

Petition 112PDA-00PB, Legislative 000232
City Plan Board and Staff Conditions
August 17, 2000

1. Condition: The Development Plan Report requires minor revisions.
2. Condition: The new construction must match the existing architectural style and materials utilized in the existing buildings and be no more than one story in height.
3. Condition: The proposed office building should be residential in character to be compatible with surrounding residential uses. It is recommended that the office structures be one story height, with pitched roofs, and the structures should be constructed of brick.
4. Condition: The air conditioning unit/s must not be located in front of the proposed new building (along NW 16th Ave.). The buildings act as a buffer for the surrounding uses, so noise producing equipment should be located on the north side of the building, or, if located on either side of the building, the mechanical equipment should be screened by a solid masonry wall.
5. Condition: The northwest retention basin should not be expanded, as indicated, between the two large Oak trees.
6. Condition: A modified SJRWMD permit must be submitted with an approved copy provided to City staff.
7. Condition: The petitioner must relocate the dumpster if the parking lot driveway width is to be reduced from 24 feet to 12 feet at its proposed location adjacent to the new building.
8. Condition: If given the opportunity in the future, the petitioner should reduce the amount of Medical office space within the office complex to alleviate any potential parking problem.
9. Condition: The petitioner should provide direct pedestrian/bike access from NW 16th Avenue to the new building by adding a 5-foot wide sidewalk. Staff believes that a new bike rack should be indicated near the southwest corner of the new building accessible from the new sidewalk. In addition the proposed bike pad and rack at Building Number 3 needs to be rotated 90 degrees to allow two bicycles easier access to the rack.
10. Condition: The landscaping associated with the present phase of construction (Building Number 3) should be installed prior to a CO being issued for that building. Additionally, if any existing trees have recently died, replacement trees should be planted during the current development phase.
11. Condition: Building wall-mounted signs shall not exceed 30 inches square for each tenant. No additional ground mounted signs shall be allowed.

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 12

Item No. 7

TO: City Plan Board

DATE: August 17, 2000

FROM: Planning Division Staff

SUBJECT: Petition 112PDA-00 PB, Brown & Cullen, Inc., agent for Andrew and Cheryl Kaplan. A planned development amendment with development plan review for the addition of a new office building and reduction to the rear building setback for Building Number 3 of Pecan Park Office Center. Zoned: PD (Planned Development District). Located in 800 Block of Northwest 16th Avenue.

Recommendation

Planning Division staff recommends approval of Petition 112 PDA-00PB with conditions.

Explanation

This office park planned development was initially approved on November 5, 1990. In 1997, the petitioner received approval of a Planned Development Amendment, Petition 129PDA-97 PB (see attached plan) for 5 office buildings. The final building is presently under construction.

The petitioner is requesting to amend the site plan for the Pecan Park Office Center PD. The primary change being requested is to allow for one additional 2,133 square foot office building to be constructed along and fronting on Northwest 16th Avenue. The new building would block the view of most of the existing parking lot from NW16th Avenue. The amount of impervious area is being increased by 2,293 square feet. As a result of this increased impervious area, the existing stormwater management system will require modifications to meet City of Gainesville and St. John's River Water Management District (SJRWMD) requirements. In addition, the petitioner is requesting a reduction to the rear building setback for Building Number 3 from 34 feet to 21.8 feet. This will allow the petitioner to construct a 12'x 21.5' wood deck over a portion of the existing retention basin located on the north side of Building Number 3, currently under construction.

1. Conformance with the Comprehensive Plan

Land Use

The petitioner is not requesting a Land Use change.

Zoning

The petitioner is requesting to amend the existing PD zoning and development plan by proposing one additional office building, adding a wood deck to Building Number 3, that is

under construction, reducing the rear building setback of that building and revising the PD Development Plan Report as submitted.

1. Condition: The Development Plan Report requires minor revisions.

2. Certificate of Concurrency

A preliminary and final concurrency determination has been applied for with this PD Amendment and preliminary and final development plan application.

3. Internal Compatibility

The petitioner is proposing the addition of a one new office building to the existing office park.

2. Condition: The new construction must match the existing architectural style and materials utilized in the existing buildings and be no more than one story in height.

4. External Compatibility

The petitioner is proposing additional development of the office park which was begun 10 years ago with no known neighborhood or community problems.

3. Condition: The proposed office building should be residential in character to be compatible with surrounding residential uses. It is recommended that the office structures be one story height, with pitched roofs, and the structures should be constructed of brick.

4. Condition: The air conditioning unit/s must not be located in front of the proposed new building (along NW 16th Ave.). The buildings act as a buffer for the surrounding uses, so noise producing equipment should be located on the north side of the building, or, if located on either side of the building, the mechanical equipment should be screened by a solid masonry wall.

5. Intensity of Development

The intensity of the development is increasing slightly. The building area is increasing by 2,602 square feet, while the new parking and sidewalk areas are decreasing by approximately 600 square feet. The overall impervious area is increasing from 55.8% to 58.8%. That still leaves an Open Space of 41.2 %, down slightly from 44.2 %. The new building setbacks have been established by showing the dimension/s between the existing and proposed buildings and the adjacent property line.

6. Usable Open Space

Aside from the open space between the buildings, open space areas are provided more to the northeast and west to maintain some natural vegetative buffer. The larger areas of open space are also being utilized as retention areas. These retention areas are to be heavily planted with shade trees.

5. Condition: The northwest retention basin should not be expanded, as indicated, between the two large Oak trees.

7. Environmental Constraints

As a result of the 2,293 square foot increase in impervious area to 45,038 square feet from 42,745 square feet, the existing stormwater management system will require modifications to meet City of Gainesville and St. John's River Water Management District (SJRWMD) requirements.

6. Condition: A modified SJRWMD permit must be submitted with an approved copy provided to City staff.

8. External Transportation Access

There is an existing driveway access from NW 16th Avenue. There are no changes being proposed or required by the City.

9. Internal Transportation Access

There is an existing 56 space loop parking lot with 24-foot wide drive land and 90 degree parking that is to be reduced to 45 parking spaces with the addition of the 6th building. The new building will also restrict a portion of the 24-foot wide loop driveway to a 12 foot wide one-way section next to the proposed addition. Planning staff does not believe that a dumpster or garbage truck can make either of the two required turns at the 12-foot wide driveway location to exit the site. In 1997, the petitioner installed a 15 space, dead end parking lot addition, in the northwest portion of the site. That area was originally intended for one of the 6 original office buildings. The petitioner is now proposing to increase that 15 space lot to 19 spaces. The new parking and driveway layout being proposed will accommodate a total of 64 vehicles.

7. Condition: The petitioner must relocate the dumpster if the parking lot driveway width is to be reduced from 24 feet to 12 feet at its proposed location adjacent to the new building.

10. Off-street Parking

The Pecan Park Office Center is an office complex composed of 6 office buildings (one proposed) that are comprised of a mix of general office and medical office. General office requires parking at the rate of one space per 300 square feet of office space and medical office requires one space per 200 square feet of office space. The largest (4,300 square feet) of the 6 buildings (Building Number 5) is presently being utilized for medical office use. The required parking for the office park with the proposed amendment is 69 spaces with 64 spaces being proposed, 7 spaces less than those existing today and 5 spaces less than normally required by code. The petitioner is proposing to add 4 new spaces to the existing 15-space lot. The petitioner has also indicated a total of 4 bike racks.

8. Condition: If given the opportunity in the future, the petitioner should reduce the amount of Medical office space within the office complex to alleviate any potential parking problem.

11. Sidewalks, Trails and Bikeways

There has been no direct pedestrian access indicated on the amended site plan from NW 16th Avenue to the office building. Fencing and vegetation around the perimeter of the site will prevent access to and from adjacent areas.

9. Condition: The petitioner should provide direct pedestrian/bike access from NW 16th Avenue to the new building by adding a 5-foot wide sidewalk. Staff believes that a new bike rack should be indicated near the southwest corner of the new building accessible from the new sidewalk. In addition the proposed bike pad and rack at Building Number 3 needs to be rotated 90 degrees to allow two bicycles easier access to the rack.

12. Public Facilities

None

13. Unified Control

The site is to be developed in accordance with the Planned Development Ordinance, as amended.

14. Phasing an Development Schedule

The petitioner is proposing a Development Schedule which includes one final phase beyond the current phase of construction.

10. Condition: The landscaping associated with the present phase of construction (Building Number 3) should be installed prior to a CO being issued for that building. Additionally, if any existing trees have recently died, replacement trees should be planted during the current development phase.

15. Development Time Limits

The time limit may be extended by the City Plan Board or Commission for a reasonable period upon the petition of an applicant for an amendment to the development plan and based upon good cause, as determined by the City Commission, provided that any such extension of time shall not automatically extend the normal expiration date of a building permit, site plan approval or other development order.

16. Bonds

None

17. Signage

A masonry wall with signage for the project has been constructed as shown in drawings and approved by the City of Gainesville. No additional ground mounted signs will be allowed on site. The petitioner is requesting building mounted signs 30 inches square for each tenant.

11. Condition: Building wall-mounted signs shall not exceed 30 inches square for each tenant. No additional ground mounted signs shall be allowed.

Applicant Information

Brown & Cullen agent for Andrew and Cheryl Kaplin

Request

To amend a PD and site plan to add a 6th building and revise the rear building setback for Building Number 3.

Land Use Plan Classification

Planned Use District

Existing Zoning

PD (Planned Development)

Purpose of Request

To allow general office building to be constructed in existing office park and reduce rear building setback for building number 3. Petitioner is also requesting a parking reduction.

Location

800 Block of NW 16th Avenue

Size

1.76 acres

Existing Use

Office Park

Surrounding Land Uses

North - Single-Family/Multi-Family Residential
East - Multi-Family Residential
South - Multi-Family & Vacant Residential
West - Single-Family Residential

Surrounding Controls

Zoning

Land Use Plans


North
East
South
West

RMF-5
OR-2
RMF-7
RMF-5

Single/Multi-Family (Low Density)
Multi-Family (Medium Density)
Multi-Family (Medium Density)
Multi-Family (Low Density)

In conclusion, staff is recommending approval of Petition 112PDA-00PB with the above-mentioned conditions, amended Development Plan Report and revised preliminary and final site plan, based on department comments.

Respectfully submitted,



Ralph Hilliard
Planning Manager

RH:GGF

**CITY OF GAINESVILLE PLANNING DIVISION
SUMMARY OF COMMENTS**

Petition Number: 112PDA-00 PB	Reviewed by: Gene G. Francis
City Plan Board Meeting: August 17, 2000	
Project Name/Description: Pecan Park Office Center Expansion	

I. Department Comments

- | | | |
|----|----------------------------------|------------------------------------|
| 1. | Planning - | Approvable with conditions. |
| 2. | Public Works - | “ “ “ |
| 3. | Gainesville Regional Utilities - | Approved as submitted. |
| 4. | Police - | ---- |
| 5. | Fire - | Approved as submitted. |
| 6. | Gas - | “ “ “ |
| 7. | Building - | Approvable with conditions. |
| 8. | Arborist - | “ “ “ |
| 9. | Other - ACDEP -
Concurrence | ----
Approvable with conditions |

II. Overall Recommendation The site plan is approvable with conditions.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION CURRENT PLANNING ROOM 158, THOMAS CENTER "B" 306 Northeast 6th Avenue 334-5023

Petition No. <u>112PDA-00PB</u>	Date Plan Rec'd: <u>08/01/00</u>	Review Type: <u>Preliminary Final</u>
Review For: <u>Plan Board</u>	Review Date: <u>08/17/00</u>	Project Agent:
Description, Agent & Location: Pecan Park Office Center Expansion		Brown & Cullen, Inc.

