



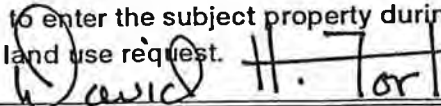
Alachua County Office Of Planning & Development 374-5249



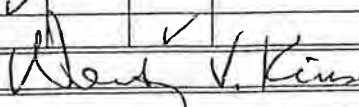
Alachua County Office Of Planning & Development 374-5249

REZONING/LAND USE APPLICATION

ALACHUA COUNTY, FLORIDA

1.	APPLICANT/AGENT	
	Name: DAVID H. FORT	Phone No.: 380-9600
	Address: 4422 S.W. 85th WAY - CITY 32608	
2.	Applicant IS (IS NOT) the owner of record. The Affidavit MUST be attached to this application.	
3.	PROPERTY OWNER(S)	
	Name: PRAIRIE VIEW TRUST	Phone No.: 372-3372
	Address: 3501 S. MAIN ST. CITY 32601	
4.	PROPERTY DESCRIPTION NOTE: If application includes more than one parcel, complete the table on the back of this page.	
	Section-Township-Range: 24 - 10S - 19E	Total Area (acres): 33.6
	Tax Parcel Number(s): 7176	
	Legal Description: ATTACHED	Must be attached to this application by the applicant.
	Location: 2800 S.W. Williston Rd. Provide detailed directions on the back of this page.	
5.	TYPE OF REQUEST: (circle the applicable letter/s) Attach description of request to this application.	
	☒ a. Change Zoning	from: AGR to: P.U.D. (residential) Zoning District
	☐ b. Special Use Permit	to allow:
	CHECK ONE IF APPROPRIATE ☐ Amend ZOS - () - () ☐ Home Occupation ☐ Day Care ☐ Boat Dock	
	☐ c. Temporary Use Permit	to allow: In a () Zoning District
	☐ d. Special Exception	to allow: In a () Zoning District
	☐ f. PUD Amendment	
	☐ g. Other	
CERTIFICATION:		
I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this land use request.		
 Signature (Agent or Owner)		Date 6/19/98

-----DO NOT WRITE BELOW THIS LINE-----PLANNING OFFICE USE ONLY-----

REVIEW FEE	RECEIVED	APPLICATION NO.		
BASE + EPD: 750 + 750 = 1500	DATE: 6/19/98 RECEIPT NO.: 13503	ZOM-17-98		
AREA: 33.6 A. + 280				
VIOLATION: ---				
TOTAL: \$1750				
ITEMS ATTACHED:	YES	NO	N/A	COMMENT
LEGAL DESCRIPTION	✓			
ZONING CERTIFICATION (Office of Codes Enforcement)				Benny has.
It is the applicant's responsibility to obtain the Zoning Certificate from the Office of Codes Enforcement with the signature of the Zoning Administrator prior to submitting this application to the Office of Planning.				
AFFIDAVIT (Required for all)	✓			
DETAILED DIRECTIONS	✓			
SITE PLAN (5 SETS) (required for ZOS, ZOX, PUD, RM, & RM-1)				Dave bringing 4 more sets 6/22
REDUCED SITE PLAN (8 1/2" X 11")	✓			
PUD APPLICATION INFORMATION	✓			
DESCRIPTION OF REQUEST	✓			
OTHER:				
APPLICATION RECEIVED AND CHECKED BY:				

LOCATION

Undeveloped property on north side of Willisbn Rd
located between Nationwide Insurance Co. &
Hunters Run Apartments.

PROPERTY DESCRIPTION

S-T-R	PARCEL NO.	ACRES*	PROPOSED ZONING	PROPOSED LAND USE	EXISTING ZONING	ADOPTED LAND USE	COMMENT
24-105-19E	7176	33.6	P.U.D.	Multifamily			
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							

Shaded area to be completed by Development Services Staff.

*NOTE: Indicate in the "Comment" column if only part of the area of a tax parcel is included in the request.

If a tax parcel has more than one proposed land use/zoning, use one line for each different use.

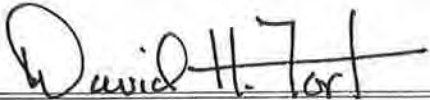
Copy this table if there are more than 15 tax parcel numbers.

REZONING/LAND USE APPLICATION
ALACHUA COUNTY, FLORIDA

REQUEST DESCRIPTION

NOTE: Include information such as why this request should be granted and why this request is consistent with the Comprehensive Plan.

- Rezoning this property to P.U.D. will
- (1) Bring the land into conformance with the Comprehensive Land Plan, though the density requested is far less than the present Land Use of High Density Residential
 - (2) Allow development within the Tree Canopy designation of the Idylwild-Serenoza Special Areas Study
 - (3) Allow the property to be developed with compatible structures and compatible uses with the existing surrounding properties.


SIGNATURE

6/19/98
DATE

AFFIDAVIT

PRAIRIE VIEW TRUST

ZOM-17-96

OWNER

(type or print)

APPLICATION NO.

James D. Henderson, II and Frederick L. Henderson, Co-Trustees

ADDITIONAL OWNERS

7176

24

10S

19E

PARCEL NUMBER(S)

Section - Township - Range

ZONING

TYPE OF REQUEST

(item #5 of page 1 of this application)

DAVID H. FORT

APPOINTED AGENT(S)

I (we), the property owner(s) of the subject property, being duly sworn, depose and say (circle applicable letter(s)):

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the Alachua County Board of County Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

OWNER (signature)

OWNER (signature)

STATE OF FLORIDA

COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME

THIS 11th DAY OF May, 1998

BY James D. Henderson, II and Frederick L. Henderson

WHO IS/ARE PERSONALLY KNOWN TO ME OR

HAS/HAVE PRODUCED

(type of identification)

AS IDENTIFICATION.



(SEAL ABOVE)

Ruth Riddick

Notary Public, Commission No.

(Name of Notary typed, printed, or stamped)

Description: Parcel A

A tract of land lying in portions of Lots 1,2, and 7 of Serenola Plantation within the D.L. Clinch Grant, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Begin at the southwest corner of Lot 10 of the Thomas Napier Grant as recorded in Deed Book "I", Page 591 of the Public Records of Alachua County, Florida; thence run S 83°23'56" W, along the southerly line of a 150 foot wide City of Gainesville Utilities Easement as recorded in Official Records Book 824, Page 703 of said public records, a distance of 210.48 feet; thence run S 48°59'47" W, continuing along said southerly line, a distance of 1,809.70 feet, thence run S 40°58'24" E, a distance of 692.22 feet to the point of tangency of a curve being concave northeasterly and having a radius of 260.00 feet, a central angle of 16°05'04", and a chord bearing and distance of S 49°00'56" E, 72.75 feet, respectively; thence run southeasterly along the arc of said curve, a distance of 72.99 feet to the point of tangency of said curve; thence run S 57°03'28" E, a distance of 45.39 feet to the point of tangency of a curve being concave southwesterly and having a radius of 340.00 feet, a central angle of 16°06'51", and a chord bearing and distance of S 49°00'02" E, 95.31 feet, respectively; thence run southeasterly along the arc of said curve, a distance of 95.62 feet to the point of tangency of said curve, also being on the northerly right-of-way line of State Road 331 (Williston Road-A 100 foot right-of-way); thence run N 49°03'23" E, along said northerly right-of-way line, a distance of 1,400.98 feet to the westerly line of a parcel of land recorded in Official Records Book 782, Page 460 of said public records; thence run N 06°08'13" W, along said westerly line, a distance of 221.73 feet to the southerly line of a Florida Department of Transportation (F.D.O.T.) drainage right-of-way

recorded in Official Records Book 888, Page 893 of said Public Records; thence run along the southerly westerly and northerly lines of said F.D.O.T. drainage right-of-way the following three courses: 1) S 83°51'47" W, 315.00 feet; 2) N 06°08'13" W, 315.00 feet; 3) N 83°51'47' E, 315.00 feet returning to the westerly line of said parcel of land recorded in Official Records Book 782, Page 460; thence run N 06°08'13" W, along said westerly line, 419.78 feet back to the point of beginning.

Said tract of land contains 33.59 acres more or less

Sheet 1 of 2

9604902.leg

- * 1. Name of proposed PUD CAMPUS LODGE APARTMENTS
- * 2. Location or Address of Property 2800 S.W. Williston Rd.
(land located between Nationwide Ins. & Hunters Run Apts.)
- * 3. Land Use Category: Present: High Density Residential Requested: No change
- * 4. Zone Classification: Present: AGR Requested: P.U.D.
- * 5. Previous request for rezoning, land use changes, and variances, (Historical) on the subject property;
Significant Upland designation changed to Tree Canopy designation (see attached letter)

The following information must be supplied in addition to the maps and drawings required by Article VIII of the Alachua County Zoning Regulations.

- * 6. Attach a Statement of Objectives of the PUD, including: (a) General purpose, (b) General character, and (c) Unique characteristics of the PUD which make it differ from conventional zoning districts and/or subdivisions.
- * 7. Attach a legal description of the property. (attached)
- * 8. Surrounding Land Uses: East Hunters Run & Colonial Village Apts
 Existing Properties West Nationwide Insurance Co.
 North G.R.U. Powerline Easement (150'w) & Apartments
 South Williston Rd & Vacant land
- * 9. From the PUD Plan, provide the following information:
 (a) TABLE 1: Complete for each category of land use.

LAND USE	ACRES	% TOTAL SITE	NO. OF UNITS	DENSITY
Developed Recreation	3.36	10		
Common Open Space	3.36	10		
Detention Areas	5.04	15		
Natural Areas, Buffers	7.39	22		
Streets	10.42	31		
Other Land Uses:*				
Bldg. Structures	5.38	16		
TOTAL	33.6	100%		

*Provide subtotals for categories such as single family, duplex, multi-family, commercial, etc.

Campus lodge

#6

(a) General purpose - provide apartment housing for students & other rental clients

(b) General character - 3 story walkup buildings with horizontal siding & screened porches

(c) Unique characteristics

1. low density - 10.7 units/ac.
2. Significant effort to plot all trees on the site and make a long & tedious effort with environmental specialists to save significant areas & trees.
3. Small buildings for greater flexibility

* (b) TABLE 2: Complete for each category of land use (see next page).

* (c) Name the facilities which are to be provided in the developed recreation area(s): play-action pool & decking, volley ball courts, basketball court

* (d) Roads or Streets are to be private? yes Roads or Streets are to be dedicated to the County? yes

Length and Acreage of roads or streets:

Length Acreage 10.42

Type of roadway to be constructed: asphalt tapping over limestone

* (e) Storm Water Drainage: Increased runoff will flow to: Three locations:
Natural low areas on the site, basins to be constructed in G.R.U.
R/W & excess runoff to D.O.T. drainage basin
via ☒ easements ☐ ditches ☐ canals ☒ basins ☐ other(explain)

* (f) State or attach list of Development Commitments not otherwise covered which will be important to the success of the project:

1. Gated Entry

2. Totally furnished units with 36" T.V. in every living room

3. Monthly maid service

4. One monthly price pays rent, utilities, cable w/ HBO

5. Play-action pool with wet volleyball, wet basketball & tubing channel.

* (g) Attach economic justification for Proposed Commercial PUD's.

* (h) TABLE 3: Complete the following:

	AVAILABLE	SUPPLIER
Central Water	<u>G.R.U.s</u>	<u>G.R.U.</u>
Central Sewer	<u>G.R.-Yes</u>	<u>G.R.U.</u>
Natural Gas	<u> </u>	
Telephone	<u>Yes</u>	
Electricity	<u>Yes</u>	<u>G.R.U.</u>
Other:		

* 10. What type of legal instruments will be created for the management of common use areas?

Single ownership of the entire property by a
Florida Corporation.

TABLE 2

ITEM ¹	SINGLE FAMILY	MULTI-FAMILY BY TYPE			CLUSTER	PATIO	OTHER RES.	COMMERCIAL	OFFICE	INDUSTRIAL	OTHER NON-RES.
		A	B	C							
min. lot area (in sq. feet)											
min. lot width (at bldg line)											
min. lot depth											
min. front yard											
min. rear yard											
min. side yard (interior)											
min. side yard (street)											
max.% lot coverage											
max.% rear yard coverage											
max. bldg height		48'	48'	48'							
# living units/bldg.		12	24	24							
min. setback/accessory bldgs:											
-rear											
-side											
building spacing:											
-front to front		60	60	60							
-front to rear		60	60	60							
-rear to rear		40	40	40							
-front to side		30	30	30							
-rear to side		30	30	30							
-side to side		20	20	20							
building setbacks from:											
-centerline of rivers, streams or canals											
-high waterline of lakes											
-other man-made or natural features which would be affected by encroachment											
floor area ratios ²											
maximum ground coverage ²											
area in 100 year flood plain											

*NOTES: 1. If an item is not applicable to your proposed PUD, please mark "N/A"

2. For non-residential uses only.

- * 11. Specify and explain what requirements of regular zoning districts, as specified by the Alachua County Zoning Ordinance, that are different in your proposed PUD (such as height, building spacing, setbacks, parking requirements, etc.):

1. 3 story walk-up bldgs. w/ 48' ht. at
the ridge of the roof

2. Buildings with 24 units per building



ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT

Kurt Larsen, AICP, Department Director

Office of Planning & Development

10 S.W. 2nd Avenue • Third Floor • Gainesville, Florida 32601-6294
(352) 374-5249 • SUNCOM 651-5249 • Fax (352) 338-3224

January 16, 1998

Mr. Dave Fort
Campus Development Group, Inc.
4422 SW 85th Way
Gainesville, FL 32608

Dear Dave:

I hope this letter provides the information you requested. The 36-acre tract of land located in the 2800 block of S.W. Williston Road, owned by Prairie View Trust, is designated High Density Residential (14-24 DU/acre) by the County's Comprehensive Plan.

Based on my 2/16/96 letter to you, the property is not considered "significant uplands" and may be developed according to the "tree canopy areas" regulations found in the Idylwild/Serenola Special Area Study sections of the County's Future Land Use Element and Unified Land Development Code.

In order to proceed with development of this site, you may apply to rezone the property to a Planned Unit Development (PUD) district to bring the zoning into compliance in the Alachua County Comprehensive Plan. Generally, the rezoning process takes approximately 2-1/2 to 3 months with separate public hearings before the Planning Commission and Board of County Commissioners.

We look forward to working with you as your development proposal proceeds. If you need further information, please don't hesitate to call.

