

LEGISLATIVE #

1108661



Planning & Development Services

PB-12-8 PDA

A PD amendment to allow expansion of the vehicular use area for the existing development

5/3/2012

(City Legistar No. 110866)



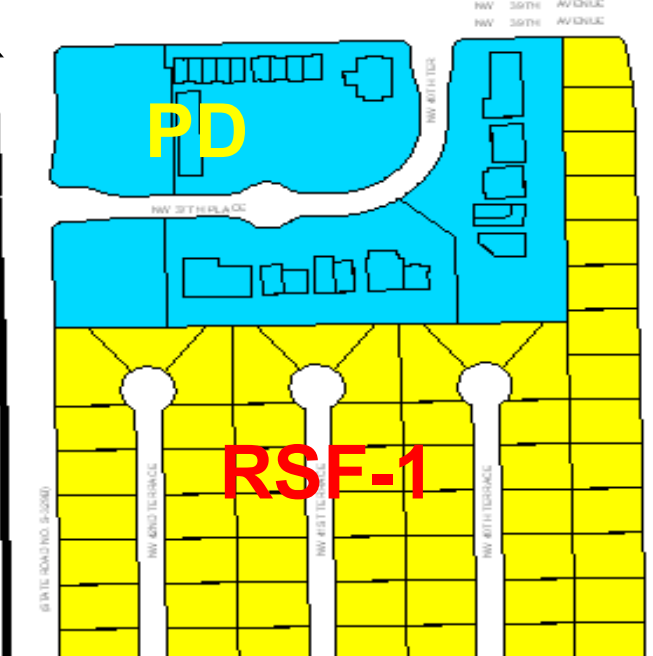
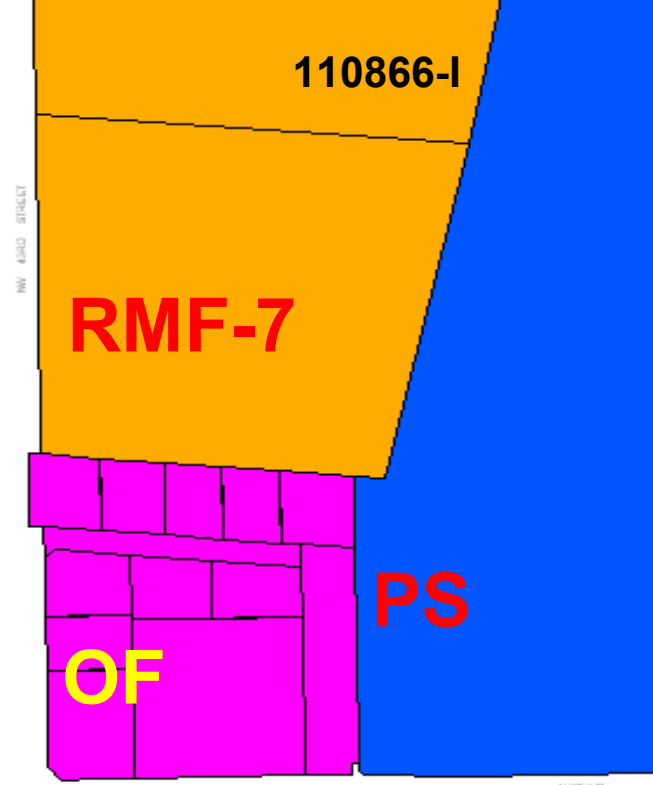
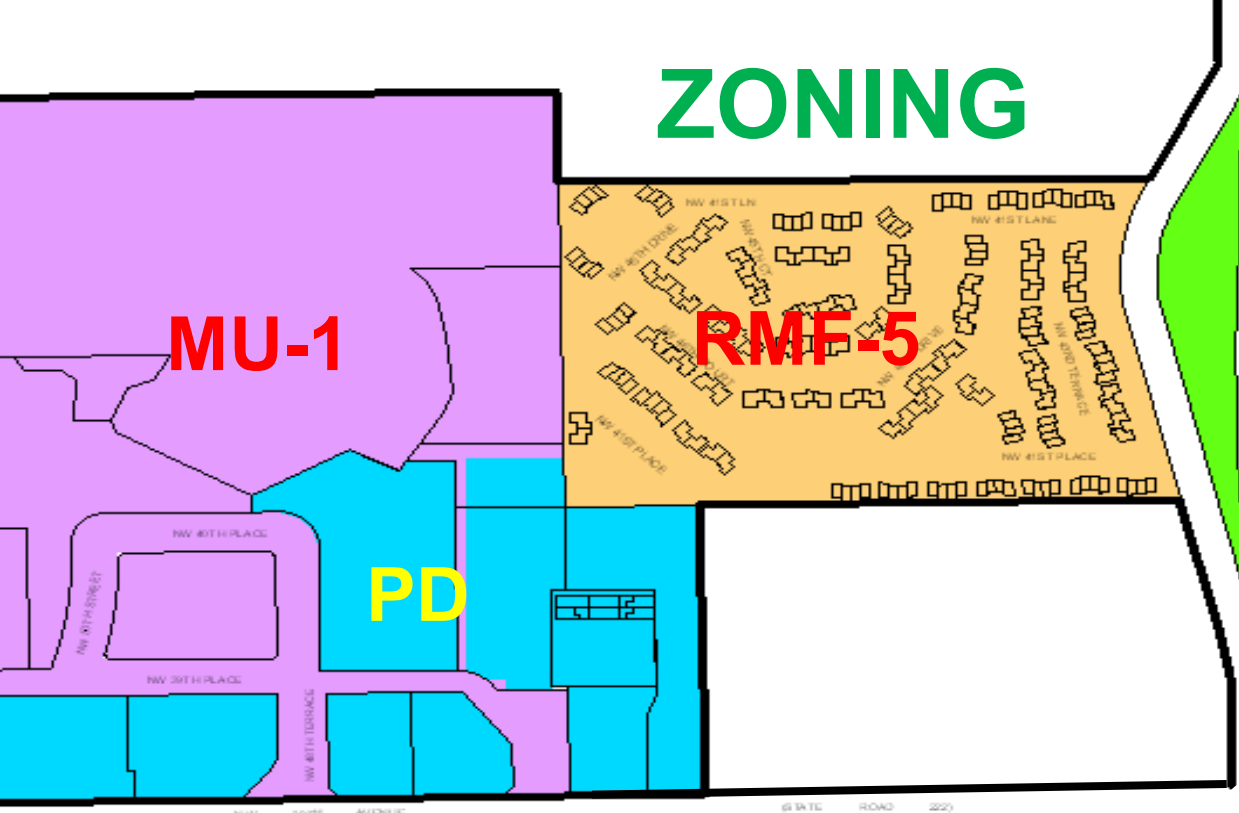
- **1) Modify the primary driveway on the west by adding approximately 30 parking spaces.**

