



APPLICATION—CITY PLAN BOARD
Planning & Development Services

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

Owner(s) of Record (please print)	
Name: Oak Hammock at the University of Florida, Inc.	
Address: 5100 SW 25th Blvd.	
Gainesville, FL 32608	
Phone: 548-1000	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: eda engineers-surveyors-planners, inc.	
Address: 2404 NW 43rd Street	
Gainesville, FL 32606	
Phone: 352-373-3541	Fax: 352-373-7249

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:

Future Land Use Map []	Zoning Map [X]	Master Flood Control Map []
Present designation:	Present designation: PD	Other [] Specify:
Requested designation:	Requested designation: PD	

INFORMATION ON PROPERTY

1. Street address: 5100 SW 25th Blvd., Gainesville, Florida 32608
2. Map no(s): N/A
3. Tax parcel no(s): 07176-018-000
4. Size of property: 107 +/- _____ acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North

See attached PD Report

South

See attached PD Report

East

See attached PD Report

West

See attached PD Report

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO X

YES ____ If yes, please explain why the other properties cannot accommodate the proposed use?

See attached PD Report

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

See attached PD Report

Noise and lighting

See attached PD Report

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO X

YES ___

(If yes, please explain below)

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO X

YES ___

b. Property with archaeological resources deemed significant by the State?

NO X

YES ___

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment ___

Urban Infill X

Activity Center ___

Urban Fringe ___

Strip Commercial ___

Traditional Neighborhood ___

See attached PD Report

Explanation of how the proposed development will contribute to the community.

See attached PD Report

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

See attached PD Report

H. What impact will the proposed change have on level of service standards?

Roadways

See attached PD Report

Recreation

See attached PD Report

Water and Wastewater

See attached PD Report

Solid Waste

See attached PD Report

Mass Transit

See attached PD Report

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES (please explain)

See attached PD Report

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name: Oak Hammock at the University of Florida	
Address: 5100 SW 25th Blvd.	
Gainesville, FL 32608	
Phone: 352-548-1000	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.



[Signature]
 Owner/Agent Signature
10/16/14
 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 16th day of October 2014, by (Name)
Clay Sweger

[Signature]
 Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

Date: 10/15/2014

To Whom It May Concern:

I, Catherine Ferguson of Oak Hammock at the University of Florida, Inc., authorize eda engineers-surveyors-planners, inc. to act as my agent in obtaining Planned Development amendment approval from the City of Gainesville for the Oak Hammock Planned Development on tax parcel number 07176-018-000, located at 5100 SW 25th Boulevard, Gainesville, FL 32608.

Sincerely,

Catherine Ferguson
CEO
Oak Hammock at the University of Florida, Inc.

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 15th day of Oct., 2014, by
Catherine Ferguson

Personally Known yes

Type of Identification Produced _____

Beverly Whitesel
Signature - Notary Public





APPLICATION FOR EXEMPTION
REGULATED NATURAL RESOURCES [LDC 30-300 & 30-310]
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Petition No. _____ (Will be filled in by staff.)

OFFICE USE ONLY
[] Approved [] Denied Approval expiration date _____
Signature: _____ Date: _____
Department of Planning & Development Services

NOTICE: The applicant is responsible for supplying all information necessary to determine exemption from the City's natural resource regulatory requirements. Any evidence supporting a claim of exemption must be attached to this form. Failure to answer all questions will result in the application being returned to the applicant. Additional information may be requested in order to process this application. Verification/concurrence with this application for exemption will be provided in writing to the address shown on this form.

Owner Name(s) (please print)
Name(s): Oak Hammock at the University of Florida
Mailing Address: 5100 SW 25th Blvd.
Gainesville, FL 32608
Phone: 352-548-1000 Fax:
(If additional owners, please include on separate sheet)

Applicant(s) Name (please print)
Name: eda engineers-surveyors-planners, inc.
Mailing Address: 2404 NW 43rd Street
Gainesville, FL 32606
Phone: 352-373-3541 Fax: 352-373-7249

PROJECT INFORMATION
Project name: Oak Hammock at the University of Florida
Project location: 5100 SW 25th Blvd., Gainesville, FL 32608
Tax parcel #(s): 07176-018-000
Type of development application to which exemption will apply: Planned Development Amendment

EXEMPTIONS: REGULATED SURFACE WATERS & WETLANDS (LDC 30-300)

Please check the box next to the reason(s) why you claim exemption. (Conditions apply. See full text of City Land Development Code 30-304 before checking exemption.)

1. No regulated surface water or wetland on or adjacent to the development parcel.
2. The proposed construction, development, or use is authorized by a valid building permit or approved development plan issued or approved before April 12, 2004. (Please attach a copy of the permit or approved plan.)
3. Public works or utilities project.
4. Repair or replacement of an existing site structure(s) that does not increase site impervious surface.
5. Addition or accessory structure(s) which does not add more than 100 square feet of impervious area, and meets the minimum setbacks from surface waters and wetlands.
6. The proposed construction or development was approved under a planned development prior to April 12, 2004.
7. Construction of public or private nature trails.
8. Reestablishment of native vegetation on single-family residential property.
9. The proposed activity is located in or adjacent to a human-built surface water or wetland which was not created as a mitigation project, and which was originally constructed in uplands.
10. Construction of a stormwater management facility within a wetland buffer.

EXEMPTIONS: REGULATED NATURAL & ARCHAEOLOGICAL RESOURCES (LDC 30-310)


Please check the box next to the reason(s) why you claim exemption. [Conditions apply. See full text of City Land Development Code 30-310(d) before checking exemption.]

1. Any parcel of record as of November 13, 1991, that is less than or equal to five (5) acres in size and does not contain listed species or an archaeological site identified by Florida Master Site file number.
2. Bona-fide agricultural/silvicultural activities.
3. Removal of invasive non-native vegetation on conservation lands.
4. Alteration of vegetation pursuant to an adopted management or restoration plan on government-maintained land.

- 5. Activities authorized by City-approved management plan.
- 6. Alteration of vegetation within existing utility, drainage or stormwater easements, and road right-of-ways.
- 7. Clearing and vegetation removal to construct a fence or wall, or establish a firebreak.
- 8. Vegetation alteration to conduct a survey or other required test.
- 9. Text Amendments to Planned Development zoning or Planned Use District land use ordinances that are unrelated to development activity.
- 10. Activities determined by the city manager or designee as having *de minimis* impact.
- 11. The County land use and zoning remains in effect and the development application will be reviewed under County regulations.
- 12. The property has a final master plan approved by the City prior to August 2, 2012; or has a valid Planned Development zoning ordinance approved by the City prior to August 2, 2012 that includes protection of natural and archaeological resources.
- 13. Sinkholes which pose threat of property loss or structural or functional damage to an existing building or facility.

I certify that I am the owner of the subject property and authorize the agent listed above to initiate this application for environmental exemption. (Signature by the owner on this application or in a letter is necessary.) I further certify that all of the information contained in this application is accurate and up-to-date.

Owner's signature: See Owner Affidavit Date: 10/20/2014

Applicant's signature:  Date: 10/20/2014
 (if not the same as owner)

Applications & Guidelines
 Environmental exemptions



**APPLICATION FOR CONCURRENCY EXEMPTION
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Petition No. _____ (Will be filled in by staff.)

OFFICE USE ONLY		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Approval expiration date _____
Signature: _____		Date: _____
Department of Planning & Development Services		

NOTICE: The applicant is responsible for supplying all information necessary to determine exemption from the City’s concurrency requirements. Any evidence supporting a claim of concurrency exemption must be attached to this form. Failure to answer all questions will result in the application being returned to the applicant. Additional information may be requested in order to process this application. Notification of the results of this application will be made in writing to the address shown on this form.

Owner Name(s) (please print)	
Name(s): Oak Hammock at the University of Florida	
Mailing Address: 5100 SW 25th Blvd. Gainesville, FL 32608	
Phone: 352-548-1000	Fax:
(If additional owners, please include on separate sheet)	

Applicant(s) Name (please print)	
Name: eda engineers-surveyors-planners, inc.	
Mailing Address: 2404 NW 43rd Street Gainesville, FL 32606	
Phone: 352-373-3541	Fax: 352-373-7249

PROJECT INFORMATION	
Project name: Oak Hammock at the University of Florida	
Project location: 5100 SW 25th Blvd., Gainesville, FL 32608	
Tax parcel No(s).: 07176-018-000	
Type of development order to which exemption will apply: Planned Development Amendment	

(over, please)

Application for Concurrency Exemption

Please check the box next to the reason(s) why you claim exemption to the City's Concurrency Requirements.

- 1. A valid and unexpired Vested Rights Certificate exists for this project. (Please attach a copy of the Vested Rights Certificate.)
- 2. Lot split.
- 3. Project alteration not creating any additional impacts on adopted LOS standards.
- 4. Construction of accessory buildings or structures which will not create any additional impacts on adopted LOS standards.
- 5. Replacement or rebuilding of a dwelling unit when no additional dwelling units are being created.
- 6. Replacement or rebuilding of a non-residential structure when there is no change of use and no net change in structure dimensions.
- 7. The replacement or rebuilding of a damaged non-residential structure where there is no net change in any facility capacity demand.
- 8. A building permit for a single-family residential unit or duplex to be constructed on an existing lot of record as of the effective date of adoption of the Land Development Code (June 10, 1992).
- 9. Redevelopment where there is no net change in any facility capacity demand.
- 10. Project is *de minimis* development as defined in the Concurrency Management Element.

□ □ □ □ □

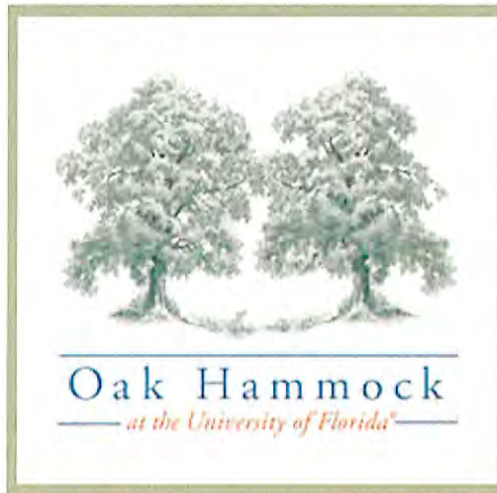
I certify that I am the owner of the subject property and authorize the agent listed above to initiate this application for concurrency exemption. (Signature by the owner on this application or in a letter is necessary.) I further certify that all of the information contained in this application is accurate and up-to-date.

Owner's signature: See Owner Affidavit Date: 10/20/2014

Applicant's signature:  Date: 10/20/2014
(if not the same as owner)

Planned Development (PD) Report

Oak Hammock at the University of Florida



Prepared for Submitted to:

City of Gainesville

Prepared by:

eda engineers-surveyors-planners, inc.

Agents for:

Oak Hammock at the University of Florida, Inc.

November 19, 2014

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Attachment 9	Existing Conditions Map
Attachment 10	Approved PD Zoning Master Plan
Attachment 11	Proposed PD Layout Plan

Project Background

The project area consists of the development known as Oak Hammock at the University of Florida. Located at 5100 SW 25th Boulevard (parcel number 07176-018-000), this property is approximately 136 acres in size. This project was originally approved by Alachua County in 2000 and subsequently adopted by the City of Gainesville in 2005 after the property was annexed into the City. The PD zoning designation is still valid and effective with an expiration date of May 9, 2015.