APPROVABLE
(as submitted)

APPROVABLE
(subject to below)

DISAPPROVED

<input type="checkbox"/> Plan meets ordinance requirements as submitted	Comments By: _____ Gene G. Francis Planner
<input checked="" type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is proposing to add an additional office building to an existing (5) office building complex. In addition, the petitioner is requesting to reduce the rear building setback for Building #3 which is currently under construction. The petitioner is proposing to add an outdoor, open deck over a portion of an existing retention basin on the north side of the building. By adding the new building, the petitioner will be losing several required parking spaces even with the addition of four new parking spaces. The petitioner is requesting of the City, a reduction of five required parking spaces based primarily on his experience with the number of parking spaces presently being used by his tenants. Due to the limited number of parking spaces, the petitioner will be required to pay close attention to whom he leases the office space to.

The site plan is approvable with the following conditions and recommendations;

1. With the addition of the new building, the petitioner has reduced the width of a portion of the parking lot driveway from 24' to 12'. This reduction in driveway width prevents dumpster and garbage trucks from making the turns required to leave the site. The petitioner must relocate the dumpster or redesign the site plan in some manor that allows for the dumpster to enter and leave the site without backing up any great distance.
2. For safety reasons, staff recommends that the petitioner not disturb or remove any of the earth lying between the large 41 inch and 36 inch oak trees located along the west property line near the northwest corner of Building #5. A large branch or trunk of the 36 inch oak is leaning over a portion of Building #5. The drainage retention basin must be altered in such a way that the area between the oaks is not disturbed.
3. The petitioner needs to provide planning staff with an updated tree survey of their site because several trees have died recently or are dying at this time. Replacement trees should be proposed for those trees that have just died or are dying and must be removed. More trees (4) need to be planted in and around the retention areas, especially near the front of the property near the entry drive. Clearly indicate all new trees that must be planted as part of this amendment and as replacement trees for recent dead or dying trees.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION


CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

4. The petitioner needs to provide a 5 foot wide sidewalk along the east side of the main driveway leading to the new building. In addition, the petitioner should provide a new bike pad and rack connecting to the new sidewalk and near the southern entrance to the new building.
5. The cross-walks should have painted stripes indicated on the site plan.
6. The Development Plan Report needs minor revisions.
7. Planning staff has some concerns about the potential for a parking problem based on the reduced number of parking spaces. "Medical" office space, within the office park, should be limited to no more than the 4,300 sq.ft. of medical located in Building #5, based on one space per 200 sq.feet. If it ever becomes possible to reduce the amount of medical office space by moving to a smaller building, planning staff would recommend that that be done.
8. Planning staff recommends additional evergreen natural buffer (Leyland Cypress, Illisium Annisatum, "Little Gem" Magnolia, or like material) along the west property line and north of Building #5.
9. The existing conditions map must be revised slightly. There are several minor changes that need to be made.
10. There is a minor overlay problem on sheets (3 & 4 of 5) in the area between the 41" and 36" oak trees.
11. Please identify which buildings are which on the floor plans and elevations.

**CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022**

Sheet 1 of 2

Petition	<u>112PDA-00PB</u>	Date Received	<u>8/1/00</u>	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date <u>8/8/00</u>	<input checked="" type="checkbox"/> Final
Project Name	<u>Pecan Park PD</u>			<input type="checkbox"/> Amendment
Location	<u>800-810 NW 16th Ave.</u>			<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>Brown & Cullen</u>			<input type="checkbox"/> Planned Dev.
Reviewed by	<u>Onelia Lazzari</u>			<input type="checkbox"/> Design Plat <input type="checkbox"/> Concept

Approvable (as submitted) Approvable (subject to below) Insufficient Information
 PD Concept (Comments only) Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. This development is located in Zone B of the Transportation Concurrency Exception Area. In order to have a development plan approved for the site, the development must meet the requirements in the Concurrency Management Element. All relevant Policy 1.1.4 standards must be met. Based on the proposed number of trips being generated by this development, one Policy 1.1.6 standard must be met. The Policy 1.3.1 design standards and redevelopment landscaping standards in Policy 1.5.5 also must be met.
2. In order to meet Policy 1.1.4.a of the Concurrency Management Element, a sidewalk connection from the public sidewalk on NW 16th Avenue should be provided along the eastern driveway entrance to the development. Staff does not agree with the petitioner's analysis that a sidewalk along the western portion of the driveway is adequate enough especially since the closest bus stop is on NW 6th Street and pedestrians would therefore be coming from the east and walking west to the sidewalk connection staff proposes on the eastern driveway edge. It does not maximize pedestrian safety and comfort to force these individuals to cross the driveway at the public sidewalk and then cross again a few feet later within the driveway.
3. Proof of payment (please provide a receipt itemizing payment) for the agreed upon trees to meet one required Policy 1.1.6 standard must be received by the Planning Division prior to final sign-off on the development plan. This standard is: Making a payment for four, 25-gallon-size trees to Trailridge Nursery in the name of City of Gainesville Parks Dept. The City will arrange to pick up and plant the four trees for streetscaping along NW 16th Avenue between NW 6th Street and NW 13th Street. Ms. Niederhofer has indicated there is a special need for streetscaping along that corridor, especially close to NW 13th Street.

4. The redevelopment landscaping requirement in Policy 1.5.5 must be met for required landscaping at the site (45-gallon trees).

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Application No. <u>112PDA-00PB</u>	Review Date: <u>8/8/00</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>08/08/00</u>	<u>Preliminary Final</u>
Description, Agent & Location: <u>Pecan Park</u>		Project Planner:
<u>Brown & Cullen</u>	<u>800-810 NW 16th Ave.</u>	<u>Gene Francis</u>

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- | |
|--|
| <input type="checkbox"/> Alachua County Environmental Review Required |
| <input checked="" type="checkbox"/> Alachua County Environmental Review Not Required |
| <input type="checkbox"/> 100 Yr. critical duration storm event must be analyzed. |
| <input type="checkbox"/> SJRWMD stormwater permit is required. |
| <input type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) |
| <input checked="" type="checkbox"/> Approved for Concurrency |

Comments By:



Rick Melzer P.E.
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. How will the dumpster trucks maneuver through the site?
2. The proposed stormwater management system is approved as submitted, however, if any of the basins are modified, the stormwater calculations must be modified as well.

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 112SPA-00PB

Review For : Plan Board

Description, Agent & Location: Brown & Cullen, Inc., Pecan Park PD,
800-810 NW 16 Ave.

Review Date: 07/19/00

Plan Reviewed: 08/07/00

Review Type:

Preliminary Final Amend.

Project Planner:

Gene Francis

APPROVABLE APPROVABLE DISAPPROVED CONCEPT
SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.

Comments By:

Brenda S. Strickland

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

1. It appears that a tree is still located in the accessible route from building 2 to 6. Shall maintain 44" clear accessible route from the tree. Curb ramps located where pedestrians must use them and all curb ramps, which are not protected by handrails, or guardrails shall have flared sides with a slope not exceeding a ratio of 1:12. Curb ramps with returned curbs might be used where pedestrians would not normally walk across the ramp.
2. As part of the site plan review process the floor plan has not been reviewed for Building Code compliance.



**DEVELOPMENT REVIEW ELEVATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 334-3400 x 1644 - Fax (352) 334-3480

DATE: August 7, 2000

PETITION NO: 112 PDA ITEM NO: _____ PLANNER: G. FRANCIS

AGENT/APPLICANT: BROWN & CULLEN

PROJECT: PECAN PARK - ADDITION

LOCATION: 800 BK N.W. 16 AVE

Conceptual Comments

Approved as submitted

Approved w/conditions

Insufficient information to approve

New Services

SEPARATE UTILITY CONSTRUCTION PERMIT WILL BE REQUIRED FROM GPO

Water

Sanitary Sewer

Electric

Gas

Real Estate

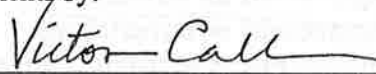
** Approval of your plans from the City of Gainesville should not be misconstrued as an approval of you on-site utilities.*

SITE PLAN EVALUATION SHEET

CITY ARBORIST 334-2171 M.S. 27

Petition: 112 PDA-00 PB Review For: Technical Review Committee Agent, Description and Location: Brown and Cullen for Andy Kaplan. Planned Development Amendment and associated review for the addition of a building to Pecan Park, 806 NW 16 th Avenue.	Review date: 8/7/00	Review Type: Final Planner: Gene Francis
---	---------------------	---

APPROVABLE (as submitted)
 APPROVABLE (with conditions)
 DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input type="checkbox"/> Petitioner should contact the City Arborist (352-334-2171) <input type="checkbox"/> Attention to conditions (revisions/recommendations) below	Comments by: <div style="text-align: center;">  <hr style="width: 80%; margin: 0 auto;"/> Victor Call Assistant Arborist </div>
---	---

1. To general development note #18 on the cover sheet add "Call the City Arborist's office (334-2171) for the tree barricade inspection prior to commencing site work."
2. Please show the tree barricades on the Dimension/Utility and Paving/Grading/Drainage plans (sheets 3/5, 4/5).
3. To sheets 3/5 and 4/5 add a call-out next to one of the tree barricades. The note should refer the contractor to the tree protection detail on sheet 5/5.
4. Add the following language to tree protection detail note #3 (sheet 5/5): "Contractor will schedule the tree barricade inspection prior to commencing site work (call the City Arborist's office, 334-2171)." [Ideally, this note should appear first on the list.]
5. The proposed modifications to the retention basin on the NW edge of the property should not alter the existing grade between the twin 36"/24" Oaks and the 41" Oak.
6. Show the location of the dumpster if it is to be relocated permanently. [Avoid required landscape islands.]

Landscape Plan.

7. Please identify on the landscape plan the eventual locations of the two 3" Oaks that will be relocated from the proposed parking lot extension west of Building 4.
8. Show a Shumard Oak just east of the entrance drive.
9. Show a large shade tree between the 14" and 15" palms on the south property line.
10. Show large shade trees to replace the trees that have died or fallen. Planting locations should be in more or less the same place as the dead trees.


Impact on the Urban Forest: To be determined upon final approval.