110866-I



Google earth

ZONING



110866-I

FDOT
DDF /06
DOI q /06
PSI



110866-I



110866-I



110866-1



BEGIN
RIGHT TURN LANE
YIELD TO BIKES

NW 45 ST

4421

KOCH
FOUNDATION, INC.

LAW OFFICE OF
CARL L. JOHNSON

THE
CORNWELL
ASSOCIATES
Accountants, Inc. • Building 3

UNION
PROPERTIES
Property Management

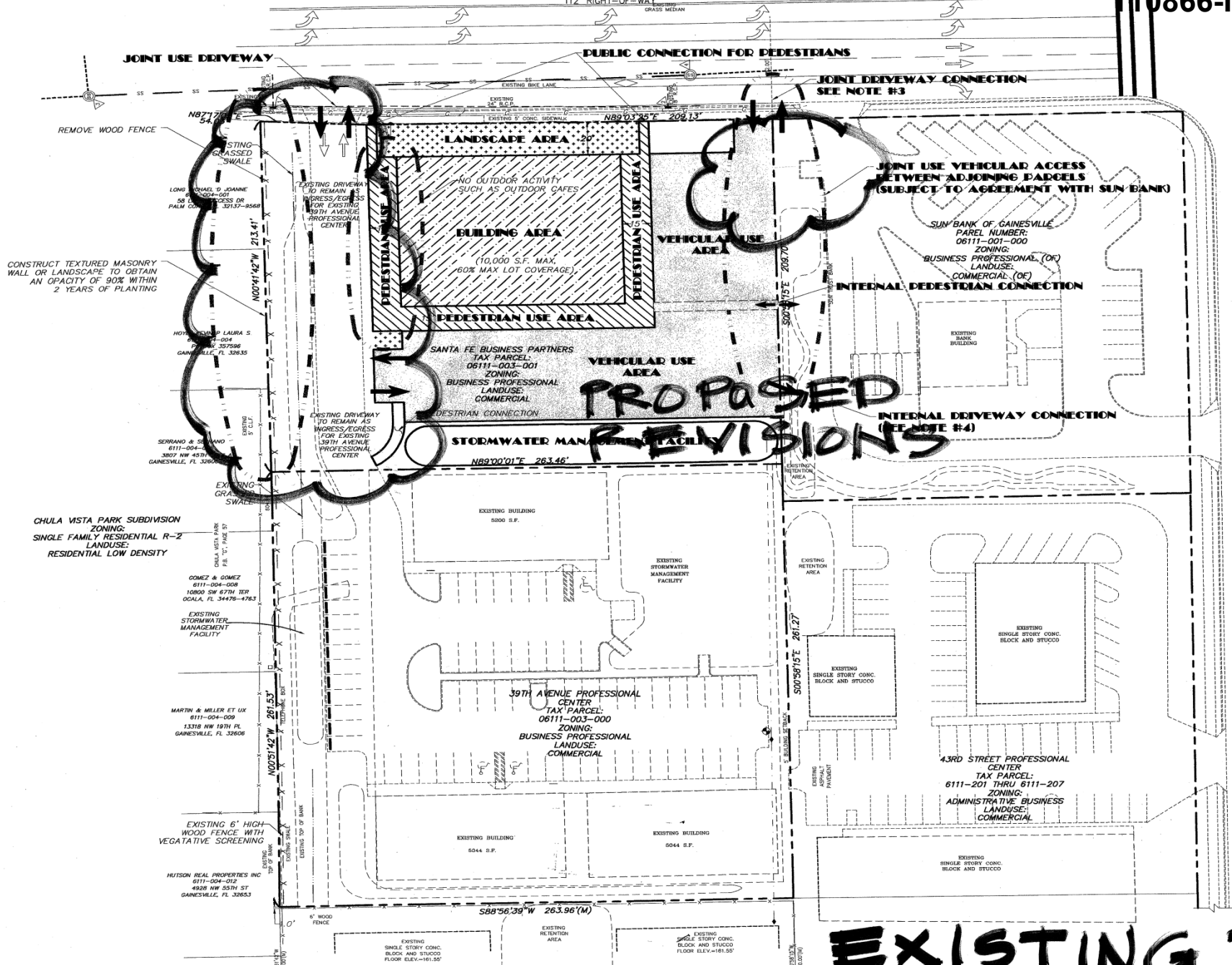
Clear Passage
PHYSICAL THERAPY
Pain • Infertility • Obstructions • Adhesions
352.336.1433



N.W. 39TH AVE

(A.K.A. STATE ROAD 222)
112' RIGHT-OF-WAY

110866-1



PROPOSED REVISIONS

EXISTING P.D.