To date, the project has substantially completed the internal project infrastructure and has constructed approximately 75% of the total units approved as part of the PD ordinance. The PD Layout Plan included in this application illustrates the extent of the existing site improvements.

In addition, the following aerial map (Figure 1) indicates the project limits:

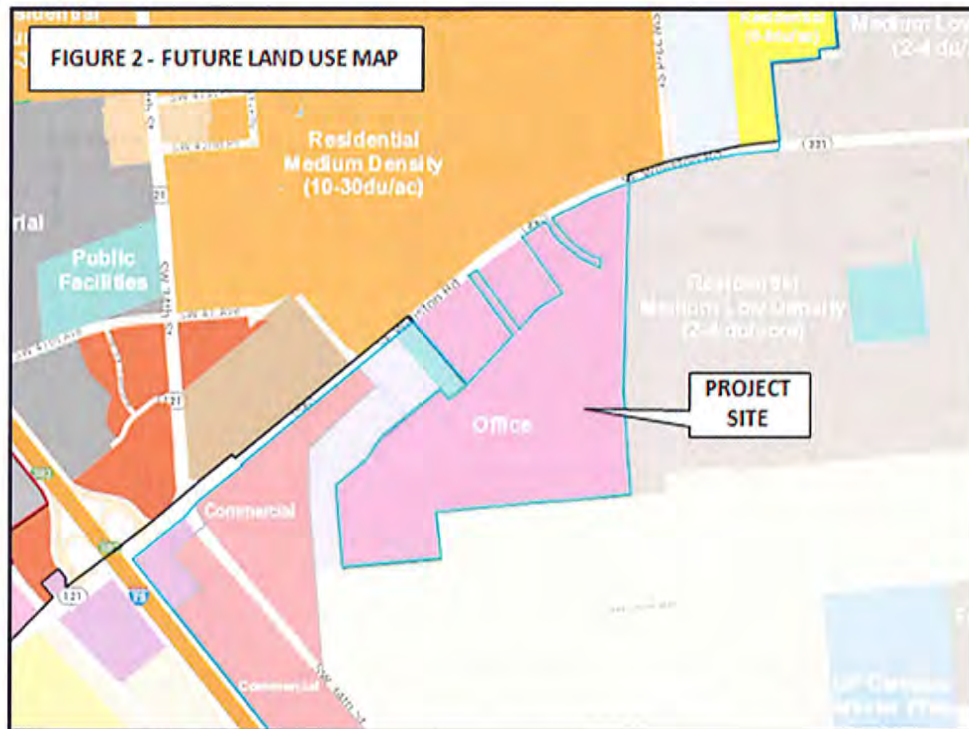


Statement of Proposed Change

This petition proposes amendments to the existing Oak Hammock Planned Development zoning designation. Specifically, this application requests to amend certain conditions that were approved by the City Commission in 2005. The primary amendment is to extend the time frame for the PD build-out for an additional 10 years. In addition, a minor increase in square footage to the principal building within Oak Hammock is proposed (a 11,400 square foot increase from 1,087,000 to 1,098,400). Other minor amendments are intended to update the language to reflect the current state of the PD regarding infrastructure improvements completed and units constructed. A strikethrough and underline version of the amendments is listed later in this report.

Existing Future Land Use Designation

The current Future Land Use designation of the site is Office, as indicated on Figure 2 below:



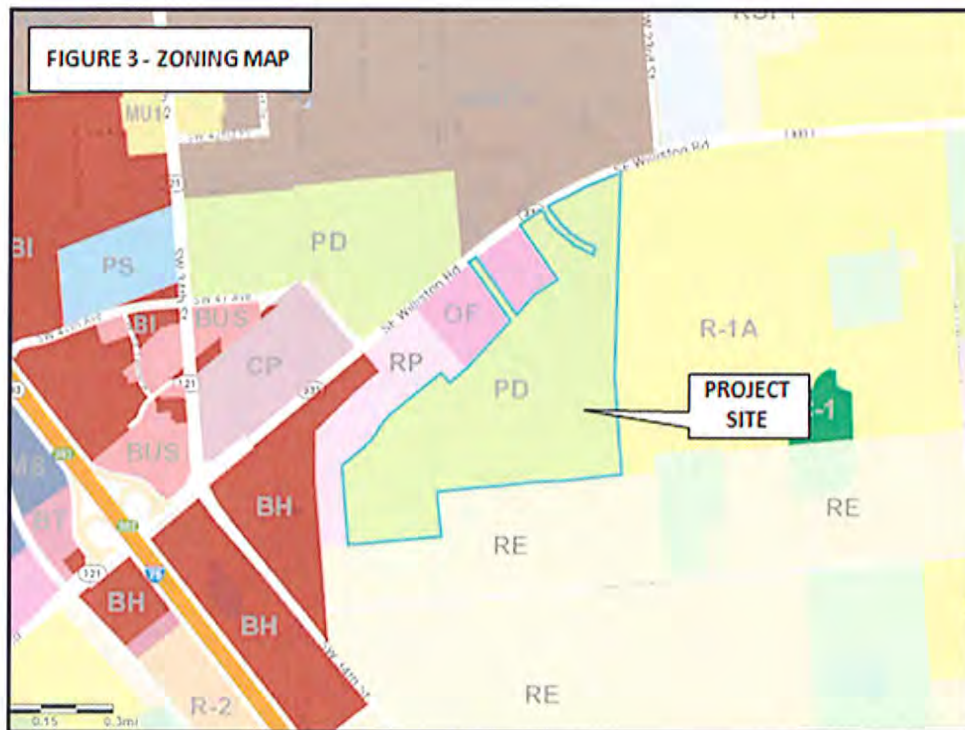
Policy 4.1.1 of the Future Land Use Element defines the Office Land Use Category as follows:

The Office land use category identifies areas appropriate for office and residential uses. This category is intended to identify appropriate areas for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the district. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

As described above, the Office Future Land Use designation does support the existing residential and ancillary uses within the Oak Hammock Planned Development.

Existing Zoning District

The current zoning designation of the site is Planned Development, as indicated on Figure 3 below:



The Planned Development zoning for Oak Hammock was originally approved by Alachua County in 2000 and subsequently adopted by the City of Gainesville in 2005 after the property was annexed into the City. The PD zoning designation is still valid and effective with an expiration date of May 9, 2015.

Proposed Zoning District

This petition requests to amend the existing Oak Hammock Planned Development zoning designation. Specifically, this application requests to amend certain conditions that were approved by the City Commission in 2005. The primary amendment is to extend the time line of the PD build-out for an additional 10 years. In addition, an increase in square footage to the principal building within Oak Hammock is proposed (a 11,400 square foot increase from 1,087,000 to 1,098,400). Other minor amendments are intended to update the language to reflect the current state of the PD regarding infrastructure improvements completed and units constructed. A strikethrough and underline version of the amendments is listed below:

1. Per the submitted ~~Zoning Master~~ PD Layout Plan, the development shall not exceed ~~100~~ 94 Independent Living Unit attached/detached homesites, and 300 Independent Living Unit apartments, 60 Assisted Living Facility units, 24 Memory Impaired units, and ~~60~~ 73 Skilled Nursing units contained in a multi-use building. The multi-use building shall not exceed a total square footage of ~~1,087,000~~ 1,098,400 square feet, with a maximum building foot print of ~~369,000~~ 380,400 square feet, and with a maximum height of 5 stories, or 70 feet from the finished floor to the top of the roof, including basement parking. The building may be divided into the following maximum square footages and story levels:

- a. The 1 story portion containing 60 Assisted Living Facility units, 24 Memory Impaired units, and ~~60~~ 73 Skilled Nursing units shall be a maximum of ~~111,000~~ 122,400 square feet of floor area and 30' in height from the finished floor to the top of the roof.
- b. The 2 story portion containing the Independent Living Common Healthplex shall be a maximum of 86,000 square feet and 70' in height from the finished floor to the top of the roof.
- c. The 5 story portion containing 300 Independent Living apartment units and basement parking shall be a maximum of 890,000 square feet and 70' in height from the finished floor to the top of the roof.

The Development Review Board or other appropriate approval entity may allow minor variations in square footage and building height provided that the maximum number of units is not exceeded.

The general location and boundaries of defined uses, private streets, trails, undisturbed areas, and all other elements of the PUD, shall be in accordance with the ~~Zoning Master~~ PD Layout Plan. The Development Review Board or other appropriate approval entity may allow minor variations in locations provided that the overall intent of the ~~Zoning Master~~ PD Layout Plan is maintained.

2. ~~Preliminary and final~~ Development plan approval shall be required for future phases exceeding development thresholds in the Land Development Code (LDC).
3. Individual services facilities for the residents of the PUD, such as dining facilities, beauty salon/barber shop, wellness center, etc., ~~but excluding sheltered nursing home beds as defined in Florida Statutes 651.118,~~ shall not be open to the general public except occasional use by guests of residents, nor have any outside advertising.
4. Specific buffers and setbacks appropriate to the phase shall be in place prior to issuance of a certificate of occupancy. The following buffers and setbacks shall be required and maintained:
 - a. Along the south property lines: a minimum 75'-wide buffer. This buffer shall be a high-density combination of existing natural vegetation augmented if necessary to provide sufficient opacity, as determined by the Development Review ~~Committee~~ Board, with canopy and understory trees from the ~~attached Acceptable Tree Species~~ Gainesville tree list in the LDC, shrubs, and evergreen/conifers. A 150' setback for the multi-story building shall be maintained along the south property lines.
 - b. Along the north and east property lines, as shown on the ~~Zoning Master~~ PD Layout Plan, where development is adjacent to the property lines: a minimum 25'-wide buffer. This buffer shall be a high-density combination of existing natural vegetation augmented if necessary to provide sufficient opacity, as determined by the Development Review ~~Committee~~ Board, with canopy

and understory trees from the ~~attached Acceptable Tree Species~~ Gainesville tree list in the LDC, shrubs, and evergreens/conifers.