SITE PLAN EVALUATION SHEET

FIRE PROTECTION/LIFE SAFETY REVIEW

Petition No. 112 PDA-00 DB	Review Date: <u>08/07/00</u>	Review Type: <u>Preliminary Final</u>
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>08/10/00</u>	
Description, Agent & Location: <u>800 NW 16 Av., Pecan Park</u>		Project Planner: <u>Gene Francis</u>

APPROVABLE
 APPROVABLE
 DISAPPROVED
 CONCEPT
 SUBJECT TO COMMENTS

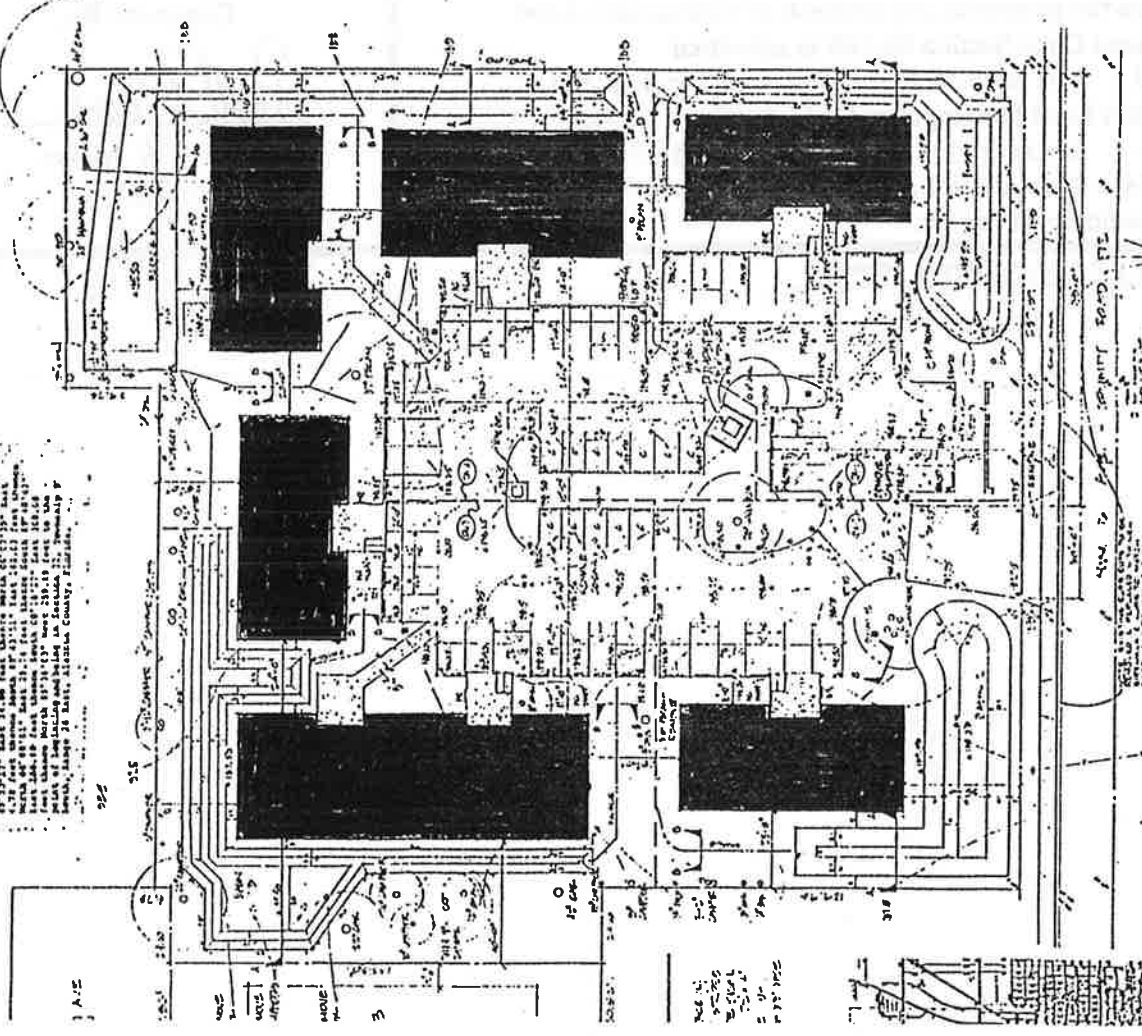
<input type="checkbox"/> Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted. <input type="checkbox"/> Revisions are necessary for plan to meet requirements of Gainesville's Land Development Code, Section 30-160. <input type="checkbox"/> Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.	Comments By:  <hr/> Darrell W. Brown Fire Inspector
--	---

REVISIONS / RECOMMENDATIONS:

APPROVED 1984 PLAN

PRELIMINARY SITE PLAN CELL-LIST:

1. EXISTING: BRIDGE CENTER
2. EXISTING: BRIDGE CENTER
3. TOP: THIS SHEET
4. PAVING, GRADING & DRAINAGE: THIS SHEET
5. LOCATION MAP: THIS SHEET
6. THE SHEETS ARE: THIS SHEET
7. NOTES: THIS SHEET
8. UTILITIES: SHEET 2
9. DIMENSIONS: SHEET 2
10. GUY DIMENSIONS: SHEET 2
11. WARE/WASTEWATER: SHEET 2
12. MATERIALS: SHEET 2
13. NOTES: SHEET 2
14. TOPIC: TRAFFIC LIGHTS - 177 TRIP/DAY
15. TOPIC: TRAFFIC LIGHTS - 177 TRIP/DAY
16. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE PROVISIONS OF THE CALIFORNIA VEHICLE CODE AND ALL APPLICABLE ORDINANCES.
17. NOTES: THIS SHEET
18. MATERIALS: SHEET 2
19. DIMENSIONS: SHEET 2
20. NOTES: THIS SHEET
21. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE PROVISIONS OF THE CALIFORNIA VEHICLE CODE AND ALL APPLICABLE ORDINANCES.
22. NOTES: THIS SHEET
23. MATERIALS: SHEET 2
24. DIMENSIONS: SHEET 2
25. NOTES: THIS SHEET
26. MATERIALS: SHEET 2
27. DIMENSIONS: SHEET 2
28. NOTES: THIS SHEET
29. MATERIALS: SHEET 2
30. DIMENSIONS: SHEET 2
31. NOTES: THIS SHEET
32. MATERIALS: SHEET 2
33. DIMENSIONS: SHEET 2
34. NOTES: THIS SHEET
35. MATERIALS: SHEET 2
36. DIMENSIONS: SHEET 2
37. NOTES: THIS SHEET
38. MATERIALS: SHEET 2
39. DIMENSIONS: SHEET 2
40. NOTES: THIS SHEET
41. MATERIALS: SHEET 2
42. DIMENSIONS: SHEET 2
43. NOTES: THIS SHEET
44. MATERIALS: SHEET 2
45. DIMENSIONS: SHEET 2
46. NOTES: THIS SHEET
47. MATERIALS: SHEET 2
48. DIMENSIONS: SHEET 2
49. NOTES: THIS SHEET
50. MATERIALS: SHEET 2
51. DIMENSIONS: SHEET 2
52. NOTES: THIS SHEET
53. MATERIALS: SHEET 2
54. DIMENSIONS: SHEET 2
55. NOTES: THIS SHEET
56. MATERIALS: SHEET 2
57. DIMENSIONS: SHEET 2
58. NOTES: THIS SHEET
59. MATERIALS: SHEET 2
60. DIMENSIONS: SHEET 2
61. NOTES: THIS SHEET
62. MATERIALS: SHEET 2
63. DIMENSIONS: SHEET 2
64. NOTES: THIS SHEET
65. MATERIALS: SHEET 2
66. DIMENSIONS: SHEET 2
67. NOTES: THIS SHEET
68. MATERIALS: SHEET 2
69. DIMENSIONS: SHEET 2
70. NOTES: THIS SHEET
71. MATERIALS: SHEET 2
72. DIMENSIONS: SHEET 2
73. NOTES: THIS SHEET
74. MATERIALS: SHEET 2
75. DIMENSIONS: SHEET 2
76. NOTES: THIS SHEET
77. MATERIALS: SHEET 2
78. DIMENSIONS: SHEET 2
79. NOTES: THIS SHEET
80. MATERIALS: SHEET 2
81. DIMENSIONS: SHEET 2
82. NOTES: THIS SHEET
83. MATERIALS: SHEET 2
84. DIMENSIONS: SHEET 2
85. NOTES: THIS SHEET
86. MATERIALS: SHEET 2
87. DIMENSIONS: SHEET 2
88. NOTES: THIS SHEET
89. MATERIALS: SHEET 2
90. DIMENSIONS: SHEET 2
91. NOTES: THIS SHEET
92. MATERIALS: SHEET 2
93. DIMENSIONS: SHEET 2
94. NOTES: THIS SHEET
95. MATERIALS: SHEET 2
96. DIMENSIONS: SHEET 2
97. NOTES: THIS SHEET
98. MATERIALS: SHEET 2
99. DIMENSIONS: SHEET 2
100. NOTES: THIS SHEET



DEVELOPMENT DATA

TOTAL AREA:	10,000 SQ. FT.	100,000 SQ. FT.	1,000,000 SQ. FT.
NET AREA:	8,000 SQ. FT.	80,000 SQ. FT.	800,000 SQ. FT.
NET AREA:	6,000 SQ. FT.	60,000 SQ. FT.	600,000 SQ. FT.
NET AREA:	4,000 SQ. FT.	40,000 SQ. FT.	400,000 SQ. FT.
NET AREA:	2,000 SQ. FT.	20,000 SQ. FT.	200,000 SQ. FT.
NET AREA:	1,000 SQ. FT.	10,000 SQ. FT.	100,000 SQ. FT.

ALL PAVING, CONSTRUCTION MATERIALS, & STANDARDS SHALL CONFORM TO THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STANDARD SPECIFICATIONS FOR ASPHALT PAVING, STANDARD SPECIFICATIONS FOR PORTLAND CEMENT CONCRETE, AND STANDARD SPECIFICATIONS FOR STEEL DECKING.

119 PDV-8,9,12B

NO DEVELOPMENT

GENERAL DEVELOPMENT NOTES

1. **USE & DESCRIPTION OF PROJECT:**
THIS IS A PD AMENDMENT AND DEVELOPMENT PLAN FOR THE PECAN PARK OFFICE CENTER. THIS PROJECT INVOLVES THE CONSTRUCTION OF BUILDING 8, PARKING LOT, DRAINAGE REVISIONS, AND OTHER ASSOCIATED IMPROVEMENTS NECESSARY FOR BUILDING CONSTRUCTION. THE SITE PLAN WILL BE CONSTRUCTED IN CONFORMANCE TO THE REVISED PLANNED DEVELOPMENT ORDINANCE.
2. THE PROPERTY OWNER IS: ANDREW AND CHERYL KAPLAN
PHONE NO.: (352) 373-2726
3. THE PROPERTY TAX PARCEL NO. IS 9944-000
4. THE PROPERTY IS ZONED P.O.
5. THE PROPERTY LAND USE IS P.U.D.
6. **DEVELOPMENT DATA:**
 - A. TOTAL SITE AREA: 78,559 S.F. = 1.78 AC. = 100.0%
 - B. BUILDING AREA: 18,877 S.F. = 0.45 AC. = 23.7%
 - C. PAVEMENT AND SIDEWALK AREA: 25,361 S.F. = 0.58 AC. = 33.1%
 - D. TOTAL IMPERVIOUS AREA: 45,038 S.F. = 1.03 AC. = 58.8%
 - E. OPEN AREA: 31,521 S.F. = 0.72 AC. = 41.2%
7. **PARKING:**
 - A. CRITERIA: **CARS:** FOR PLANNING PURPOSES, THE BLDG. USAGE WILL BE COMPOSED OF A MIX OF GENERAL OFFICE & MEDICAL/DENTAL. THE TOTAL GROSS FLOOR AREA OF BLDGS. 1-8 = 18,424 SF. THEREFORE, THE PARKING CRITERIA IS AS FOLLOWS:
 1. **GENERAL OFFICE:** 1 SPACE/300 SF GROSS FLOOR AREA
USE GROSS FLOOR AREA = 14,124 SF
 2. **MEDICAL/DENTAL:** 1 SPACE/200 SF GROSS FLOOR AREA
USE GROSS FLOOR AREA = 4,300 SF
 - BIKES:**
 1. **GENERAL OFFICE:** 10% OF REQUIRED CAR PARKING
 2. **MEDICAL/DENTAL:** 5% OF REQUIRED CAR PARKING
 - B. SPACES REQUIRED: **CARS:**
 1. **GENERAL OFFICE:** (14,124/300) = 47.08 OR 47 SPACES
 2. **MEDICAL/DENTAL:** (4,300/200) = 21.5 OR 22 SPACES
 3. **TOTAL SPACES REQUIRED = 69 SPACES**
 - BIKES:**
 1. **GENERAL OFFICE:** 47 x (.10) = 4.7 OR 5 SPACES
 2. **MEDICAL/DENTAL:** 21 x (.05) = 1.0 OR 1 SPACE
 3. **TOTAL SPACES REQUIRED = 8 SPACES**
 - THE REVISED PD REQUESTS A REDUCTION IN THE REQUIRED PARKING, THEREFORE THE NUMBER OF REQUIRED SPACES IS PROVIDED AS ALLOWED IN THE PD.
 - C. SPACES PROVIDED: **CARS:** 64 TOTAL SPACES INCLUDING 3 HANDICAP SPACES & 14 COMPACT SPACES.
 - BIKES:** 8 TOTAL SPACES PROVIDED
8. **BUILDING INFORMATION:**
 - A. NO. UNITS = 11 TOTAL
 - B. NO. STORIES ALL BUILDINGS ARE SINGLE STORY
 - C. FLOOR AREA

BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6
2,417 S.F.	3,477 S.F.	3,680 S.F.	2,417 S.F.	4,300 S.F.	2,133 S.F.
 - D. BUILDING AREA

BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6
2,482 S.F.	3,570 S.F.	3,935 S.F.	2,482 S.F.	4,806 S.F.	2,602 S.F.
 - E. BUILDING HEIGHT (TO MIDPOINT OF HIGHEST ROOF)

BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6
N/A	N/A	N/A	N/A	N/A	15.5 FT.
 - F. OCCUPANCY CLASS = B (BLDG. 6)
 - G. TYPE OF CONSTRUCTION = V (BLDG. 6)
 - H. SPRINKLERED = NO
 - I. ALL ROOFS WILL BE FIBERGLASS SHINGLED PITCHED ROOFS.
 10. THIS SITE IS NOT LOCATED IN A FIRE DISTRICT.
 11. THIS SITE IS NOT LOCATED IN A FLOOD PLAIN.
 12. THIS SITE SHALL COMPLY WITH THE STATE OF FLORIDA HANDICAP ACCESSIBILITY CODES AND STANDARDS.
 13. THE SITE IS NOT LOCATED IN THE GREENWAY, NATURE PARK, GATEWAY, OR WELLFIELD DISTRICTS.
 14. THIS SITE SHALL COMPLY WITH THE CITY OF GAINESVILLE'S REQUIREMENT FOR SAFETY AND THE PARKING LOT LIGHTING SHALL COMPLY WITH CITY ORDINANCE REQUIREMENTS. THE EXISTING PARKING LOT LIGHTING IS SHOWN ON THE SITE PLAN.
 15. **STORMWATER:**
 - A. THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (S.J.R.W.M.D.) PERMIT MAY REQUIRE MODIFICATION SINCE THE PROJECT RESULTS IN BASIN MODIFICATIONS. THE PROJECT WAS PREVIOUSLY PERMITTED AS A MASTER STORMWATER SYSTEM FOR THE ENTIRE PECAN PARK OFFICE CENTER DEVELOPMENT AT FINAL BUILDOUT. THE PREVIOUSLY APPROVED S.J.R.W.M.D. PERMIT NO. IS 42-001-0245-EP.
 - B. THE PROJECT WILL INVOLVE RESHAPING OF THE STORMWATER BASINS. EACH OF THE BASINS WILL BE RESHAPED IN CONFORMANCE TO S.J.R.W.M.D. AND CITY OF GAINESVILLE DESIGN CRITERIA.
 16. ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF GAINESVILLE LAND DEVELOPMENT REGULATIONS. A SEPARATE SIGN PERMIT WILL NOT BE REQUIRED FOR THE PROJECT SIGN FROM THE BUILDING DEPARTMENT, SINCE THE PROJECT SIGN IS EXISTING.
 17. GARBAGE COLLECTION AND RECYCLING FOR THE SITE WILL BE VIA THE DUMPSTER LOCATED ON SITE AND SHOWN ON THE SITE PLAN.
 18. TREE BARRICADES SHALL BE CONSTRUCTED PRIOR TO ANY CLEARING, GRUBBING OR CONSTRUCTION ACTIVITY.
 19. TREE BARRICADES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. NO STORAGE OF DIRT OR MATERIALS SHALL BE PERMITTED WITHIN TREE BARRICADES OR BEYOND THE CONSTRUCTION LIMITS.
 20. NO TREES WILL BE REMOVED UNTIL PERMITS ARE ISSUED FOR WORK REQUIRING TREE REMOVAL.
 21. TREE ROOTS LARGER THAN 1" IN DIAMETER ENCOUNTERED ON TREES TO BE PRESERVED WILL BE CUT CLEANLY AND COVERED OVER WITH SOIL.
 22. ALL EXIT DOORWAYS SHALL OPEN ONTO A LANDING OF AT LEAST THE WIDTH OF THE DOOR AND SHALL BE THE SAME ELEVATION AS THE BUILDING FINISHED FLOOR. THIS CRITERIA WILL BE MET. THE DOORWAY LOCATIONS ARE SHOWN ON THE DESIGN DRAWINGS.
 23. **TRIP GENERATION (BLDG. 8):**
 - A. AVERAGE DAILY TRIP GENERATION = 24 TRIPS/DAY
 - B. P.M. PEAK HOUR TRIP GENERATION = 3 TRIPS/HR
 - C. PROJECT IS IN ZONE B OF THE TCEA
 1. ALL RELEVANT POLICY 1.1.4 STANDARDS WILL BE MET
 2. ONE POLICY 1.1.8 STANDARD SHALL BE MET. IT IS PROPOSED TO PROVIDE FUNDING OF STREETSCAPING/LANDSCAPING ON PUBLIC R/W'S AT AN ACCEPTABLE LEVEL.
 3. POLICY 1.3.1 DESIGN STANDARDS AND POLICY 1.5.5 REDDEVELOPMENT LANDSCAPE STANDARDS WILL BE MET.
 24. **FIRE PROTECTION CONCERNS:**
 - A. THERE ARE NOT ANY SPECIAL FIRE PROTECTION CONCERNS RELATED TO THE USE OF THE NEW BUILDING.
 - B. A FIRE HYDRANT IS LOCATED ONSITE (JUST SOUTHWEST OF BLDG. 4). ALL BUILDINGS FALL WITHIN 500 FEET OF THE EXISTING HYDRANT.
 - C. FIRE LANE MARKINGS ARE PROVIDED AS REQUESTED.

PLANNED DEVELOPMENT

ANDY

PECAN PARK

ANDY

PROJECT SITE



LOCATION N.T.S.

5		
4		
3		
2		
1	7-31-00	REVISIONS PER TRC COMMENTS
No.	DATE	REVISION NOTE

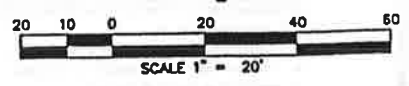
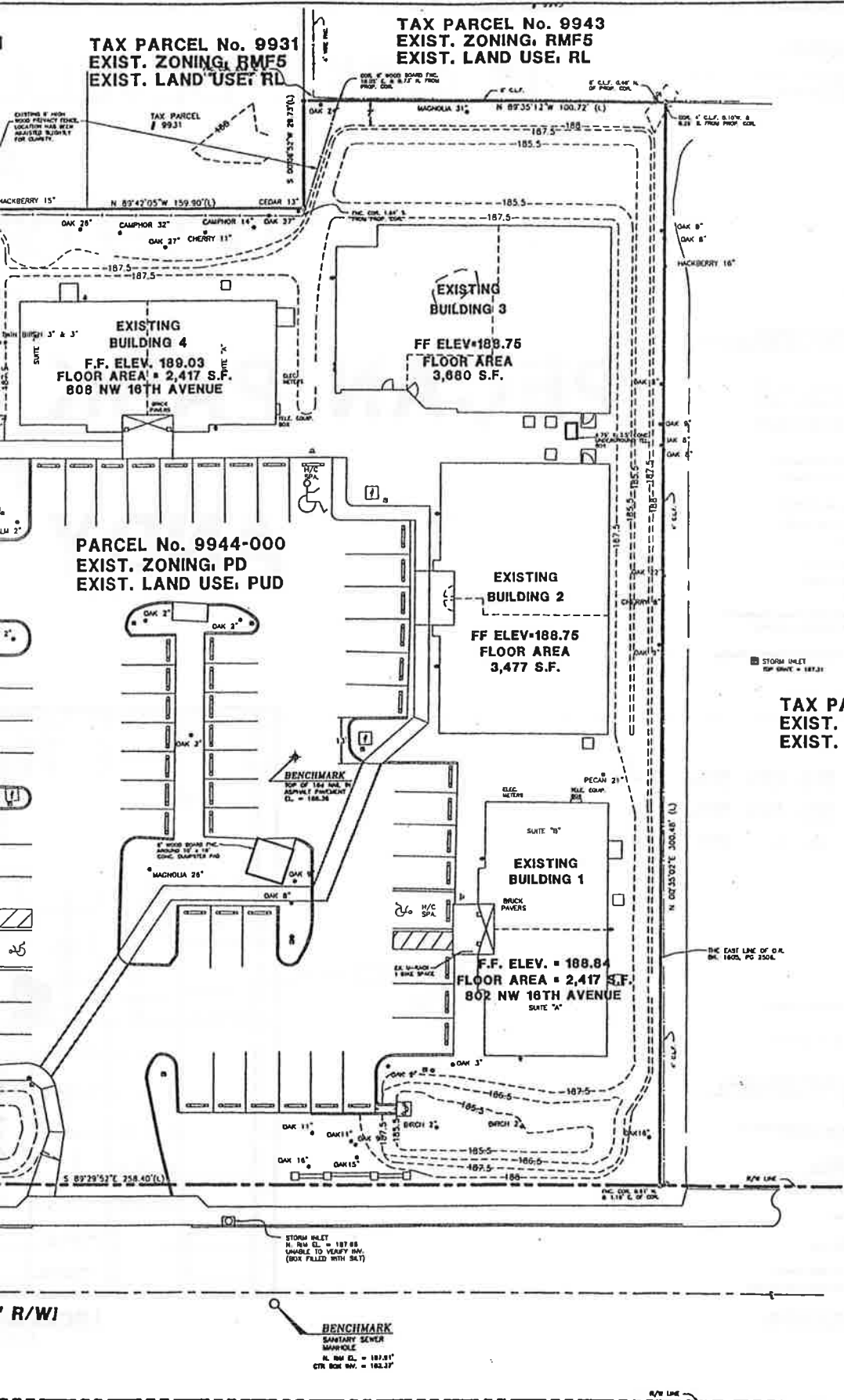
No.	Date	REVISION	By	Appr.
1	7-31-00	REVISIONS PER TRC COMMENTS	DCG	SIC

