

PRELIMINARY DEVELOPMENT PLANS

FOR

PARK AVENUE AT SANTA FE TRADITIONAL NEIGHBORHOOD DEVELOPMENT LOCATED:

ALACHUA COUNTY, FLORIDA AS SUBMITTED TO: ALACHUA COUNTY

PROJECT INFORMATION

- PROJECT NAME: PARK AVENUE AT SANTA FE TND
- PROJECT DESCRIPTION: PARK AVENUE AT SANTA FE WILL BE A MIXED-USE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) CONSISTING OF MULTI-FAMILY UNITS WITH A MIXTURE OF RETAIL, LIVE-WORK AND OFFICE USES. THE PROPOSED VILLAGE CENTER RESIDENTIAL UNITS AND NON-RESIDENTIAL USES TABLE PROVIDED ON THIS SHEET LISTS THE PROPOSED NUMBER OF RESIDENTIAL UNITS AND SQUARE FOOTAGE OF NON-RESIDENTIAL USES OF THE DEVELOPMENT.
- PROJECT ADDRESS: S.E. CORNER OF INTERSECTION OF N.W. 39TH AVENUE AND N.W. 83RD STREET, GAINESVILLE, FLORIDA
- TAX PARCEL #: 06230-031-000, 06230-032-000, 06230-033-000, 06231-001-000
- SECTION - TOWNSHIP - RANGE: 29-9-19
- FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL (4-8 DU/AC)
- ZONING: (R-2) MULTI-FAMILY RESIDENTIAL (4-8 DU/AC)
- PROJECT AREA: 27.7 ACRES
- THE PROJECT IS LOCATED ON THE RAPID TRANSIT CORRIDOR AND THE "SANTA FE/TOWER EXPRESS" EXPRESS TRANSIT CORRIDOR.

LIST OF ADJACENT LANDOWNERS

- | | | |
|--|---|--|
| 1. 06230-001-056
NORTHBRIDGE PROP OWNERS ASSOC INC
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 11. 06040-005-000
IRVIN N GLEIM
ZONING=SINGLE FAMILY RESIDENTIAL (R-1AA)
FLU=RESIDENTIAL LOW DENSITY (1-4 DU/AC) | 21. 06230-037-008
JANE V C GOETTLING
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) |
| 2. 06230-001-007
MOSES NAE
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 12. 06040-003-004
QAIYUMI, IQBAL, SHAHEDA
ZONING=SINGLE FAMILY RESIDENTIAL (R-1AA)
FLU=RESIDENTIAL LOW DENSITY (1-4 DU/AC) | 22. 06230-037-009
RICHARD B & DEANNE K THOMPSON
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) |
| 3. 06230-001-008
PERRY M, ROBIN A SHENK
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 13. 06040-003-003
QAIYUMI, IQBAL, SHAHEDA
ZONING=SINGLE FAMILY RESIDENTIAL (R-1AA)
FLU=RESIDENTIAL LOW DENSITY (1-4 DU/AC) | 23. 06230-037-026
DIL A RAHMAN
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) |
| 4. 06230-005-002
SPRINGHILL OFFICE CENTER
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 14. 06040-003-002
JOAN PENTICOFF
ZONING=SINGLE FAMILY RESIDENTIAL (R-1AA)
FLU=RESIDENTIAL LOW DENSITY (1-4 DU/AC) | 24. 06230-034-014
JOHN A & KATHY P SCHMITT
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) |
| 5. 06230-006-000
CITY OF GAINESVILLE
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 15. 06040-000-000
JONATHAN D & LISA D WIEBOLD
ZONING=SINGLE FAMILY RESIDENTIAL (R-1AA)
FLU=RESIDENTIAL LOW DENSITY (1-4 DU/AC) | 25. 06230-034-015
KAREN R KEITH
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) |
| 6. 06230-005-010
TIMBERVIEW PET CLINIC, PA
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 16. 06040-001-002
TIMOTHY G MANLEY
ZONING=SINGLE FAMILY RESIDENTIAL (R-1AA)
FLU=RESIDENTIAL LOW DENSITY (1-4 DU/AC) | 26. 06230-034-016
JOANNE JACOBUCCI
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) |
| 7. 06230-005-008
FEIZ HOLDINGS, INC.
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 17. 06040-001-022
TIMOTHY G & PETRINI MANLEY
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 27. 06230-034-017
ANDREA HOA PHAM
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) |
| 8. 06230-005-012
M M PARRISH & ASSOCIATES, INC.
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 18. 06230-037-003
WILLIAM R, ETHEL L SAMPLES
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 28. 06230-034-018
THOMAS A & LINDA A RENICKS
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) |
| 9. 06040-000-000
GLEIM & HILLBERRY & RIVERS
ZONING=SINGLE FAMILY RESIDENTIAL (R-1AA)
FLU=RESIDENTIAL LOW DENSITY (1-4 DU/AC) | 19. 06230-037-006
FAYE L R FRASER
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 29. 06230-034-019
GUTIERREZ-PABON S MARTINEZ W/H
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) |
| 10. 06040-006-000
IRIS MICHELLE DUNCAN
ZONING=SINGLE FAMILY RESIDENTIAL (R-1AA)
FLU=RESIDENTIAL LOW DENSITY (1-4 DU/AC) | 20. 06230-037-007
ADA M SMITH
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) | 30. 06230-030-000
SAANVI, LLC
ZONING=PLANNED DEVELOPMENT (PD)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC) |