- c. ~~All other building setbacks shall be as specified in the proposed Tab 2 of the PUD application.~~The Development Review-Committee Board may allow minor variations in building setbacks at time of development plan review.
5. Total parking for the PUD shall be 642 spaces, 300 of which shall be ~~located as proposed, as~~ basement parking under the multi-use building. Any golf cart parking shall be grassed parking. Tree plantings and islands for surface parking shall be provided at a minimum of an average of every 7 parking spaces in order to break up large areas of parking. Where the parking is a single row, sidewalk and parking tree canopy coverage may be shared in lieu of islands, provided 50% tree canopy coverage of both parking area and the sidewalk is met. Surface parking areas shall be landscaped consistent with the principles of xeriscaping, and with an emphasis on use of native species. Non-invasive, non-native species may be used to supplement native plantings. Tree canopy coverage of a minimum of 50% of the surface parking area shall be required within 20 years of development. A minimum of 20% of the total developed area of the site shall be landscaped. A minimum of 40% of the initial tree canopy of delineated tree canopy conservation areas of the site shall be retained. A minimum of 50% of delineated tree canopy conservations areas of the site shall be underneath tree canopy in 20 years' time.
6. A sidewalk on the east side of S.W. 29th Drive (County Road) has been constructed with the completed Phase I connecting the Oak Hammock internal sidewalk/trail system with a sidewalk along Williston Road. Oak Hammock is not responsible to construct any additional sidewalk on S.W. 29th Drive and S.W. 25th Terrace. Tree canopy coverage of a minimum of 50% of each walking trail, bike/pedestrian path, and sidewalk within the PUD shall be required within 20 years of development.
7. A private transit system shall be provided for off-site and on-site travel and service to nearby RTS bus stops.
8. Signage identifying the PUD shall not exceed 2 monument-type signs, within a landscaped area, limited to a sign structure 7' in height above grade and 6' in width, with a sign face not exceeding 5' in height above grade. One sign may be located at an eastern PUD entrance, and one sign may be located at a western PUD entrance. A third monument-type sign identifying the PUD and with the same dimensional restrictions as the two other monument-type signs indicated for signs 1 and 2. may be located at the eastern Williston Road connection, ~~consistent with the sign rendering shown in Exhibit B.~~ No internally illuminated signs shall be permitted.
9. Stormwater facilities shall be shallow basin, and designed and integrated into the landscape/buffering system as an amenity. Basins shall be vegetated with appropriate trees and, if necessary, understory planting, and designed in such a way as to take on a naturalistic appearance. ~~The stormwater basin located~~

~~in the 200 Year Flood Plain and incorporating a lake shall be designed in conjunction with both the University of Florida Center for Wetlands and the Alachua County Environmental Protection Department.~~

10. The owner/developer shall comply with all federal, state, and local laws, rules, regulations, and ordinances, notw and hereafter in force, which may be applicable to the use of the site. Any uncured violation after notice of the breach of the terms and conditions of the Planned Unit Development shall be grounds for suspension or revocation by the Board of County Commissioners—City Commission. 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.

~~11. The eastern connection, S.W. 25th Terrace, has been completed with Phase I. Oak Hammock is allowed to perform a traffic signal warrant analysis at the intersection of Williston Road and S.W. 25th Terrace to determine if a signalization traffic signal is warranted. The signal warrant study shall be conducted in accordance with requirements established by the Florida Department of Transportation. The Florida Department of Transportation has jurisdictional responsibility for Williston Road (SR 331) and have final approval as to whether or not a traffic signal is permitted and installed. Even if the proposed signal meets warrants for installation, the Florida Department of Transportation is not obligated to approve a permit for its installation. If the Florida Department of Transportation does issue a permit for installation of the signal, the signal installation must meet all requirements of the Florida Department of Transportation as well as the traffic signal design standards of the City of Gainesville and the Gainesville Metropolitan Transportation Planning Organization. Oak Hammock must pay for the design and installation of the traffic signal, all costs to install the necessary communication equipment required to include this signal and its subsystem into the Gainesville Computerized Traffic Signal System Master Plan, all costs required to modify any other existing signals that are included in the same signal subsystem to meet the specifications of the Signal Master Plan and all costs to establish traffic signal timings for the new signal and retiming of the traffic signal subsystem as required by the Florida Department of Transportation and City of Gainesville Public Works Department—Transportation Services Division. The owner/developer may be required to interconnect the signal with existing signal(s) that may or may not be part of the existing Computerized Traffic Management Plan. The owner/developer will be responsible for designing, purchasing, and installing the necessary equipment to make the subsystem functional.~~

11. The western connection, S.W. 29th Drive, has been completed with Phase I. The security gate improvements have been completed and no other western connections are proposed for Phase II.

12. To assist in offsetting the impacts of this development, additional mass transit access, as indicated in the traffic study, must be provided in this area. This would include the extension of one or more of the existing RTS routes to the site. The applicant may provide for additional funding to RTS as traffic mitigation for the impacts to surrounding road network or such other mitigation as determined by ~~DRC~~ the City. Oak Hammock has provided funding to RTS in satisfaction of this condition. No other traffic mitigation is required for future Phase II.

13. A portion of S.W. 25th Terrace (the easterly entrance road to Oak Hammock) has been conveyed to the City for right-of-way purposes. The easterly extension of S.W. 25th Terrace (~~described as "Proposed County Road R/W and adjacent to Parcel B)~~ that will connect to the approximately 70 acres east of and adjacent to Oak Hammock shall be constructed at some time in the future to serve the adjacent development. Oak Hammock shall have no responsibility to construct and maintain said road. The exact alignment through Oak Hammock property shall be determined at the time of final development plan approval of Phase II as long as it falls within the 30 mph design speed standards for S.W. 25th Terrace. Oak Hammock shall convey the required right-of-way, not exceeding 60 feet in width to the City of Gainesville, at no cost or charge to the City for the right-of-way, upon demand by the City. In the event Oak Hammock, its successors or assigns, fails to convey said right-of-way, the City will have the right to seek injunctive relief to obtain said deed, and Oak Hammock, its successors or assigns, shall pay the City's attorneys fees and costs.
14. ~~As of April 2005, Development within~~ Phase I has been ~~completed~~ approved. Phase II is approved for a period of ~~72~~ 120 months from May 9, 20105 and this development order shall terminate if a complete or substantially complete development plan is not filed with the City within the ~~72~~ 120 month period.
15. Oak Hammock reserves the right to grant interconnectivity access to tax parcels 7176-1 and 7176-5 at a location on the west side of S.W. 25th Terrace approximately 250 feet south of Williston Road.
16. Within the 150' Density Setback Line, the character of proposed development shall be similar in character to development in the adjacent residentially-zoned properties with regard to building height and housing type.

Consistency with Land Development Code

Division 4 – Planned Development District

Sec. 30-211. - Purpose and intent.

- (a) *Purpose.* It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which are not provided for or allowed in the zoning districts otherwise established by this chapter. In particular, these provisions allow a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the district, but they must conform to all aspects of the comprehensive plan. Rezoning for planned developments (PDs) will be an entirely voluntary procedure.

Consistency: Oak Hammock was approved as a PD in 2000 in Alachua County and adopted by the City Commission in 2005. Over this time, it has demonstrated to be a unique project in that it is a large retirement community affiliated with University of Florida that provides a wide variety of independent and assisted living options. It's master plan also provides innovative design in merging these use types together and tying it to the surrounding natural environment.

- (b) *Objectives.* The PD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the city commission the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility in the proposals which may be considered, while at the same time retaining control

in the city commission over the approval or disapproval of such proposals, the PD provisions are designed to:

- (1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.

Consistency: The Oak Hammock PD has demonstrated to be an outstanding and innovative project in Alachua County. This project is the only retirement community affiliated with the University of Florida and provides excellent independent and assisted living options to serve our elderly population. The master plan design provides many natural and constructed amenities that merge the built and natural environments in a positive way.

- (2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences.

Consistency: The Oak Hammock PD does allow flexibility in the respect that several different housing choices are available to residents, including multiple types of independent and assisted living. The request for additional time to complete build-out comes from a desire to cater to economic and consumer preferences. The developer desires to construct the final phases along a timeline that is dictated by market demand.

- (3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features, high quality heritage trees, and scenic vistas.

Consistency: The Oak Hammock master plan calls for the highest quality natural areas on-site to be preserved and are designated accordingly on the plan. The preservation of these wooded areas greatly increase the overall quality of the project.

- (4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.

Consistency: Oak Hammock was master planned to consider these very issues, of efficient utility infrastructure and street networks. At this stage of development, a large majority of the roads and utility infrastructure have been constructed.

- (5) Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.

Consistency: Oak Hammock is a master planned project that provides upscale retirement living affiliated with the University of Florida. All elements of this project have been planned out and eliminates any possibility of piecemeal development. Further, development on this property is infill in nature as it lies within the urbanized area of the City of Gainesville.

- (6) Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.

Consistency: Oak Hammock has adopted a consistent architectural style as evidenced by the existing structures that are located within the development. The master plan of the project placed a priority on the interface of buildings and extensive wooded, natural areas throughout the development.

- (7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, streets canopied by large shade trees located within wide tree lawns or in tree wells constructed to allow sufficient space, and formal landscaping along streets and sidewalks.

Consistency: Oak Hammock's vehicular pedestrian infrastructure is essentially complete at this stage of the development and includes a series of connected streets, vistas and pedestrian amenities, including sidewalks and nature trails.

Sec. 30-216. - Requirements and evaluation of PD.

The PD report shall address each item in the subsections below. In considering a proposed PD for approval, the city plan board and the city commission shall evaluate the proposal in consideration of these criteria:

(1) *Conformance with the PD objectives and the comprehensive plan.*

Consistency: As indicated in this report, the Oak Hammock Planned Development is consistent with the City of Gainesville Comprehensive Plan.

(2) *Concurrency.*

Consistency: Infrastructure improvements required in the Oak Hammock PD have been met to date. In addition, the proposed PD amendment does not propose a net increase in units within the development and therefore, concurrency standards for this project have already been met.

(3) *Internal compatibility.*

Consistency: The Oak Hammock PD is a master planned community that provides a mix of independent and assisted living unit types, which are inherently compatible with each other. No issues of incompatibility between internal uses exist.

(4) *External compatibility.*

Consistency: Oak Hammock has been master planned to provide significant landscape buffers along the perimeter, particularly where residential development abuts the project. Provision of this buffer has proven to demonstrate that there are negative effects on compatibility with the surrounding area.

(5) *Intensity of development.*

Consistency: The proposed PD amendment for Oak Hammock does not propose a net increase in units within the development and therefore, there will not be a change in intensity within the development as a result of this PD amendment.

(6) *Usable open spaces, plazas and recreation areas.*

Consistency: The approved Oak Hammock master plan provides generous usable open space areas throughout the development. These areas include large wooded areas with nature trails and a pond that can be accessed via sidewalk and dock.

(7) *Environmental constraints.*

Consistency: The approved Oak Hammock master plan provides generous set-aside areas intended to properly conserve the areas on-site that were identified to be environmentally sensitive.

(8) *External transportation access.*

Consistency: The Oak Hammock development provides its residents a shuttle service that regularly transports residents to various destinations throughout town.

(9) Internal transportation access.

Consistency: The Oak Hammock development has an internal private road network that connects to Williston Road at two separate intersections. All units within the development are served by this internal road network.

(10) Provision for the range of transportation choices.

Consistency: Oak Hammock provides a range of transportation choices, including pedestrian amenities located within the project, a vehicular road network that serves all internal units and a shuttle service that regularly transports residents to various destinations throughout town.

Sec. 30-217. - Unified control.

All land included in any PD shall be under the complete, unified, legal, otherwise-encumbered control of the applicant, whether the applicant be an individual, partnership, corporation, other entity, group or agency. Upon request of the city manager or designee, the applicant shall furnish the city sufficient evidence to the satisfaction of the city attorney that the applicant is in the complete, legal and unified control of the entire area of the proposed PD. Upon request of the city manager or designee, the applicant shall provide the city, for approval by the city attorney, all agreements, contracts, guarantees and other necessary documents and information that may be required by the city attorney to assure the city that the development project may be lawfully completed according to the plans sought to be approved. If any such documents are requested, the application shall not be considered by the city commission until the city attorney has certified in writing that the legal requirements of this section have been fully met. The applicant shall submit an agreement stating that the applicant will bind the successors and assigns in title to any commitments made in the adopted PD ordinance.

Consistency: This PD is under the unified control of Oak Hammock at the University of Florida, Inc. and is managed accordingly.

Sec. 30-218. - Phasing.