Sincerely,

Wendy V. Kinser, AICP
Chief of Development Services

WVK:eeh

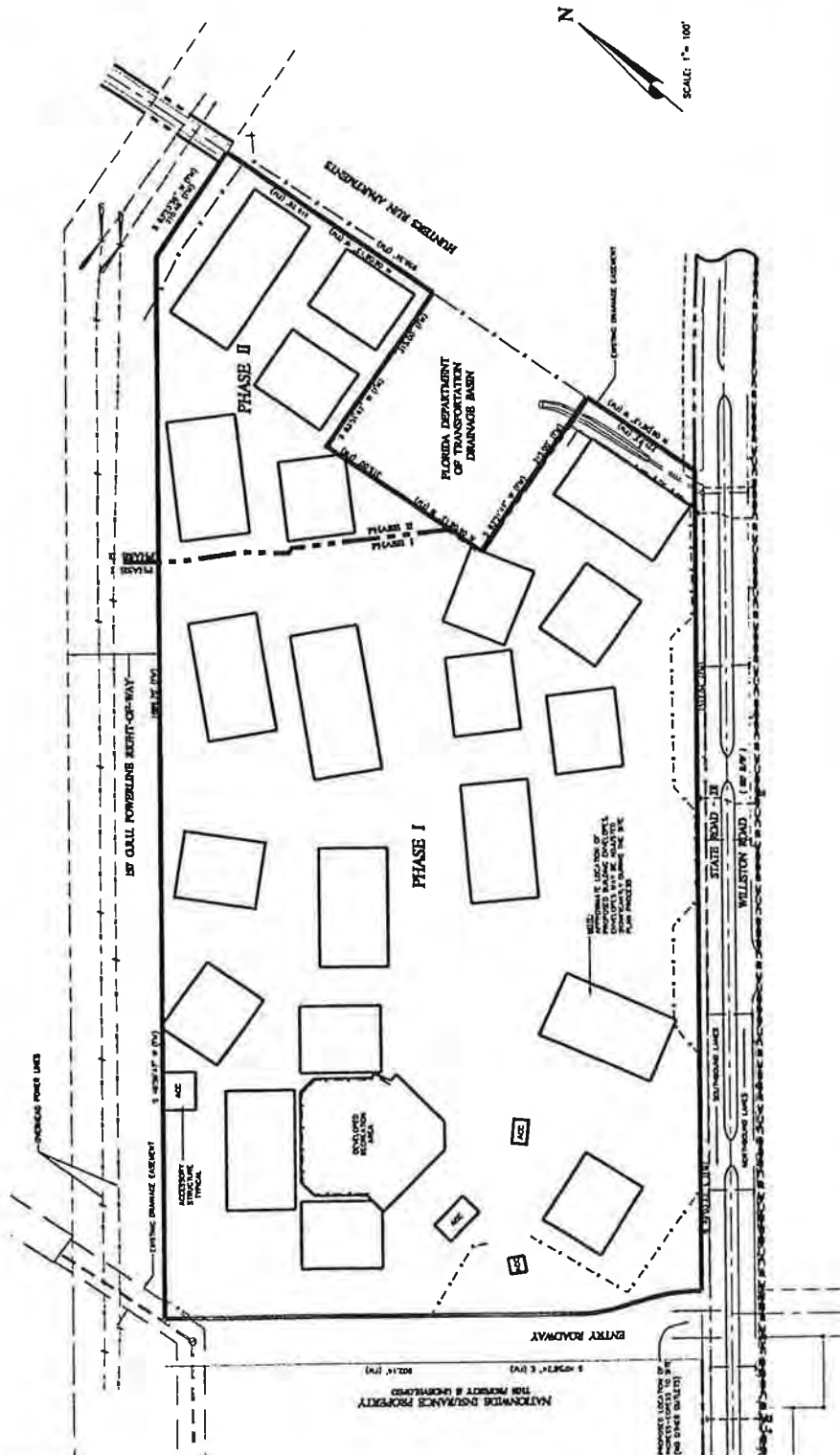
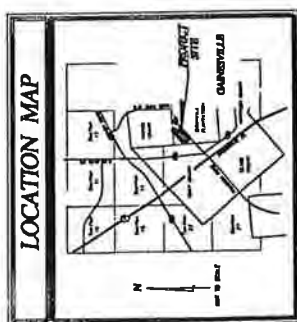


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FOR
CAMPUS LODGE
AN APARTMENT COMPLEX
A TRACT OF LAND LYING IN PORTIONS OF LOTS 1, 2, AND 7 OF
THE SERENOLA PLANTATION, WITHIN THE D.L. CLUNCH GRANT,
TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

A TRACT OF LAND LYING IN PORTIONS OF LOTS 1, 2, AND 7 OF THE SRENOLA PLANTATION, WITHIN THE D.L. CLINCH GRANT, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA



LAND USE		ACRES	% TOTAL AUL
DEVELOPED RECREATION:		1.34	10%
PARKS AND AUL:		1.34	10%
DETENTION AREAS:		5.04	15%
NATURAL AREAS, BUFFERS:		7.39	22%
STREETS AND WALKS:		10.42	31%
ALL BUILDINGS:		3.38	26%
TOTAL:		13.6	100%

BUILDING SPACING	
FRONT TO FRONT:	60'
FRONT TO REAR:	60'
REAR TO REAR:	40'
FRONT TO SIDE:	30'
REAR TO SIDE:	30'
SIDE TO SIDE:	20'

SITE DATA	
TOTAL ACREAGE:	33.6 ACRES ±
TOTAL BUILDING UNITS:	360
LIVING UNITS PER BUILDING:	10.7
PERCENTAGE COVER:	57 %
PETROUS AREA:	43 %
PERVIOUS AREA:	1,280
PARKING SPACES:	(1 PER BEDROOM + 10% GUEST PARKING)
PROPOSED LAND USE:	MULTI-FAMILY
MAXIMUM BUILDING HEIGHT:	48.0'

TRAFFIC IMPACT STATEMENT

BUILDING SETBACK AND BUFFERS

FENCE—ALONG MILLER ROAD — 7' W.M. SETBACK
SIDE A METAL POST RAIL FENCE AND MEDIUM DENSITY BUFFER
REAR — ALONG OWN PROPERTY — 15' W.M. SETBACK
SIDE B WOOD FENCE AND LOW DENSITY BUFFER
SOUNDING LIVING TREES — 30' W.M. SETBACK
SIDE C WOOD POST RAIL FENCE AND LOW DENSITY BUFFER
BOUNDARY AND LOW DENSITY BUFFER FOR LAND
NOTE: SETBACKS ALONG FACILITY OR ACCESSORY STRUCTURE

WHEREAS, Zoning Application #ZOM-45-84 has been duly filed and was considered by the Alachua County Planning Commission at its meeting of August 1, 1984 and August 29, 1984 and,

WHEREAS, the Application was considered by the Alachua County Board of County Commissioners at its meetings of August 7, 1984, August 14, 1984, September 11, 1984, and September 18, 1984;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application #ZOM-45-84, as summarized in Exhibit "A" of this Resolution, is hereby conditionally approved and the real property described within the application shall, unless changed in accordance with law, hereafter bear the zoning district classification of "PUD" (Planned unit Development), subject to the following conditions:

1. There shall be a maximum of 198 dwelling units.
2. There shall be a 75 foot setback from the western property boundary to be reserved for future right-of-way. This setback shall not contain any buildings, structures or parking areas.
3. This development shall include a minimum of 5% developed recreation and 25% open space.
4. A left turn storage lane shall be added to the entrance road to Oxford Manor Phase I. In addition, a slip ramp or other appropriate roadway improvement shall be constructed on Old Archer Road to alleviate the traffic impact of this development. The determination of the appropriate roadway improvements shall be determined by the Development Review Committee at time of final development plan approval.
5. An emergency vehicle access point shall be provided from S.W. 28th Place through the setback area as stated in Stipulation #2.

Upon adoption of this Resolution, if accepted by the Applicant in accordance with Subsection 8.3(b) of the Zoning Ordinance 80-3, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

This Resolution shall take effect upon its adoption.

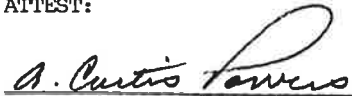
DULY ADOPTED in regular session this 18th day of September, A.D., 1984.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By:


Thomas Coward, Chairman

ATTEST:


A. Curtis Powers, Clerk

Application #ZOM-45-84 (Rezoning):

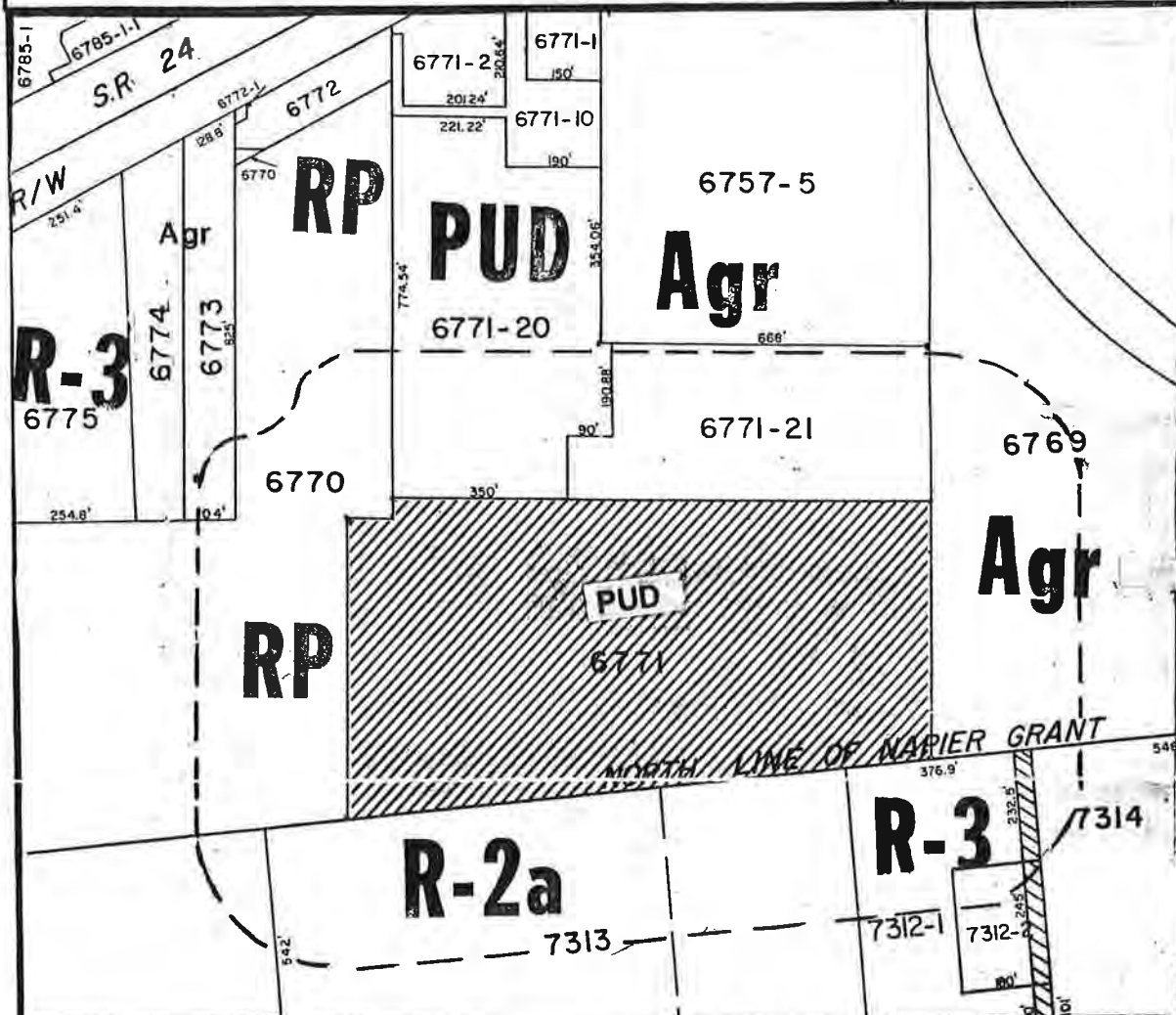
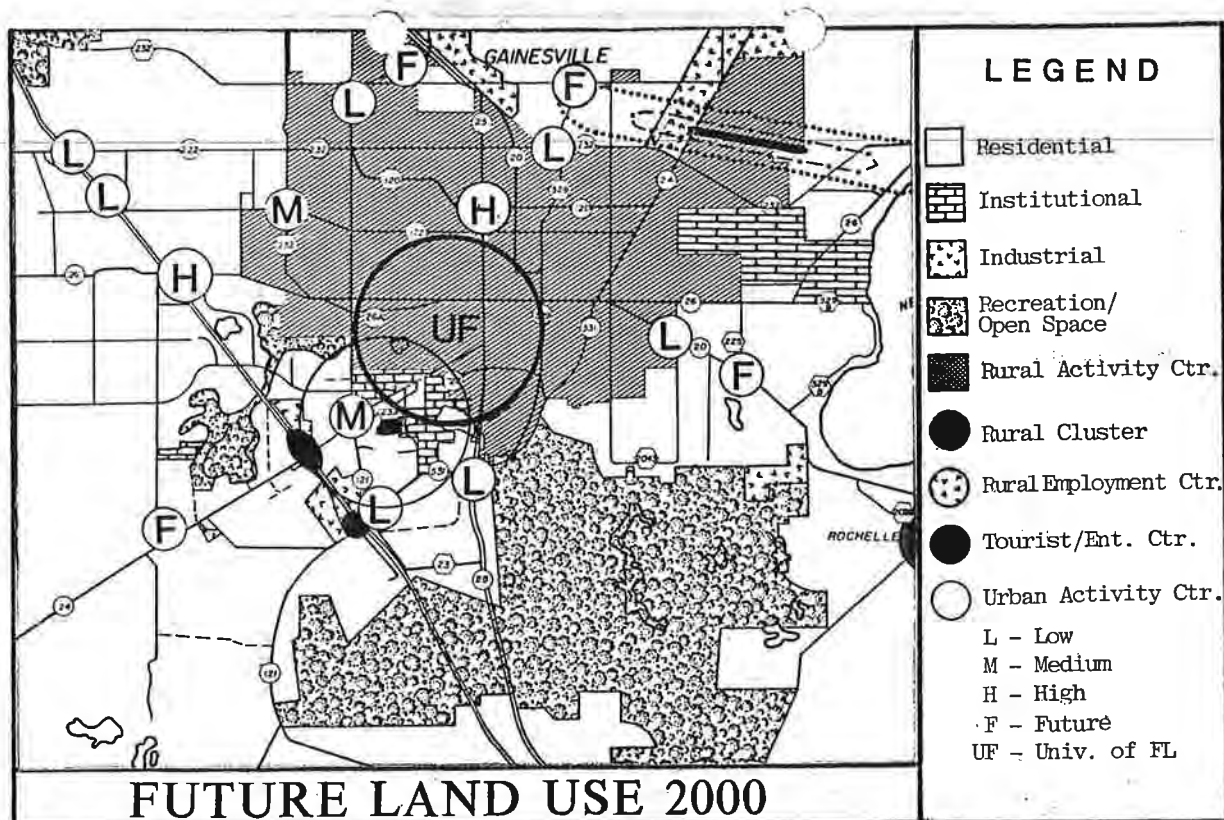
A request by Stephen Shey and Haskel Hess, Owners, to rezone from "Agr" (Agriculture) District to "PUD" (Planned Unit Development) District on 15.7 acres located approximately 1000 feet south of Archer Road and approximately 1500 feet west of S.W. 23rd Terrace. (Located in the Gainesville Urban Area). Anticipated Use: Multi-Family.