N.W. 43RD STREET

- GENERAL**
1. ALL SITE D
 2. REFER TO APPEARANCE
 3. THE JOINT
 4. THE INTER

JOINT USE DRIVEWAY

REMOVE WOOD FENCE

EXISTING GRASSSED SWALE

LONG MICHAEL D JOHNE
5511-004-001
5511 ACCESS DR
PALM CO. FL 32137-8568

EXISTING DRIVEWAY TO REMAIN AS INGRESS/EGRESS FOR EXISTING 39TH AVENUE PROFESSIONAL CENTER

HOTI MICHAEL P LAURA S
5511-004-004
P. 357598
GAINESVILLE FL 32635

SERRANO & SERRANO
6111-004-004
3857 NW 67TH
GAINESVILLE, FL 32606

EXISTING DRIVEWAY TO REMAIN AS INGRESS/EGRESS FOR EXISTING 39TH AVENUE PROFESSIONAL CENTER

EXISTING GRASSSED SWALE

CHULA VISTA PARK SUBDIVISION
ZONING:
SINGLE FAMILY RESIDENTIAL R-2
LANDUSE:
RESIDENTIAL LOW DENSITY

CHULA VISTA PARK
PER "C" PAGE 37

COMEZ & GOMEZ
6111-004-008
10800 SW 67TH TER
OCALA, FL 34478-4763

EXISTING STORMWATER MANAGEMENT FACILITY

MARTIN & MILLER ET UX
6111-004-009
13318 NW 19TH PL
GAINESVILLE, FL 32608

EXISTING 6' HIGH WOOD FENCE WITH VEGETATIVE SCREENING

HUTSON REAL PROPERTIES INC
6111-004-012
4928 NW 55TH ST
GAINESVILLE, FL 32653

DUBLIC CONNECTION FOR DEBESTRIANS

EXISTING BIKE LANE

EXISTING 2' CONC SIDEWALK

NB89°31'26"E 208.13'

LANDSCAPE AREA - 20'

NO OUTDOOR ACTIVITY SUCH AS OUTDOOR CAFES

BUILDING AREA
(10,000 S.F. MAX.
60% MAX LOT COVERAGE)

VEHICULAR USE AREA

PEDESTRIAN USE AREA

PEDESTRIAN USE AREA

VEHICULAR USE AREA

VEHICULAR USE AREA

SANTA FE BUSINESS PARTNERS
TAX PARCEL:
06111-003-001
ZONING:
BUSINESS PROFESSIONAL
LANDUSE:
COMMERCIAL

VEHICULAR USE AREA

PEDESTRIAN CONNECTION

STORMWATER MANAGEMENT FACILITY

NB93°00'01"E 263.46'

EXISTING BUILDING
5200 S.F.

EXISTING STORMWATER MANAGEMENT FACILITY

EXISTING RETENTION AREA

EXISTING SINGLE STORY CONC. BLOCK AND STUCCO

EXISTING SINGLE STORY CONC. BLOCK AND STUCCO

39TH AVENUE PROFESSIONAL CENTER
TAX PARCEL:
06111-003-000
ZONING:
BUSINESS PROFESSIONAL
LANDUSE:
COMMERCIAL

EXISTING BUILDING
5044 S.F.

EXISTING BUILDING
5044 S.F.

EXISTING RETENTION AREA

EXISTING SINGLE STORY CONC. BLOCK AND STUCCO

EXISTING SINGLE STORY CONC. BLOCK AND STUCCO

EXISTING 6' HIGH WOOD FENCE

SBB°56'39"W 263.96'(M)

EXISTING RETENTION AREA

EXISTING SINGLE STORY CONC. BLOCK AND STUCCO
FLOOR ELEV=+181.00'

JOINT DRIVEWAY CONNECTION
SEE NOTE #3

JOINT USE VEHICULAR ACCESS
BETWEEN ADJOINING PARCELS
(SUBJECT TO AGREEMENT WITH SUN BANK)

SUN BANK OF GAINESVILLE
PARCEL NUMBER:
06111-001-000
ZONING:
BUSINESS PROFESSIONAL (OF)
LANDUSE:
COMMERCIAL (OF)

INTERNAL PEDESTRIAN CONNECTION

EXISTING BANK BUILDING

INTERNAL DRIVEWAY CONNECTION
(SEE NOTE #4)

EXISTING ASPHALT PARKING

EXISTING SINGLE STORY CONC. BLOCK AND STUCCO

43RD STREET PROFESSIONAL CENTER
TAX PARCEL:
6111-201 THRU 6111-207
ZONING:
ADMINISTRATIVE BUSINESS
LANDUSE:
COMMERCIAL

EXISTING SINGLE STORY CONC. BLOCK AND STUCCO

N.W. 39TH AVE

110866-

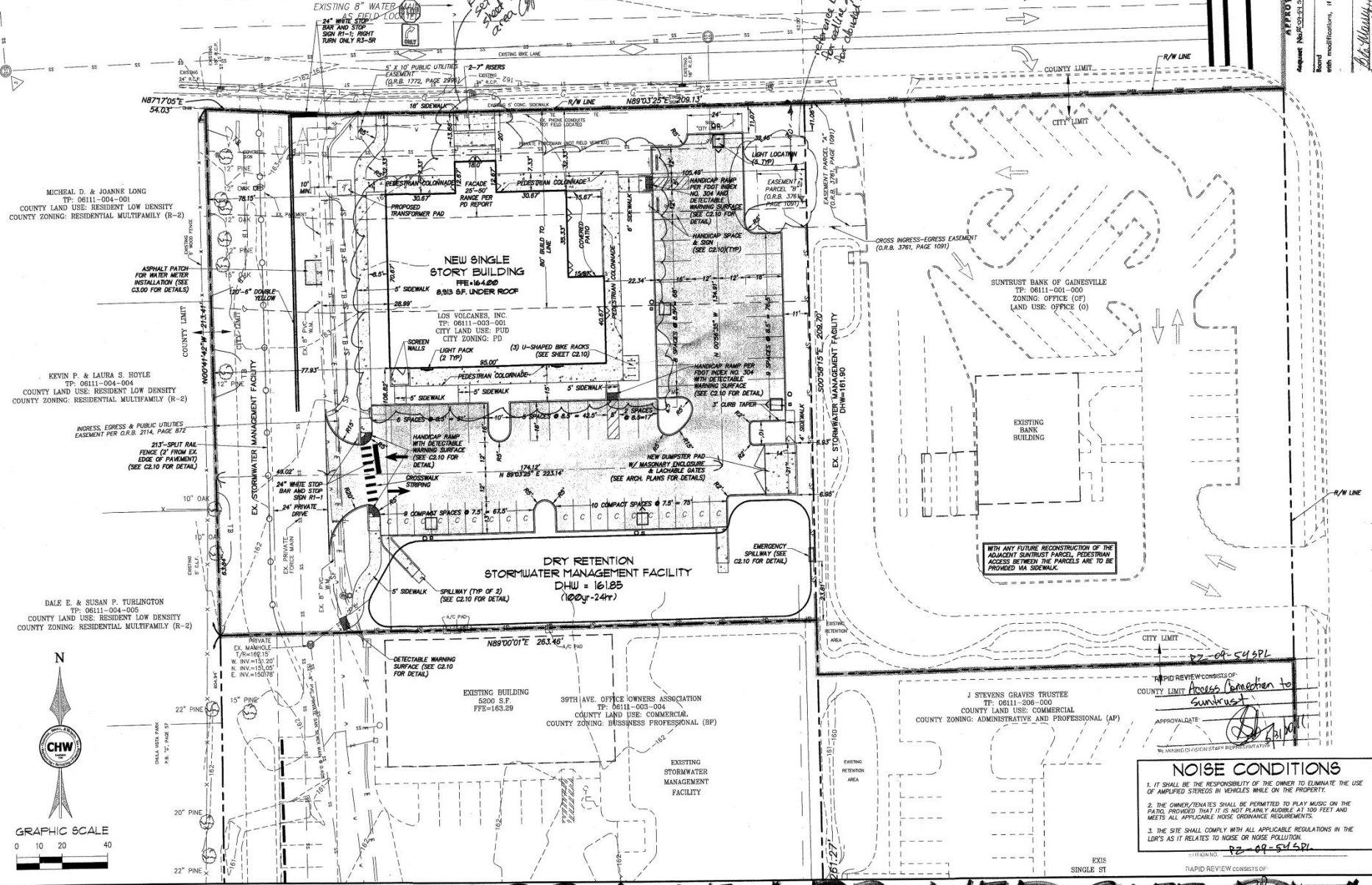
(A.K.A. STATE ROAD 222)
112' RIGHT-OF-WAY

