

**LEGISLATIVE #**

**1108661**



## Planning & Development Services

# **PB-12-8 PDA**

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

**5/17/2012**

(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

MU-1

RMF-5

RMF-7

PD

OF

PS

NW 35TH AVENUE

STATE ROAD 220

NW 43RD STREET

NW 37TH STREET

NW 38TH PLACE

NW 39TH PLACE

NW 38TH TERRACE

NW 35TH AVENUE

STATE ROAD 220

Residential Low

NW 33TH PLACE

NW 40TH TERRACE

NW 47TH TERRACE

NW 36TH PLACE

NW 35TH LANE

NW 47TH TERRACE

NW 35TH PLACE

NW 40TH TERRACE

NW 36TH ROAD

NW 40TH STREET

STATE ROAD 65380

NW 40TH TERRACE

NW 40TH TERRACE

NW 40TH TERRACE

NW 35TH AVENUE  
NW 36TH AVENUE

PD

RSF-1

NW 37TH PLACE

NW 40TH STREET

NW 35TH AVENUE  
NW 36TH AVENUE



110866-I

FDOT  
DDF /06  
DOI q /06  
PSI





110866-I





110866-I









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

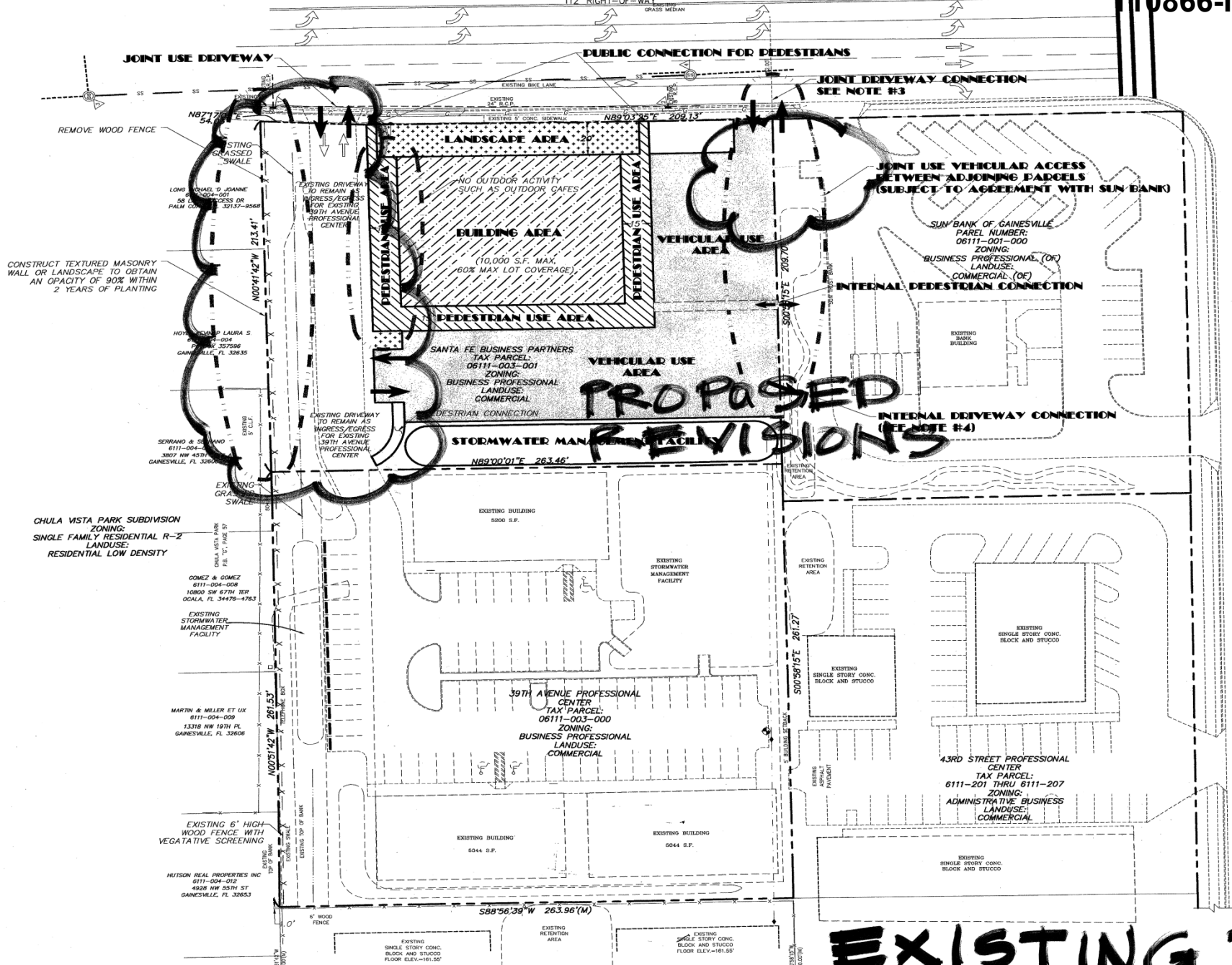




# N.W. 39TH AVE

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

110866-I



# 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

PUBLIC CONNECTION FOR PEDESTRIANS

JOINT DRIVEWAY CONNECTION  
SEE NOTE #3

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

INTERNAL PEDESTRIAN CONNECTION

INTERNAL DRIVEWAY CONNECTION  
(SEE NOTE #4)