Legal Description:

A parcel of land lying in Fractional Section 13, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Fractional Section 13 for a point of reference; thence proceed from said point of reference North 89 deg. 57 min. 00 sec. West along the North line of said Fractional Section 13, a distance of 2509.56 feet to an intersection with an existing old fence line running approximately North and South; thence South 00 deg. 29 min. 33 sec. West, a distance of 677.00 feet to a 4 inch by 4 inch concrete monument; thence South 89 deg. 25 min. 14 sec. East, a distance of 668.66 feet to a 4 inch by 4 inch concrete monument; thence South 00 deg. 13 min. 20 sec. West, a distance of 320.59 feet to a 4 inch by 4 inch concrete monument and the point of beginning of the hereinafter described parcel; thence continue South 00 deg. 13 min. 20 sec. West, a distance of 529.82 feet to a railroad iron marking an intersection with the North line of the Thomas Napier Grant; thence South 84 deg. 50 min. 55 sec. West along said Grant line, a distance of 1179.57 feet to a 4 inch by 4 inch concrete monument; thence North 00 deg. 33 min. 59 sec. East, a distance of 605.60 feet to a 3/4 inch iron pipe; thence North 89 deg. 55 min. 59 sec. East, a distance of 99.87 feet to a 4 inch by 4 inch concrete monument; thence North 00 deg. 27 min. 11 sec. West, a distance of 40.55 feet to a 4 inch by 4 inch concrete monument with P.L.S. No. 2115 cap attached; thence South 89 deg. 26 min. 16 sec. East, a distance of 1071.37 feet to a 4 inch by 4 inch concrete monument and the point of beginning.

Containing 15.74 Acres, more or less.



Application # **ZOM-45-84**

P.C. Meeting: August 1, 1984

BoCC Meeting: August 7, 1984
August 14, 1984

Applicaton #ZOM-45-84 (Rezoning):

A request by Stephen Shey and Haskel Hess, Owners, to rezone from "Agr" (Agriculture) District to "PUD" (Planned Unit Development) District on 15.7 acres located approximately 1000 feet south of Archer Road and approximately 1500 feet west of S.W. 23rd Terrace. (Located in the Gainesville Urban Area). Anticipated Use: Multi-Family.

Parcel Number: 06771-000-00

Section 13 Township 10 Range 19

Planning District: 14

Present Land Use Category: Residential

Present Zoning: "Agr" (Agriculture)

Permitted Uses - Present Zoning:

Agriculture - Single family dwellings and mobile homes on basis of one dwelling per acre. Public parks and recreation areas, golf courses, game preserves, historical areas, churches, and private schools. General agricultural uses.

Permitted Uses - If Rezoned:

Planned Unit Development - Multi-Family Development.

Previous requests: Z-1356: Request for a "SUP" (Special Use Permit) to allow a Religious Rehabilitation Center in an "Agr" (Agriculture) District approved with stipulations 4/10/73

Summary Staff Recommendation: **Deferral to August 29, 1984**

Approval with Stipulations

Summary P.C. Recommendation: **Deferral to August 29, 1984 , 6-0**

August 29, 1984

Approval with Staff Stipulations , 6-0

- * 5. Name of proposed PUD Oxford Manor
- * 6. Location or Address of Property 2777 S.W. Archer Road
- * 7. Land Use Category: Present: Cat 8 Requested:
- * 8. Zone Classification: Present: AG Requested: PUD
- * 9. Previous request for rezoning, land use changes, and variances, (Historical) on the subject property; n/a

The following information must be supplied in addition to the maps and drawings required by Article VIII of the Alachua County Zoning Regulations.

- *10. Attach a Statement of Objectives of the PUD, including: (a) General purpose, (b) General character, and (c) Unique characteristics of the PUD which make it differ from conventional zoning districts and/or subdivisions.
- *11. Attach a legal description of the property.
- *12. Surrounding Land Uses: East University of Florida, Solar Energy Research Center
West Brandywine Apartments
North Oxford Manor Apartments
South Forest Glen Apartments
- *13. From the PUD Plan, provide the following information:
- (a) TABLE 1: Complete for each category of land use.

LAND USE	ACRES	% TOTAL SITE	NO. OF UNITS	DENSITY
Developed Recreation	0.80	5.1		
Common Open Space	4.56	29.0		
Detention Areas	1.25	8.0		
Natural Areas, Buffers	0.80	5.1		
Streets	4.44	28.3		
Other Land Uses:*				
Building Area	3.85	24.5		
TOTAL	15.7	100%		

*Provide subtotals for categories such as single family, duplex, multi-family, commercial, etc.

* (b) TABLE 2: Complete for each category of land use (see next page).

* (c) Name the facilities which are to be provided in the developed recreation area(s): (1) swimming pool, (1) tennis court,

(1) basketball half court, (2) racquetball courts

* (d) Roads or Streets are to be private? xx Roads or Streets are to be dedicated to the County?

Length and Acreage of roads or streets:

Length Acreage 4.44

Type of roadway to be constructed: Subgrade shall be 6" compacted limerock and surface shall be 1½" Type III Asphalt

* (e) Storm Water Drainage: Increased runoff will flow to: Water retention areas

via easements x ditches canals basins x other(explain) storm sewers

* (f) State or attach list of Development Commitments not otherwise covered which will be important to the success of the project:

n/a

* (g) Attach economic justification for Proposed Commercial PUD's. n/a

* (h) TABLE 3: Complete the following:

	AVAILABLE	SUPPLIER
Central Water	Yes	Regional Utilities Board
Central Sewer	Yes	Regional Utilities Board
Natural Gas	Yes	Gainesville Gas
Telephone	Yes	Southern Bell
Electricity	Yes	Regional Utilities Board
Other:		

* 14. What type of legal instruments will be created for the management of common use areas?

none required

TAB1

ITEM ¹	SINGLE FAMILY	MULTI-FAMILY BY TYPE		CLUSTER	PATIO	OTHER RES.	COMMER-CIAL	OFFICE	INDUS-TRIAL	OTHER NON-RES.
		Apartment s								
min. lot area (in sq. feet)		n/a								
min. lot width (at bldg line)		n/a								
min. lot depth		n/a								
min. front yard		n/a								
min. rear yard		n/a								
min. side yard (interior)		n/a								
min. side yard (street)		n/a								
max.% lot coverage		n/a								
max.% rear yard coverage		n/a								
max. bldg height		35'								
# living units/bldg.		8 or less								
min. setback/accessory bldgs:										
-rear		20'								
-side		7.5'								
building spacing:										
-front to front		30'								
-front to rear		40'								
-rear to rear		40'								
-front to side		20'								
-rear to side		30'								
-side to side		20'								
building setbacks from:										
-centerline of rivers, streams or canals		n/a								
-high waterline of lakes		n/a								
-other man-made or natural features which would be affected by encroachment		n/a								
floor area ratios ²										
maximum ground coverage ²										
area in 100 year flood plain		1.25								

*NOTES: 1. If an item is not applicable to your proposed PUD, please mark "N/A"

2. For non-residential uses only.

- * 15. Specify and explain what requirements of regular zoning districts, as specified by the Alachua County Zoning Ordinance, ~~that are different~~ in your proposed PUD (such as height, building spacing, setbacks, parking requirements, etc.):

1. Building Spacing:

	Multiple-family Residential Districts	Proposed PUD
front/front	60 feet	30 feet
front/rear	60 feet	40 feet
rear/rear	60 feet	40 feet
front/side	30 feet	20 feet
rear/side	30 feet	30 feet
side/side	20 feet	20 feet

The building spacing values for the proposed PUD correspond to values permitted in the existing Oxford Manor PUD.

2. Minimum Setback Requirements:

	Multiple-family Residential Districts	Proposed PUD
minimum front setback	25 feet	10 feet
minimum rear setback	20 feet	10 feet
minimum side setback	10 feet	10 feet

The minimum setback requirements reflect similar values in the existing Oxford Manor PUD.

FILED
1979 DEC 27 PM 12:17
CLERK CIRCUIT-COUNTY COURT
ALACHUA COUNTY, FL.

APPLICATION
2130
OFFICE DOWNSTAIRS
ANNEXED PUD

map 4447

Phoenix
PUD

For
Setbacks
PB J 70
PB K 33

DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by Phoenix Properties, a Florida general partnership, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, the Declarant is the owner of certain property in Gainesville, County of Alachua, State of Florida, which is more particularly described as:

All of Phoenix Subdivision Phase II, a Planned Unit Development as per plat recorded in Plat Book K, Page 33, of the Public Records of Alachua County, Florida.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to PHOENIX SUBDIVISION PHASE II, OWNERS ASSOCIATION, INC., a Florida non-profit corporation, to be organized, its successors and assigns.

Section 2. "Common Area" shall mean and refer to all real property, and all improvements thereto. The common area will be owned by the Association and consists of all property described on the plat of Phoenix Subdivision Phase II other than Lots One (1) through Fifty-two (52), inclusive, and Parcel A and Parcel B.

Section 3. "Lot" shall mean and refer to each lot in Phoenix Subdivision Phase II and not to the common area.

Section 4. "Owner" shall mean and refer to the record owner or owners of the fee simple legal title to any lot.

Section 5. "Appraised Value of Lot" shall mean and refer to the total appraised value of all real property contained within a lot, specifically including all dwellings and other buildings. Appraised value shall be the appraised value of each lot for ad valorem tax purposes as determined and amended from time to time by the Alachua County Property Appraiser, without regard to exemptions.

ARTICLE II

PROPERTY RIGHTS

Section 1. Every owner shall have a right and easement of enjoyment in and to the common areas and facilities which shall be appurtenant to and shall pass with the title to every lot including a perpetual non-exclusive easement for the benefit of

1253 594

4957

each owner and the lawful occupants of the owner's lot and their guests, invitees and domestic help, and for the benefit of delivery, pick-up and fire protection services, police and other authorities of the law, mail carriers, representatives of utilities authorized to serve owner's lot, and holders of mortgage liens on owner's lot for ingress and egress over and across those portions of the common areas designed to provide access to and from any lot, subject to the following:

A. The right of the Association to dedicate or transfer all or any part of the common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Association, provided however, that no such action shall be taken by the Association without the approval of the members of the Association holding at least two-thirds (2/3) of the voting rights in the Association.

B. The right of the Association to take such steps as are reasonably necessary to protect and conserve the common areas; to adopt and enforce rules and regulations regarding the use of common areas and facilities (including suspension of enjoyment rights for recreational facilities and reasonable fees for use of common facilities where appropriate); and to suspend the enjoyment rights (except ingress and egress) of any member during the period of such member's delinquency in payment of assessments pursuant to this Declaration.

ARTICLE III

ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership.

Section 2. Each member of the Association shall be given one (1) vote per \$1,000.00, or any fraction thereof, of the most current appraised value of the lot that the member represents. Voting rights shall inure to the members as set forth in the By-laws of the Association.

ARTICLE IV

ASSESSMENTS

Section 1. Assessments shall be based upon the appraised value of each lot. The rate of assessment shall initially be three (3) mills per annum and shall not be increased without the approval of members of the Association holding at least two-thirds (2/3) of the voting rights in the Association.

Section 2. All funds generated by any assessments shall be used exclusively for maintenance, upkeep, insurance, taxes, and operating expenses of the common area including ordinary and reasonable administration expenses and fees incident thereto, and also for the cost of any construction reconstruction, repair or replacement of capital improvements upon the common area. Including fixtures and personal property related thereto. Any surplus of funds shall be held by the Association as a reserve against depreciation of improvements in the common areas.

Section 3. Annual assessments shall be based upon the appraised value of each lot for the previous year and shall be payable in two (2) equal installments, the first payable no later than January 15th of the current year and the second installment due no later than July 15th of the current year. The payments due January 15th and July 15th constitute payments made in advance for the current assessment year.

NO 1253 JAN 595

Section 4. In addition to the annual assessments, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction reconstruction, repair or replacement of capital improvements upon the common area, including fixtures and personal property related thereto, provided that any such assessment must be approved by members of the Association holding at least two-thirds (2/3) of the voting rights in the Association. The time for payment of any special assessment shall be set by the Association at the time the assessment is made.

Section 5. Both annual and special assessments must be fixed at a uniform rate for all lots based upon assessed value for tax purposes without regard to exemptions.

Section 6. The annual assessment shall constitute a lien on each lot as of January 1 of that assessment year until the assessment is paid in full. Any special assessment shall constitute a lien on each lots as of the date of that special assessment until that special assessment is paid in full. In the event any assessment is not paid on the due date it shall become delinquent and shall bear interest after thirty (30) days in default at the rate of fifteen per cent (15%) per annum for the full period of default. In the event any delinquent assessment is placed in the hands of an attorney for collection, all reasonable costs incurred in collection, including attorney's fees, shall be added to the assessment. The Association may bring an action to foreclose the lien in like manner as the foreclosure of a mortgage on real property. The lien of all assessments shall be subordinate to the lien of any first mortgage and the transfer of title pursuant to a mortgage foreclosure shall extinguish the lien for any delinquent assessment.

Section 7. The annual assessment provided for herein shall commence as to each lot on the first day of the month following the conveyance of the common area to the Association. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Association shall send written notice of all annual assessments at least thirty (30) days prior to the due date of the first payment due on the assessment.

Section 8. Any portion of the common area dedicated to and accepted by any public agency, authority, or utility shall be exempt from all assessments created herein.

ARTICLE V

ARCHITECTURAL CONTROL AND RESTRICTIONS

Section 1. Any construction commenced upon said property shall be completed within six (6) months from the date of the first delivery of any materials to the site of said construction.

Section 2. No building shall be constructed in parcels one (1) through fifty-two (52), inclusive, which shall contain less than 700 square feet of floor area, excluding unenclosed porches, garages and carports per unit. If a duplex is the type of construction this means each of the two (2) units in the duplex is to be a minimum of 700 square feet or a total minimum in the building of 1400 square feet. If the building were a quadraplex then the total building area should be no less than 2800 square feet.

Section 3. No mailbox or mailbox stand shall be erected separately, all mailboxes shall be placed on common mailbox stands as provided. No paper or newspaper receptacles of any kind shall

be erected or maintained either in street easements or within fifty (50) feet of street easements.

Section 4. No trade, business, service, professional care, instruction or manufacture of any kind or nature whatsoever shall at any time be conducted on any of the land in this subdivision, nor shall any building erected thereon be used for any such purposes, except as may be permitted by the County Commission, the Alachua County Zoning and Planning Commission and/or any other governmental regulatory bodies which may have jurisdiction in such matter.

Section 5. No land in this subdivision, nor any building erected thereon, shall be used or occupied injuriously to affect the use, occupation or value of the adjacent premises for residence purposes and the neighborhood wherein said premises are situated.

Section 6. All lots, tracts, or parcels of land in this subdivision shall be kept in a good state or repair, appearance, and the property to be kept correspondent with the better surrounding properties, and no waste or damage to the premises shall go unrepaired. This shall apply both to the premises and improvements located thereon.

Section 7. No horse, cow, hog, goat or similar animal shall be kept or maintained on said property or any portion thereof, nor shall any chicken yards be maintained thereon.

Section 8. No trailer, utility trailer, camper, house trailer, boat, bus or truck over one-half (1/2) ton capacity shall be parked or maintained on said property or any portion thereof.

Section 9. No outside television antennas or radio antennas shall be placed or maintained on any of the properties of this subdivision. Care should be taken and nothing shall be placed in this subdivision that will distract from the properties and/or their environs.