CONTRACTOR TO ARRANGE WITH RTS TO PROVIDE A BENCH AND TRASH CAN AT EITHER THE EXISTING BUS STOP OR AT A RELOCATED BUS STOP

Reference back to sheet 110866-107 for details of proposed street area. Off 10/17/2011

Reference back to sheet 110866-107 for details of proposed street area. Off 10/17/2011

APPROVED ASSUMPTIONS
Assumes No-CES-250-552 Public Planning of
Record on
Date
with modifications, if any, as listed below.
Dr. Mary-Margaret 10/18/11



MICHAEL D. & JOANNE LONG
TP: 06111-004-001
COUNTY LAND USE: RESIDENTIAL LOW DENSITY
COUNTY ZONING: RESIDENTIAL MULTIFAMILY (R-2)

KEYVIN P. & LAURA S. HOYLE
TP: 06111-004-004
COUNTY LAND USE: RESIDENTIAL LOW DENSITY
COUNTY ZONING: RESIDENTIAL MULTIFAMILY (R-2)

DALE E. & SUSAN P. TURLINGTON
TP: 06111-004-005
COUNTY LAND USE: RESIDENTIAL LOW DENSITY
COUNTY ZONING: RESIDENTIAL MULTIFAMILY (R-2)

NEW SINGLE STORY BUILDING
FFE=164.020
8,913 SF. UNDER ROOF

DRY RETENTION STORMWATER MANAGEMENT FACILITY
DHW = 161.85
(100y-247)

EXISTING BUILDING
6200 S.F.
FFE=163.29

39TH AVE. OFFICE OWNERS ASSOCIATION
TP: 06111-003-004
COUNTY LAND USE: COMMERCIAL
COUNTY ZONING: BUSINESS PROFESSIONAL (BP)

J STEVENS GRAVES TRUSTEE
TP: 06111-208-000
COUNTY LAND USE: COMMERCIAL
COUNTY ZONING: ADMINISTRATIVE AND PROFESSIONAL (AP)

SUNTRUST BANK OF GAINESVILLE
TP: 06111-001-000
ZONING: OFFICE (OF)
LAND USE: OFFICE (O)

WITH ANY FUTURE RECONSTRUCTION OF THE ADJACENT SUNTRUST PARCEL, PEDESTRIAN ACCESS BETWEEN THE PARCELS ARE TO BE PROVIDED VIA SIDEWALK.

RAPID REVIEW CONSISTS OF
COUNTY LIMIT *Access Connection to Suntrust*
APPROVAL DATE *[Signature]*
BY *[Signature]*

NOISE CONDITIONS

1. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO ELIMINATE THE USE OF AMPLIFIED STEREO'S IN VEHICLES WHILE ON THE PROPERTY.
 2. THE OWNER/TENANTS SHALL BE PERMITTED TO PLAY MUSIC ON THE PATIO, PROVIDED THAT IT IS NOT PLAINLY AUDIBLE AT 100 FEET AND MEETS ALL APPLICABLE NOISE ORDINANCE REQUIREMENTS.
 3. THE SITE SHALL COMPLY WITH ALL APPLICABLE REGULATIONS IN THE LDR'S AS IT RELATES TO NOISE OR NOISE POLLUTION.
- 11/11/2010
110866-107
RAPID REVIEW CONSISTS OF



COPY OF APPROVED SITE PLAN

CHULA VISTA PARK
PLAT BOOK "C", PAGE 67

1
Long Michael D Joanne
06111-004-001
58 Lake Success Dr.
Palm Coast, FL 32137

4
Hoyle Kevin P Laura S
06111-004-004
3130 NW 31st Street
Gainesville, FL 32605

5
Turlington Dale E Susan
06111-004-005
2615 NW 6th Street
Gainesville, FL 32609

NEW 3' HIGH
DECORATIVE
BRICK WALL

NEW 6' HIGH DECORATIVE MASONRY WALL

LANDSCAPE/PEDESTRIAN AREA

NEW 6' HIGH DECORATIVE MASONRY WALL

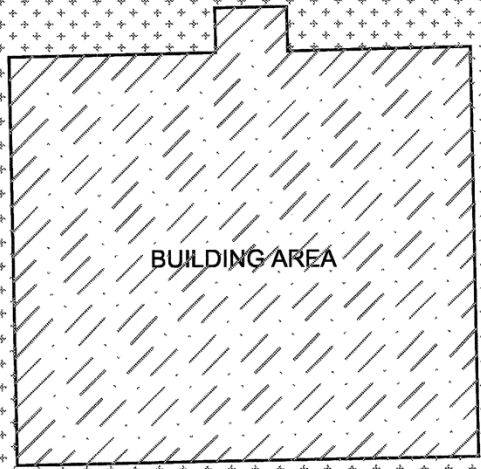
Existing Driveway
To Remain As
Ingress/Egress
For Existing
39th Avenue
Professional
Center