TAX PARCEL No. 9931
EXIST. ZONING, RMF5
EXIST. LAND USE, RL

TAX PARCEL No. 9943
EXIST. ZONING, RMF5
EXIST. LAND USE, RL

TAX PARCEL No. 9941
EXIST. ZONING, OR
EXIST. LAND USE, O

PARCEL No. 9944-000
EXIST. ZONING, PD
EXIST. LAND USE, PUD



CLIENT:	ANDREW KAPLAN
PROJECT:	PECAN PARK OFFICE CENTER
SHEET TITLE:	EXISTING CONDITIONS MAP

BROWN & CULLEN INC.
 CIVIL ENGINEERS and LAND PLANNERS

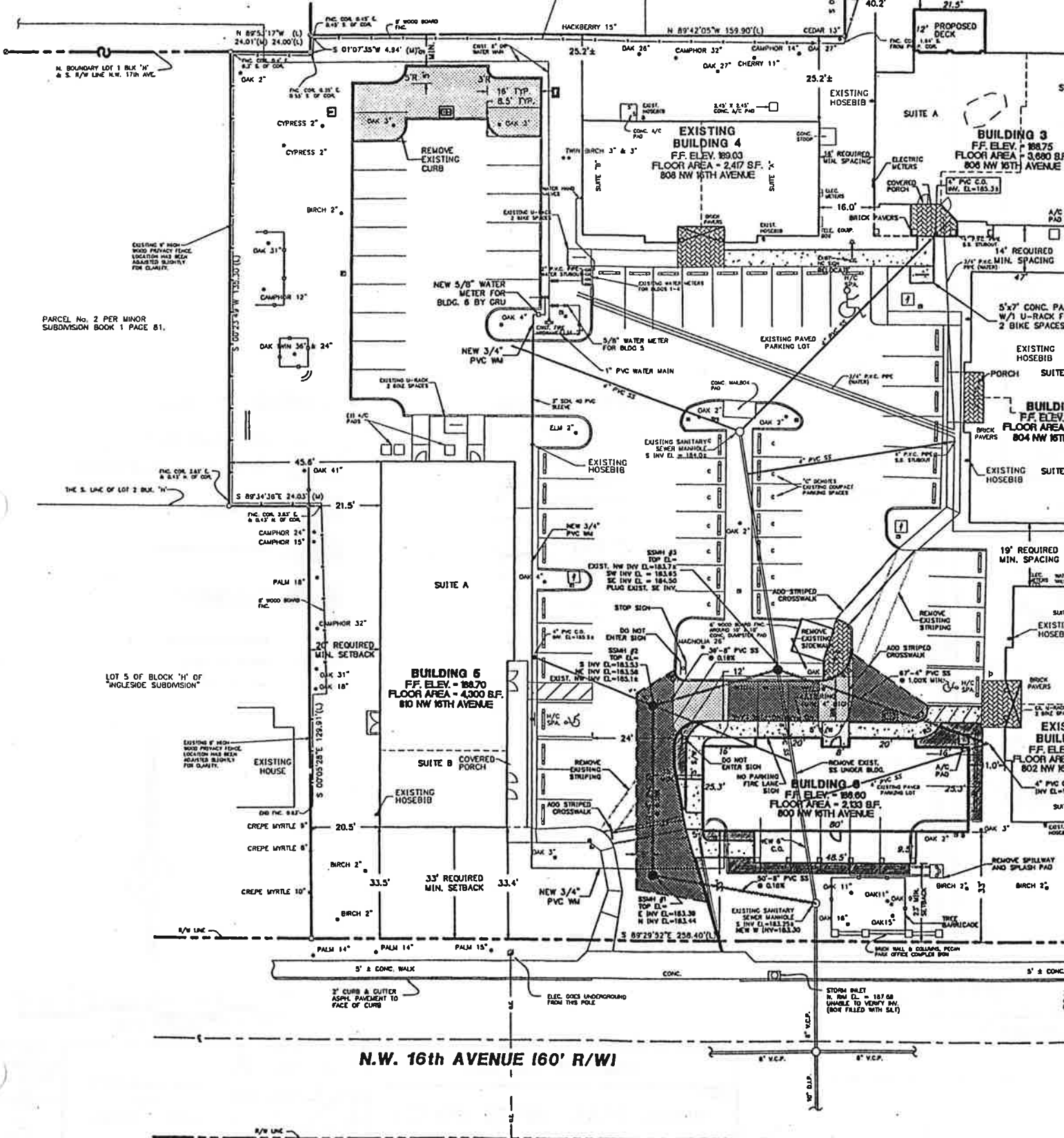
3530 N.W. 43rd Street
 Gainesville, Florida 32608
 PHONE: (352) 375-8999 FAX: (352) 375-0833
 E-MAIL: bc@brown-cullen.com
 St. of Fla. Bd. of Prof. Eng. Cert. of Auth. No. 8263

PROJ.	034
PRO.	SIC
DATE:	JULY, 2000
SHEET:	2
DEL.	5

W. 17th AVENUE (50' R/W)

TAX PARCEL # 9931-1

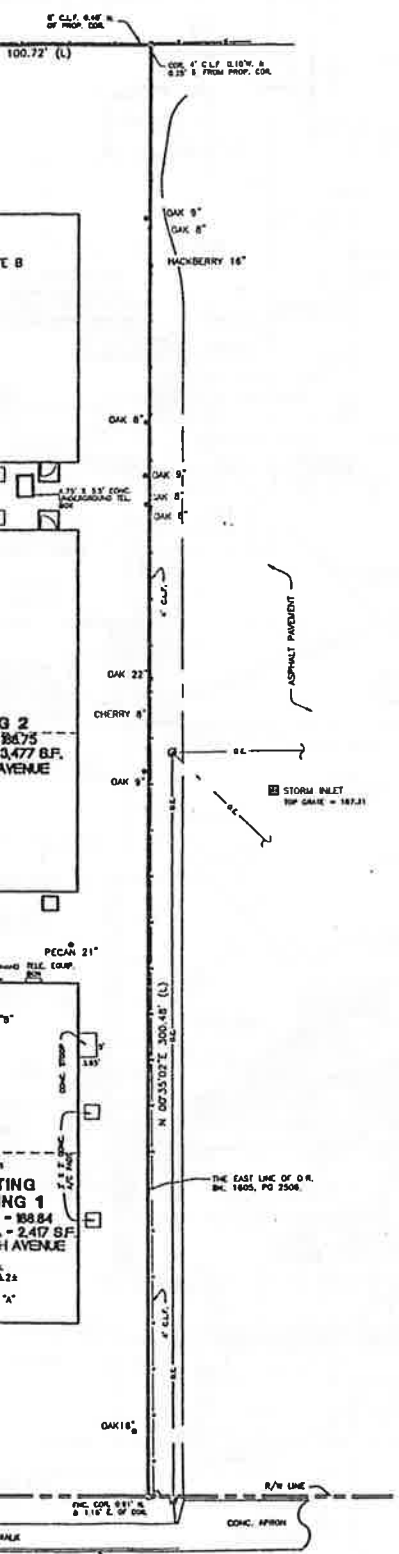
TAX PARCEL # 9931



N.W. 16th AVENUE (60' R/W)

No.	Date	REVISION	By	Appr.
1	7-31-00	REVISIONS PER TRC COMMENTS	DCG	SIC

PARCEL 43

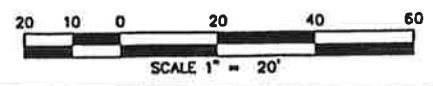


SURVEY LEGEND

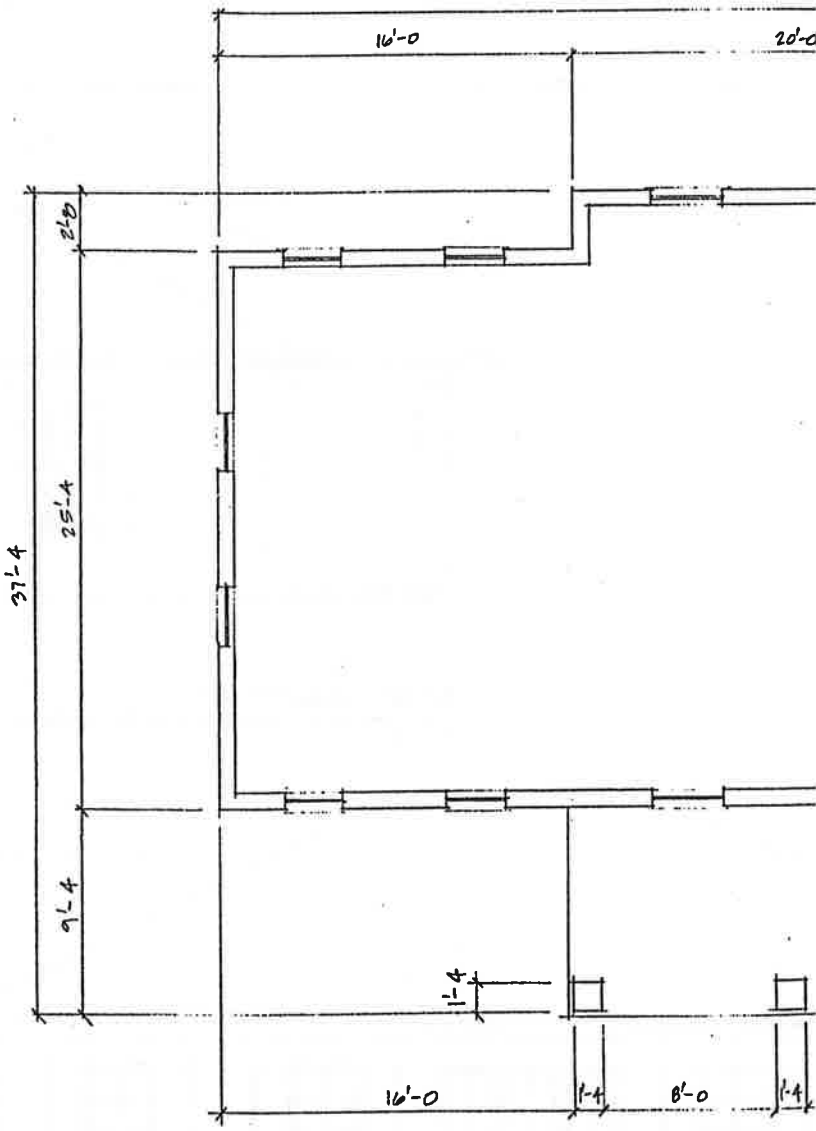
- = FOUND REBAR & CAP R.L.S. # 2047
- = FOUND REBAR & CAP P.L.S. 4788
- = FOUND REBAR & CAP ENG & DENMAN & ASSOC.
- = FOUND IRON 1" PIPE
- = FOUND 6" X 6" CONC. MON. NO IDENTIFICATION
- = SET 4" X 4" CONC. MON. P.S.M. #
- X = SET NAIL & CAP P.S.M. #
- X = FOUND NAIL & CAP P.S.M. #
- ⊙ = WOOD POWER POLE
- h = H/C SIGN
- ⊖ = WATER METER
- ⊕ = WATER VALVE
- = 0.7" X 0.7" CONC. POLE WITH LIGHT FIXTURE
- = ELECTRIC HANDHOLE
- ⊞ = 3.5' X 3.5' CONC. PAD FOR ELECTRIC TRANSFORMER BOX
- = 4" DECORATIVE WOOD POST
- ⊞ = EXISTING SPOT ELEVATION
- = EXISTING ELEVATION CONTOUR