The city commission may permit or require the phasing or staging of a PD. When provisions for phasing are included in the development plan, each phase must be so planned and so related to previous development, surrounding properties and the available public facilities and services that a failure to proceed with subsequent phases will have no adverse impact on the PD or surrounding properties. Concurrency certification is not reserved by PD phasing.

Consistency: This PD amendment application does request an extension of the development phasing for an additional 10 years to complete build-out based on the projected market demand. This extension, if approved by the City Commission will allow for the successful completion of the Oak Hammock retirement community.

Sec. 30-219. - Development time limits.

The city commission may establish reasonable periods of time for the completion of any dedicated public facilities within a PD, facilities planned for common areas, and the total PD. If phasing is provided for, time limits for the completion of each phase shall also be established or may be deferred until development review. Any such limit may be extended by the city commission, plan board or development review board for reasonable periods upon the petition of an applicant for an amendment to the PD layout plan or development

plan and based upon good cause, as determined by the city commission. Any such extension shall not automatically extend the normal expiration date of a building permit, site plan approval or other development order. If time limits contained in the approved PD layout plan are not complied with and not extended for good cause, the city commission may rezone the property or any part of it, or amend the approved development plan, so as to best protect adjoining properties and the public health, welfare or safety. Failure to complete phasing on schedule shall require a new concurrency review and appropriate concurrency permit.

Consistency: As discussed in the previous consistency response, this petition requests an extension of the development phasing for an additional 10 years to complete build-out based on the projected market demand. Regarding infrastructure, all improvements that were required in the PD have been completed in a timely manner. In addition, most of the overall infrastructure has been constructed for the project.

Sec. 30-224. - Amendments to approved planned development.

(a) Except as noted in subsections (b) and (c) of this section, an amendment to an approved PD (except for an extension of a time limit) must be accomplished only by a rezoning petition and ordinance accompanied by a new proposed PD. All appropriate maps, plans and reports submitted with the approved PD layout plan may be resubmitted with the rezoning petition, along with sufficient new maps, plans and reports to clearly and thoroughly indicate the proposed changes, as the new proposed PD layout plan.

Consistency: So noted. This application serves as a request to amend the approved Oak Hammock Planned Development. All required materials are included in the submittal package.

Responses to City Application Questions

A&B. Surrounding/Adjacent Land Uses

The following land uses currently exist on the adjacent properties:

North: To the north of the parcel is a single family residence and across Williston Road lies a church and apartments.

East: To the east of the property is a large vacant parcel.

South: To the south of the property are large lot residential properties.

West: To the west of the parcel are office complexes.

Upon analyzing these existing land use pattern, the proposed PD amendment will not negatively affect the nature of the existing development pattern in the area. The Oak Hammock PD, which the City Commission has already determined that it is consistent with the surrounding area, will not substantively change as a result of the proposed PD amendments. Specifically, no setbacks or buffers shall be modified and therefore, the development shall remain consistent with the area.

Figure 4: Surrounding Property Uses, Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning	Existing Use
North	Medium Density Residential	RMF-8	Church

	Medium Density Residential Office	RMF-8 Office	Apartment Single Family
South	Single Family Residential (0-2 upa)	Residential Estate	Large Lot Residential
East	Residential Medium Density (2-4 upa)	R-1a	Vacant Land
West	Office/Residential (4-8 upa)	Residential / Professional	Office

C. Development Impacts

a. Impact to Residential Streets

The proposed land use and zoning amendment will not affect any residential streets, as the Oak Hammock development only accesses Williston Road, a non-residential, 4-lane arterial street.

b. Impact on Noise and Lighting

As identified on the PD Layout Plan, there is significant vegetative buffering on all sides of the property which provides a visual and sound buffer from the adjacent properties. These buffers adequately mitigate any noise and lighting impacts and the PD amendment will not modify these measures that protect the adjacent properties.

D. Environmental Resources

There are environmental resources located on the subject property, as indicated on the PD Layout Plan. These areas were all analyzed and identified during the original approval of the Planned Development. As part of this original PD approval, these environmentally sensitive areas were set aside to ensure that on-site development would not occur in these areas.

E. Historic Resources

The project area does not contain any known historic structures or any identified archaeological resources deemed significant by the state.

F. Development Pattern and Community Contribution

The Oak Hammock Planned Development is located along Williston Road in the urbanized portion of the City of Gainesville. Infrastructure is available and has already been constructed by Oak Hammock. The development pattern is well established in the area as the Oak Hammock currently operates under a master plan previously approved by the City of Gainesville.

G. Long-Term Economic Benefits

As stated in the letter provided by the Oak Hammock Board of Directors, the approval of the PD amendment will extend the project phasing schedule and will provide adequate time to complete the build-out of the remaining units. This approval will allow for Oak Hammock to continue to be a thriving development that pays local property taxes, which is a long-term economic benefit to the community.

H. Level of Services Standards

The proposed Planned Development amendment does not request an increase in the maximum number of units and subsequently, will not result in an increase in the level of service standards above that has previously been approved by the City of Gainesville.

b. Roadways

The Oak Hammock PD has substantially completed its infrastructure, including the required construction of two roadway connections from Williston Road to the PD (SW 25th Blvd. and SW 29th Drive), which also includes the installation of a traffic light at the intersection of SW 25th Blvd. and Williston Road. The PD ordinance approved by the City Commission in 2005 includes Condition #15 which states that 'No other traffic mitigation is required for future Phase II.'

c. Recreation

The proposed PD amendment does not propose an increase in residential density and therefore, no new impacts to the recreation level of service shall occur.

d. Water and Wastewater

The property is currently served with both water and wastewater by Gainesville Regional Utilities via existing systems constructed by the developers of Oak Hammock. Further, the PD amendment does not propose to increase the density within the project and therefore, will not adversely impact the level of service.

e. Solid Waste

Solid waste will not exceed Gainesville's established Level of Service Standard of 0.655 tons of solid waste per capita per year disposed (3.6 pounds solid waste per capita per day disposed). Collection of solid waste will not exceed Gainesville's established Level of Service Standard of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waste per capita per day collected).

f. Mass Transit

RTS service is available to serve the residents of Oak Hammock via RTS Route 35 (Reitz Union to SW 35th Place) along Williston Road.

g. Schools

The Oak Hammock PD is a master planned retirement community with age restrictions and therefore, no impacts to the public school level of service shall occur as a result of this application.

I. Site Accessibility

The subject property has direct access to Williston Road via SW 25th Blvd. (signalized intersection) and SW 29th Drive.

Comprehensive Plan Consistency

The proposed amendment to the existing Planned Development is consistent with the City's Comprehensive Plan. The following objectives and policies are applicable to the Planned Development amendment:

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Consistency: This objective supports allocation of land for a wide range of land uses within the urbanized area. Included in those uses that are supported are residential and institutional-type uses, as found at the Oak Hammock facility.

Policy 4.1.1

Land use category on the Future Land Use Map shall be defined as follows:

Office

The Office land use category identifies areas appropriate for office and residential uses. This category is intended to identify appropriate areas for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the district. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

Consistency: As described in the Comprehensive Plan policy above, the Office Future Land Use designation does support the existing residential and ancillary uses found within the Oak Hammock Planned Development.

Conclusion

As stated in this report, the Oak Hammock at UF Planned Development has substantially completed the site infrastructure and approximately 75% of the units have been constructed. The primary intent of the PD amendment is to extend the timeframe for the build-out of the remaining units. Other changes include a minor increase in square footage to the primary building within the Oak Hammock campus and various administrative updates to the conditions to reflect the current status of the PD. These proposed amendments

to the existing Planned Development will not affect the intent and character of the PD and are consistent with the City of Gainesville Comprehensive Plan and Land Development Code.

Attachment 1

Legal Description

LEGAL DESCRIPTION

(Overall Oak Hammock Lands)

A portion of Lots 2,3,5,6,7,8,9 and 10 of Serenola Plantation, as recorded in Deed Book "L", pages 480 and 481 of the public records of Alachua County, Florida; being more particularly described as follows:

Commence at a concrete monument found at the Southwest corner of Serenola Plantation, as recorded in Deed Book "L", pages 480 and 481 of the public records of Alachua County, Florida, also known as the Southwest corner of Lot 4 of said Serenola Plantation; and run thence North 84°06'56" East, along the South line of said Serenola Plantation, 1318.59 feet to a concrete monument found at the Southwest corner of that certain parcel described in Official Records Book 1926, page 2992 of said public records; thence North 05°32'43" West, 663.75 feet to a 3/4" iron pipe found at the Northwest corner of said parcel (O.R. 1926, pg. 2992), also known as the Southwest corner of that certain parcel described in Official Records Book 1086, page 395 of said public records and being the POINT OF BEGINNING; thence North 05°12'23" West, 508.90 feet to a 1/2" iron pipe found at the Northwest corner of said parcel (O.R. 1086, pg. 395); thence North 83°46'31" East, 2045.42 feet to a point lying South 83°46'31" West, 374.15 feet from a concrete monument found at the Northeast corner of that certain parcel described in Official Records Book 1908, page 1714 of said public records; thence North 04°53'13" West, 1088.53 feet; thence North 00°03'11" East, 2217.56 feet to a point lying on the Southerly right of way line of State Road No. 331 (Williston Road, 100' R/W) said point lying on the arc of a curve concave Southeasterly and having a radius of 5641.63 feet; thence Southwesterly, along the arc of said curve, through a central angle of 12°42'05" an arc distance of 1250.65 feet to the Northeast corner of that certain parcel described in Official Records Book 174, page 349 of said public records, said arc being subtended by a chord having a bearing and distance of South 61°49'43" West, 1248.09 feet; thence South 35°55'19" East, 726.57 feet to a concrete monument found at the Southeast corner

of said parcel (O.R. 174, pg. 349); thence South 54°04'30" West, 299.48 feet to a concrete monument found at the Southwest corner of said parcel, also known as the Southeast corner of that certain parcel described in Official Records Book 803, page 289, Parcel II of said public records; thence South 41°08'46" West, 286.35 feet to a concrete monument found at the Southwest corner of said parcel (O.R. 803, pg. 289); thence North 37°26'02" West, 773.74 feet to the Northwest corner of said parcel (O.R. 803, pg. 289), said Northwest corner lying on the Southerly right of way line of said State Road No. 331 and lying on the arc of a curve concave Southeasterly and having a radius of 5641.63 feet; thence Southwesterly, along said Southerly right of way line, and along the arc of said curve, through a central angle of 00°18'08" an arc distance of 29.75 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 49°14'18" West, 29.75 feet; thence South 49°05'14" West, along said right of way line, 70.95 feet to the Northeast corner of that certain parcel described in Official Records Book 803, page 289, Parcel I of said public records; thence South 37°26'02" East, 786.22 feet to the Southeast corner of said parcel (O.R. 803, pg. 289, Parcel I); thence South 42°07'49" West, 712.35 feet to a concrete monument found at the Southwest corner of said parcel, also known as the Southeast corner of that certain parcel described in Official Records Book 2028, page 254 of said public records; thence South 49°05'43" West, 250.26 feet to a concrete monument found at the Southwest corner of said parcel (O.R. 2028, pg. 254); thence North 40°54'00" West, along the West boundary of said parcel (O.R. 2028, pg. 254) a distance of 144.98 feet to a point, said point lying South 40°54'00" East, 725.14 feet from a rebar and cap (LS 4948) found at the Northwest corner of said parcel; thence South 49°05'14" West, parallel with the Southerly right of way line of said State Road No. 331, a distance of 751.08 feet to the beginning of a curve concave Southeasterly and having a radius of 460.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 18°14'59" an arc distance of 146.52 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 39°57'45" West, 145.90 feet; thence South 30°50'15" West, 94.84 feet to the beginning of a curve concave Northwesterly and having a radius of 540.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 18°14'59" an arc distance of 172.00 feet to the end of said curve and a point lying 80 feet Southeast of a rebar and cap stamped (PLS 4258) found at the Southeast corner of that certain parcel described in Official Records Book 1997, page 232 of said public records, said arc being subtended by a chord having a bearing and distance of South 39°57'45" West, 171.27 feet; thence South 49°05'14" West, parallel with and 80 feet Southeasterly of the Southeast boundary of said parcel (O.R. 1997, pg. 232), a distance of 330.77 feet to a point lying 300 feet perpendicular to a point on the West line of said Serenola Plantation, which lies North 05°56'18" West, 1543.40 feet from the concrete monument found at the Southwest corner of said Serenola Plantation, and South 05°56'18" East, 3059.13 feet from a rebar and cap (JW Myers, PLS 3447) found at the Northwest corner of said Serenola Plantation; thence South 05°56'18" East, parallel with said West line, 879.95 feet; thence North 84°06'56" East, parallel with the South line of said Serenola Plantation, 1023.15 feet to the POINT OF BEGINNING.