VEHICULAR
USE AREA

Existing Driveway
To Remain As
Ingress/Egress
For Existing
39th Avenue
Professional
Center

CROSS
VEHICULAR
CONNECTION

LANDSCAPE/PEDESTRIAN AREA



BUILDING AREA

CROSS
VEHICULAR
CONNECTION

VEHICULAR
USE AREA

VEHICULAR USE AREA
LOS VOLCANES INC
TAX PARCEL: 06111-003-001
ZONING: PLANNED DEVELOPMENT
LAND USE: PUD

LANDSCAPE/PEDESTRIAN AREA

N89°00'01"E 263.46'

EXISTING BUILDING
5200 S.F.

Tax Parcel No.
06111-003-007

Tax Parcel No.
06111-003-008

Tax Parcel No.
06111-003-004

110866-1



110866-I



110866-1



LOW RENTAL
IN FRONT OF
THE BUILDING
FOR THE
RENTAL OF
SHELLS

110866-1



Pain

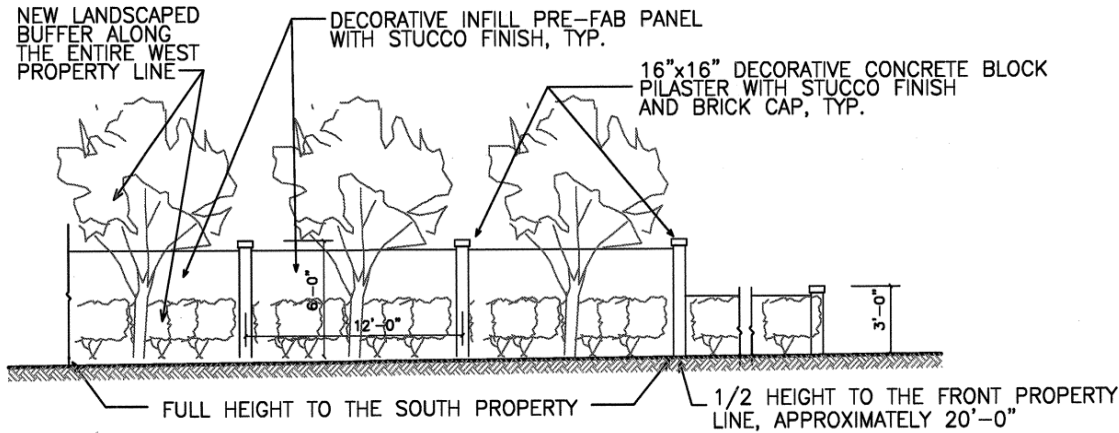
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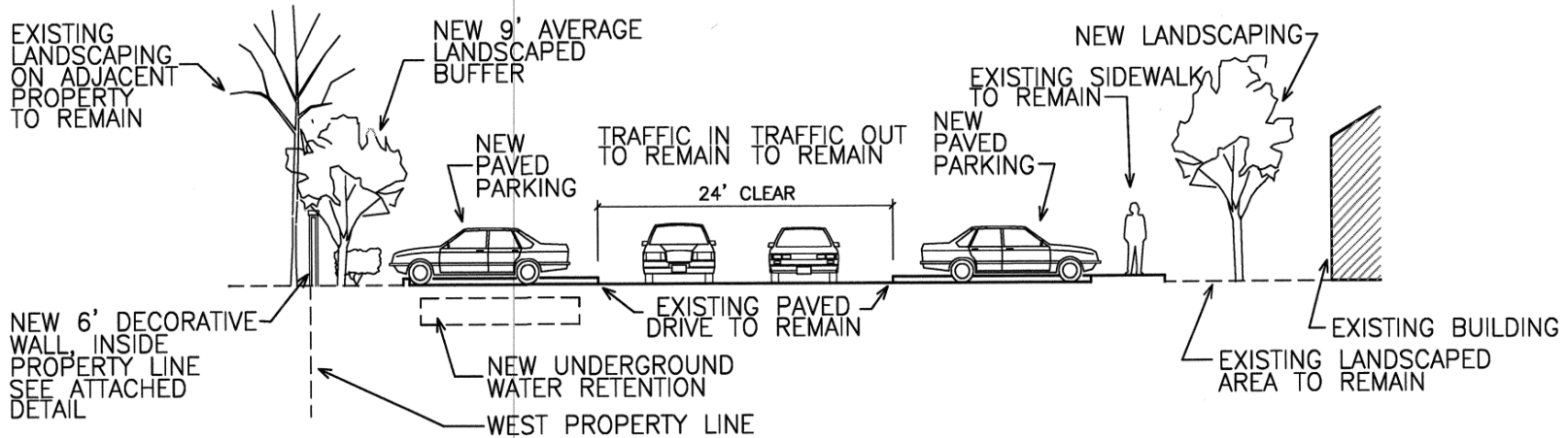


S00°58'15"E 261.27'



SCHEMATIC DETAIL OF NEW DECORATIVE WALL AND LANDSCAPED BUFFER

N.T.S.



TYPICAL SCHEMATIC SECTION OF PROPOSED PARKING/LANDSCAPING IMPROVEMENTS

N.T.S.