LEGEND

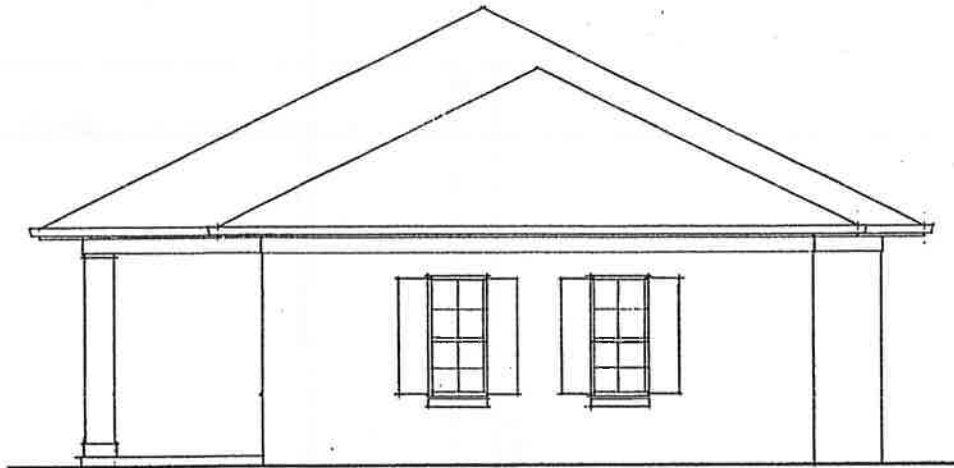
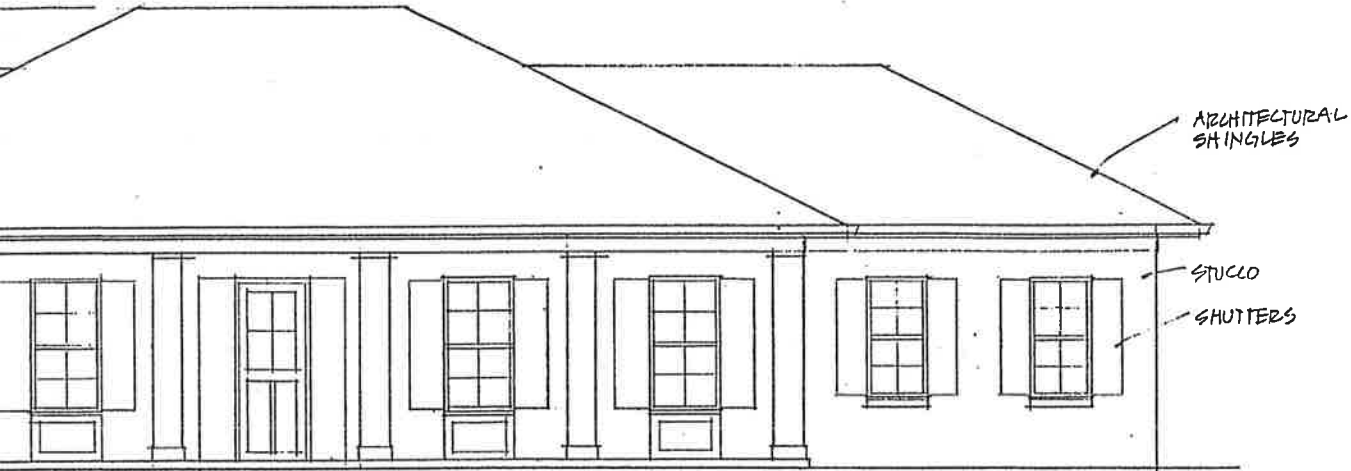
- PROPOSED BUILDING ENVELOPE
- ▨ PROPOSED ASPHALT PAVEMENT/PARKING AREA
- ▨ PROPOSED CONCRETE SIDEWALK/BUILDING ENTRY
- ▨ PAVEMENT TO BE REMOVED
- ▨ REMOVE AND REPLACE EXISTING ASPHALT
- RUNOFF FLOW DIRECTION
- TYPE III SILT FENCE
- TREE BARRICADE



<p>CLIENT: ANDREW KAPLAN</p> <p>PROJECT: PECAN PARK OFFICE CENTER</p> <p>SHEET TITLE: PAVING, GRADING; & DRAINAGE PLAN</p>	<p>BROWN & CULLEN Inc.</p> <p>CIVIL ENGINEERS and LAND PLANNERS</p> <p>3530 N.W. 43rd Street Colnesville, Florida 32606 PHONE: (352) 375-8999 FAX: (352) 375-0833 E-MAIL: bcl@brown-cullen.com St. of Fla. Bd. of Prof. Eng. Cert. of Auth. No. B263</p>	<p>PROJECT NO. 034-97-</p> <p>PROJECT # SIC</p> <p>DATE: JULY, 2000</p> <p>SHEET: 4 OF: 5</p>
---	---	--



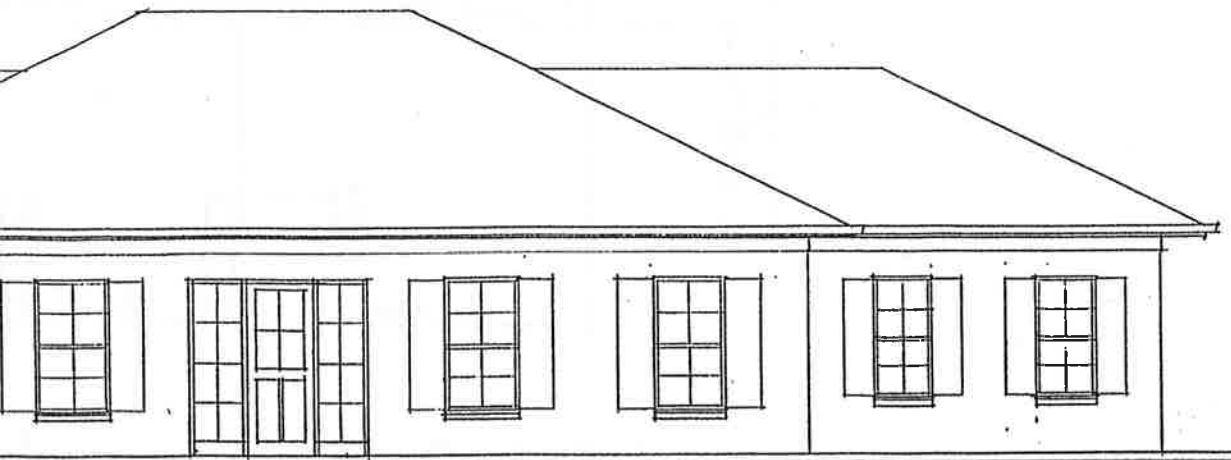
F L O O R P
 1/4" = 1'



EAST ELEVATION

(WEST REVERSED)

1/4" = 1'



OFFICE BUILDING
 PECAN PARK
 800 NW 10th AVENUE
 GAINESVILLE, FL

Architecture
 Planning
 Interiors
 734
 Ph: 352.373.3728 / Fac: 3'

Andrew Kaplan, architect

P.O. Box 13863, Gainesville, FL 32604

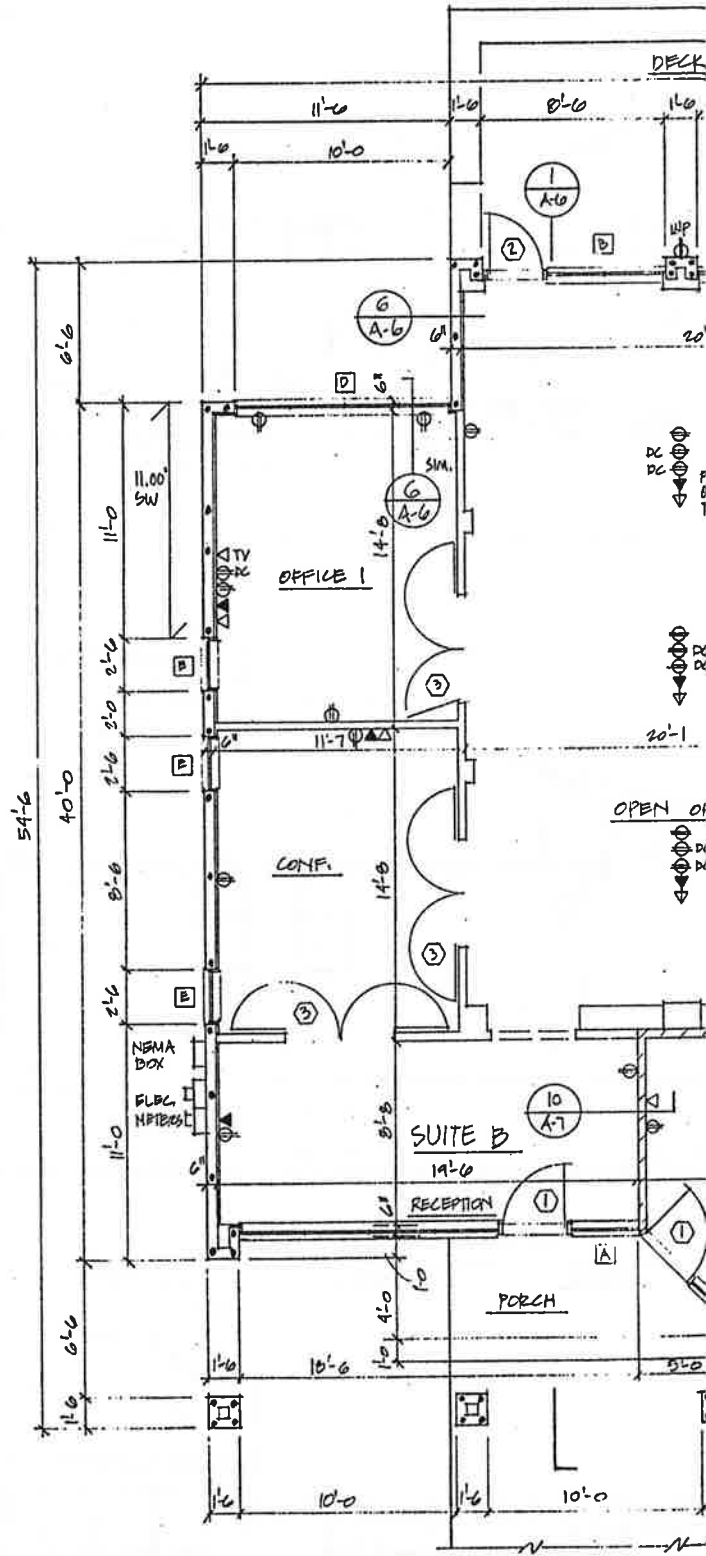
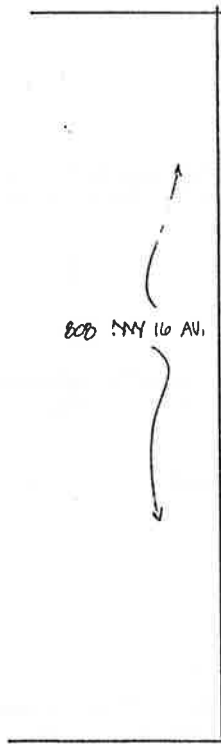
Project Number: 2000-34
 Date: 7-31-00
 A-2
 Sheet of 4