Section 10. No repair work on automobiles or mechanical vehicles, or any other like work, shall be performed on said property or any portion thereof.

Section 11. No building shall be erected, placed or altered on any building lot in this subdivision until the building plans, specifications and plot plans showing the location of such building have been approved in writing as to conformity and harmony by the Executive Officer of the Association or his designate. In the event that no action is taken on said plans within thirty (30) days after submission, this requirement shall be deemed to have been complied with. It is understood that all buildings shall be in conformity to the plot plans accepted by the County.

Section 12. The construction on any lot, tract or parcel shall be in conformity with the setback restrictions as to any lot lines under the rules and regulations of the governing body having jurisdiction of same in which this property is located.

Section 13. All easements shown on the recorded plat may also be used for drainage purposes.

Section 14. Each owner, at the time development has commenced on a subject lot, shall be required as part of the development, at Owner's expense, to construct a sidewalk over and across said lot that will tie into existing or to be constructed sidewalks on contiguous lots. All such sidewalks shall be constructed

in conformity with the specifications and sidewalk plan designed by Declarant.

ARTICLE VI

CONTROL BY DECLARANT

Section 1. Notwithstanding anything contained in the other provisions of this declaration, Declarant shall have the absolute and total right to make all decisions relating to the operation of the Association until termination of that right as set forth in Section 2 hereof, specifically including, but not limited to, the rights to set annual and special assessments and to determine the proper expenditures of the funds received from said assessments and to change or amend these covenants, conditions and restrictions in whole or in part, provided however, that any said change or amendment shall not be in conflict with any of the terms contained herein and shall not be unreasonable.

Section 2. The right of Declarant to operate the Association and to take the actions set forth in Section 1 above shall terminate at the time Declarant has conveyed all properties owned by Declarant and covered by these covenants, conditions and restrictions or at such time as Declarant voluntarily relinquishes said rights or on January 1, 1988, whichever shall first occur.

ARTICLE VII

GENERAL PROVISIONS

Section 1. All and each of the following restrictive conditions and covenants shall continue in force from the date of this instrument until January, 2002, A.D. After this date, these covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners has been recorded, agreeing to change said covenants in whole or in part.

Section 2. Severability, invalidation of any one of these covenants by judgment of court order shall in no way affect any of the other provision which shall remain in full force and effect.

Section 3. The Declarant, the Association, or any owner shall have the right to enforce, by any proceeding at law or in equity, all restriction conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration, and to recover damages including costs of enforcement and reasonable attorney fees. Failure to enforce any covenant of restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 4. In the event the Association shall fail to pay taxes or assessments levied by a governmental authority on the common area or facilities before such taxes become delinquent, the governmental authority shall be entitled to a lien upon each lot on account thereof for the fractional share of said taxes or assessment due determined as follows. The numerator shall be the assessed value of the particular lot without regard to exemptions and the denominator shall be the gross assessed value of all lots within this Declaration not including common areas. This provision is for the benefit of the governmental authority levying such tax or assessment and shall in no way affect the responsibility of the Association of each owner to pay such taxes and assessments on common areas. The Declarant agrees that no agency of government will be requested to assume maintenance of common areas. Further, if for any reason it should become necessary that a public agency maintain such

areas or otherwise expend public funds, such costs shall become assessments against the individual lots.

Section 5. In the event of Eminent Domain proceeding whereby an award is made or negotiated concerning common areas or facilities, such award shall be payable to the Association and used for the purpose of the Association. Any award for the taking of all or part of an individual parcel shall belong to the owner of such lot, his heirs or assigns.

Section 6. Nothing contained herein is intended or shall be construed as a dedication to public use or as an acceptance for maintenance of any area or facility by any governmental unit or utility.

ARTICLE VIII

PARCEL A AND PARCEL B

Section 1. The following declaration of covenants, conditions and restrictions, hereinabove mentioned, do not apply to Parcel A and Parcel B: a) Section 2, Article V; Section 4, Article V; Section 5, Article V; and Section 8, Article V.

Section 2. Parcel A shall be used for a convenience store and said convenience store shall be operated in a normal course of business to provide goods to the general public. No games shall be allowed to be sold or operated on the premises. The Association, in conjunction with the county, shall set the specifications for the square footage allowed for said convenience store.

Section 3. Parcel B shall be a laundry room and game room facility for the general public. No other activity, trade, business, manufacturing or professional care shall be allowed on Parcel B.

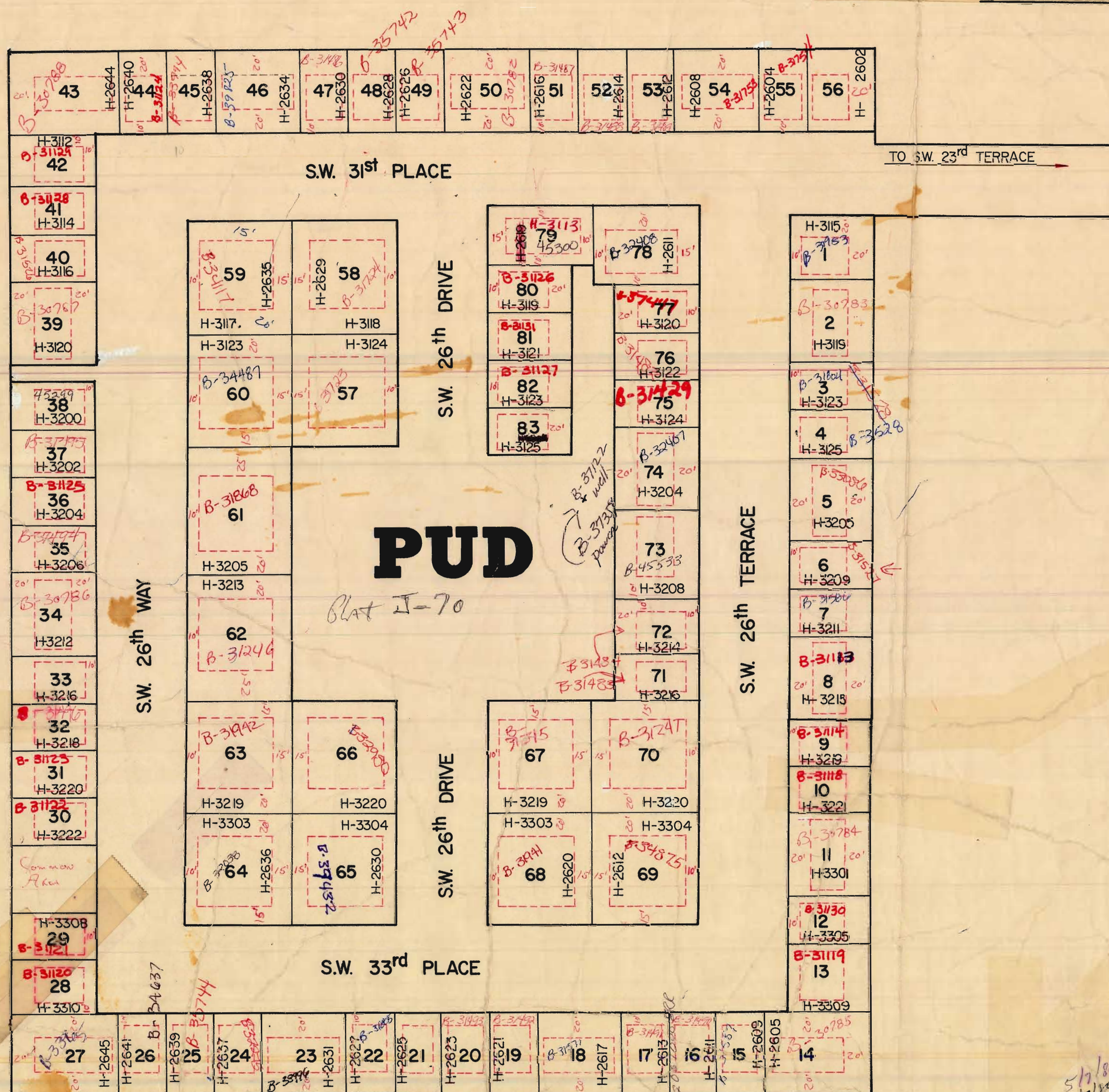
IN WITNESS WHEREOF, the undersigned, being the Declarant herein has hereunto set its hand and seal this 27th day of December, 1979.

WITNESSES:

James K. Collins
Eric R. Taylor

PHOENIX PROPERTIES, Florida
General Partnership
[Signature]

NAPIER GRANT



5/17/80 John D.C.
5/17/80 J.A.
~~4/12/80 J.A.~~

PHOENIX

PHOENIX SUBDIVISION

SCALE: 1" = 60'-0"

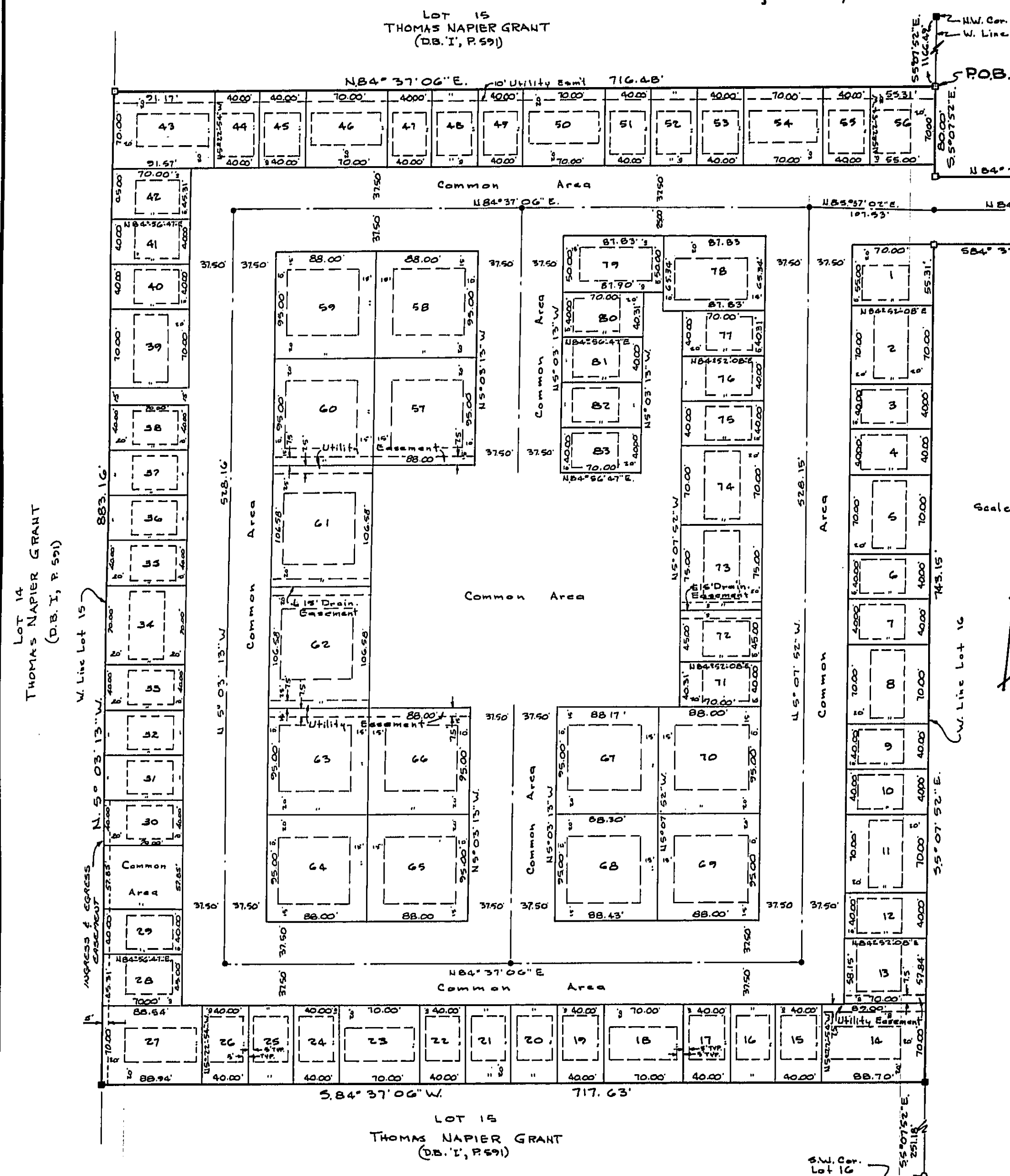
THIS DRAWING TO BE PLACED IN GRANT MAP DRAWER PERMANENTLY

J-10

PLANNED UNIT DEVELOPMENT PHOENIX SUBDIVISION

Being a portion of Lots 15, 16 & 17, Thomas Napier Grant, Twp. 10 So.,
Rge. 19 E., Alachua County, Florida

PLAT BOOK J PAGE 10



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: That the attached plat of PHOENIX SUBDIVISION is a true and correct representation of the lands as recently surveyed and platted under my direction, also, that this plat complies with the laws of the State of Florida and Alachua County, as they apply to plats and subdivisions.

Date: 7-12-78

THOMAS J. BISHOP, REG. LAND SURVEYOR
No. 7342 - STATE OF FLORIDA

LEGAL DESCRIPTION

Being a portion of Lots 15, 16 & 17 of the Thomas Napier Grant, as recorded in Deed Book 'I' at Page 591 of the Public Records of Alachua County, Florida, being in Township 10 South, Range 19 East, Alachua County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Lot 16; thence South 5°07'52" East, along the West line of said Lot 16, for 1166.49 feet to the Point of Beginning; thence continue South 5°07'52" East, along the last described course for 80.00 feet; thence North 84°37'06" East for 489.87 feet to a Point of Curvature; thence Easterly along a curve, concave Northwesterly, having a radius of 298.24 feet, a central angle of 44°18'16" and an arc distance of 230.62 feet to a Point of Reverse Curvature; thence Easterly along a curve, concave Southeasterly, having a radius of 358.24 feet, a central angle of 44°18'16" and an arc distance of 277.01 feet to a Point of Tangency; thence North 84°37'06" East for 565.10 feet to a point on the next described line; thence South 5°11'30" East, along the East line of said Lot 17, for 600.00 feet; thence South 84°37'06" West for 564.90 feet to a Point of Curvature; thence Westerly along a curve, concave Southeasterly, having a radius of 298.24 feet, a central angle of 44°18'16" and an arc distance of 230.62 feet to a Point of Reverse Curvature; thence Westerly along a curve, concave Northwesterly, having a radius of 358.24 feet, a central angle of 44°18'16" and an arc distance of 277.01 feet to a Point of Tangency; thence South 84°37'06" West for 490.13 feet to a Point on the next described line; thence South 5°07'52" East, along the aforementioned West line of Lot 16, for 743.15 feet; thence South 84°37'06" West for 717.63 feet to a point on the next described line; thence North 5°03'13" West, along the West line of said Lot 15, for 885.16 feet; thence North 84°37'06" East for 716.48 feet to the Point of Beginning, 1414g and being in Alachua County, Florida, containing 16.69 acres, more or less.