DIMENSIONAL REQUIREMENTS

STANDARDS	REQUIRED NON-RESIDENTIAL MIXED USE OR MULTI-FAMILY	PROVIDED NON-RESIDENTIAL MIXED USE OR MULTI-FAMILY	REQUIRED CIVIC USE	PROVIDED CIVIC USE ⁵
BUILD TO LINE (FT) ¹	15 - 20	15 - 20	15 - 40	N/A
HEIGHT, MIN (STORIES)	1 ²	1 ²	1 ²	N/A
HEIGHT, MAX (STORIES)	8 ³	6 ³	8 ³	N/A
SINGLE TENANT BUILDING FOOTPRINT, MAX (S.F.)	50,000 ⁴	20,000	40,000	N/A

- THE BUILD-TO LINE SHALL BE ESTABLISHED FROM THE BACK OF CURB OF A PUBLIC OR PRIVATE STREET.
- IF ONLY 1 STORY, BUILDING FACADE SHALL USE ARCHITECTURAL FEATURES TO ENHANCE THE VERTICAL SCALE OF THE BUILDING.
- ADDITIONAL STORIES ABOVE THE FIFTH SHALL BE STEPPED BACK TO ENHANCE THE PEDESTRIAN SCALE OF THE STREET.
- EXCEPT AS PERMITTED BY SECTION 407.66(D)2.
- BUILDINGS FOR CIVIC USE ARE NOT PROVIDED.

BLOCK PERIMETER REQUIREMENTS

REQUIRED (TABLE 407.68.1 ULDC):

LOCATION	MAXIMUM BLOCK PERIMETER (FT)		PROVIDED BLOCK PERIMETER ¹	
	STANDARD	EXTENDED ²	STANDARD	EXTENDED
VILLAGE CENTER, BLOCK 1A	1,300	2,000	N/A	1,562
VILLAGE CENTER, BLOCK 1B	1,300	2,000	1,160	N/A
VILLAGE CENTER, BLOCK 2A	1,300	2,000	N/A	1,929
VILLAGE CENTER, BLOCK 2B	1,300	2,000	N/A	1,567
VILLAGE CENTER, BLOCK 3	1,300	2,000	N/A	1,906
INSIDE THE TRANSIT SUPPORTIVE AREA OUTSIDE THE VILLAGE CENTER	1,600	2,300	N/A	N/A

¹ADDITIONAL 700 FEET ALLOWED WHEN IN COMPLIANCE WITH 407.68(A)3 ULDC.