Copyright Andrew Kap
 March 2000

KEY TO SYMBOLS

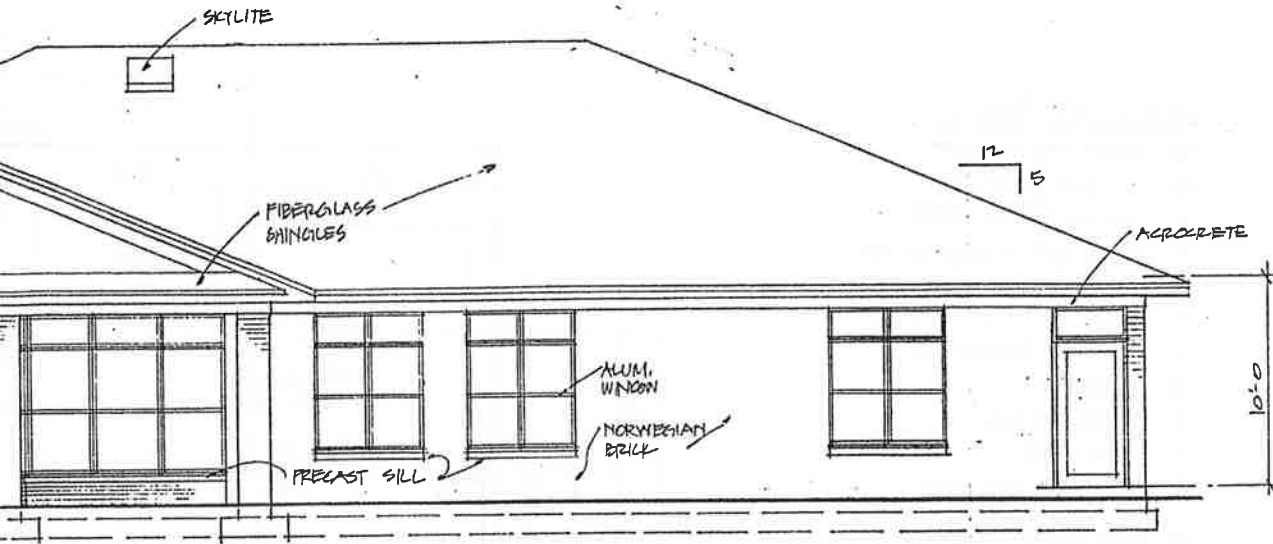
- ⊕ DUPLEX ELEC. @ 16" AFF
- ⊕ GFI ELEC. @ 44" AFF
- △ DATA BOX & COND. @ 16" AFF
- ⬆ DUPLEX DATA BOX & COND. @ 16" AFF
- ▲ TEL. BOX & COND. @ 16" AFF
- ⬆ DUPLEX TEL. BOX & COND. @ 16" AFF
- ⌒ TV CABLE BOX @ 16" AFF
- W/P WATERPROOF
- DC DEPLICATED CIRC.
- N WALL MTD.
- ⊙ HARDWARE APPLIANCE

AT FLOOR OUTLETS PROVIDE METAL COVERS.



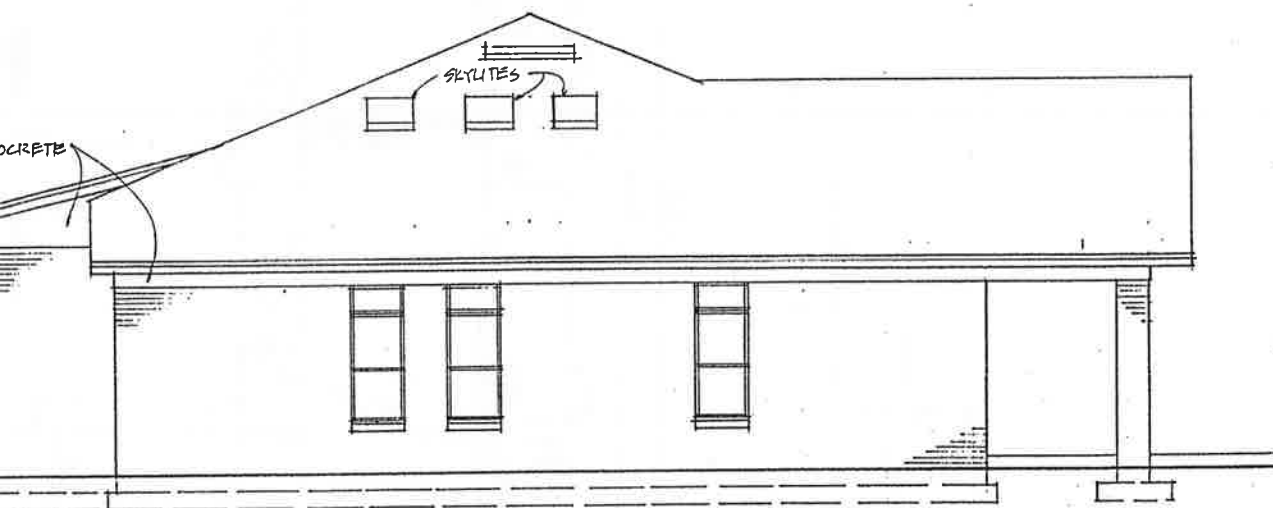
TABULATION:

SUITE A	1980 S.F.
SUITE B	1700 S.F.
TOTAL	3680 S.F.



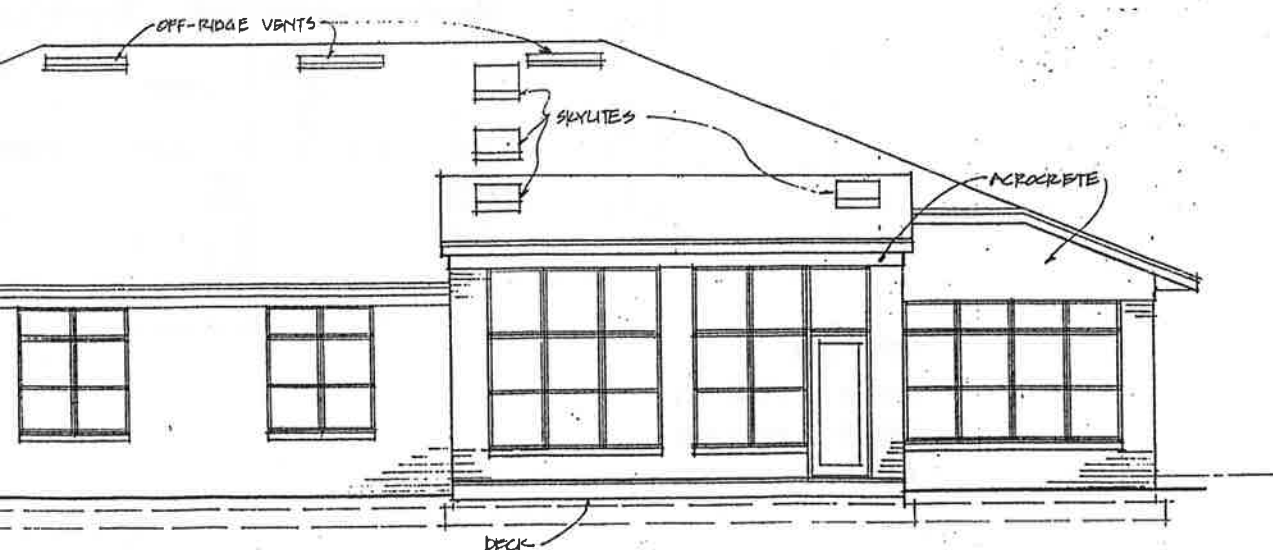
ELEVATION

1/4"=1'



ELEVATION

1/4"=1'



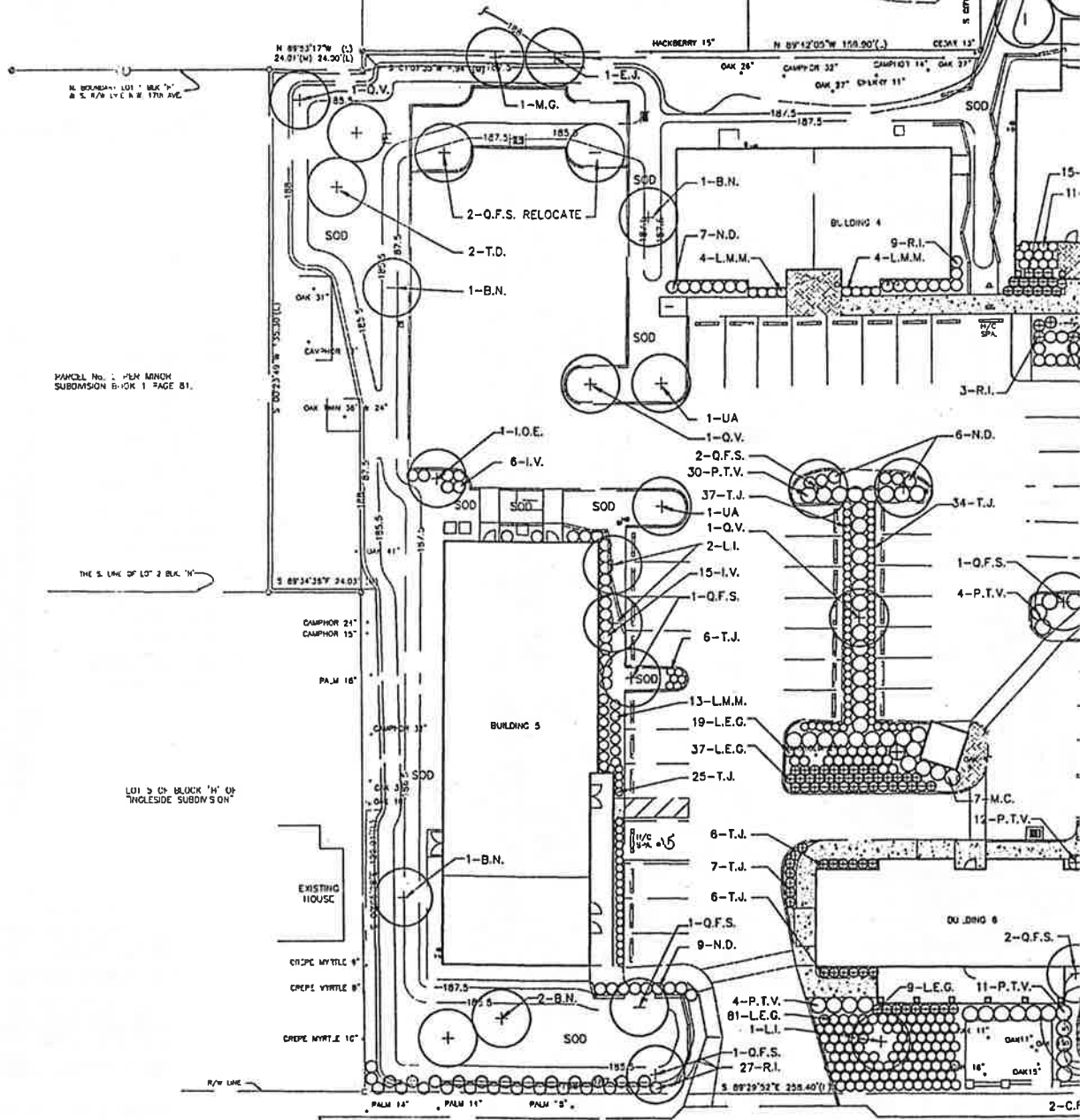
ELEVATION

1/4"=1'

Project Number: 2009-1
 Date: 1-28-2009
 BY: J. W. Loda
 Architecture: OFFICE BUILDING
 Planning: PECAN PARK
 Interiors: 305 NW 166 AVENUE
 373-374
 GAINESVILLE, FLORIDA
 Andrew Kaplan, architect
 P.O. Box 13973 • Gainesville, FL 32604
 Copyright Andrew Kaplan architect 1989