PLANNED DEVELOPMENT

THIS AND OF R ASSOCI THIS USED PERM BY A WRIT GRAN UNAL DOCU

REVISED:

PRO DR CH DA



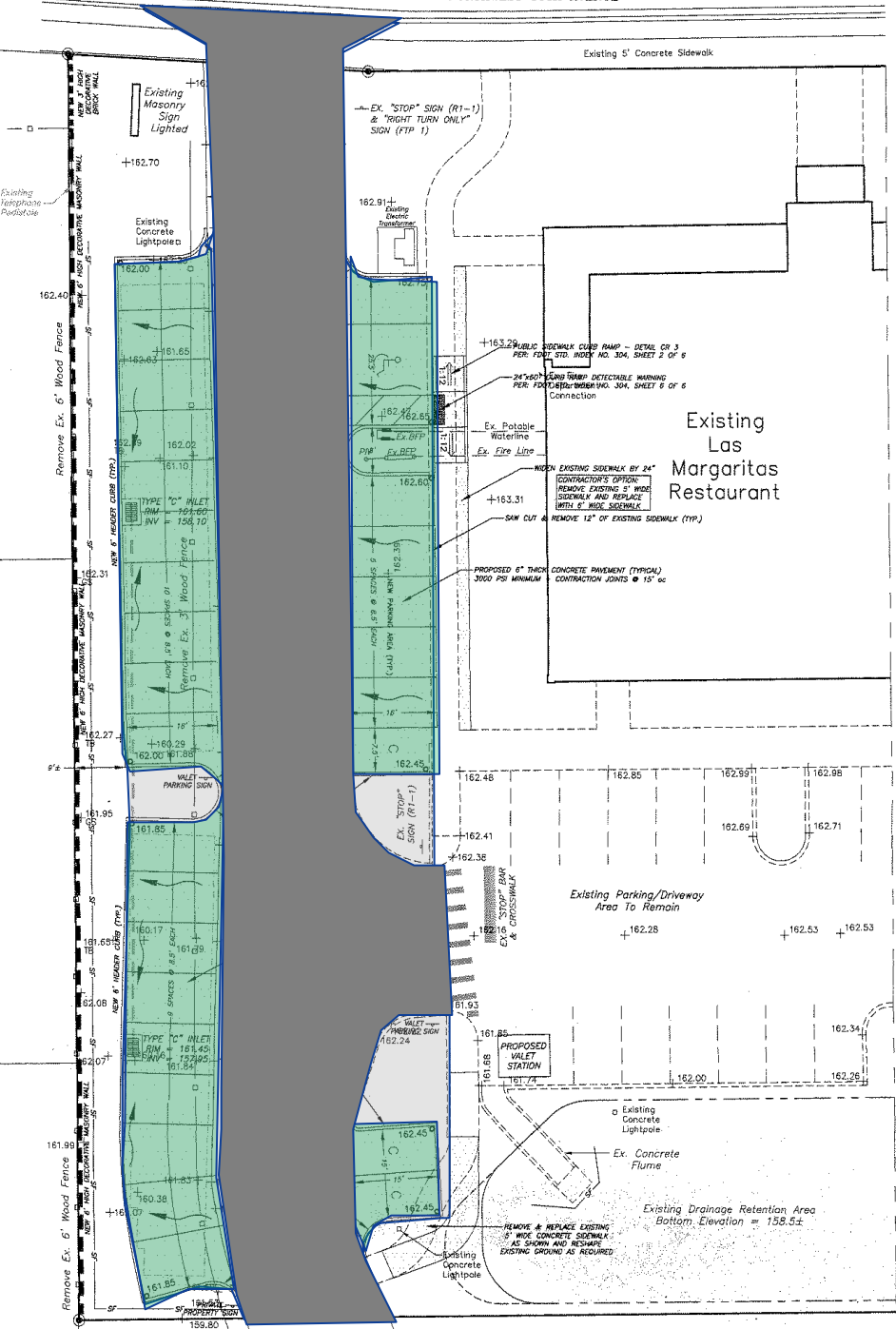
KEY ISSUES

- 1. Maintaining compatibility with the adjacent residential development immediately west of the subject property.**
- 2. Maintaining safe and efficient ingress/egress and the flow of traffic to the site by all developments with access rights.**
- 3. Ensuring that the proposal remains consistent with Policy 1.6.1 of the Concurrency Management Element of the Comprehensive Plan.**

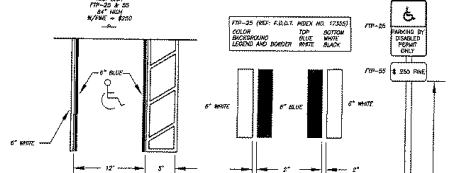
110866-I



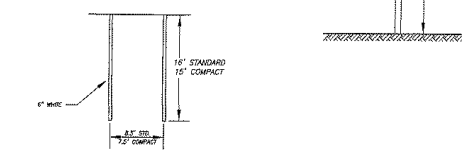
NO PARKING
VEHICLES WILL BE
TOWED AWAY
AT OWNER'S EXPENSE



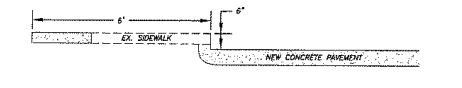
HANDICAP PARKING SPACE DETAIL:



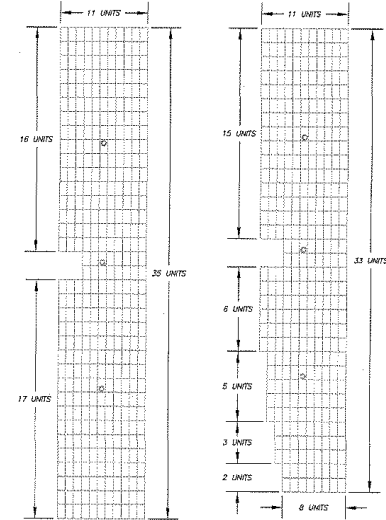
REGULAR PARKING SPACE DETAIL:



TYPICAL RAISED SIDEWALK DETAIL:



RAINTANK LAYOUT DETAIL:

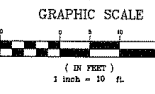
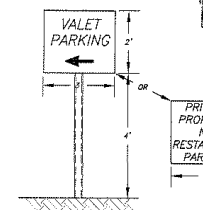