LEGEND

- Denotes Concrete Monument Found
- Denotes Iron Pipe Found
- Denotes Concrete Monument Set
- Denotes Permanent Control Point

LOT DESIGNATION

QUADRALEX LOTS 27 THROUGH 70
1 STORY DUREX LOTS 2, 3, 4, 5, 6, 11, 14, 18, 23, 27, 34, 39, 43, 46, 50, 54, 58, 64, 76 & 79
2 STORY DUREX ALL REMAINING LOTS

NOTE: A MINIMUM OF 3% OF THE GROSS LAND AREA SHALL BE DESIGNATED AS COMMON OPEN SPACE.

NOTE:

Common Areas may be used for the installation and maintenance of public utilities.

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, Richard D. Hodgkinson and George A. Poulos, doing business as PHOENIX PROPERTIES, PUD, a Florida General Partnership, do hereby certify that said Partnership is the owner of the lands described herein, and as shown on the accompanying plat, that we have caused said survey and plat to be made and do accept and adopt the same, and cause it to be known as PHOENIX SUBDIVISION, and that that portion of SW 23rd Terrace as shown herein be dedicated to the perpetual use of the public for proper purposes.

Witness: *[Signature]* Richard D. Hodgkinson, Authorized Partner
Witness: *[Signature]* George A. Poulos, Authorized Partner

ACKNOWLEDGMENT

STATE OF FLORIDA, ss
COUNTY OF ALACHUA, ss
I HEREBY CERTIFY: That on this day personally appeared before me, Richard D. Hodgkinson and George A. Poulos known to me to be the persons described herein and who executed the above instrument and acknowledged to and before me that they executed said instrument for the uses and purposes therein expressed.

Witness my hand and seal this 13th day of Aug, AD 1978.
My commission expires 3rd Commission Expires Jan. 11, 1980
[Signature] Notary Public, State of Florida
at Largo

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That First City Bank of Gainesville, Florida, the holder of that certain mortgage recorded in Official Records Book 113, Page 264 of the Public Records of Alachua County, Florida, does hereby consent to this plat and joins in the certification shown herein.

Witness: *[Signature]* President:
Witness: *[Signature]* Mary C. Beckham, Cashier

ACKNOWLEDGMENT

STATE OF FLORIDA, ss
COUNTY OF ALACHUA, ss
I HEREBY CERTIFY: That on this day personally appeared before me, *[Signature]* and *[Signature]*, respectively, of First City Bank of Gainesville, Florida, and known to me to be the persons herein described and acknowledged that they executed this instrument as their free act and deed.

Witness my hand and seal this 28th day of August, AD 1980.
My commission expires May 17, 1982.
[Signature] Mary C. Beckham
Notary Public, State of Florida
at Largo

APPROVAL BY ALACHUA COUNTY, FLORIDA

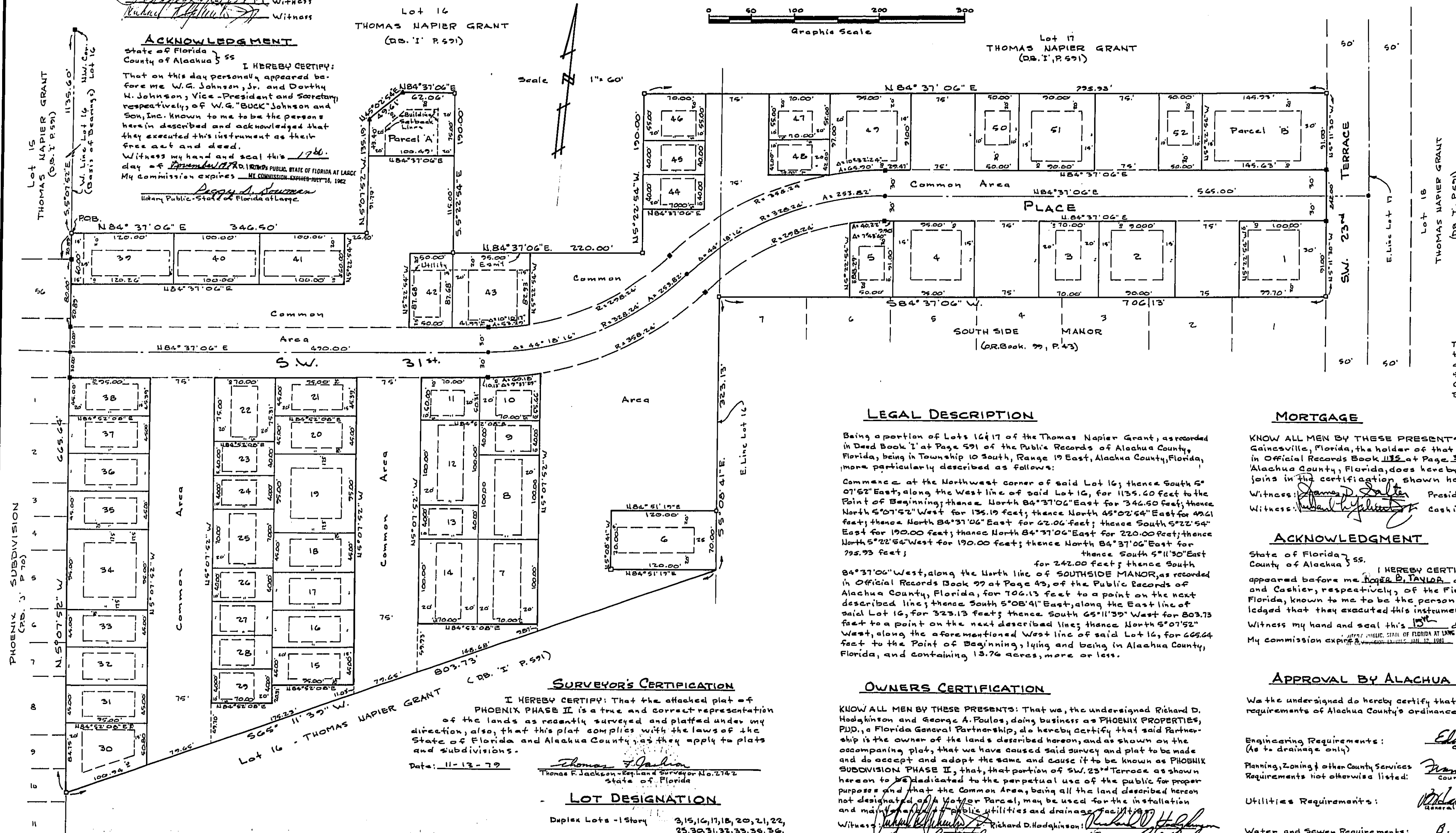
We the undersigned do hereby certify that this plat conforms to the requirements of Alachua County's ordinances and regulations as follows:

Engineering Requirements:	8-18-78	<i>[Signature]</i> County Engineer
Planning, Zoning & Other County Services Requirements Not Otherwise Listed:	8-24-78	<i>[Signature]</i> County Administrator
Water and Sewer Requirements:	8-25-78	<i>[Signature]</i> Environmental Health Officer
Utility Requirements:	8-23-78	<i>[Signature]</i> General Manager of Regional Utilities
Form and Legality:	8-30-78	<i>[Signature]</i> County Attorney
Approved by Alachua County:	Date	<i>[Signature]</i> Chairman, Board of County Commissioners
Received and Filed for record on this	30th day of August, AD 1978.	<i>[Signature]</i> Clerk

PHOENIX SUBDIVISION PHASE II

BEING A PORTION OF LOTS 16 & 17, THOMAS NAPIER GRANT, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

PLANNED UNIT DEVELOPMENT



LEGEND

- Denotes Conc. Mon. Found
- ▲ Denotes Iron Rod Set
- Denotes Permanent Control Point
- Denotes Permanent Reference Mon. Set

BASIS OF BEARINGS

The West line of Lot 16 as shown on the plat of the Thomas Napier Grant as recorded in Deed Book 1 at Page 591 of the Public Records of Alachua County, Florida, was used as the Basis of Bearings for this plat.

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That First City Bank of Gainesville, Florida, the holder of that certain mortgage recorded in Official Records Book 1113 at Page 372 of the Public Records of Alachua County, Florida, does hereby consent to this plat and joins in the certification shown hereon.

Witness: James P. Salter President: James C. Emerson
Witness: Richard D. Hodgkinson Cashier: John A. Doyle

ACKNOWLEDGMENT

State of Florida, ss. I HEREBY CERTIFY: That on this day personally appeared before me ROGER B. TAYLOR and JAMES C. EMERSON, President and Cashier, respectively, of the First City Bank of Gainesville, Florida, known to me to be the persons herein described and acknowledged that they executed this instrument as their free act and deed. Witness my hand and seal this 15th day of November, AD, 1978. My commission expires 31st day of January, AD, 1981.

APPROVAL BY ALACHUA COUNTY, FLORIDA

We the undersigned do hereby certify that this plat conforms to the requirements of Alachua County's ordinances and regulations as follows:

Engineering Requirements: Edwin E. Calappa 11/16/79
(As to drainage only) County Engineer Date
Planning, Zoning & other County Services: Frank R. Spence 11/29/79
Requirements not otherwise listed: County Administrator Date
Utilities Requirements: Michael Danner 11/28/79
General Manager Date
Water and Sewer Requirements: B. C. Poff 11-29-79
Environmental Officer Date
Form and Legality: John A. Doyle 12/10/79
County Attorney Date
Approved by Alachua County: Sheed Danner 12-18-79
Chairman, Board of County Comm. Date

Received and Filed for record on this 18th day of December, AD, 1978.

By: A. Curtis Poff
Deputy Clerk
By: Edwin E. Calappa
Deputy Clerk

LEGAL DESCRIPTION

Being a portion of Lots 16 & 17 of the Thomas Napier Grant, as recorded in Deed Book 1 at Page 591 of the Public Records of Alachua County, Florida, being in Township 10 South, Range 19 East, Alachua County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Lot 16; thence South 5° 07' 52" East, along the West line of said Lot 16, for 1135.60 feet to the Point of Beginning; thence North 84° 37' 06" East for 346.50 feet; thence North 5° 07' 52" West for 175.19 feet; thence North 45° 02' 54" East for 436.1 feet; thence North 84° 37' 06" East for 62.06 feet; thence South 5° 22' 54" East for 190.00 feet; thence North 84° 37' 06" East for 220.00 feet; thence North 5° 22' 54" West for 190.00 feet; thence North 84° 37' 06" East for 795.73 feet;

for 242.00 feet; thence South 84° 37' 06" West, along the North line of SOUTHSIDE MANOR, as recorded in Official Records Book 77 at Page 43, of the Public Records of Alachua County, Florida, for 702.13 feet to a point on the next described line; thence South 5° 08' 41" East to a point on the East line of said Lot 16; for 323.13 feet; thence South 45° 11' 39" West for 803.73 feet to a point on the next described line; thence North 5° 07' 52" West, along the aforementioned West line of said Lot 16, for 665.64 feet to the Point of Beginning, lying and being in Alachua County, Florida, and containing 13.76 acres, more or less.

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned Richard D. Hodgkinson and George A. Paulos, doing business as PHOENIX PROPERTIES, PUD, a Florida General Partnership, do hereby certify that said Partnership is the owner of the lands described hereon, and as shown on the accompanying plat, that we have caused said survey and plat to be made and do accept and adopt the same and cause it to be known as PHOENIX SUBDIVISION PHASE II, that, that portion of SW 23rd Terrace as shown hereon to be dedicated to the perpetual use of the public for proper purposes and that the Common Area, being all the land described hereon not designated as a lot or parcel, may be used for the installation and maintenance of public utilities and drainage facilities.

Witness: Richard D. Hodgkinson George A. Paulos
Witness: James C. Emerson John A. Doyle

ACKNOWLEDGMENT

State of Florida, ss. I HEREBY CERTIFY: That on this day personally appeared before me Richard D. Hodgkinson and George A. Paulos, known to me to be the persons described herein and who executed the above instrument and acknowledged to and before me that they executed said instrument for the use and purposes therein expressed. Witness my hand and seal this 15th day of November, AD, 1978. My commission expires 31st day of January, AD, 1981.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: That the attached plat of PHOENIX PHASE II is a true and correct representation of the lands as recently surveyed and platted under my direction, also, that this plat complies with the laws of the State of Florida and Alachua County, as they apply to plats and subdivisions.

Date: 11-13-79
Thomas F. Jackson
Thomas F. Jackson - Registered Surveyor No. 2742
State of Florida

LOT DESIGNATION

Duplex Lots - 1 Story 3, 15, 16, 17, 18, 20, 21, 22, 23, 30, 31, 32, 33, 36, 36, 37, 38, 45, 46
Duplex Lots - 2 Story 5, 9, 10, 11, 13, 23, 24, 26, 27, 28, 29, 44, 49, 46, 47, 48 & 50
Triplex Lot 12
Quadruplex Lots - 1 Story 1, 2, 43 & 51
Quadruplex Lots - 2 Story 42
Unit Lots - 2 Story 4, 7, 8, 14, 37, 40 & 41
Unit Lots - 2 Story 4, 19, 34 & 49
Parcel "A" - Commercial Site for Convenience Store and related facilities
Parcel "B" - Combination Laundry & Game Room Site intended solely for the use of the residents of the PHOENIX SUBDIVISIONS.

RESOLUTION Z-90-10

The LAURELS
MAP 4546

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, REZONING REAL PROPERTY FROM "BH" (HIGHWAY ORIENTED BUSINESS SERVICES) DISTRICT TO "PUD" (PLANNED UNIT DEVELOPMENT); PROVIDING CONDITIONS GOVERNING THE PLANNED UNIT DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Zoning Application ZOM-1-90 has been duly filed and was considered by the Alachua County Planning Commission at its meeting of February 21, 1990; and,

WHEREAS, the Application was considered by the Alachua County Board of County Commissioners at its meeting of March 13, 1990;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application ZOM-1-90, as summarized in Exhibit "A" of this Resolution, is hereby approved, and the real property described within the application shall, unless changed in accordance with law, hereafter bear the zoning district classification of "PUD" (Planned Unit Development), expanding the southwestern boundary of The Laurels PUD, approved 10/27/87 (Application ZOM-18-87, Resolution #Z-87-63). This approval amends Resolution Z-87-63 (Application ZOM-18-87) and is subject to the following revised conditions:

1. Site plan review shall be required.
2. A maximum of 382 dwelling units shall be permitted on the non-conservation portions of the total 31.90 acre parcel.
3. Right-of-way dedication for the S.W. 40th Boulevard extension shall be required. In addition, a driveway connection to S.W. 40th Boulevard shall be required, the exact location of which to be determined at development plan review.
4. The northeast 5.98 acres of the site, containing part of the entire 25% minimum open space requirement for Planned Unit Developments in the County's Zoning Regulations, shall be shown as a conservation area on the final development plan. The exact boundary of this conservation area shall be determined by the Development Review Committee.

5. All natural areas and open spaces shall be shown on the final development plan.

6. A 10'-wide class "L" buffer (low density combination of canopy and understory trees) shall be required along the north property line, except for any ingress/egress point.

7. A 25'-wide class "M" buffer (medium density combination of canopy and understory trees and shrubs with wood rail or stockade fence) shall be required along that part of the west property line which abuts S.W. 34th Street except for any entrance roadways.