Less and Except:

(Right of Way – S.W. 25th Terrace Quitclaim Deed to City of Gainesville – per O.R. 3046, pg. 1345)

A portion of Lot 8 of Serenola Plantation, as recorded in Deed Book "L", pages 480 and 481 of the public records of Alachua County, Florida; being more particularly described as follows:

Commence at a concrete monument found at the Southeast corner of that certain parcel of land described in Official Records Book 174, page 349 of the public records of Alachua County, Florida and run thence North 35°53'35" West, along the Easterly boundary of said parcel (O.R. 174, pg. 349) a distance of 727.85 feet to a point on the Southerly right of way line of State Road No. 331 (Williston Road, 100' RW), said point lying on the arc of a curve concave Southeasterly and having a radius of 5641.63 feet; thence Northeasterly, along the arc of said curve and along said Southerly right of way line, through a central angle of 03°01'15" an arc distance of 297.44 feet to the POINT OF BEGINNING, said arc being subtended by a chord having a bearing and distance of North 56°57'38" East, 297.40 feet; thence continue Southeasterly, along the arc of said curve and along said Southerly right of way line, through a central angle of 00°48'45" an arc distance of 80.00 feet, said arc being subtended by a chord having a bearing and distance of North 58°52'38" East, 80.00 feet; thence South 31°07'22" East, 49.67 feet to the beginning of a curve concave Northeasterly and having a radius of 910.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 25°30'00" an arc distance of 405.00 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 43°52'23" East, 401.67 feet, said end of curve being the beginning of a curve concave Northeasterly and having a radius of 1460.00 feet; thence Southeasterly, along the arc of said curve having a radius of 1460.00 feet, through a central angle of 10°56'33" an arc distance of 278.83 feet, said arc being subtended by a chord having a bearing and distance of South 62°05'39" East, 278.41 feet; thence South 22°26'04" West, 80.00 feet to a point on the arc of a curve concave Northeasterly and having a radius of 1540.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 10°56'33" an arc distance of 294.11 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 62°05'39" West, 293.67 feet, said end of curve being the beginning of a curve concave Northeasterly and having a radius of 990.00 feet; thence Northwesterly, along the arc of said curve having a radius of 990.00 feet, through a central angle of 25°30'00" an arc distance of 440.61 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 43°52'23" West, 436.98 feet; thence North 31°07'22" West, 49.67 feet to the POINT OF BEGINNING.

Attachment 2 Boundary Survey

POINT OF COMMENCEMENT

S.W. Corner Serenola Plantation

Myers) PLS 3447 N.W. Corner Serenola Plantation

ALACHUA COUNTY FLORIDA



South line of Serenola Plantation N 84°05'56"E 1318.39

S.W. 56th Avenue (Graded Road)

Lot 4

T.P. 7179 OR 1926/

T.P. 7179

W. 70.95 N. 70.38

3'08" 1.63 5 3'14'18"W 5

Lot 11 (11.43 ch)

Lot 10 (11.43 ch)

Lot 9 (11.43 ch)

Lot 8 (11.43 ch)

S.W. 25th Terr. (R/W Excluded) O.R. 3046, pg. 1345

Thomas Napion Grant - DB "J", pg. 591 (July, 19, 1875)

S.W. 23rd Terr.

Lot 11

Map of ALTA-ACSM A Portion of Lots 2,3,5,6,7,8,9 as Recorded in Deed Book "L" public records of Alachua County

- FOUND CONCRETE MOVEMENT (4"x4" No. 10)
-SET 4"x4" CONCRETE MONUMENT (FORM ID 2389)
-FOUND REBAR & CAP (SIZE, ID)
-SET 1"x1" REBAR & CAP (ID 2389)
-FOUND SPIKE
-SET SPIKE
-FOUND DRILL HOLE
-SET DRILL HOLE
-FOUND IRON PIPE (SIZE, ID)
-FOUND NAIL & DISC (ID)
-SET NAIL & DISC (FORM ID 2389)

ENG. DENMAN & ASSOC., INC. ENGINEERS SURVEYORS PLANNERS 2404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32609 TEL (352) 373-3541 FAX (352) 372-7249 COPYRIGHT © 2005

PREPARED FOR: ... FOR: ... SEE REPORT OF ALTA/ACSM LAND TITLE SURVEY ... THIS SURVEY MAP AND ATTACHED REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, WHICH CAN BE FOUND ON AND COMPLETE ONLY WHEN REVERSED TOGETHER.

Sheet 1 of 21 DRAWING NO. 140576D DATE 02/17/05 PROJECT 140576D SCALE 1" = 200'

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Attachment 3 Deed Information

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JAMES D. SALTER, ESQUIRE
SALTER, FEIBER, YENSER,
MURPHY & HUTSON, P.A.
3940 NW 16th Blvd., Bldg B
Gainesville, Florida, 32605

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1879019 4 PGS
2002 OCT 24 12:26 PM BK 2541 PG 34
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK2 Receipt#113348
Doc Stamp-Deed: 18,347.70
By: *Sebra Maria* D.C.

WARRANTY DEED
(Statutory Form-Section 689.02 F.S.)

This Indenture, made this 21st day of **October, 2002**, between

JAMES D. HENDERSON, II and FREDERICK L. HENDERSON, as Trustees under the provisions of that certain Trust Agreement dated May 29, 1959, and known as "PRAIRIE VIEW TRUST"

whose post office address is 3501 South Main Street, Suite 1, Gainesville, FL 32601, hereinafter called the Grantor*, and

OAK HAMMOCK AT THE UNIVERSITY OF FLORIDA, INC., a Florida corporation not for profit

whose post office address is 4817 S.W. 34th Street, Gainesville, FL 32608 hereinafter called the grantee*.

WITNESSETH: That said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, grantor's 75% undivided interest in the following described land, situate, lying and being in ALACHUA County, Florida, to wit:

TAX PARCEL #7176

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.
Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

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

"It is expressly understood and agreed between the parties and all successors and assigns that this instrument is executed by the Trustee, not personally, but as Trustee. No personal liability or responsibility is assumed by or shall be enforceable against said Trustee, either expressed or implied."

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

Signed, sealed and delivered in our presence.

Kathy Neuzil

Signature of Witness

KATHY NEUZIL

Print/Type name of Witness

Kense Bolduc

Signature of Witness

Kense Bolduc

Print/Type name of Witness

James D. Henderson, II

JAMES D. HENDERSON, II, as Co-Trustee under the provisions of that certain Trust Agreement dated May 29, 1959, and known as "PRAIRIE VIEW TRUST"

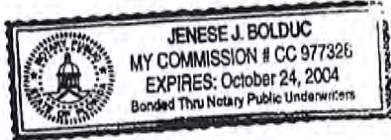
Frederick L. Henderson

FREDERICK L. HENDERSON, as Co-Trustee under the provisions of that certain Trust Agreement dated May 29, 1959, and known as "PRAIRIE VIEW TRUST"

STATE OF Florida
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21st day of October, 2002, by JAMES D. HENDERSON, II, as Co-Trustee under the provisions of that certain Trust Agreement dated May 29, 1959, and known as "PRAIRIE VIEW TRUST", () who is/are personally known to me, or () has/have produced current Florida Driver's License(s) as identification.

(SEAL)



Jenese J. Bolduc Notary Public
(Signature)

Name of Notary typed, printed or stamped
My Commission Expires:

STATE OF Florida
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21st day of October, 2002, by FREDERICK L. HENDERSON, as Co-Trustee under the provisions of that certain Trust Agreement dated May 29, 1959, and known as "PRAIRIE VIEW TRUST", () who is/are personally known to me, or () has/have produced current Florida Driver's License(s) as identification.

(SEAL)



James D. Salter
Commission # DD112870
Expires May 30, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

James D. Salter Notary Public
(Signature)

Name of Notary typed, printed or stamped
My Commission Expires:

Exhibit A

(University of Florida Foundation, Inc.- Overall Oak Hammock Lands)

A portion of Lots 2,3,5,6,7,8,9 and 10 of Serenola Plantation, as recorded in Deed Book "L", pages 480 and 481 of the public records of Alachua County, Florida; being more particularly described as follows:

Commence at a concrete monument found at the Southwest corner of Serenola Plantation, as recorded in Deed Book "L", pages 480 and 481 of the public records of Alachua County, Florida, also known as the Southwest corner of Lot 4 of said Serenola Plantation; and run thence North $84^{\circ}06'56''$ East, along the South line of said Serenola Plantation, 1318.59 feet to a concrete monument found at the Southwest corner of that certain parcel described in Official Records Book 1926, page 2992 of said public records; thence North $05^{\circ}32'43''$ West, 663.75 feet to a $3/4''$ iron pipe found at the Northwest corner of said parcel (O.R. 1926, pg. 2992), also known as the Southwest corner of that certain parcel described in Official Records Book 1086, page 395 of said public records and being the POINT OF BEGINNING; thence North $05^{\circ}12'23''$ West, 508.90 feet to a $1/2''$ iron pipe found at the Northwest corner of said parcel (O.R. 1086, pg. 395); thence North $83^{\circ}46'31''$ East, 2045.42 feet to a point lying South $83^{\circ}46'31''$ West, 374.15 feet from a concrete monument found at the Northeast corner of that certain parcel described in Official Records Book 1908, page 1714 of said public records; thence North $04^{\circ}53'13''$ West, 1088.53 feet; thence North $00^{\circ}03'11''$ East, 2217.56 feet to a point lying on the Southerly right of way line of State Road No. 331 (Williston Road, 100' RAW) said point lying on the arc of a curve concave Southeasterly and having a radius of 5641.63 feet; thence Southwesterly, along the arc of said curve, through a central angle of $12^{\circ}42'05''$ an arc distance of 1250.65 feet to the Northeast corner of that certain parcel described in Official Records Book 174, page 349 of said public records, said arc being subtended by a chord having a bearing and distance of South $81^{\circ}49'43''$ West, 1248.09 feet; thence South $35^{\circ}55'19''$ East, 726.57 feet to a concrete monument found at the Southeast corner of said parcel (O.R. 174, pg. 349); thence South $54^{\circ}04'30''$ West, 299.48 feet to a concrete monument found at the Southwest corner of said parcel, also known as the Southeast corner of that certain parcel described in Official Records Book 803, page 289, Parcel II of said public records; thence South $41^{\circ}08'46''$ West, 286.35 feet to a concrete monument found at the Southwest corner of said parcel (O.R. 803, pg. 289); thence North $37^{\circ}26'02''$ West, 773.74 feet to the Northwest corner of said parcel (O.R. 803, pg. 289), said Northwest corner lying on the Southerly right of way line of said State Road No. 331 and lying on the arc of a curve concave Southeasterly and having a radius of 5641.63 feet; thence Southwesterly, along said Southerly right of way line, and along the arc of said curve, through a central angle of $00^{\circ}18'08''$ an arc distance of 29.75 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South $49^{\circ}14'18''$ West, 29.75 feet; thence South $49^{\circ}05'14''$ West, along said right of way line,