- RAINTANK INSTALLATION SUBSEQUENTS
1. OBTAIN AND THOROUGHLY STUDY THE "Rain-Retention Installation Guide" OCTOBER, 2011 FROM THE MANUFACTURER PRIOR TO COMMENCEMENT OF THE INSTALLATION.
 2. CONTACT THE LOCAL ACP REPRESENTATIVE AT LEAST TWO WEEKS PRIOR TO INSTALLATION AT 800-846-5656. ON-SITE INSTALLATION SUPPORT WILL BE PROVIDED AT NO CHARGE TO FACILITATE THE INSTALLATION.
 3. DUE TO THE MINIMAL COVER HEIGHT, EXTRA CARE MUST BE UTILIZED TO AVOID DAMAGING THE UNITS DURING INSTALLATION/CONSTRUCTION. HEAVY DUTY P-TANK UNITS (3-PLATE MODELS) WILL BE REQUIRED.
 4. THE MINIMUM DESIGN BOTTOM ELEVATION OF THE SYSTEM IS 158.0. EDUCATE AN ADDITIONAL 4\"/>
 - 5. PLACE A NON-WETTED PREPARED FELDRE PERMEABLE OCCIDENTER ON THE PREPARED BASE AND COMMENCE WITH THE PLACEMENT OF THE R-TANK UNITS IN THE DIRECTION SHOWN HEREON. THE LONG DIRECTION OF THE UNITS ARE TO BE PLACED PARALLEL WITH THE DRIVE.
 - 6. INSTALL INFLOW PIPES, MAINTENANCE PORTS AND INSPECTION PORTS PER THE MANUFACTURER'S INSTRUCTIONS. MAINTENANCE PORTS SHALL BE PLACED WITHIN 10' OF THE INLETS. INSPECTION PORTS SHALL BE PLACED APPROXIMATELY 1/2 MID BETWEEN THE MAINTENANCE PORTS AND THE END OF THE SYSTEMS. SEAL THE R-TANKS WITH GEOTEXTILE FABRIC. MAINTENANCE PORTS AND INSPECTION PORTS PER MANUFACTURER'S GUIDELINES.
 - 7. CAREFULLY BACKFILL THE SIDES WITH AGGREGATE AND COMPACT SAME. CAREFULLY PLACE AN AGGREGATE BASE ON TOP OF THE R-TANK UNITS AND HAND WORK/LEVEL SAME TO 6\"/>

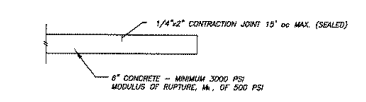
HEADER CURB: **110866-1**



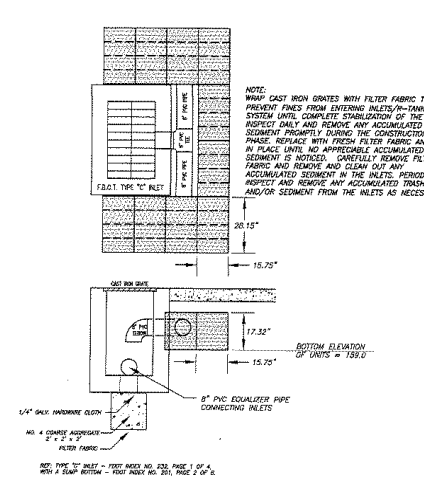
NEW SIGN DETAILS:



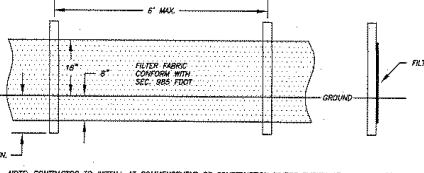
CONCRETE PAVEMENT DETAIL:



TYPE "C" INLET DETAIL:



SILT FENCE DETAIL:



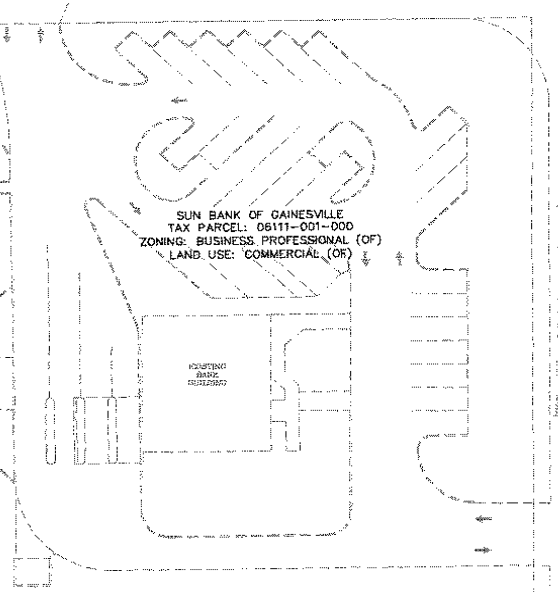
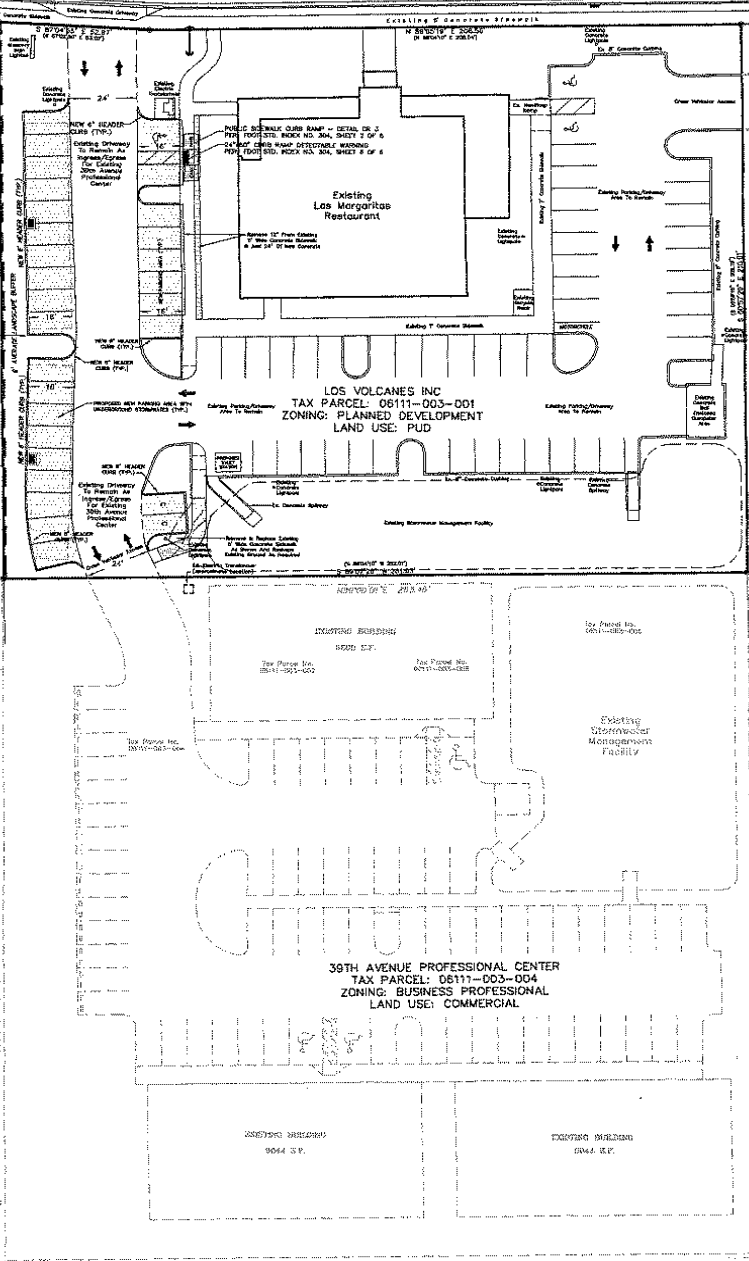
NOTE: CONTRACTOR TO INSTALL AT COMMENCEMENT OF CONSTRUCTION WHERE SHOWN AS. 57