8. A 15'-wide class "A" buffer (combination of hedges and shrubs) without the fence requirement, as defined in Table 5 of the Future Land Use 2000 plan, shall be required along the east property line.

9. No additional driveway connections shall be made to S.W. 34th Street.

10. Upstream attenuation of stormwater runoff shall be provided to protect S.W. 34th Street from flooding. A pervious swale or other acceptable form of treatment shall be necessary for conveyance of stormwater to the drainage basin in Phase III to assure proper water quality.

Upon adoption of this Resolution, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 13th day of March, A.D., 1990.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By:

Kate Barnes
Kate Barnes, Chairman

ATTEST:

A. Curtis Powers
A. Curtis Powers, Clerk

(SEAL)

APPROVED AS TO FORM

Michael C. H. H.
Alachua County Attorney

Exhibit "A"

Application #ZOM-1-90 (Rezoning)

A request by Jeffrey Knack and Stephen Shey, Owners, to rezone from "BH" (Highway Oriented Business Services) District to "PUD" (Planned Unit Development) on approximately 7.4 acres located at 4455 SW 34th Street (located in the Gainesville Urban Area). Approval of this request would expand the southwestern boundary of the Laurels PUD, approved 10/27/87 (Application ZOM-18-87, Resolution #2-87-63).

Legal Description of Property:

A parcel of land situated in the "Gary Grant" T 10 S, R 19 E, Alachua County Florida, said parcel of land being more particularly described as follows:

Commence at the Northeast corner of the Gary Grant, Alachua County, Florida, and run S 05°04'33" E, 4775.5 feet to the POINT OF THE BEGINNING; thence continue S 05°04'33" E along said east line, 972.42 feet; thence run S 50°03'14" W, 572.06 feet; thence run N 04°55'20" W, 166.57 feet; thence run S 85°40'17" W, 764.35 feet to a point on the easterly right-of-way of S.W. 34th Street; thence run N 04°19'43" W along said right-of-way 957.34 feet; thence continue along said easterly right-of-way with a curve concave southwesterly, said curve having a radius of 13,800.99 feet, an arc length of 170.89 feet, a central angle of 00°42'34", and a chord bearing and distance of N 04°41'00" W, 170.88 feet; thence leave said easterly right-of-way and run N 85°10'18" E, 1219.08 feet to the POINT OF BEGINNING said tract of land containing 31.897 acres, more or less.

Less:

A parcel of land situated in the "Gary Grant" T 10 S, R 19 E, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at the Northeast corner of the Gary Grant, Alachua County, Florida, and run S 05°04'33" E, 4775.5 feet to the POINT OF BEGINNING; thence continue S 05°04'33" E along said east line, 972.42 feet; thence run S 50°03'14" W, 572.06 feet; thence run N 04°55'20" W, 166.57 feet; thence run S 85°40'17" W, 264.35 feet; thence run N 04°19'43" W, 697.72 feet; thence run S 85°10'18" W, 500.02 feet to a point on the easterly right-of-way of S.W. 34th Street; thence run N 04°19'43" W, 263.98 feet; thence continue along said easterly right-of-way with a curve concave southwesterly, said curve having a radius of 13,800.99 feet, an arc length of 170.89 feet, a central angle of 00°42'34", and a chord bearing and distance of N 04°41'00" W, 170.88 feet; thence leave said easterly right-of-way and run N 85°10'18" E, 1219.08 feet to the POINT OF BEGINNING said tract of land containing 23.918 acres, more or less. And:

Exhibit "A" (CONT.)

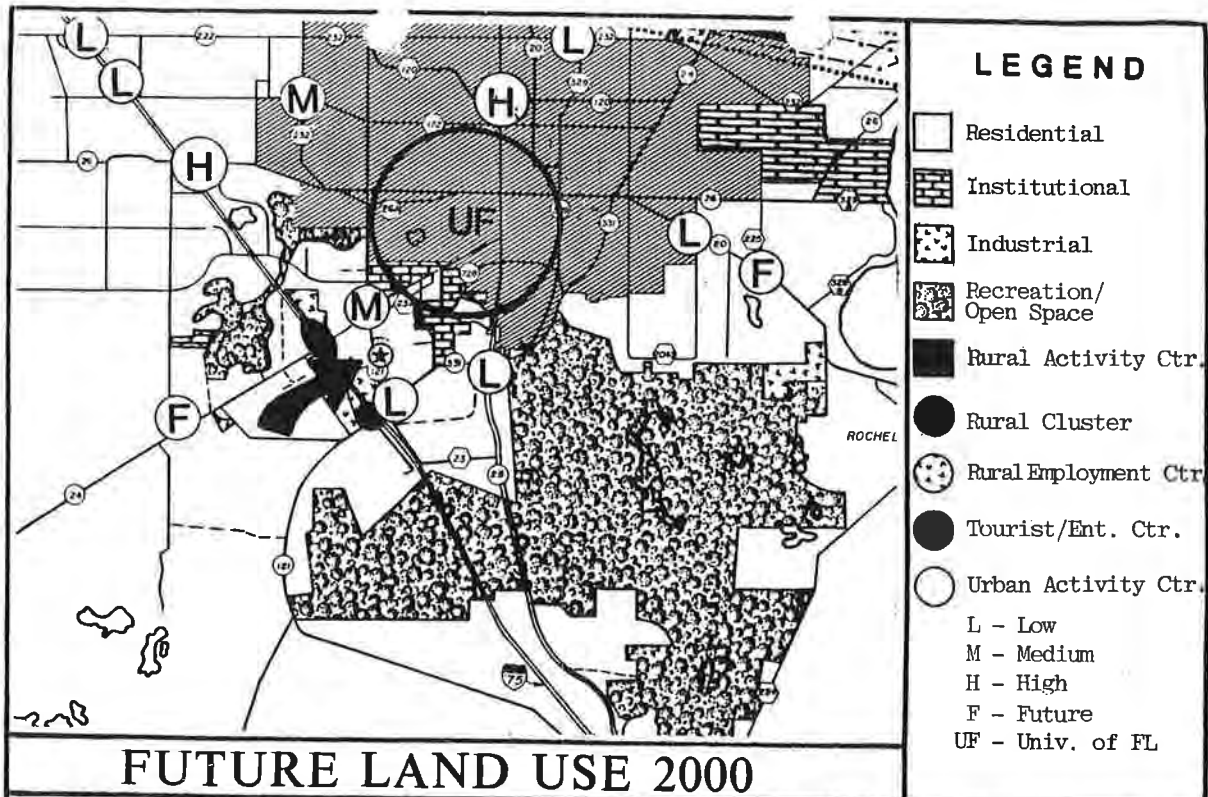
Parcel "A"

Description of 50' wide, proposed right-of-way, which is immediately adjacent to S.W. 34th Street.

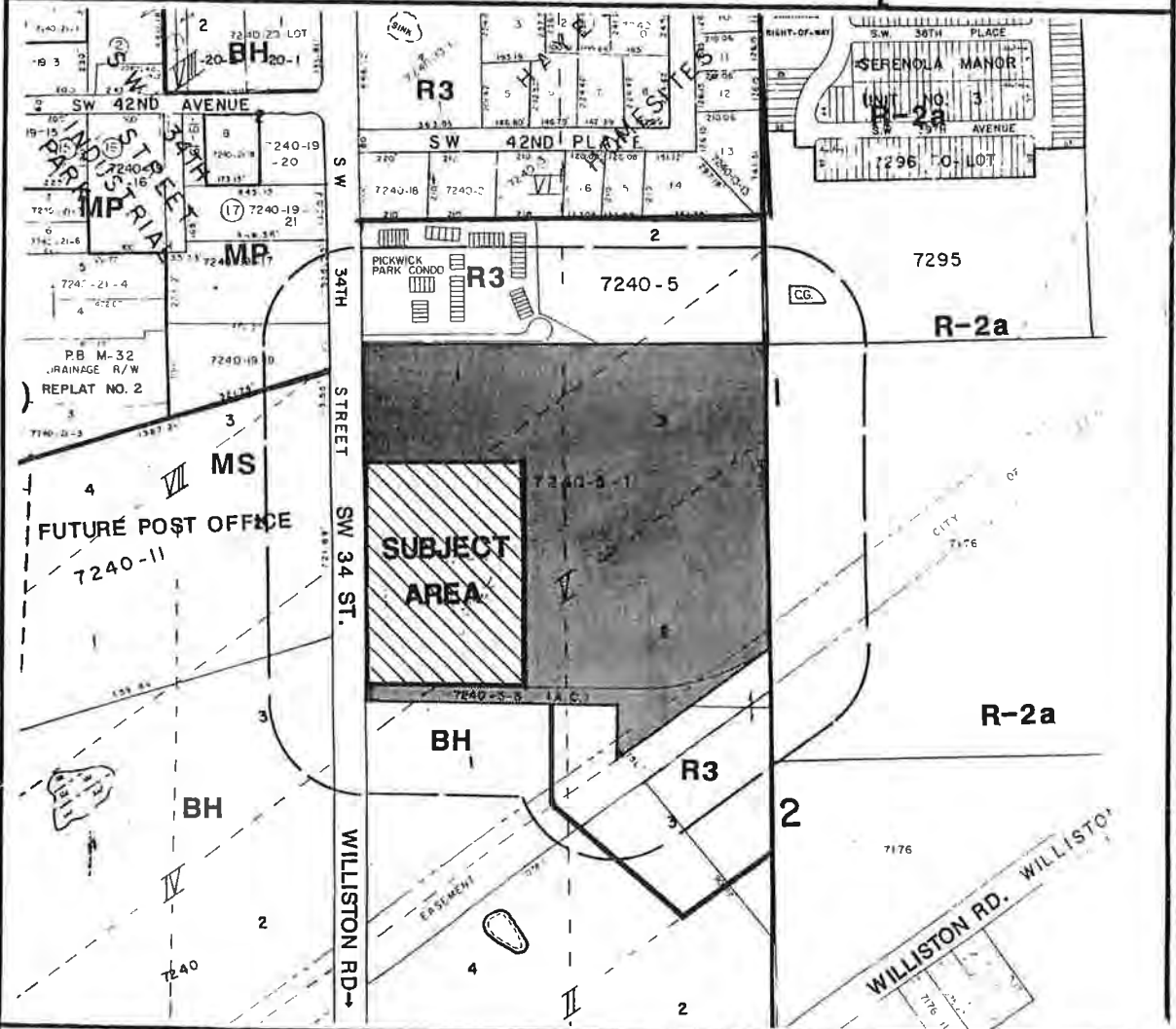
A parcel of land situated in the "Gary Grant," Township 10 South, Range 19 East, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at the Northeast corner of said Gary Grant and run S 05°04'33" E, along the East line of said Grant, a distance of 5747.92 feet; thence run S 50°03'14" W, a distance of 572.06 feet; thence run N 04°55'20" W, a distance of 166.57 feet; thence run S 85°40'17" W, a distance of 264.35 feet to the POINT OF BEGINNING; thence continue S 85°40'17" W, a distance of 500.00 feet to a point on the easterly right-of-way line of S.W. 34th Street; thence run N 04°19'43" W, along said easterly right-of-way line, a distance of 50.00 feet; thence run N 85°40'17" E, a distance of 500.00 feet; thence run S 04°19'43" E, a distance of 50.00 feet to the POINT OF BEGINNING; said parcel of land containing 0.574 acres, more or less.

8709007.leg



FUTURE LAND USE 2000



Subject Parcel & Surrounding Zoning

Application for: REZONING FROM BH TO PUD

Planning Commission Hearing 2-21-90

Alachua County Department of Planning & Development 374-5249

Sec. GARY Twp. 10 Rng. 19

ZOM-1-90



Application # **ZOM-1-90**

PC Meeting: February 21, 1990

BCC Meeting: March 13, 1990

=====

Application #ZOM-1-90 (Rezoning)

A request by Jeffrey Knack and Stephen Shey, Owners, to rezone from "BH" (Highway Oriented Business Services) District to "PUD" (Planned Unit Development) District on approximately 7.4 acres located at 4455 SW 34th Street (located in the Gainesville Urban Area). Approval of this request would expand the southwestern boundary of the Laurels PUD, approved 10/27/87 (Application ZOM-18-87, Resolution #Z-87-63).

Parcel Number: 7240-005-001

Section Gary Grant Township 10S Range 19E

Planning District: 14

Present Land Use Category: Urban Residential

Present Zoning: "BH" (Highway-Oriented Business Services)

Permitted Uses - Present Zoning:

BH (Highway Oriented Business Services) - Professional services, personal services, retail sales and services, hotels and motels, cocktail lounges and night clubs within the principal building and as accessory to hotels and motels; Types "A" and "B" restaurants, financial institutions (including commercial banks, saving and loan association, and credit unions); shopping centers, and service stations (excluding major repairs, paint, and body works). Special exceptions: commercial recreation and entertainment.

Permitted Uses - If Rezoned:

PUD - Residential (Planned Unit Development)

A. Multiple-family dwellings, three or more dwelling units per building.

Previous Requests: **ZOM-18-87** - Rezoned to PUD approved by BCC
10/27/87 Resolution #Z-87-63

=====

Summary Staff Recommendation: **APPROVAL WITH REVISED CONDITIONS**

Summary P.C. Recommendation: **APPROVAL WITH STAFF'S REVISED
CONDITIONS 6-0**

Summary BCC Action: **APPROVED WITH STAFF'S REVISED**

Additional Comments: **CONDITIONS, 4-0**

ADOPTED RESOLUTION #Z-90-10

The motion to recommend approval of Application #ZOS-1-90 with the above revised conditions was seconded by Commissioner Pope. The motion carried unanimously, 5-0 (Commissioner Thompson abstaining).

4. Application #ZOM-1-90 (Rezoning)

A request by Jeffrey Knack and Stephen Shey, Owners, to rezone from "BH" (Highway Oriented Business Services) District to "PUD" (Planned Unit Development) on approximately 7.4 acres located at 4455 SW 34th Street (located in the Gainesville Urban Area). Approval of this request would expand the southwestern boundary of the Laurels PUD, approved 10/27/87 (Application ZOM-18-87, Resolution #2-87-63).

Mr. DuPree presented the above request and Staff's recommendation as follows:

That Application #ZOM-1-90 be approved to amend Application #ZOM-18-87 (Resolution Z-87-63), subject to the following revised conditions:

underline = new wording
~~strike through~~ = deletion

1. Site plan review shall be required.
2. A maximum of ~~375~~ 382 dwelling units shall be permitted on the non-conservation portions of the total ~~23.918~~ 31.90 acre parcel.
3. Right-of-way dedication for the S.W. 40th Boulevard extension shall be required. In addition, a driveway connection to S.W. 40th Boulevard shall be required, the exact location of which to be determined at development plan review.
4. The northeast 5.98 acres of the site, containing part of the entire 25% minimum open space requirement for Planned Unit Developments in the County's Zoning Regulations, shall be shown as a conservation area on the final development plan. The exact boundary of this conservation area shall be determined by the Development Review Committee.
5. All natural areas and open spaces shall be shown on the final development plan.
6. A 10'-wide class "L" buffer (low density combination of canopy and understory trees) shall be required along the north property line, except for any ingress/egress point.
7. A 25'-wide class "M" buffer (medium density combination of canopy and understory trees and shrubs with wood rail or stockade fence) shall be required along that part of the west property line which abuts S.W. 34th Street except for any entrance roadways.
8. A 15'-wide class "A" buffer (combination of hedges and shrubs) without the fence requirement, as defined in Table 5 of the Future Land Use 2000 plan, shall be required along the east property line.
9. No additional driveway connections shall be made to S.W. 34th Street.