- THE DEVELOPMENT WILL MEET THE BLOCK PERIMETER REQUIREMENTS ESTABLISHED BY POLICY 1.6.7.2 OF THE FUTURE LAND USE ELEMENT AND SECTION 407.68 (b) OF THE UNIFIED LAND DEVELOPMENT CODE AS SHOWN ON THE PRELIMINARY GENERAL SITE DEVELOPMENT PLAN. COMPLIANCE WILL BE DEMONSTRATED DURING FINAL REVIEW OF THE DEVELOPMENT.

OFF-STREET PARKING

REQUIRED:

OFF-STREET PARKING IS NOT REQUIRED.

PROVIDED:

THE NUMBER, LOCATION AND LANDSCAPING OF OFF-STREET PARKING SPACES FOR THE DEVELOPMENT WILL BE DETERMINED DURING FINAL REVIEW OF THE DEVELOPMENT. ALSO, ALL OFF-STREET PARKING WILL MEET THE REQUIREMENTS OF POLICY 1.6.8 OF THE FUTURE LAND USE ELEMENT AND SECTION 407.68 (c) OF THE UNIFIED LAND DEVELOPMENT CODE.

ON-STREET PARKING

REQUIRED:

- DEFINED ON-STREET PARKING SHALL BE PROVIDED ON THE MAJORITY OF BLOCK FACES WITHIN THE TRANSIT SUPPORTIVE AREA, AND IS ALLOWED THROUGHOUT THE REST OF THE DEVELOPMENT. BULB-OUTS AND CURB EXTENSIONS SHALL BE PROVIDED AT A MAXIMUM INTERVAL OF 150 FEET. FOR BLOCK FACES LESS THAN 200 FEET, A BULB-OUT SHALL BE PROVIDED MID-BLOCK.
- ON THROUGH COLLECTOR AND ARTERIAL ROADWAYS WITH A PROJECTED AADT GREATER THAN 5,000 TRIPS ANGLD ON-STREET PARKING SHALL BE ACCESSED VIA A DRIVE AISLE SEPARATED FROM THROUGH TRAFFIC BY A LANDSCAPED MEDIAN.

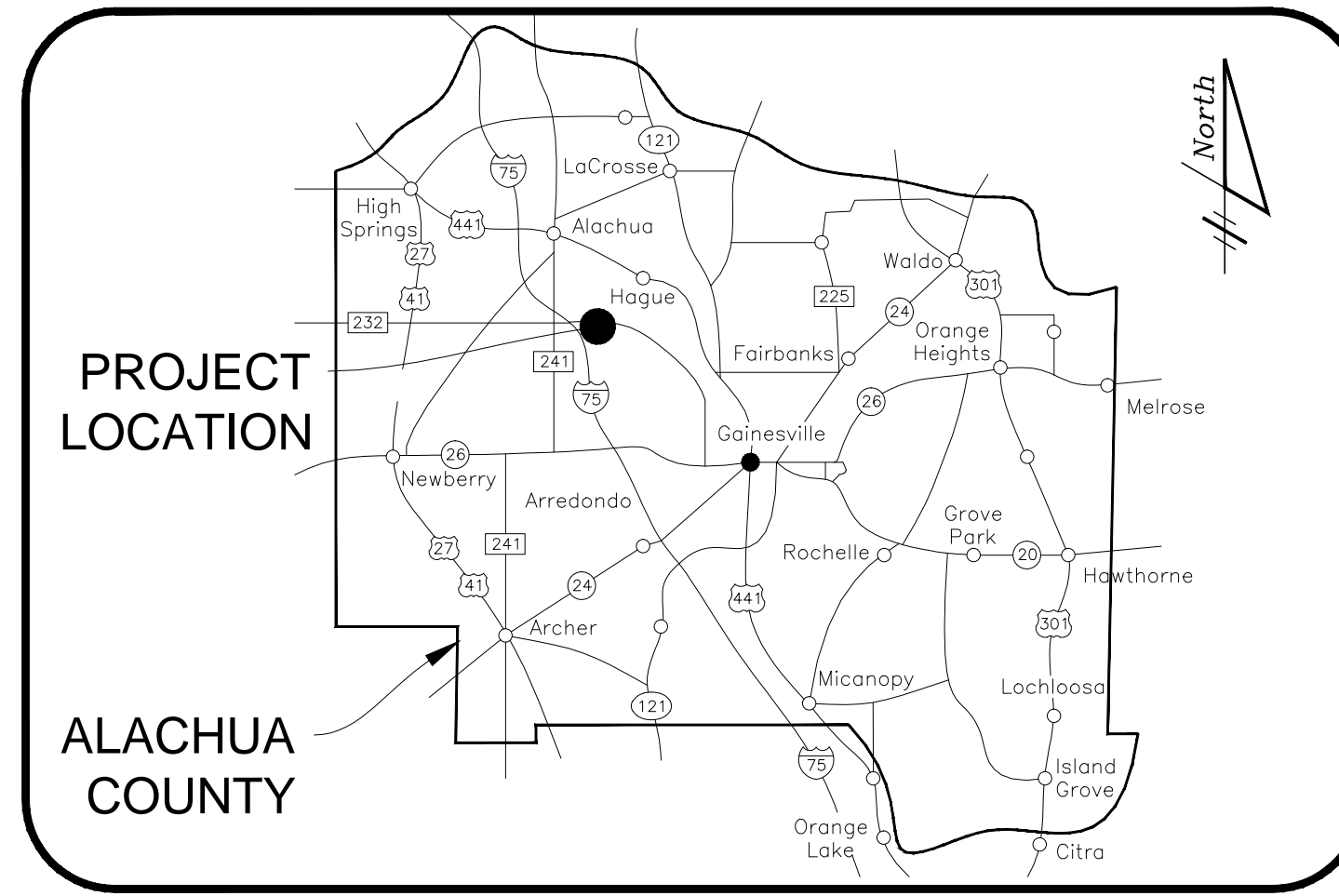
PROVIDED:

- ON-STREET PARKING WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT AS REQUIRED BY POLICY 1.6.8 OF THE FUTURE LAND USE ELEMENT AND SECTION 407.68 (d) OF THE UNIFIED LAND DEVELOPMENT CODE. ALL DETAILS (NUMBER, LOCATION, ETC...) FOR ON-STREET PARKING WILL BE DETERMINED DURING FINAL REVIEW OF THE DEVELOPMENT.

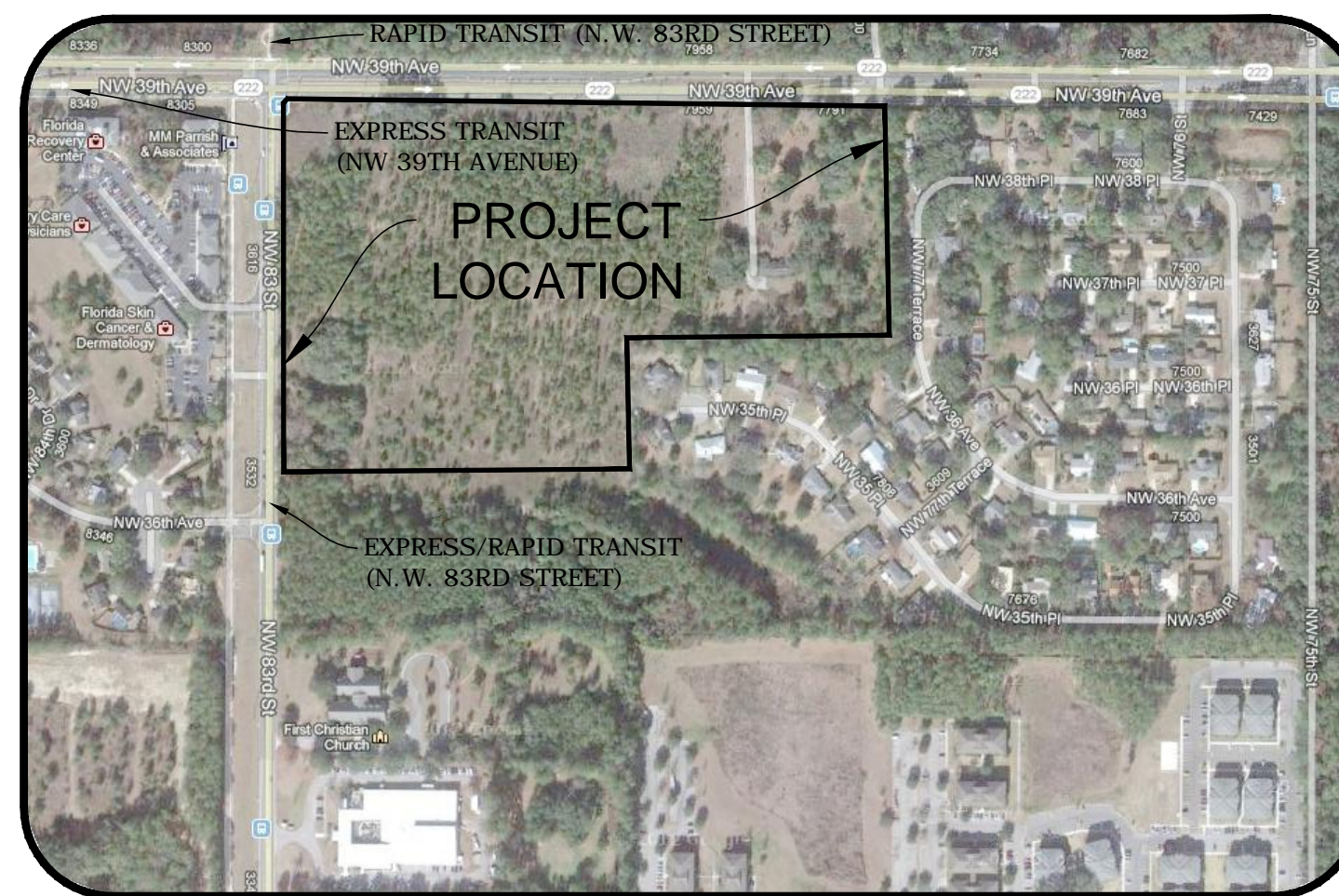
TREE CANOPY

EXISTING TREE CANOPY:	7.40 ACRES
5% TREE CANOPY RETENTION (REQUIRED):	0.38 ACRES
TREE CANOPY RETENTION (PROVIDED):	2.26 ACRES (30.54% OF EXISTING)
TREE CANOPY TO BE REMOVED:	5.14 ACRES

GENERAL COUNTY WIDE LOCATION MAP



VICINITY MAP



DRAWING INDEX

SHEET NO.	DRAWING TITLE
PDP0.00	COVER SHEET
PDP1.00	PRELIMINARY GENERAL SITE DEVELOPMENT PLAN
PDP2.00	PRELIMINARY OPEN SPACE PLAN
PDP3.00	PRELIMINARY TRANSPORTATION NETWORK & UTILITY PLAN
DP1.00	DEVELOPER'S SITE PLAN
SHEET 1 OF 8	ALTA/ACSM LAND TITLE SURVEY (OVERALL)
SHEET 2 OF 8	ALTA/ACSM LAND TITLE SURVEY (TOPO AND TREES)
SHEET 3 OF 8	ALTA/ACSM LAND TITLE SURVEY (TOPO AND TREES)
SHEET 4 OF 8	ALTA/ACSM LAND TITLE SURVEY (TOPO AND TREES)
SHEET 5 OF 8	ALTA/ACSM LAND TITLE SURVEY (TOPO AND TREES)
SHEET 6 OF 8	ALTA/ACSM LAND TITLE SURVEY (TOPO AND TREES)
SHEET 7 OF 8	ALTA/ACSM LAND TITLE SURVEY (TOPO AND TREES)
SHEET 8 OF 8	ALTA/ACSM LAND TITLE SURVEY (ADJACENT PARCELS)