Exhibit A

70.95 feet to the Northeast corner of that certain parcel described in Official Records Book 803, page 289, Parcel I of said public records; thence South $37^{\circ}26'02''$ East, 786.22 feet to the Southeast corner of said parcel (O.R. 803, pg. 289, Parcel I); thence South $42^{\circ}07'49''$ West, 712.35 feet to a concrete monument found at the Southwest corner of said parcel, also known as the Southeast corner of that certain parcel described in Official Records Book 2028, page 254 of said public records; thence South $49^{\circ}05'43''$ West, 250.26 feet to a concrete monument found at the Southwest corner of said parcel (O.R. 2028, pg. 254); thence North $40^{\circ}54'00''$ West, along the West boundary of said parcel (O.R. 2028, pg. 254) a distance of 144.98 feet to a point, said point lying South $40^{\circ}54'00''$ East, 725.14 feet from a rebar and cap (LS 4948) found at the Northwest corner of said parcel; thence South $49^{\circ}05'14''$ West, parallel with the Southerly right of way line of said State Road No. 331, a distance of 751.08 feet to the beginning of a curve concave Southeasterly and having a radius of 460.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of $18^{\circ}14'59''$ an arc distance of 146.52 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South $39^{\circ}57'45''$ West, 145.90 feet; thence South $30^{\circ}50'15''$ West, 94.84 feet to the beginning of a curve concave Northwesterly and having a radius of 540.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of $18^{\circ}14'59''$ an arc distance of 172.00 feet to the end of said curve and a point lying 80 feet Southeast of a rebar and cap stamped (PLS 4258) found at the Southeast corner of that certain parcel described in Official Records Book 1997, page 232 of said public records, said arc being subtended by a chord having a bearing and distance of South $39^{\circ}57'45''$ West, 171.27 feet; thence South $49^{\circ}05'14''$ West, parallel with and 80 feet Southeasterly of the Southeast boundary of said parcel (O.R. 1997, pg. 232), a distance of 330.77 feet to a point lying 300 feet perpendicular to a point on the West line of said Serenola Plantation, which lies North $05^{\circ}56'18''$ West, 1543.40 feet from the concrete monument found at the Southwest corner of said Serenola Plantation, and South $05^{\circ}56'18''$ East, 3059.13 feet from a rebar and cap (JW Myers, PLS 3447) found at the Northwest corner of said Serenola Plantation; thence South $05^{\circ}56'18''$ East, parallel with said West line, 879.95 feet; thence North $84^{\circ}06'56''$ East, parallel with the South line of said Serenola Plantation, 1023.15 feet to the POINT OF BEGINNING.

Attachment 4 Tax Information



Tax Collector Home Search Reports Shopping Cart

ATTENTION RenewExpress Customers: If your registration expired prior to September 1, 2014 and you wish to renew online, you will need to use the DHSMV's web site. If you have any further questions please contact the Tax Collector's office at (352) 374-5236.

2013 Roll Details — Real Estate Account At 5100 SW 25TH BLVD, GAINESVILLE

Real Estate Account #07176 018 000 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2014 4 installments Paid to Date Installation 1 Paid	2013 4 installments Paid Installation 2 Paid	2012 4 installments Paid	2011 4 installments Paid Installation 3 Paid	...	2003 Paid Installation 4 Paid
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Get Bills by Email

Owner: OAK HAMMOCK AT THE UNIVERSITY
OF FL INC
5100 SW 25TH BLVD
% ACCOUNTING DEPT
GAINESVILLE, FL 32608
Situs: 5100 SW 25TH BLVD
GAINESVILLE

Account number: **07176 018 000**
Alternate Key: 1063384
Millage code: 3600
Millage rate: 23.8161
Assessed value: 75,641,100
School assessed value: 75,641,100

Flags

Installments

Exemptions

Location is not guaranteed to be accurate.

Property Appraiser - GIS

CONT CARE FACILITY: 15,442,100
SPLIT HOMESTEAD: 5,825,000

2013 installment bill #4	View	Legal description	Location
Ad valorem:	\$1,294,976.62	SERENOLA GRT COM SW COR SERENOLA PLANTATION AKA SW COR LOT 4 SERENOLA PLANTATION N 84 DEG 06 MIN 56 SEC E 1318.59 FT N 05 DEG 32 MIN 43 SEC W 663.75 FT POB N 05 DEG 12 MIN 23 SEC W 508.90 FT N 83 DEG 46 MIN 31 SEC E 2045.42 FT N 04 DEG 53 MIN 13 SEC W	Book, page, item: --
Non-ad valorem:	\$14,451.18		Geo number: 00-10-19-
Total Discountable:	1309427.80		07176018000
No Discount NAVA:	0.00		Range: 19
Total tax:			Township: 10
Paid 2014-03-18 \$328,157.46			Section: 00
Receipt #13-0112351			

Attachment 5
Letter from Oak Hammock



October 10, 2014

Steve Dush, AICP
Director of Planning and Development Services
City of Gainesville
306 NE 6th Avenue, Bldg. B
Gainesville, Florida 32601

Re: Planned Development Amendment – Oak Hammock at UF

Dear Mr. Dush:

Oak Hammock at the University of Florida currently operates a not-for-profit continuing care retirement community in the City of Gainesville, serving approximately 450 residents in 212 residential apartments, 57 club homes and villas, 37 assisted living units, 24 memory care units and 42 private skilled nursing beds. The Board of Directors is currently expanding the Oak Hammock community by 31 skilled nursing units and 9 assisted living units. The Board anticipates completion of construction and opening of these expansion projects by July 2016.

The current Planned Development approval allows for further expansion of residential apartments, club homes and Villas and assisted living. The Planned Development approvals are scheduled to expire on May 9, 2015.

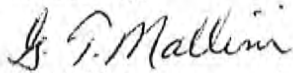
Oak Hammock is requesting a 10-year extension of the Planned Development approvals to provide Oak Hammock an additional period of time to complete its overall Master Plan. The primary reason for the 10-year request is the long period of time it takes to develop or expand residential units at continuing care retirement communities that utilize an entrance fee model.

Oak Hammock would likely plan the growth of the remaining residential units in two phases. Each phase of residential development would require a pre-sale or reservation period to secure 10% reservation deposits on the residential units being developed (12-14 months). During this period of time the design and permitting would also occur. Because the apartment buildings are 5 story structures (4 residential floors over a ground level parking garage) the construction period would be 14 to 18 months.

Oak Hammock would also like to achieve stabilized occupancy before starting another phase of residential development requiring another 10 to 12 months. Total development period for each phase of residential development could take 36 to 44 months and Oak Hammock is requesting the flexibility to develop the remaining residential units in two (2) phases.

We sincerely appreciate your consideration of Oak Hammock's request for this PD Amendment. Please let us know if we can provide any additional information.

Respectfully,



G.T. Mallini

President

Oak Hammock Board of Directors

Attachment 6
Neighborhood Meeting Materials

Neighborhood Workshop Notice

For a proposed amendment to the Planned Development zoning district for the Oak Hammock at UF campus.

Date: October 15, 2014

Time: 6:00 p.m.

Place: Oak Hammock at UF – Oak Room (5100 SW 25th Boulevard)

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

A neighborhood workshop to discuss an amendment to the Planned Development zoning district on parcel number 07176-018-000 located at Oak Hammock at UF (5100 SW 25th Blvd). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.





Ex-child star Amanda Bynes was arrested Sunday.

Bynes arrested in DUI incident

LOS ANGELES — Former actress Amanda Bynes was arrested early Sunday morning on suspicion of driving while under the influence of a drug, authorities said Monday. Bynes, 28, was stopped by a California Highway Patrol officer after she stopped in the middle of an intersection in the Sherman Oaks neighborhood of Los Angeles around 4 a.m. on Sunday. The former child star was determined to be under the influence of an unidentified drug after being evaluated at a nearby police station, the CHP said in a statement. The release states that Bynes, who has had a series of driving-related arrests, was cooperative but appeared disheveled when she was taken into custody. Bynes was released hours later after posting \$15,000 bail.

Wal-Mart Morgan hadn't buckled up

NEWARK, N.J. — Actor-comedian Tracy Morgan and other people in a limousine struck from behind by a Wal-Mart truck on a highway in June are at least partly to blame for their injuries because they weren't wearing seat belts, the company said in a court filing Monday. The filing was made in federal court in response to a lawsuit Morgan filed in July over the accident, which killed his friend James McNote, who was

'Weeds' star plans to write a book

NEW YORK — Mary Louise Parker, the award-winning star of "Weeds," is writing a book about the "significant men in her life." The book is called "Dear Mr. You," and Scribner announced Monday that it is scheduled for next fall. The 50-year-old Parker will tell her story through a series of letters. Her boyfriends have included actors Jeffrey Dean Morgan and Billy Crudup and singer Chris Crutcher.



George Clooney, flanked by wife Amal Almuhammad, waves from a water taxi after leaving the city hall in Venice, Italy, Monday.

The Clooney wedding part II

The Associated Press VENICE, Italy — The romantic canaled city of Venice has been the venue for 323 weddings of foreign couples this year. Only one has drawn crowds and paparazzi. George Clooney and Amal Almuhammad said "I do" for a second time Monday, celebrating a civil wedding ceremony in Venice's City Hall on the Grand Canal, greeted by hundreds of well-wishers who waited hours for a glimpse of the newlyweds. The couple tied the knot two days earlier in a private ceremony attended by Hollywood celebrity friends and family in a luxury hotel. They followed up with a required civil procedure, which to be legally recognized must take place on a site designated by the city administration. The newlyweds arrived at the pre-Renaissance Ca' Foscari in Clooney's regular water taxi, called "Amore," trailed by dozens of boats with photographers, as has been the case all weekend. Police boats tried to clear their way. Clooney, 53, looked dapper in a gray suit and matching tie, while the bride, 36, wore a cream-colored, short-sleeved jacket with palazzo pants and a matching wide-brimmed hat accented by a navy ribbon. As they exited the boat, Clooney drew his wife's attention to the crowds on the opposite shore, and they stopped briefly to take in the scene and wave. Clooney then ushered Almuhammad inside, looking up at city employees watching from the surrounding buildings and pointing inside with his thumb as if to say, "I gotta go."

NOTABLE DEATH
RICHARD F. THOMPSON, the University of Southern California neuroscientist whose experiments with rabbits led to breakthrough discoveries on how memories are physically stored in the brain, died on Sept. 16. He was 84.