10. Upstream attenuation of stormwater runoff shall be provided to protect S.W. 34th Street from flooding. A pervious swale or other acceptable form of treatment shall be necessary for conveyance of stormwater to the drainage basin in Phase III to assure proper water quality.

Bases:

1. The rezoning of a 7.4 acre parcel to allow the expansion of the southwestern boundary of The Laurels Planned Unit Development is consistent with the Idylwild/Serenola Special Area Study policy 12.4.3.1.b. of the County's Comprehensive Plan.
2. The overall density of The Laurels PUD is 7.96 units per acre, which is consistent with the policies and standards of the Special Area Study. The Study designates this area for residential development to occur at a maximum rate of 12-24 units per acre, far above the requested density for this PUD.
3. Stormwater management and necessary buffering is covered by the original as well as the revised conditions placed on this PUD. Any additional concerns will be addressed during the development review process.

No one spoke in opposition to, or in favor of, this request.

Commissioner Taylor moved to recommend approval of Application #ZOM-1-90 with revised conditions; Commissioner Whitten seconded. The motion carried unanimously, 6-0.

OTHER BUSINESS

1. Ordinance 90--:

An Ordinance amending Ordinance 80-3, as amended, the Alachua County Zoning Ordinance; Amending Section 3 to provide for definition of "Special Events Camping"; Amending Section 14 to allow for special events camping by special use permit; providing for conflict with other codes or ordinances; providing a repealing clause; providing for severability; providing for inclusion in the code; providing an effective date. (Attachment B, attached hereto and made a part hereof.)

Mrs. Kinser presented the ordinance and reviewed it with members.

Commissioner Whitten moved to recommend approval of Ordinance 90-, amended Ordinance 80-3 to provide for special events camping. Commissioner Taylor seconded. The motion carried unanimously, 6-0.

2. Ordinance 90--:

An Ordinance amending Section 14 of Ordinance 80-3, as amended, the Alachua County Zoning Regulations, to require Special Use Permit for certain activities involving airplanes and helicopters, airports and heliports; providing for repeal; providing for severability; providing for inclusion in the code; providing an effective date. (Attachment C, attached hereto and made a part hereof.)

Mrs. Kinser presented the ordinance and reviewed it with members.

J. King 378-1668

FILE COMMENTS

APPLICATION ‡

DATE

COMMENTS AND INITIALS:

2/2/90 Questions re. revised conditions.
Condition:

(2) # of units

(4) 5.9% is not 25% of new PND
cmv. area.

(7) west S buffer 10' & in Phase II.
(in violation 4.)

(10) ok now

This is a detailed black and white map of Gainesville, Florida, and its surrounding areas. The map shows a grid of roads, including major highways like US-90, US-75, and US-121. Key landmarks include the University of Florida, the San Felasco Hammock State Preserve, and the Devil's Millhopper State Geological Site. The city of Gainesville is centrally located, with various neighborhoods and landmarks labeled. The map also shows the Florida Panhandle and the Gulf of Mexico to the west.

GARY

REZONING/LAND USE APPLICATION
ALACHUA COUNTY, FLORIDA

REVIEW FEE

base: 750.00
area: _____
TOTAL \$ 750.00

RECEIVED

date: 1-2-90
by: GCS
RECEIPT NO. 11885

APPLICATION NO.

20M-1-90

DO NOT WRITE ABOVE THIS LINE — PLANNING OFFICE USE ONLY

1. APPLICANT

name: Stephen Shey phone no: 378-1668
address: P.O. Box 14424
Gainesville, FL 32604

2. Applicant is is not the owner of record of this property. (circle)

3. PROPERTY OWNER(S)

name: Jeffrey Knack & Stephen Shey phone no: 378-1668
address: P.O. Box 14424, Gainesville, FL 32604

Note: If more than one parcel, list parcels by tax #s and owners on separate sheet.

4. PROPERTY DESCRIPTION

section - township - range: Gary Grant area (acres): 7.4
tax parcel number(s): 7240-005-001
legal description: complete description must be attached.
location: provide detailed directions to locate property on reverse side
4455 S.W. 34th St., Gainesville, FL 32608

5. TYPE OF REQUEST (circle applicable letter(s))

- a. CHANGE ZONING of property from BH to PUD
b. SPECIAL USE PERMIT to allow _____
c. HOME OCCUPATION PERMIT (SUP) to allow _____
d. SPECIAL EXCEPTION to allow _____ in _____ zone
e. TEMPORARY USE PERMIT to allow _____
f. other _____

6. CERTIFICATION: I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this land use request.

SIGNATURE

DATE

ITEMS ATTACHED: yes no n/a LEGAL DESCRIPTION (required — all)
✓ — — AFFIDAVIT (required — all)
✓ — — ZONING CERTIFICATION from Codes
— — — PUD APPLICATION INFORMATION
— — — DETAILED DIRECTIONS (required on back)
— — — other _____

REZONING AND LAND USE AMENDMENT

APPLICATION NO: LU 2014-1-90 DATE 1.2.90

*1. Name of Title Holder(s) Stephen Shey and Jeffrey Knack
Address P.O. Box 14424, Gainesville, Florida Zip 32604 Phone 904 378-1668

*3. Title Holder's Representative(Agent) Henry Barber

Address P.O. Drawer J, Gainesville, Florida Zip 32602 Phone 372-4381

*4. Notification Representative Jeffrey Knack

Address P.O. Box 14424, Gainesville, Florida Zip 32604 Phone 378-1668

I hereby certify that I understand the Alachua County Zoning Regulations pertaining to the above described property and that I will observe same; that all information supplied in this application is correct to the best of my knowledge; and that permission is granted for the erection of any signs or other material on the subject property, which is deemed necessary to give public notice of this application.

(Signed)

(THIS FORM MUST BE SIGNED BY ~~THE~~ TITLE HOLDER(S) OR AGENT)

NOTE: 1. This application form and the information requested herein shall be a requirement for a PUD rezoning.

2. This completed application form must accompany all PUD Plan revisions.

3. Please submit with this application three (3) complete sets of PUD drawings to the Department of Planning and Development.

A fee payable to the Alachua County Board of County Commissioners must accompany this application; the fee schedule is available from the Department of Planning and Development.

THESE ITEMS MUST BE FILLED OUT BY THE APPLICANT PRIOR TO FILING WITH THE DEPARTMENT
PLANNING AND DEVELOPMENT.

APPLICATION FEE

LU _____
ZO _____
Per Acres _____
TOTAL _____

name of proposed PUD The Laurels
Location or Address of Property 4455 S.W. 34th Street, Gainesville, Florida 32608

- * 7. Land Use Category: Present: Residential Requested: Residential
* 8. Zone Classification: Present: BH and PUD Requested: PUD
* 9. Previous request for rezoning, land use changes, and variances, (Historical) on the subject property; 1964: 34th St. road frontage to 500' deep zoned BH, eastern section zoned R-3. 1987: part of BH and all of R-3 rezoned to PUD

The following information must be supplied in addition to the maps and drawings required by Article VIII of the Alachua County Zoning Regulations.

- *10. Attach a Statement of Objectives of the PUD, including: (a) General purpose, (b) General character, and (c) Unique characteristics of the PUD which make it differ from conventional zoning districts and/or subdivisions.
*11. Attach a legal description of the property.
*12. Surrounding Land Uses: East Vacant and storm water retention
West U.S. Postal Service Center
North Multifamily
South Vacant
*13. From the PUD Plan, provide the following information:

(a) TABLE 1: Complete for each category of land use.

LAND USE	ACRES	% TOTAL SITE	NO. OF UNITS	DENSITY
Developed Recreation	1.7	5.3		
Common Open Space	5.74	18		
Detention Areas	1.33	4.1		
Natural Areas, Buffers	8.42	26.4		
Streets	8.35	26.2		
Other Land Uses:*	6.36	20	254	7.96 u/ac
TOTAL	31.9	100%		

*Provide subtotals for categories such as single family, duplex, multi-family, commercial, etc.

* (b) TABLE 2: Complete for each category of land use (see next page).

* (c) Name the facilities which are to be provided in the developed recreation area(s): 6300 sf common building with sauna, spa, lockerrooms, exercise machines, aerobic area, pool table, TV and fireplace, administrative offices, Outdoor there is tennis courts, full court basketball court, racquetball courts, volleyball court, swimming pool, sun deck, and cookout area.

* (d) Roads or Streets are to be private? yes Roads or Streets are to be dedicated to the County? no

Length and Acreage of roads or streets:

Length _____ Acreage _____

Type of roadway to be constructed: Limerock with asphalt

* (e) Storm Water Drainage: Increased runoff will flow to: _____

On site and off site stormwater basins.

via X easements X ditches X canals X basins X other(explain) Pipe.

* (f) State or attach list of Development Commitments not otherwise covered which will be important to the success of the project: _____

2

* (g) Attach economic justification for Proposed Commercial PUD's.

* (h) TABLE 3: Complete the following:

	AVAILABLE	SUPPLIER
Central Water	Y	GRU
Central Sewer	Y	GRU
Natural Gas		
Telephone	Y	Southern Bell
Electricity	Y	GRU
Other: Cable	Y	Cox Cable
TV		

* 14. What type of legal instruments will be created for the management of common use areas? Rental Management company.

Specify and explain what requirements of regular zoning districts, as specified by the Alachua County Zoning Ordinance, that are different in your proposed PUD (such as height, building spacing, setbacks, parking requirements, etc.):

The buildings are unique in that each residence has ground floor entry and no residence is above another. To make the planning feasible with this style of building, the building spacing must be reduced.

Appendix 2 – GIS Attributions and Process Notes

ITEM ¹	SINGLE FAMILY	MULTI-FAMILY BY TYPE			CLUSTER	PATIO	OTHER RES.	COMMER-CIAL	OFFICE	INDUS-TRIAL	NON
min. lot area (in sq. feet)	n/a										
min. lot width (at bldg line)	n/a										
min. lot depth	n/a										
min. front yard	n/a										
min. rear yard	n/a										
min. side yard (interior)	n/a										
min. side yard (street)	n/a										
max.% lot coverage	n/a										
max.% rear yard coverage	n/a										
max. bldg height	35'										
# living units/bldg.	10										
min. setback/accessory bldgs:											
-rear	n/a										
-side	n/a										
building spacing:											
-front to front	20										
-front to rear	40										
-rear to rear	40										
-front to side	20										
-rear to side	20										
-side to side	20										
building setbacks from:											
-centerline of rivers, streams or canals	n/a										
-high waterline of lakes	n/a										
-other man-made or natural features which would be affected by encroachment	5'										
floor area ratios ²											
maximum ground coverage ²											
area in 100 year flood plain											

*NOTES: 1. If an item is not applicable to your proposed PUD, please mark "N/A"
2. For non-residential uses only.

REZONING/LAND USE APPLICATION

Stephen Shey
APPLICANT

ZOM-1-90

APPLICATION NO.

7240-005-001
PARCEL NUMBER(S)

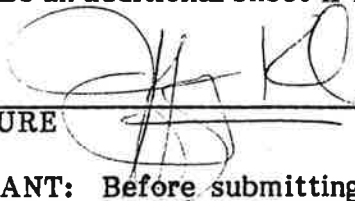
Gary Grant
SECTION - TWNSP - RANGE

Change zoning of property from BH to PUD
TYPE OF REQUEST (from #5 on page 1 of this application)

REQUEST DESCRIPTION:

We request that the 7.4 acre parcel adjacent to The Laurels Apartments be rezoned from BH to PUD. The rezoning permits the Owners to construct the third and final phase of The Laurels Apartments, which will become an intergal part of the Apartment Community. The rezoned parcel will be served with access roads and underground utilities that are existing or under construction at The Laurels.

(please use an additional sheet if more space is needed)


SIGNATURE

DATE

Jan 3, 1990

IMPORTANT: Before submitting your application, you are advised to consult with the planning staff and to review the County's Comprehensive Plan and Zoning Regulations as they pertain to your application, particularly the following regulations as they apply to your request:

- | | |
|--|-----------------------|
| a. ZONING CHANGE: The Alachua County Comprehensive Plan and Zoning Regulations | |
| b. SPECIAL USE PERMIT: Zoning Regulations | Section 14 (pg 168) |
| c. HOME OCCUPATION: Zoning Regulations | Section 4.9 (pg 30) |
| d. SPECIAL EXCEPTION: Zoning Regulations | Section 20.5 (pg 190) |
| e. TEMPORARY USE PERMIT: Zoning Regulations | Section 15 (pg 169) |
| f. PUD ZONING: Zoning Regulations | Section 8 (pg 95) |

Process Notes

Most of the mapping was completed in ArcGIS Pro 3.6.1 and ArcGIS Online (AGOL). See “Attributions” document for data sources for individual maps. Part 1 of this document reviews basic information regarding the GIS analytical environment as well as information regarding the GIS layers created specifically for this planning project. External data sources are not reviewed, unless modified in some manner beyond basic symbologic or filtering processes. Part 2 of this document provides the processes and procedures for individual analyses conducted during the data collection and review. Other maps were created by graphically altering existing maps and adding in additional information and labels. For all maps, the study area boundary may have been offset from actual boundary line to allow for legibility of information on the streets bounding the study area.

Maps Created

1. Overview
2. Context
3. UF Context Area
4. SW Study Area Residential Development by Decade
5. Existing Future Land Use
6. Zoning
7. Planned Developments
8. Retail and Neighborhood Services within ¼ mile
9. Vacant Developable Parcels
10. Residential Density
11. Generalized Potable Water System
12. Generalized Wastewater System
13. Public Stormwater Facilities
14. Historical Drainage Issue Areas
15. Proposed Recreational Facilities Map
16. Environmental Features
17. Strategic Ecosystem and Idylwild Serenola Special Area Study
18. Historic and Cultural Resources
19. TMPA Zones
20. Major Roadways Functional Classification
21. Major Roadways Number of Lanes
22. Roadway Ownership Type
23. Existing Sidewalk System
24. Identified Sidewalk Needs

- 25. Existing Transit Routes
- 26. ¼ Mile Walkshed from RTS Stops
- 27. Bus Stop Activity
- 28. Shared Use Paths and Bicycle Facilities
- 29. Identified Roadway Priorities

PART 1 – ENVIRONMENT AND LAYER INFORMATION

Coordinate Systems

Projected Coordinate System	WGS 1984 Web Mercator (auxiliary sphere)
Projection	Mercator Auxiliary Sphere
WKID	3857
Previous WKID	102100
Authority	EPSG
Linear Unit	Meters (1.0)
False Easting	0.0
False Northing	0.0
Central Meridian	0.0
Standard Parallel 1	0.0
Auxiliary Sphere Type	0.0
Geographic Coordinate System	WGS 1984
WKID	4326
Authority	EPSG
Angular Unit	Degree (0.0174532925199433)
Prime Meridian	Greenwich (0.0)
Datum	D WGS 1984
Spheroid	WGS 1984
Semimajor Axis	6378137.0
Semiminor Axis	6356752.314245179

Inverse Flattening	298.257223563
Projected Coordinate System	NAD 1983 StatePlane Florida North FIPS 0903 (US Feet)
Projection	Lambert Conformal Conic
WKID	2238
Previous WKID	102660
Authority	EPSG
Linear Unit	US Survey Feet (0.3048006096012192)
False Easting	1968500.0
False Northing	0.0
Central Meridian	-84.5
Standard Parallel 1	29.58333333333333
Standard Parallel 2	30.75
Latitude Of Origin	29.0
Area of Use	USA - Florida - SPCS - N
Top	31.01°
Left	-87.63°
Right	-82.04°
Bottom	29.21°
Geographic Coordinate System	NAD 1983
WKID	4269
Authority	EPSG
Angular Unit	Degree (0.0174532925199433)
Prime Meridian	Greenwich (0.0)
Datum	D North American 1983

Spheroid	GRS 1980
Semimajor Axis	6378137.0
Semiminor Axis	6356752.314140356
Inverse Flattening	298.257222101
Area of Use	North America - NAD83
Top	86.45°
Left	167.65°
Right	-40.73°
Bottom	14.92°

Layers

LAYER: Study Area Boundary

Created based on SW_Project_Area_Summary Data.