NORTHWEST 39TH AVENUE
[STATE ROAD NO. 282]

CHULLA VISTA PARK
PLAT BOOK '00', PAGE 07

- Lang Michael D Joanne
06111-004-001
58 Lake Success Dr.
Palm Coast, FL 32137
- Hoyle Kevin P Laura S
06111-004-004
3130 NW 31st Street
Gainesville, FL 32605
- Turlington Dale E Susan
06111-004-005
2915 NW 6th Street
Gainesville, FL 32609
- Boaswell & Kromer
06111-004-008
3731 NW 45th Street
Gainesville, FL 32606
- Martin & Miller ET UX
06111-004-009
13318 NW 19th Place
Gainesville, FL 32606
- Hutson Real Properties Inc
06111-004-012
PO Box 357399
Gainesville, FL 32635

CHULLA VISTA PARK SUBDIVISION
ZONING:
SINGLE FAMILY RESIDENTIAL R-2
LAND USE:
RESIDENTIAL LOW DENSITY



NORTHWEST 43RD STREET
[STATE ROAD NO. 200]

SUN BANK OF GAINESVILLE
TAX PARCEL: 06111-001-000
ZONING: BUSINESS PROFESSIONAL (OF)
LAND USE: COMMERCIAL (OF)

589'56'30" W 263.96'(M)

- **City Plan Board to City Commission:-**
Approve Petition PB-12-08 PDA with conditions
- **Staff to City Commission:-**
Approve Plan Board's recommendation.
- **Staff to City Plan Board:-**
Approve petition with conditions.

STAFF CONDITIONS OF APPROVAL

Condition 1.

The area between the edge of curb/edge of pavement of the driveway and the property line shall be a minimum of 8 feet wide.

Condition 2.

The development shall maintain safe and efficient pedestrian circulation throughout the site. A pedestrian cross-walk and required facilities shall be provided to ensure safe and efficient connectivity from the residential area on the west, across the driveway to the entrance of the restaurant.

Condition 3.

The parking spaces closest to NW 39th Avenue shall be designed to maintain a minimum of 40 feet separation from the travel lane of NW 39th Avenue. During development plan review, the Public Works Department shall determine the exact distance based on the need to allow safe maneuvering of pedestrians and vehicles accessing and leaving the site.

STAFF CONDITIONS OF APPROVAL

Condition 4.

The development may expand the vehicular use area to allow up to 30 additional parking spaces on the west side of the property, subject to the requirements of the Land Development Code. During development plan review, Public Works shall determine detailed designs and configuration of the parking and how it relates to the adjacent road network as well as stormwater, internal vehicle and pedestrian circulation. The design and configuration shall be based on the requirements of the Public Works Design Manual in conjunction with professional determination of achieving automobile and pedestrian circulation at the site in the safest and most efficient manner.

Condition 5.

A final development plan for additional parking spaces and other improvements must be approved by the City within three (3) years of adoption of the ordinance. Construction must commence within 18 months of approval of the Final Development Order. Failure to comply with the time limits shall render the PD approval for additional parking spaces null and void.

EXISTING PD CONDITIONS

EXISTING CONDITIONS OF PD THAT MAY BE AFFECTED

110866-I
**EXISTING CONDITIONS OF PD
THAT MAY BE AFFECTED**

Condition 4

During development plan review, the relationship between the proposed vehicular use area and pedestrian circulation areas shall be defined, subject to approval by the development review board.

Condition 5

The development should include landscaping on the west side of the property to achieve a compatible relationship between the building, accessway and adjacent residential and pedestrian walkways, subject to approval by the Development Review Board.

110866-I
EXISTING CONDITIONS OF PD
THAT MAY BE AFFECTED

Condition 6

No outdoor use or activity, such as outdoor cafes shall be permitted or allowed on the west side of the building.

Condition 13

Along the west property line the owner/developer shall construct a textured masonry wall that will deflect lights from vehicles operating on the property after daylight hours. Alternatively, landscaping providing a demonstrated opacity of 90% within two years of planted may be used to achieve the same proposed screening, subject to approval by the development review board.

110866-I
EXISTING CONDITIONS OF PD
THAT MAY BE AFFECTED

Condition 19

Off-street parking shall meet the requirements of the Land Development Code and off-street parking is limited to the vehicular use area as shown on the PD Layout Plan Map (See Appendix “C”).

Condition 20

Sidewalks to serve the development shall be constructed and maintained by the owner/developer to connect the adjacent developments located to the west, east and south of this development.