STORMWATER MANAGEMENT FACILITY

LANDSCAPE AREA - 20'

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

VEHICULAR USE AREA

PEDESTRIAN USE AREA

VEHICULAR USE AREA

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

PEDESTRIAN CONNECTION

N89°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.

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

EXISTING  
SINGLE STORY CONC.  
BLOCK AND STUCCO

S88°56'39"W 263.96'(M)

EXISTING CONC.  
SINGLE STORY CONC.  
BLOCK AND STUCCO  
FLOOR ELEV.=161.50'

EXISTING  
RETENTION  
AREA

EXISTING  
SINGLE STORY CONC.  
BLOCK AND STUCCO  
FLOOR ELEV.=161.50'

REMOVE WOOD FENCE  
EXISTING GRASSSED SWALE  
N87°11'51"E 213.41'  
LONG MICHAEL D JOHNE  
5511 W. ACCESS DR  
PALM CO. FL 32137-8568

CONSTRUCT TEXTURED MASONRY  
WALL OR LANDSCAPE TO OBTAIN  
AN OPACITY OF 90% WITHIN  
2 YEARS OF PLANTING

HOTI MICHAEL P LAURA S  
5511 W. ACCESS DR  
PALM CO. FL 32137-8568

SERRANO & SERRANO  
6111-004-001  
3857 NW 60TH  
GAINESVILLE, FL 32606

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

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 32606

EXISTING 6' HIGH  
WOOD FENCE WITH  
VEGETATIVE SCREENING

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

EXISTING  
SINGLE STORY CONC.  
BLOCK AND STUCCO  
FLOOR ELEV.=161.50'