BIRTHDAYS
Nobel Peace Laureate Elie Wiesel is 86.
Actress Angie Dickinson is 83.
Singer Johnny Mathis is 79.
Actor Barry Williams is 60.
Actress Fran Drescher is 57.
Country singer Marty Stuart is 56.
Actor Eric Stoltz is 53.
Actor Kieran Culkin is 32.
Singer rapper T-Pain is 30.

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Jeff Faden, Night Local News Editor... 374-5644
SPORTS: Arnold Feliciano, Sports Editor... 374-5655
Celine Smith... 374-5674
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PUBLIC NOTICE
A neighborhood workshop will be held to discuss an amendment to the Planned Development zoning district on parcel number 02136-DIS-000 located at Oak Hammock at UF (11000 SW 25th Blvd). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comment. The meeting will be held on Wednesday, October 15, 2014 at 6:00 p.m. in the Oak Room at Oak Hammock at UF, located at 5100 SW 15th Blvd. Contact: Clay Swager, AICD (EED) AP-eda engineers - surveyors - planners, inc. (352) 373-3541



PHOTOS OF THE DAY: See a gallery of the top images of the day from around the area, nation and world at www.gainesville.com.

MOST VIEWED STORIES
1. Victory over Vols crucial to future of Florida program
2. Butler expansion, other big projects transforming area
3. APD: Man arrested after slaying 2 people with machete
4. Sheriff: Staying unyielded in tragedy
5. More students eating breakfast, lunch thanks to free-meals-for-all program
Read these stories at gainesville.com

TODAY'S TOPIC
Online at gainesville.com
Do you think video surveillance cameras in public places are a good idea?

AVAILABLE RESPONSES:
Yes, they are there for public safety. No, they are an invasion of privacy.
WHY SPORTS FANATICS: Check out Page 2C for Sports Topic and answer online at www.gatorsports.com.

YESTERDAY'S RESPONSE
Do you think all schools should offer free lunch to students?
YES: 425
NO: 226
Results are strictly surveys of those who choose to participate and are not valid statistical samples.

LOTTERY
Monday, Sept. 29
CASH 3
Early drawing: 7-5-7
Night drawing: 1-8-7
PLAY 4
Early drawing: 5-5-7-5
Night drawing: 9-7-8-2
FANTASYS
6/13-24-27
PREVIOUS RESULTS
FANTASYS — Sunday
12/24-25-32-34
Match Payoff: Winners
5 of 5: \$175,105.80
4 of 5: \$132.50
3 of 5: \$11

The Gainesville Sun
Commitment to accuracy
The Gainesville Sun promptly corrects errors of fact appearing in its news columns. If you believe we have made an error, call the news department at (352) 374-5093 days or 374-5044 at night. If you have a question or comment about coverage, write to Douglas Ray, Executive editor, 2700 SW 11th Street, Gainesville, Florida, 32608 (m), doug.ray@gainesville.com or call (352) 374-5035.
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march of dimes healthy babies are worth the wait!
Public Service Announcement courtesy of The Gainesville Sun

Jobs
gainesville.com

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ashton
DAVID L SMOCK
5858 NW 45 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Black Acres
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Libby Heights
MARTIN McKELLAR
3442 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Suburban Heights
DIANN DIMITRI
5015 NW 19 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pleasant Street
LARRY HAMILTON
212 NW 3 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
PO BOX 5549
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Phoenix Subdivision
April Jones
3214 SW 26 Terrace, Unit B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Woodland Terrace
Jerry D Rose
3415 NW 1 Court
GAINESVILLE, FL 32607



Neighborhood Meeting Minutes

Project Location: Oak Hammock at the University of Florida
5100 SW 25th Blvd.

Meeting Date & Time: October 15, 2014

Community Participants: See Attached Sign-In Sheet

Meeting Location: Oak Room at Oak Hammock at UF

Project Representatives:

Planner: Clay Sweger, eda
Owner Representative: Jon Corbin, Praxeis

Meeting Minutes:

Clay Sweger began the meeting by giving a brief presentation regarding the request, which is a proposed amendment to the Oak Hammock Planned Development. The primary purpose for the amendment is to extend the phasing schedule for 10 additional years to allow for the completion of the remaining unbuilt units (approximately 25%). In addition, the PD amendment will request a small increase in square footage to the main building in the center of the Oak Hammock campus. Other changes include administrative updates to the PD conditions to modify or eliminate any that are no longer applicable. Mr. Sweger then offered to answer any questions from the audience.

Q: Will this affect our buffer near our property to the south?

A: No, the PD amendment will not affect the 75' undisturbed buffer that runs along the southern property line.

Q: Will this result in encroachments into conservation areas?

A: No, this PD amendment will not alter the master plan, which identified and called for preservation of select environmentally sensitive areas. Those areas will remain undisturbed.

Attachment 7
Approved PD Ordinance

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ORDINANCE NO. 040665
0-05-21

An Ordinance of the City of Gainesville, Florida; amending the Planned Development commonly known as "Oak Hammock at the University of Florida, A Continuing Care Retirement Community"; located at 5100 S.W. 25th Boulevard; by amending the conditions adopted by Alachua County Resolution No. Z-00-4; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, the City Plan Board authorized the publication of notice of a Public Hearing, and the petitioner has petitioned the City to amend the planned development commonly known as "Oak Hammock at the University of Florida"; and

WHEREAS, notice was given and publication made as required by law of a Public Hearing which was then held by the City Plan Board on December 2, 2004; and

WHEREAS, notice was given and publication made of a Public Hearing which was then held by the City Commission on January 24, 2005; and

WHEREAS, the City Commission finds that the amendment of the Planned Development District ordinance is consistent with the City of Gainesville 2000-2010 Comprehensive Plan.

WHEREAS, at least ten (10) days notice has been given once by publication in a newspaper of general circulation prior to the adoption public hearing notifying the public of this proposed ordinance and of a Public Hearing in the City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville; and

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

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

05 JUN 20 AM 10: 24

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

3 Section 1. The Conditions of Alachua County Resolution No. Z-00-4 adopted by the Board
4 of County Commissioners of Alachua County, Florida on February 8, 2000, are amended as
5 follows:

6 1. Per the submitted Zoning Master Plan, the development shall not exceed 100 Independent
7 Living Unit attached/detached homesites, and 300 Independent Living Unit apartments, 60
8 Assisted Living Facility units, 24 Memory Impaired units, and 60 Skilled Nursing units
9 contained in a multi-use building. The multi-use building shall not exceed a total square
10 footage of 1,087,000 square feet, with a maximum building foot print of 369,000 square feet,
11 and with a maximum height of 5 stories, or 70 feet from the finished floor to the top of the
12 roof, including basement parking. The building may be divided into the following maximum
13 square footages and story levels:

- 14
- 15 a. the 1 story portion containing 60 Assisted Living Facility units, 24 Memory Impaired
- 16 units, and 60 Skilled Nursing units shall be a maximum of 111,000 square feet of floor
- 17 area and 30' in height from the finished floor to the top of the roof.
- 18
- 19 b. the 2 story portion containing the Independent Living Common Healthplex shall be a
- 20 maximum of 86,000 square feet and 70' in height from the finished floor to the top of the
- 21 roof.
- 22
- 23 c. the 5 story portion containing 300 Independent Living apartment units and basement
- 24 parking shall be a maximum of 890,000 square feet and 70' in height from the finished
- 25 floor to the top of the roof.
- 26

27 The Development Review ~~Committee~~ Board may allow minor variations in square footage
28 and building height provided that the maximum number of units is not exceeded.

29
30 The general location and boundaries of defined uses, private streets, trails, undisturbed areas,
31 and all other elements of the PUD, shall in accordance with the Zoning Master Plan. The
32 Development Review ~~Committee~~ Board may allow minor variations in locations provided
33 that the overall intent of the Zoning Master Plan is maintained.

34
35 2. Preliminary and final development plan approval shall be required.
36

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- 1 3. Individual service facilities for the residents of the PUD, such as dining facilities, beauty
2 salon/barber shop, wellness center, etc., but excluding sheltered nursing home beds as
3 defined in Florida Statutes 651.118, shall not be open to the general public, except occasional
4 use by guests of residents, nor have any outside advertising.
5
- 6 4. Specific buffers and setbacks appropriate to the phase shall be in place prior to issuance of a
7 certificate of occupancy. The following buffers and setbacks shall be required and
8 maintained:
9
- 10 a. Along the south property lines: a minimum 75'-wide buffer. This buffer shall be a high-
11 density combination of existing natural vegetation augmented if necessary to provide
12 sufficient opacity, as determined by the Development Review Committee Board, with
13 canopy and understory trees from the attached Acceptable Tree Species list, shrubs, and
14 evergreens/conifers. A 150' setback for the multi-story building shall be maintained
15 along the south property lines.
16
- 17 b. Along the north and east property lines, as shown on the Zoning Master Plan, where
18 development is adjacent to the property lines: a minimum 25'-wide buffer. This buffer
19 shall be a high-density combination of existing natural vegetation augmented if necessary
20 to provide sufficient opacity, as determined by the Development Review Committee
21 Board, with canopy and understory trees from the attached Acceptable Tree Species list,
22 shrubs, and evergreens/conifers.
23
- 24 c. All other building setbacks shall be as specified in the proposed Table 2 of the PUD
25 application. The Development Review Committee Board may allow minor variations in
26 building setbacks at time of development plan review.
27
- 28 5. Total parking for the PUD shall be 642 spaces, 300 of which shall be located as proposed, as
29 basement parking under the multi-use building. Any golf cart parking shall be grassed
30 parking. Tree plantings and islands for surface parking shall be provided at a minimum of an
31 average of every 7 parking spaces in order to break up large areas of parking. Where the
32 parking is a single row, sidewalk and parking tree canopy coverage may be shared in lieu of
33 islands, provided 50% tree canopy coverage of both the parking area and the sidewalk is met.
34 Surface parking areas shall be landscaped consistent with the principles of xeriscaping, and
35 with an emphasis on use of native species. Non-invasive, non-native species may be used to
36 supplement native plantings. Tree canopy coverage of a minimum of 50% of the surface
37 parking area shall be required within 20 years of development. A minimum of 20% of the
38 total developed area of the site shall be landscaped. A minimum of 40% of the initial tree
39 canopy of delineated tree canopy conservation areas of the site shall be retained. A minimum
40 of 50% of delineated tree canopy conservation areas of the site shall be underneath tree
41 canopy in 20 years' time.
42