Data Type	Feature Service Feature Class
Url:	https://services7.arcgis.com/ySJxAWRthTvnJgk0/arcgis/rest/services/S_Main_and_SW_Study_Area_Boundaries/FeatureServer
Name	1
Alias	SW Study Area
Feature Type	Simple
Geometry Type	Polygon
Coordinates have Z value	No
Coordinates have M value	No
ObjectID	32-bit
Attachments	Contains Attachments
Versioning	Not Versioned
Archiving	Disabled

Feature Binning	Disabled
Split Model	Update/Insert
Vertical Units	Meter
Minimum Client Version	1.0 / 10.0

LAYER: SW_Project_Area_Summary Data

Shapefile provided by the City of Gainesville. Parcels within study area determined by City Administration and eda consultants, inc jointly. Snapped to Alachua County Property Appraiser's "Public Parcel" layer.

Data Type	Shapefile Feature Class
Shapefile	\\FS\Engprojects\City of Gainesville - S Main and SW Area Rezoning\From Others\GIS\2026-1-9 City GIS Data SW\SW_Area_Export\SW_Area_Export\SW__Project_Area.shp
Geometry Type	Polygon
Coordinates have Z value	Yes
Coordinates have M value	Yes
Vertical Units	Meter

LAYER: Study Area 2 (SW) Zoning

Data Type	File Geodatabase Feature Class
Name	Gainesville_Exi_PairwiseClip
Alias	Gainesville_Exi_PairwiseClip
Feature Type	Simple
Geometry Type	Polygon
Coordinates have Z value	Yes
Coordinates have M value	Yes
ObjectID	32-bit
Attachments	No Attachments
Feature Binning	Disabled

Compression	Uncompressed
Split Model	Update/Insert
Vertical Units	Foot_US
Minimum Client Version	3.2 / 11.2

LAYER: Study Area 2 (SW) FLU

Data Type	File Geodatabase Feature Class
Database	C:\Users\ahall\OneDrive - eda consultants inc\Documents\ArcGIS\Projects\GNV South Main and SW Study\Study Area 2 SW Area\MyProject1.gdb
Name	Updated_Land_Us_PairwiseClip1
Alias	Updated_Land_Us_PairwiseClip1
Feature Type	Simple
Geometry Type	Polygon
Coordinates have Z value	No
Coordinates have M value	No
ObjectID	32-bit
Attachments	No Attachments
Feature Binning	Disabled
Compression	Uncompressed
Split Model	Update/Insert
Vertical Units	Foot_US
Minimum Client Version	3.2 / 11.2

LAYER: Development Area Density

Data Type	Feature Service Feature Class
Url	https://services7.arcgis.com/ySJxAWRthTvnJgk0/arcgis/rest /services/Development_Area_Density/FeatureServer
Name	0

Alias	Development Area Density
Feature Type	Simple
Geometry Type	Polygon
Coordinates have Z value	Yes
Coordinates have M value	No
ObjectID	32-bit
Attachments	Contains Attachments
Versioning	Not Versioned
Archiving	Disabled
Feature Binning	Disabled
Split Model	Update/Insert
Vertical Units	Meter
Minimum Client Version	3.2 / 11.2

LAYER: RTS Bus Stop Walkshed (.25 mi)

Data Type	Portal Network Data Source
Portal	https://www.arcgis.com/
Service	https://logistics.arcgis.com/arcgis/rest/services/World/ServiceAreas/GPSTool/GenerateServiceAreas
Service Name	asyncServiceArea
Tool Name	GenerateServiceAreas
Analysis Type	Service Area
Analysis Workspace Type	File Geodatabase
Feature Dataset	ServiceAreaSolver1xw5ue8
Bus Stops	Facilities1xticl4
Point Barriers	Barriers6b6x5g
Lines	SALines32qezc

Line Barriers	PolylineBarriers9hs7ew
1/4 mile walkshed	SAPolygons25mz8k
Polygon Barriers	PolygonBarriersbsrfm4

LAYER: Wastewater System for Main St and SW Area (GRU)/Gravity Main

Data Type	Feature Service Feature Class
Url	https://services7.arcgis.com/ySJxAWRthTvnJgk0/arcgis/rest/services/Wastewater_System_for_Main_St_and_SW_Area_(GRU)/FeatureServer
Name	1
Alias	Gravity Main
Feature Type	Simple
Geometry Type	Line
Coordinates have Z value	No
Coordinates have M value	No
ObjectID	32-bit
Attachments	Contains Attachments
Versioning	Not Versioned
Archiving	Disabled
Feature Binning	Disabled
COGO Enabled	No
Split Model	Update/Insert
Vertical Units	Meter
Minimum Client Version	1.0 / 10.0

LAYER: Wastewater System for Main St and SW Area (GRU)/Force Main

Data Type	Feature Service Feature Class
Url	https://services7.arcgis.com/ySJxAWRthTvnJgk0/arcgis/rest/services/Wastewater_System_for_Main_St_and_SW_Area_(GRU)/FeatureServer

Name	0
Alias	Force Main
Feature Type	Simple
Geometry Type	Line
Coordinates have Z value	No
Coordinates have M value	No
ObjectID	32-bit
Attachments	Contains Attachments
Versioning	Not Versioned
Archiving	Disabled
Feature Binning	Disabled
COGO Enabled	No
Split Model	Update/Insert
Vertical Units	Meter
Minimum Client Version	1.0 / 10.0

LAYER : Wastewater System for Main St and SW Area (GRU)/ Potable Water Main

Data Type	Feature Service Feature Class
Url	https://services7.arcgis.com/ySJxAWRthTvnJgk0/arcgis/rest/services/Potable_Water_System_for_Main_St_and_SW_Area_(GRU)/FeatureServer
Name	1
Alias	Potable Water Main
Feature Type	Simple
Geometry Type	Line
Coordinates have Z value	No
Coordinates have M value	No

ObjectID	32-bit
Attachments	Contains Attachments
Versioning	Not Versioned
Archiving	Disabled
Feature Binning	Disabled
COGO Enabled	No
Split Model	Update/Insert
Vertical Units	Meter
Minimum Client Version	1.0 / 10.0

LAYER: Points of Interest

Data Type	File Geodatabase Feature Class
Name	SWNeighborhoodPOI
Alias	Points of Interests
Feature Type	Simple
Geometry Type	Multi Point
Coordinates have Z value	No
Coordinates have M value	No
ObjectID	32-bit
Attachments	No Attachments
Feature Binning	Disabled
Compression	Uncompressed
Vertical Units	Foot_US
Minimum Client Version	1.0 / 10.0

LAYER: Bus Stop Activity

Data Type	Shapefile Feature Class
-----------	-------------------------

Shapefile \\FS\Engprojects\City of Gainesville - S Main and SW Area
Rezoning\From Others\GIS\RTS Bus
Stops\RTSBusStops_Spring2025\RTSBusStops_Spring2025.shp

Geometry Type Point

Coordinates have Z value No

Coordinates have M value No

PART 2 – ANALYSIS PROCEDURES

1. Wastewater System for Main St and SW Area (GRU)/ Potable Water Main

Layer was created by digitizing PDF maps of the study area provided by Gainesville Regional Utilities in January of 2026. The exact locations of mains within rights-of-way were intentionally off-set by varying distances from actual locations provided in PDF maps. Small mains, service lines, valves, and other features were not digitized.

2. Wastewater System for Main St and SW Area (GRU)/Force Main

Layer was created by digitizing PDF maps of the study area provided by Gainesville Regional Utilities in January of 2026. The exact locations of mains within rights-of-way were intentionally off-set by varying distances from actual locations provided in PDF maps. Small mains, service lines, valves, manholes, lift stations and other features were not digitized.

3. Development Area Density

Layer was created by creating discrete polygons that captured individual multifamily complexes such as apartment complexes or condominiums. It also captured, where possible, groups of single-family residences into apparent shared developments (e.g., Serrenola Manor/ Napier). Isolated residential units were also included. Non-residential uses such as retail, business, institutional, and group homes were not included in the layer. The acreage (field name "Acres") for each development was based on reported acreage from the Alachua County Property Appraiser. The number of units (field name "No_of_units") was calculated based on number of addresses listed by the Alachua County Property Appraiser. For multifamily uses, if a listed address did not include an individual unit number, but all other addresses included unit numbers, then that address was excluded from the number as it was assumed to be a leasing office, maintenance building, or some other non-residential structure. Gross residential density (field name "ResDensity") was calculated by dividing the number of residential units by the number of acres. The Development name (field name "DevelopmentName") was based on Google Maps listing for each address, the plat name, Google Maps Streetview of the complex name or entrance sign; in cases

where the areas were mixed then the name includes all developments. Isolated individual single family lots are named 'Single Family Residential'. There are two fields related to the development date of each record. Field name "ActualYearBuilt" is a temporal data type intended for animating or other temporal processes. Field name "YrBuilt_NU" is an integer data type intended for standard analyses and symbology.

4. Transit Walkshed

Layer was created by using a service area layer. The bus stops were imported as facilities. Line barriers were created typically based on rear and side property lines to replicate actual pedestrian movement. The result was more accurate representation of transit access but does not constitute a complete network analysis of the study area, which was outside scope. The resulting layer overstates transit access within the study area.

5. Alachua County Housing Authority Vouchers

No map was created for this analysis, but data provided by the Authority was geocoded using GIS and the number of records county-wide and within the Study Area were calculated using Select by Location.

6. Neighborhood Needs Analysis

A multi-point feature class was created with locations assigned manually. ESRI Business Analyst and SafeGraph data were used to categorize and identify locations of businesses within and near the Study Area. Google Maps was used to verify business information when data was unclear. Once these points were mapped, a ¼ mile buffer was applied and population estimated created. The population was based on the number of residential units with the buffer area multiplied by the average household population (2.01). This likely results in an undercount of individuals within a given ¼ mile separation.

7. Bus Stop Activity

This layer was created by joining two data sets provided by the City of Gainesville Regional Transit System (RTS). The first was a multipoint feature layer of all existing bus stops within the RTS system, which included physical details about the stops. The second data set was a table that listed all the stops within the Study Area and the total daily average on and off activity for each stop. The join was completed based on the Bus stop number ("BSID").

Overview, Context, and UF Context Area Maps

Sources: Department of Doing- City of Gainesville, USGS, FDEP, Division of Environmental Assessment and Restoration, Alachua County Fire Rescue E911 Communications, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community, FDOT Transportation and Analytic Office (TDA), CGIAR, USGS

SW Study Area Residential Development by Decade

Sources: Florida Department of Revenue Property Tax Oversight, eda consultants, inc.

Existing Future Land Use

Sources: Department of Doing- City of Gainesville, Bobby Jensen

Zoning

Sources: Department of Doing- City of Gainesville, Bobby Jensen

Planned Developments

Sources: Department of Doing- City of Gainesville, Bobby Jensen

Retail and Neighborhood Services within ¼ mile

Sources: Department of Doing- City of Gainesville, Alachua County Fire Rescue E911 Communications, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community, eda consultants, inc.

Vacant Developable Parcels

Sources: Department of Doing- City of Gainesville, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community

Residential Density

Sources: Florida Department of Revenue Property Tax Oversight, eda consultants, inc.

Generalized Potable Water System

Sources: Department of Doing- City of Gainesville, eda consultants, inc.

Generalized Wastewater System

Sources: Department of Doing- City of Gainesville, eda consultants, inc.

Public Stormwater Facilities

Sources: Department of Doing- City of Gainesville, eda consultants, inc.

Historical Drainage Issue Areas

Sources: Florida Department of Revenue Property Tax Oversight, Department of Doing- City of Gainesville, eda consultants, inc.

Proposed Recreational Facilities Map

Sources: Department of Doing- City of Gainesville, eda consultants, inc.

Environmental Features

Sources: Department of Doing- City of Gainesville, KBN Engineering and Applied Sciences, Alachua County Department of Growth Management, Alachua County EDEP, Florida Department of Revenue Property Tax Oversight

Strategic Ecosystem and Idylwild Serenola Special Area Study

Sources: Department of Doing- City of Gainesville, KBN Engineering and Applied Sciences, Alachua County Department of Growth Management, Alachua County EDEP, Florida Department of Revenue Property Tax Oversight

Historic and Cultural Resources

Sources: Florida Department of Environmental Protection, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community

TMPA Zones

Sources: Department of Doing- City of Gainesville, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community

Major Roadways Functional Classification

Sources: Department of Doing- City of Gainesville, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community, FDOT Transportation and Analytic Office (TDA)

Major Roadways Number of Lanes

Sources: Department of Doing- City of Gainesville, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community, FDOT Transportation and Analytic Office (TDA)

Roadway Ownership Type

Sources: Public Works GIS- City of Gainesville, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community

Existing Sidewalk System

Sources: Department of Doing- City of Gainesville, Public Works GIS- City of Gainesville, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community, Alachua County Fire Rescue E911 Communications

Identified Sidewalk Needs

Sources: Department of Doing- City of Gainesville, Public Works GIS- City of Gainesville, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community, Alachua County Fire Rescue E911 Communications

Existing Transit Routes

Sources: RTS – City of Gainesville, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community, Alachua County Fire Rescue E911 Communications

¼ Mile Walkshed from RTS Stops

Sources: RTS – City of Gainesville, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community, Alachua County Fire Rescue E911 Communications

Bus Stop Activity

Sources: RTS – City of Gainesville, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community, Alachua County Fire Rescue E911 Communications

Shared Use Paths and Bicycle Facilities

Sources: Department of Doing- City of Gainesville, Public Works GIS- City of Gainesville, Esri, TomTom, Garmin, FAO,NOAA, USGS, OpenStreetMap contributors, GIS User Community, Alachua County Fire Rescue E911 Communications

Identified Roadway Priorities

Sources: Department of Doing- City of Gainesville, Public Works GIS- City of Gainesville, Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, GIS User Community, Alachua County Fire Rescue E911 Communications