N.W. 39TH AVE

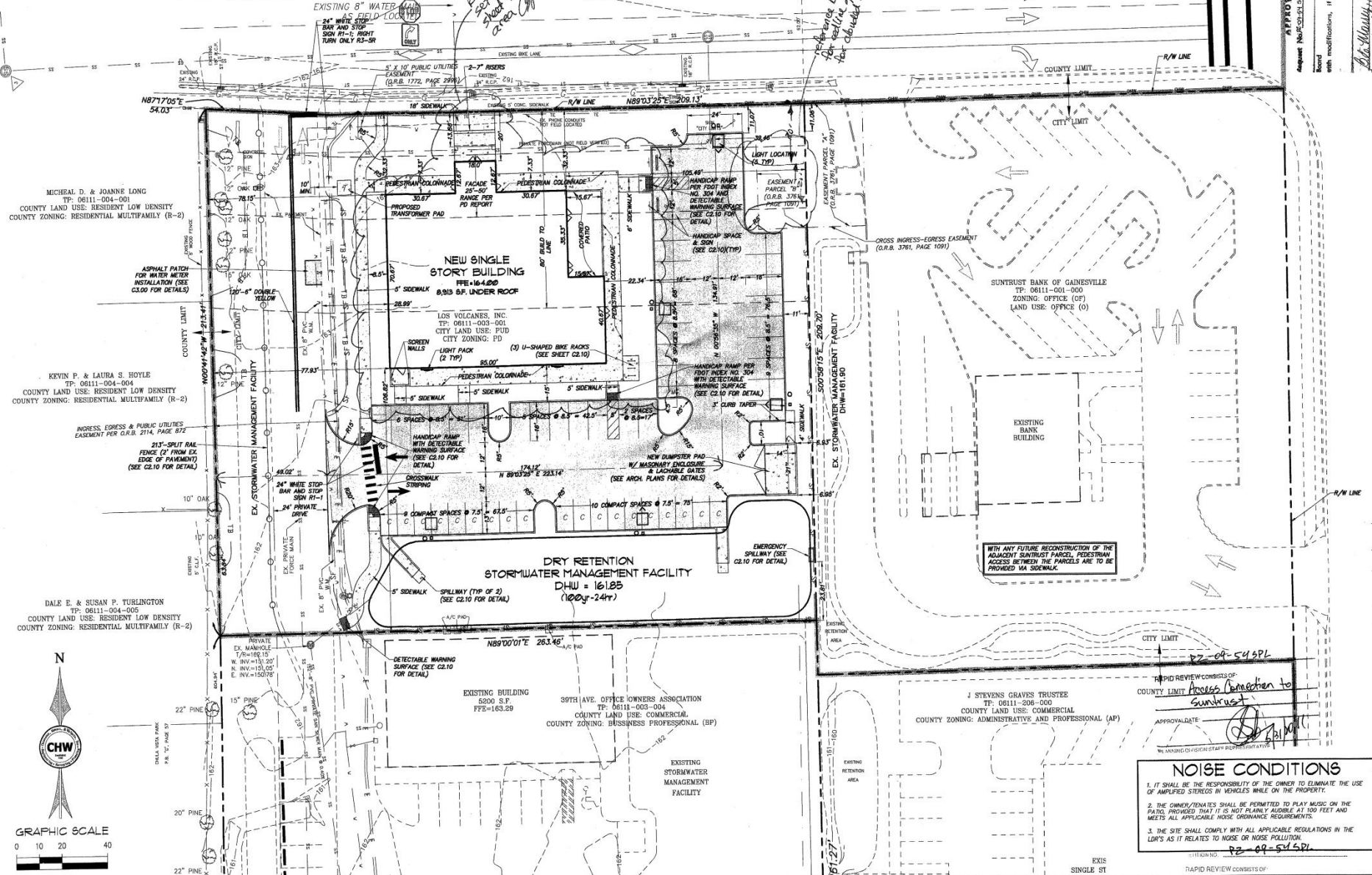
110866-

(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 110866-10/18/07 for details of proposed street area. Off 10/17/2007*

*Reference back to sheet 110866-10/18/07 for details of proposed street area. Off 10/17/2007*



MICHEAL 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 S.F. UNDER ROOF

DRY RETENTION STORMWATER MANAGEMENT FACILITY  
DHW = 161.85  
(100y<sup>2</sup>-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 limitation to Suntrust  
APPROVAL DATE: [Signature]  
BY: [Signature]

- NOISE CONDITIONS**
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO ELIMINATE THE USE OF AMPLIFIED STEREO'S IN VEHICLES WHILE ON THE PROPERTY.
  - 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.
  - THE SITE SHALL COMPLY WITH ALL APPLICABLE REGULATIONS IN THE LDR'S AS IT RELATES TO NOISE OR NOISE POLLUTION.

APPROVED ASSUMPTIONS  
Assumes No-CES-05-05-05 Public Planning of  
Record on  
Date  
with modifications, if any, as listed below.  
Date  
10/18/07  
Drs. Mary, Maurice, 10/18/07

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

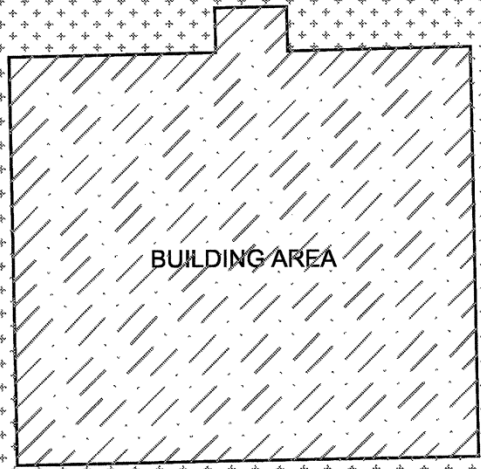
Existing Driveway  
To Remain As  
Ingress/Egress  
For Existing  
39th Avenue  
Professional  
Center