CONTACT INFORMATION

- OWNER:
PR GAINESVILLE
LIMITED PARTNERSHIP
200 SOUTH BROAD STREET
PHILADELPHIA, PA 19102
PH: 215.454.1251
EMAIL: dionsj@pret.com
- DEVELOPER:
SANTA FE APARTMENT
DEVELOPMENT, LLC
315 N.E. 2ND STREET, 11TH FLOOR
FORT LAUDERDALE, FL 33301
PH: 786.367.9394
EMAIL: urbanhabrats@gmail.com
- CONSULTANT ENGINEER/PLANNER:
JARVIS & FOLSOM, INC
WALTER T. JARVIS, P.E.
2579 S.W. 87TH DRIVE, SUITE 100
GAINESVILLE, FL 32608
PH: 352.275.7022
FAX: 352.333.9533
EMAIL: walterjarvis@jf-civil.com
- SURVEYOR:
FLOWERS SURVEYING & MAPPING, INC.
207 S.E. CONDOR GLEN
HIGH SPRINGS, FL 32643
PH: 386.454.8147
EMAIL: flowersurveying@gmail.com
- ECOLOGIST:
ECOSYSTEM RESEARCH CORP
PETER M WALLACE
2906 N.W. 142ND AVENUE
GAINESVILLE, FL 32609
PH: 386.462.5005
EMAIL: pete@ecosysfl.com

DEVELOPMENT DATA

1. DENSITY:	ALLOWABLE RESIDENTIAL DENSITY		PROVIDED RESIDENTIAL DENSITY *
	MIN.	MAX.	
VILLAGE CENTER	4 DU/AC	MINIMUM +8 DU/AC	10.8 DU/AC
TRANSIT SUPPORTIVE AREA (OUTSIDE VILLAGE CENTER)	4 DU/AC	MINIMUM +6 DU/AC	N/A
OUTSIDE TRANSIT SUPPORTIVE AREA	CONSISTENT WITH UNDERLYING FUTURE LAND USE		N/A

2. INTENSITY:	REQUIRED NON-RESIDENTIAL INTENSITY		PROVIDED NON-RESIDENTIAL * INTENSITY
	MIN.	MAX.	
BASE	10,000 S.F.	10,000 S.F.	**
SQUARE FOOTAGE PER DWELLING UNIT	50 - 200 S.F.	20,000 S.F.	** (300 DU X 66.67 S.F.)

- * THE FOLLOWING "PROPOSED VILLAGE CENTER, RESIDENTIAL UNITS & NON-RESIDENTIAL USES" TABLE DETAILS THE PROPOSED DENSITIES AND INTENSITIES AT BUILD OUT OF THE DEVELOPMENT.
- ** A MINIMUM OF 25% OF THE NON-RESIDENTIAL USES WILL BE RETAIL/COMMERCIAL USES BUT WILL NOT EXCEED 75% OF THE NON-RESIDENTIAL USES.

3. MIX OF USES FOR VILLAGE CENTER AND TRANSIT SUPPORTIVE AREA

- REQUIRED:
- A MINIMUM OF 50% OF NON-RESIDENTIAL SQUARE FOOTAGE SHALL BE PROVIDED WITHIN THE VILLAGE CENTER.
 - A MAXIMUM OF 50% OF NON-RESIDENTIAL SQUARE FOOTAGE ALLOWED MAY BE LOCATED OUTSIDE THE VILLAGE CENTER AND WITHIN THE TRANSIT SUPPORTIVE AREA.
 - A MINIMUM OF 25% OF THE TOTAL APPROVED NON-RESIDENTIAL SQUARE FOOTAGE MUST BE IN A MULTI-STORY BUILDING CONTAINING MULTIPLE USES.

- PROVIDED:
- THE DEVELOPMENT PROPOSES A TOTAL OF 30,000 S.F. OF NON-RESIDENTIAL USES WITH 30,000 S.F. (100%) LOCATED WITHIN THE VILLAGE CENTER.
 - THE ENTIRE PROJECT WILL BE LOCATED WITHIN THE LIMITS OF THE VILLAGE CENTER.
 - THE DEVELOPMENT WILL PROVIDE A MINIMUM OF 25% OF THE ACTUAL BUILT NON-RESIDENTIAL SQUARE FOOTAGE IN MULTI-STORY BUILDINGS WITH MULTIPLE USES.