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- 1 6. ~~Walking trails and/or bike/pedestrian paths and/or sidewalks shall be provided to connect the~~
2 ~~proposed internal walking trail and bike/pedestrian path system to sidewalks along Williston~~
3 ~~Road. Sidewalks shall be provided along both sides of the proposed County dedicated right-~~
4 ~~of-way connecting the western portion of the PUD to Williston Road. In lieu of sidewalk~~
5 ~~connection to Williston Road, shuttle service for employees may be provided. A sidewalk on~~
6 ~~the east side of S.W. 29th Drive (County Road) has been constructed with the completed~~
7 ~~Phase I connecting the Oak Hammock internal sidewalk/trail system with a sidewalk along~~
8 ~~Williston Road. Oak Hammock is not responsible to construct any additional sidewalk on~~
9 ~~S.W. 29th Drive and S.W. 25th Terrace. Tree canopy coverage of a minimum of 50% of each~~
10 ~~walking trail, bike/pedestrian path, and sidewalk within the PUD shall be required within 20~~
11 ~~years of development.~~
- 12
- 13 7. A private transit system shall be provided for off-site and on-site travel and service to nearby
14 RTS bus stops.
- 15
- 16 8. Signage identifying the PUD shall not exceed 2 monument-type signs, within a landscaped
17 area, limited to a sign structure 7' in height above grade and 6' in width, with a sign face not
18 exceeding 5' in height above grade. One sign may be located at an eastern PUD entrance,
19 and one sign may be located at a western PUD entrance. A third monument-type sign
20 identifying the PUD may be located at the eastern Williston Road connection, consistent with
21 the sign rendering shown in Exhibit B. No internally illuminated signs shall be permitted.
- 22
- 23 9. Stormwater facilities shall be shallow basin, and designed and integrated into the
24 landscape/buffering system as an amenity. Basins shall be vegetated with appropriate trees
25 and, if necessary, understory planting, and designed in such a way as to take on a naturalistic
26 appearance. The stormwater basin located in the 100 Year Flood Plain and incorporating a
27 lake shall be designed in conjunction with both the University of Florida Center for Wetlands
28 and the Alachua County Environmental Protection Department.
- 29
- 30 10. The owner/developer shall comply with all federal, state, and local laws, rules regulations,
31 and ordinances, now and hereafter in force, which may be applicable to the use of the site.
32 Any uncured violation after notice of the breach of the terms and conditions of this Planned
33 Unit Development shall be grounds for suspension or revocation by the Board of County
34 Commissioners City Commission. Concurrency requirements for roads, parks, drainage,
35 stormwater management, solid waste, water and sewer, and mass transit shall be met as a
36 condition of final development plan approval.
- 37
- 38 ~~11. The Development Review Committee shall explore alternatives to the road configurations~~
39 ~~depicted on the zoning master plan in an effort to reduce fragmentation of the proposed~~
40 ~~natural area. The result of such consideration shall strike a reasonable balance between the~~
41 ~~issues of access, interconnectivity of the road system, public safety, and natural resources.~~
- 42

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- 1 ~~12. The western access connection must align with the street being constructed as the primary~~
 2 ~~access to the Campus Lodge project, located north of SR 331. At the time of development~~
 3 ~~plan approval, the applicant must provide a signal warrant analysis. If this analysis indicates~~
 4 ~~that a signal is warranted, the applicant shall provide for all costs associated with the design~~
 5 ~~and installation of this traffic signal, or any other type of traffic control device that may be~~
 6 ~~warranted.~~
 7
- 8 ~~13. The eastern access connection and the future County roadways must be defined during the~~
 9 ~~development approval process and the final locations will be based on the optimal locations~~
 10 ~~to minimize environmental impacts and the impacts to SR 331. At the time of development~~
 11 ~~plan approval, the applicant must provide a signal warrant analysis. If this analysis indicates~~
 12 ~~that a signal is warranted, the applicant shall provide for all costs associated with the design~~
 13 ~~and installation of this traffic signal, or any other type of traffic control device that may be~~
 14 ~~warranted. The access streets are indicated as proposed County Roads or R/W's and the~~
 15 ~~eastern roadway must provide for a connection to the undeveloped property east of the site.~~
 16 The eastern connection, S.W. 25th Terrace, has been completed with Phase I. Oak Hammock
 17 is allowed to perform a traffic signal warrant analysis at the intersection of Williston Road
 18 and S.W. 25th Terrace to determine if a signalization traffic signal is warranted. The signal
 19 warrant study shall be conducted in accordance with requirements established by the Florida
 20 Department of Transportation. The Florida Department of Transportation has jurisdictional
 21 responsibility for Williston Road (SR 331) and has final approval as to whether or not a
 22 traffic signal is permitted and installed. Even if the proposed signal meets warrants for
 23 installation, the Florida Department of Transportation is not obligated to approve a permit for
 24 its installation. If the Florida Department of Transportation does issue a permit for
 25 installation of the signal, the signal installation must meet all requirements of the Florida
 26 Department of Transportation as well as the traffic signal design standards of the City of
 27 Gainesville and the Gainesville Metropolitan Transportation Planning Organization. Oak
 28 Hammock must pay for the design and installation of the traffic signal, all costs to install the
 29 necessary communication equipment required to include this signal and its subsystem into the
 30 Gainesville Computerized Traffic Signal System Master Plan, all costs required to modify
 31 any other existing signals that are included in the same signal subsystem to meet the
 32 specifications of the Signal Master Plan and all costs to establish traffic signal timings for the
 33 new signal and retiming of the traffic signal subsystem as required by the Florida Department
 34 of Transportation and City of Gainesville Public Works Department – Transportation
 35 Services Division. The owner/developer may be required to interconnect the signal with
 36 existing signal(s) that may or may not be part of the existing Computerized Traffic
 37 Management Plan. The owner/developer will be responsible for designing, purchasing, and
 38 installing the necessary equipment to make this subsystem functional.
 39
- 40 ~~14. A roadway connection must be provided to the western boundary or to the northwestern~~
 41 ~~corner of the proposed PUD. This connection may be gated to provide for site security. The~~
 42 ~~western connection, S.W. 29th Drive, has been completed with Phase I. The security gate~~

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- 1 improvements have been completed and no other western connections are proposed for Phase
 2 II.
 3
- 4 15. To assist in offsetting the impacts of this development, additional mass transit access, as
 5 indicated in the traffic study, must be provided in this area. This would include the extension
 6 of one or more of the existing RTS routes to the site. The applicant may provide for
 7 additional funding to RTS as traffic mitigation for the impacts to surrounding road network
 8 or such other mitigation as determined by DRC. Oak Hammock has provided funding to
 9 RTS in satisfaction of this condition. No other traffic mitigation is required for future Phase
 10 II.
 11
- 12 ~~16. At the development approval stage, the applicant shall provide definitive time frames~~
 13 ~~associated with the phases of the proposed development in order to facilitate the issuance of~~
 14 ~~the appropriate Certificates of Level of Service Compliance.~~
 15
- 16 ~~17. A Certificate of Level of Service Compliance must be obtained for this project by the time of~~
 17 ~~site plan approval in accordance with Chapter 365 of the Alachua County Unified Land~~
 18 ~~Development Regulations. At that time access issues must be resolved. A traffic impact~~
 19 ~~analysis and traffic mitigation proposals must be submitted with the site plan application.~~
 20
- 21 18. ~~The eastern road configuration from Williston Road shall not extend easterly beyond a point~~
 22 ~~necessary to provide southerly road access to the developed portion of the site. Condition 11 shall~~
 23 ~~apply to this road segment. This road segment shall ultimately provide access from Williston Road~~
 24 ~~to the 71 acres east of and adjacent to the subject property and shall be accomplished by a PUD~~
 25 ~~amendment. The amendment shall strike a reasonable balance between the issues of access,~~
 26 ~~interconnectivity of the road system, public safety and natural resources both on the site and the~~
 27 ~~adjacent 71 acres. A portion of S.W. 25th Terrace (the easterly entrance road to Oak Hammock) has~~
 28 ~~been conveyed to the City for right-of-way purposes. The easterly extension of S.W. 25th Terrace~~
 29 ~~(described as "Proposed County R/W and adjacent to Parcel B) that will connect to the~~
 30 ~~approximately 70 acres east of and adjacent to Oak Hammock shall be constructed at some time in~~
 31 ~~the future to serve the adjacent development. Oak Hammock shall have no responsibility to construct~~
 32 ~~and maintain said road. The exact alignment through Oak Hammock property shall be determined at~~
 33 ~~the time of final development plan approval of Phase II as long as it falls within the 30 mph design~~
 34 ~~speed standards for S.W. 25th Terrace. Oak Hammock shall convey the required right-of-way, not~~
 35 ~~exceeding 60 feet in width to the City of Gainesville, at no cost or charge to the City for the right-of-~~
 36 ~~way, upon demand by the City. In the event Oak Hammock, its successors or assigns, fails to convey~~
 37 ~~said right-of-way, the City will have the right to seek injunctive relief to obtain said deed, and Oak~~
 38 ~~Hammock, its successors or assigns, shall pay the City's attorneys fees and costs.~~
 39
- 40 19. ~~Phase I is approved for a period of 36 months from the date hereof and shall lapse if a~~
 41 ~~preliminary development plan is not submitted within the 36 month period. As of April~~
 42 ~~2005, Phase I has been completed. Phase II is approved for a period of 72 months from the~~
 43 ~~date May 9, 2005, and this development order shall lapse terminate if a complete or~~

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1 substantially complete preliminary development plan is not ~~submitted~~ filed with the City
2 within the 72 month period.

3
4 20. Oak Hammock reserves the right to grant interconnectivity access to tax parcels 7176-1 and
5 7176-5 at a location on the west side of S.W. 25th Terrace approximately 250 feet south of
6 Williston Road.

7
8 **Section 2.** Except as expressly amended by this ordinance, the remaining provisions of
9 Alachua County Resolution No. Z-00-4 shall remain in full force and effect.

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

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

15

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

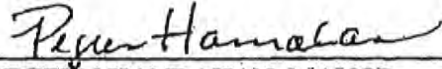
-7-

Petition No. 184PDA-04B

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


PASSED AND ADOPTED this 13th day of June, 2005.



PEGEEN HANRAHAN, MAYOR

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



Kurt Lannon,
Clerk of the Commission



Marion J. Radson, City Attorney

JUN 14 2005

This ordinance passed on first reading this 23rd day of May, 2005.

This ordinance passed on second reading this 13th day of June, 2005.

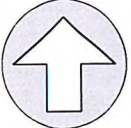

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CODE: Words ~~stricken~~ are deletions; words underlined are additions.

Attachment 8 Aerial Map



Printed: Oct 20, 2014 - 08:53:35 - EDA Engineer5
 \\server3\engprojects\Oak Hammock Skilled Nursing Addition\Plan Sets\2014-10-20 - PDA\Oak Hammock - Aerial Photograph.dwg - E1.00 - AERIAL


NORTH
 1" = 150'

 GRAPHIC SCALE


eda
 engineers, planners & surveyors
2400 N.W. 10th St., Gainesville, Florida 32608-4402
 TEL: (352) 379-3501 FAX: (352) 379-7100
 E-MAIL: eda@eda.net

<p>Project: OAK HAMMOCK AT UNIVERSITY OF FLORIDA CITY OF GAINESVILLE, FLORIDA</p>	<p>Sheet Title: AERIAL PHOTOGRAPH</p>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Project phase: PLANNED DEVELOPMENT</td> <td style="width: 50%;">Drawn: TMR</td> </tr> <tr> <td>Designed: SJR</td> <td>Date: 10/20/14</td> </tr> </table>	Project phase: PLANNED DEVELOPMENT	Drawn: TMR	Designed: SJR	Date: 10/20/14	<p>Professional Engineer of Record: Sergio J. Reyes, P.E. <small>Engineer Certificate No. 47311</small></p>
Project phase: PLANNED DEVELOPMENT	Drawn: TMR				
Designed: SJR	Date: 10/20/14				
<p>Sheet No.: E1.00</p>					

No.	Date	Comment

Attachment 9
Existing Conditions Map

Attachment 10
Approved PD Zoning Master Plan

Attachment 11
Proposed PD Layout Plan