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





110866-1



Pain



110866-I



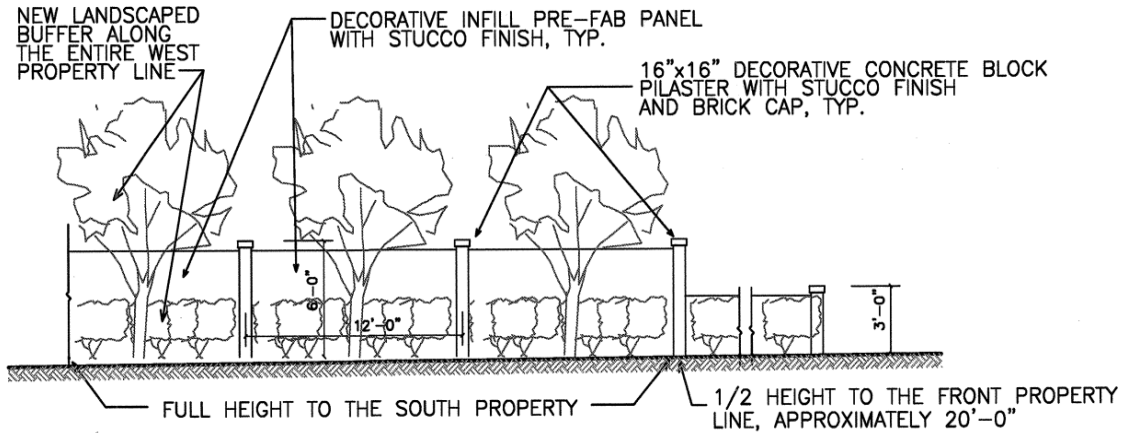


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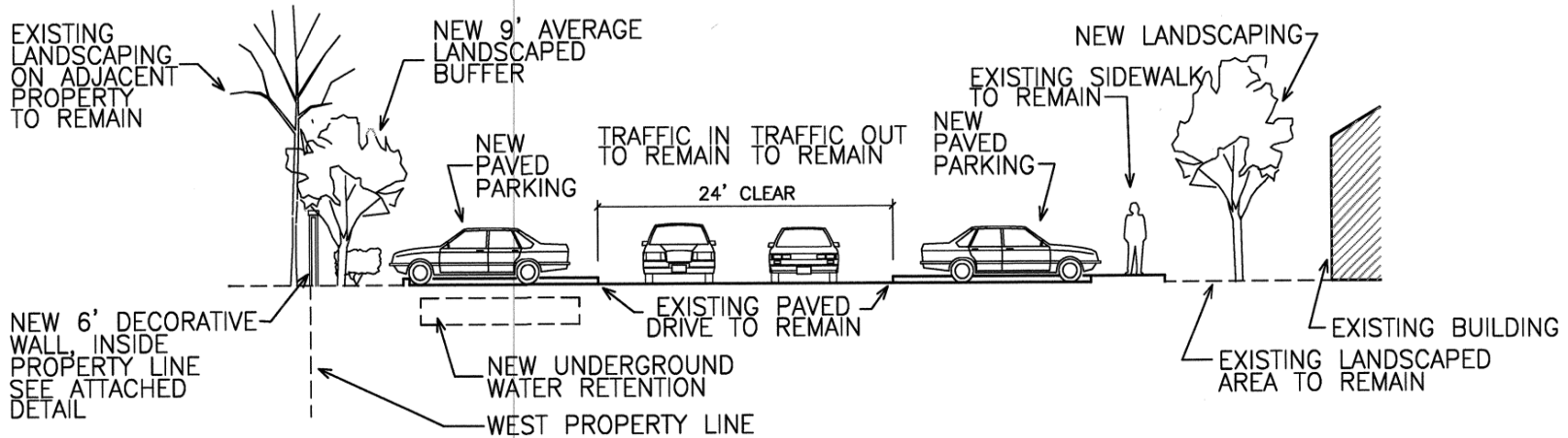


S00°58'15"E 261.27'