4. PROPOSED VILLAGE CENTER, RESIDENTIAL UNITS & NON-RESIDENTIAL USES:

	PHASE 1 2013 - 2018	PHASE 2 2019 - 2023	BUILD-OUT 2013 - 2023
1. VILLAGE CENTER ACREAGE	N/A	N/A	27.70 ACRES
2. RESIDENTIAL UNITS	180 DU	120 DU	300 DU
3. NON-RESIDENTIAL USES	18,000 S.F.	12,000 S.F.	30,000 S.F.
4. MINIMUM REQUIRED NON-RESIDENTIAL USES	15,000 S.F.	10,000 S.F.	25,000 S.F.
5. MAXIMUM ALLOWABLE NON-RESIDENTIAL USES (NO OPTIONS, PER 407.64(D)2 ULDC)	42,000 S.F.	28,000 S.F.	70,000 S.F.
6. MINIMUM REQUIRED RETAIL USES (CALCULATED FROM 3)	4,500 S.F.	3,000 S.F.	7,500 S.F.
7. MAXIMUM ALLOWABLE RETAIL USES (CALCULATED FROM 3)	13,500 S.F.	9,000 S.F.	22,500 S.F.
8. NON RESIDENTIAL USES REQUIRED VERTICAL MIX (CALCULATED FROM 3)	*	*	7,500 S.F.

* THE VERTICAL MIX USE OF NON-RESIDENTIAL USES FOR THE INDIVIDUAL PHASES WILL BE DETERMINED DURING FINAL REVIEW OF THE DEVELOPMENT

- PHASING VARIANCES AND SUB-PHASING OF FINAL DEVELOPMENT PLANS SHALL COMPLY WITH 402.130 ULDC.
- RESIDENTIAL USES INCLUDE: MULTI-FAMILY.
- NON-RESIDENTIAL USES OTHER THAN RETAIL INCLUDE: OFFICE, LIMITED INDUSTRIAL, RECREATION AND CIVIC USES, AMENITY CENTER/LEASING OFFICE.
- EXCLUDABLE NON-RESIDENTIAL USES (NO LIMIT ON ALLOWABLE SQUARE FOOTAGE); FOR CIVIC USES SUCH AS PARKS, RECREATION, RELIGIOUS, EDUCATIONAL.
- NON-RESIDENTIAL USES (NO LIMIT ON AMOUNT); OUT-DOOR SEATING AND LIVE-WORK STUDIOS

5. GENERAL DEVELOPMENT DATA:

ITEM	ACRES	SQUARE FEET (S.F.)	PERCENT (%)
TOTAL PROJECT AREA	27.70	1,206,647	100.00
VILLAGE CENTER	27.70	1,206,647	100.00
COMMUNITY GREEN SPACES	2.09	91,017	7.54
BUFFERS	2.43	105,851	8.77
EXISTING UTILITY EASEMENT	0.15	6,720	0.56
STORMWATER MANAGEMENT AREA	2.43	105,851	8.77
RIGHT-OF-WAY AREA	5.95	259,182	21.48
PEDESTRIAN ACCESS CORRIDOR	0.46	20,037	1.66
BLOCK AREAS	14.36	625,522	51.84

REVISIONS:	NO.	DATE	DESCRIPTION	BY
	1	07/16/12		AJA
	2	08/09/12		AJA

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
WJU	WJU	WJU	WJU

SHEET TITLE:
COVER SHEET

SITE ENGINEERING PLANS FOR:
**PARK AVENUE AT SANTA FE
TRADITIONAL NEIGHBORHOOD
DEVELOPMENT**

DO NOT SCALE THIS DRAWING

JARVIS & FOLSOM, INC.
Engineering & Planning
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Phone: 352.275.7022 Fax: 352.333.9533
email: walterjarvis@jf-civil.com

Jarvis & Folsom, Inc.
Certificate of Authorization
No. 28456

PROJECT NO.:
11-009

SCALE:
AS SHOWN

DATE:
JUNE 2012

DRAWING:
PDP0.00