### 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.**

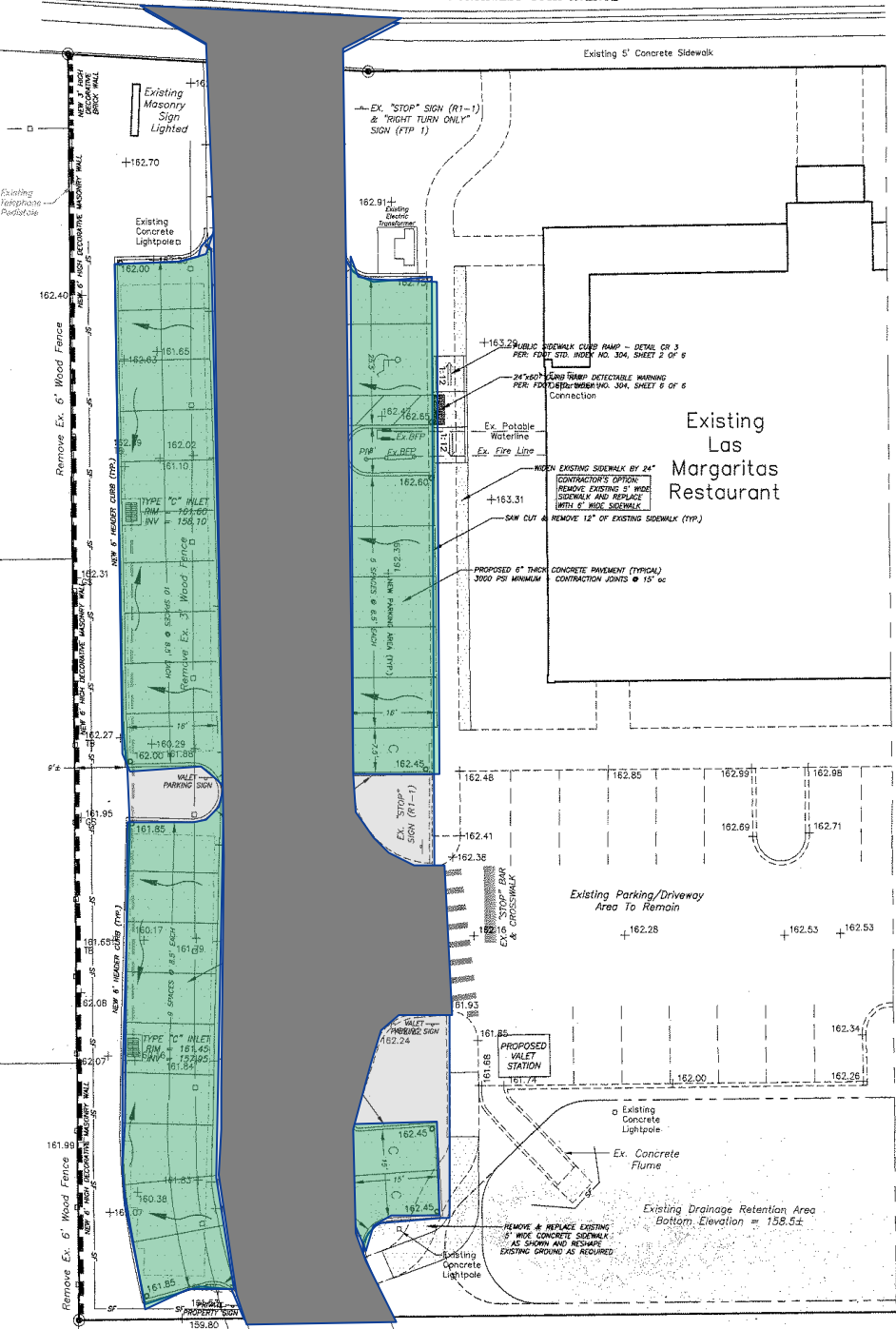


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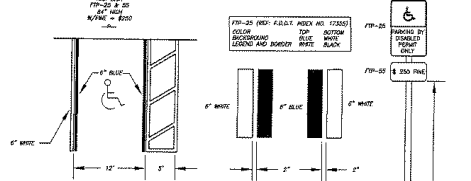


NO PARKING  
VEHICLES WILL BE  
TOWED AWAY  
AT OWNER'S EXPENSE

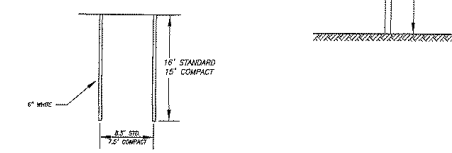




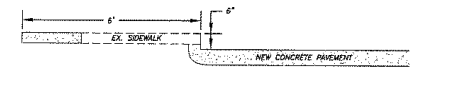
### HANDICAP PARKING SPACE DETAIL:



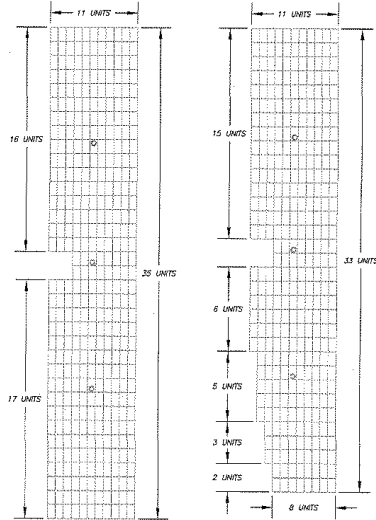
### REGULAR PARKING SPACE DETAIL:



### TYPICAL RAISED SIDEWALK DETAIL:



### RAINTANK LAYOUT DETAIL:

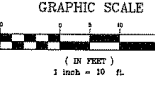
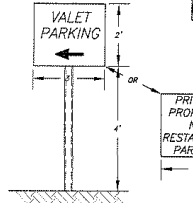


- RAINTANK INSTALLATION SUB-ELEVATIONS:**
1. OBTAIN AND THOROUGHLY STUDY THE "Rain-Tank Installation Guide" OCTOBER, 2011 FROM THE MANUFACTURER PRIOR TO COMMENCEMENT OF THE INSTALLATION.
  2. CONTACT THE LOCAL ACP REPRESENTATIVE AT LEAST TWO WEEKS PRIOR TO INSTALLATION AT 800-848-5858. ON-SITE INSTALLATION 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 159.0. EDUCATE AN ADDITIONAL 4"-6" TO ALLOW FOR AN ADEQUATE BASE OF NO. 57 STONE OR TYP. CHANNEL COMPACT BASE AND HAND WORK/LEVEL THE BASE TO BE AS FLAT AND LEVEL AS PRACTICAL 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.
  5. INSTALL INFLOW PIPES, MAINTENANCE PORTS AND INSPECTION PORTS PER THE MANUFACTURER'S INSTRUCTIONS. MAINTENANCE PORTS SHALL BE PLACED WITHIN 10' OF THE UNITS. INSPECTION PORTS SHALL BE PLACED APPROXIMATELY 1/2' MIN 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.
  6. CAREFULLY BACKFILL THE SIDES WITH AGGREGATE AND COMPACT SAME. CAREFULLY PLACE AN ADEQUATE BASE ON TOP OF THE R-TANK UNITS AND HAND WORK/LEVEL SAME TO 6" BELOW THE DESIGN FINISHED GRADE AND PROTECT SAME UNTIL CONCRETE PLACEMENT.

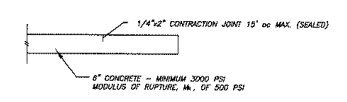
### HEADER CURB: 110866-1



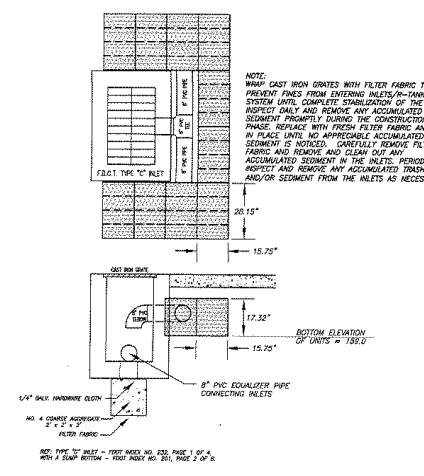
### NEW SIGN DETAILS:



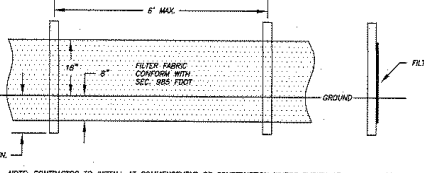
### CONCRETE PAVEMENT DETAIL:



### TYPE \"C\" INLET DETAIL:



### SILT FENCE DETAIL:



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

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

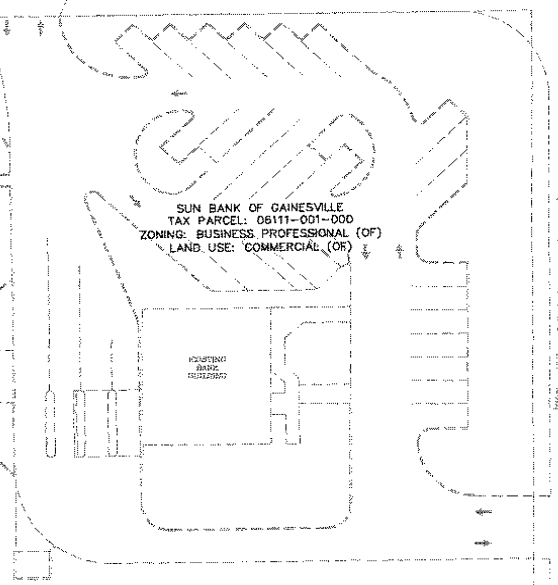
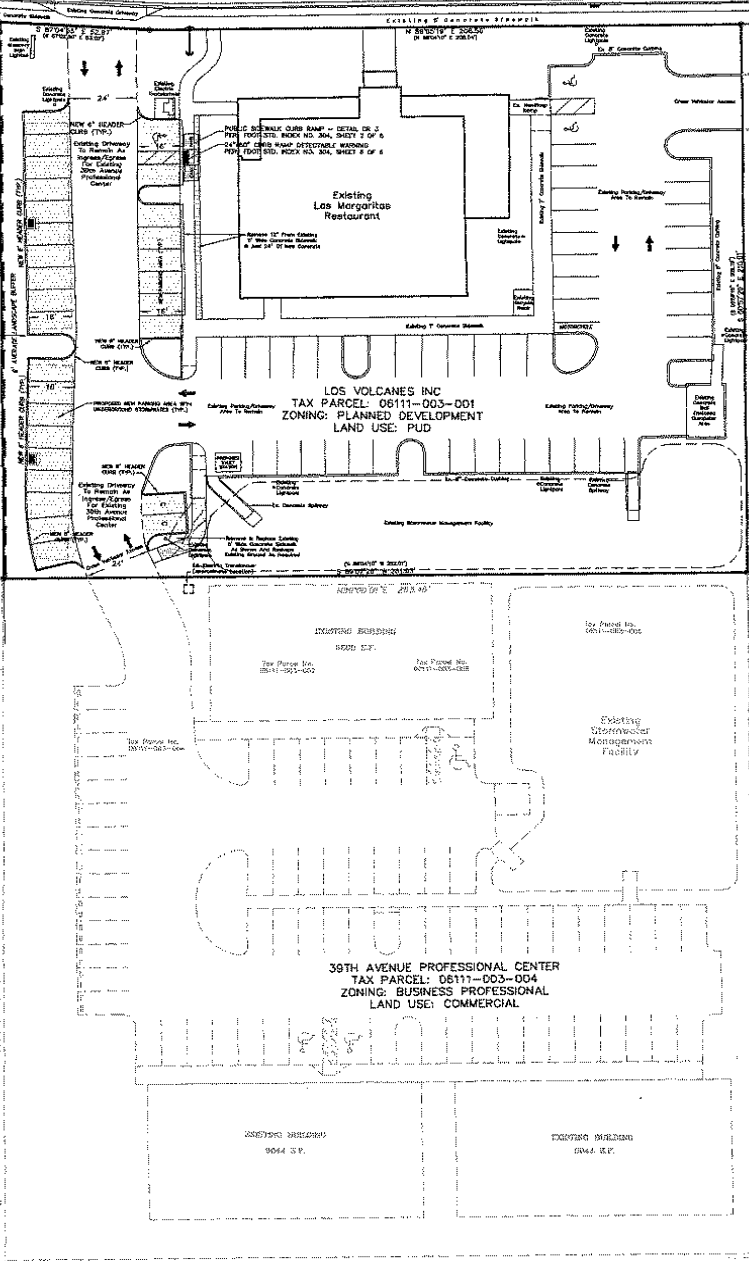
Turlington Dale E Susan  
06111-004-005  
2915 NW 6th Street  
Gainesville, FL 32609

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

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



NORTHWEST 43RD STREET  
[STATE ROAD NO. 282]

S 88°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 39<sup>th</sup> Avenue shall be designed to maintain a minimum of 40 feet separation from the travel lane of NW 39<sup>th</sup> 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.*

**EXISTING CONDITIONS OF PD** 110866-I  
**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.*