A-4
 Sheet of

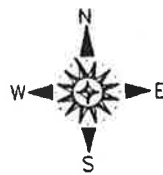
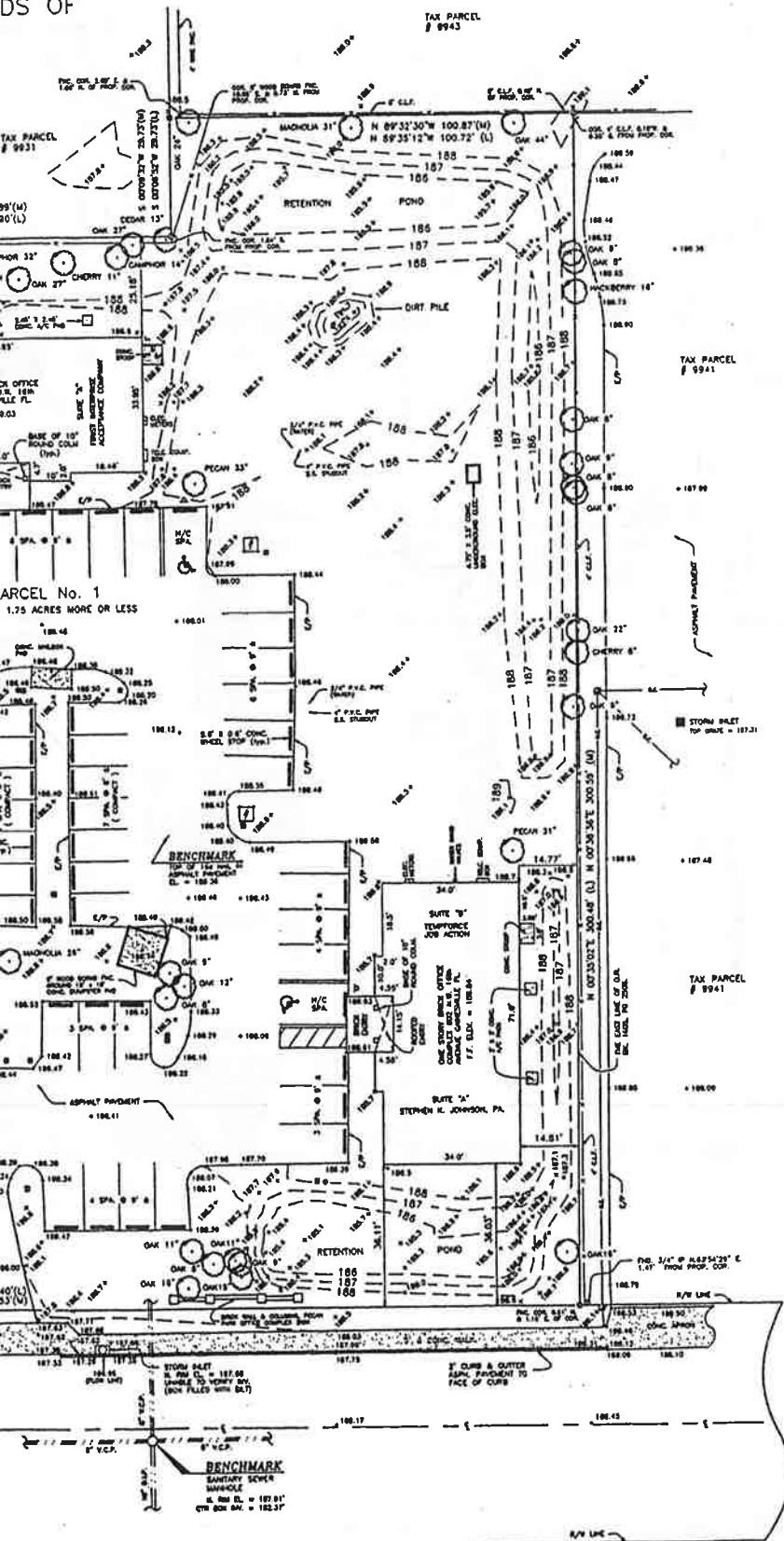
N.W. 17th AVENUE (50' R/W)



N.W. 16th AVENUE (60' R/W)

TREE SURVEY

VISION
DS OF



LEGEND:

- = FOUND REBAR & CAP
P.L.S. # 2047
- = FOUND REBAR & CAP
P.L.S. 4788
- = FOUND REBAR & CAP
ENG & DENHAM & ASSOC.
- = FOUND IRON 1" PIPE
NO IDENTIFICATION
- = FOUND 8" X 8" CONC. MON.
P.S.M. #
- = SET 4" X 4" CONC. MON.
P.S.M. #
- X = FOUND NAIL & CAP P.S.M. #
- ⊕ = WOOD POWER POLE
- ⊖ = M/C SIGN
- ⊙ = WATER METER
- ⊕ = WATER VALVE
- ⊙ = 0.7' X 0.7' CONC. POLE
WITH LIGHT FIXTURE
- ⊕ = ELECTRIC HANDHOLE
- ⊕ = 3.5' X 3.5' CONC. PAD FOR
ELECTRIC TRANSFORMER BOX
- = 4" DECORATIVE WOOD POST

ABBREVIATIONS:

- A = ARC LENGTH
- A/C = AIR CONDITIONER
- ALUM = ALUMINUM
- ASPH = ASPHALT
- AV = AVENUE
- BL = BASE LINE
- BLK = BLOCK
- BOV = BOULEVARD
- BM = BENCHMARK
- CALC = CALCULATED
- CAV = CABLE TELEVISION
- C/B = CONCRETE BLOCK
- CL = CENTER LINE
- CL.F. = GRASS LANE FENCE
- CM = CONCRETE MONUMENT
- COMP = COMPASS
- CONC. = CONCRETE
- DOT = DEPARTMENT OF TRANSPORTATION
- ELEC. = ELECTRIC
- ELEV. = ELEVATION
- FOU = FOUND
- F.W.C. = FENCE
- GOVT. = GOVERNMENT
- GW = GUY WIRE
- HORI = HORIZONTAL
- H/C = HANDICAP
- I.P. = IRON PIPE
- (L) = LEGAL
- LI = LICENSED SURVEYOR BUSINESS
- LP = LIGHT POLE
- LS = LAND SURVEYOR
- MEAS = MEASURED
- M/D = MAIL BOX
- M/D = MAIL & DEK
- O.R. = OFFICIAL RECORD
- P = PLAT
- P.B. = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PK = PARKER WAGON NAIL
- PL = PROPERTY LINE
- P.O. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R = RECORD
- RAD = RADIOS
- RCF = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- S.S. = SANITARY SEWER
- SECT = SECTION
- SR = STATE ROAD
- T = TANGENT
- TBL = TEMPORARY BENCHMARK
- TEL = TELEPHONE
- TRANS = TRANSFORMER
- WV = WATER VALVE

SURVEYOR NOTES:

- 1) TO THE BEST OF MY KNOWLEDGE, THERE ARE NO ENCROACHMENTS, BOUNDARY LINE DISPUTES, AGREEMENTS, OR CLAIMS OF EASEMENTS, OTHER THAN ARE DEPICTED ON THIS DRAWING.
- 2) ALL UTILITIES AND OR IMPROVEMENTS IF ANY, MAY NOT BE SHOWN ON THIS SURVEY.
- 3) IN THE OPINION OF THIS SURVEYOR THE BOUNDARY SHOWN HEREON BEST REPRESENTS THE LOCATION OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION AND THOSE PROPERTY CORNERS FOUND TO BE ACCEPTABLE TO THIS SURVEYOR.
- 4) ONLY TREES 8 INCHES OR GREATER IN DIAMETER WERE LOCATED ON THIS SURVEY.

CERTIFICATE OF SURVEYOR:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THIS SURVEYOR IS PROHIBITED.

I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE HEREON DESCRIBED PROPERTY, AND IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE.

BY: JAMES E. BRINKMAN, PSM - FLA. CERT# 5582
DATE: _____

JAMES E. BRINKMAN, PROFESSIONAL SURVEYOR & MAPPER 1518 N.W. 61st TERRACE MAHIA, FL 32815		
SCALE: 1" = 20'	P.S.M. # 6882	DRAWN BY: JWH
DATE: 9-17-97		CHECKED BY: J.E.
FIELD WORK COMPLETED ON: 9-16-97, FIELD BOOK No. 1		PAGE No. 28-40
PREPARED FOR: ANDREW KAPLAN		DRAWING NUMBER: 61-97

SHEET SUR-1

8/25/00

8/25/00

**HEARING BEFORE
THE CITY COMMISSION**

The City Commission of the City of Gainesville, FL will consider the following items at the regular Public Hearing scheduled on Monday, September 11, 2000, after 6:00 P.M. in the City Hall, First Floor Auditorium, 200 E. University Avenue, Gainesville, Florida.

Petition 112PDA-00 PB, Quasi-Judicial. Brown & Cullen, Inc., agent for Andrew and Cheryl Kaplan. A planned development amendment with development plan review for the addition of an office building and reduction to the rear building setback of Building Number 3 of Pecan Park Office Center. Zoned: PD (planned development district). Located in the 800 block of Northwest 16th Avenue, north side. Legislative Matter No. 000232

Petition 102LUC-00 PB. Protestant Episcopal Church (St. Michael's Church). Amend the city of Gainesville's Future Land Use Map from O (Office) to MU-L (Mixed-use Low Intensity, 10-30 units per acre). Located at 4315 Northwest 23rd Avenue, Tax Parcel No. 06371-003-000.

Legislative Matter No. 000229

In order to participate in the quasi-judicial portion of the proceeding before the City Commission, all parties who are entitled to actual notice must file the registration form with the Board's secretary or Clerk of the City Commission. A party who is not entitled to actual written notice, but who believes that he or she has a special interest or would suffer an injury distinct in kind and degree from that shared by the public at large by the petition, may request affected party status by filing an application with the Clerk of the City Commission in writing during regular business hours no less than seven (7) days prior to the meeting when the petition is scheduled to be heard. The application must be filed and received by the Clerk of the City Commission in writing during regular business hours no less than seven (7) days prior to the meeting when the petition is scheduled to be heard. The application must be filed and received by the Clerk of the City Commission, First Floor, City Hall, 200 East University Avenue, during business hours.

If you do not choose to participate in the quasi-judicial portion of the proceeding, you will be allowed to provide testimony and evidence during the public hearing portion of the meeting, up to 5 minutes per person.

If you have questions about a petition or the process, phone the Department of Community Development at 334-5022 or come to Room 158, Thomas Center B, 306 NE 6th Avenue, Gainesville, Florida, during business hours.

If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 at least 48 hours prior to the meeting date. If you have questions about a petition or the process, phone the Department of Community Development at 334-5022 or come to Room 158, Thomas Center B, 306 NE 6th Avenue, Gainesville, Florida, during business hours.

(#18969) 8-25

7. **Petition 112PDA-00 PB** Brown & Cullen, Inc., agent for Andrew and Cheryl Kaplan. A planned development amendment with development plan review for the addition of an office building and reduction to the rear building setback of Building #3 of Pecan Park Office Center. Zoned: PD (planned development district). Located in the 800 block of Northwest 16th Avenue, north side.

Mr. Gene Francis was recognized. Mr. Francis presented a map of the site and described it and the surrounding uses in detail. He noted that the PD had been before the Plan Board for modifications in the past. He gave a history of the modifications and construction on the site. He indicated that the proposed building would be the last building on the PD.

Mr. Stuart Cullen, agent for the petitioner, as recognized. Mr. Cullen described the site plan and proposed changes in detail. He indicated that the petitioner accepted all of staff's conditions. He discussed the staff conditions and how the development would comply. He offered to answer any questions from the board.

Mr. Andrew Kaplan, Petitioner was recognized. Mr. Kaplan stated that he was the architect and owner of the Pecan Park Complex. He discussed the requested parking reduction of four spaces and how the number of required spaces was determined. He requested that the date on the completion of the first phase be brought forward from December, 2001 to June 1, 2000 since the building was already under construction. He noted that the proposed new building was slated for completion in two years and he requested that the completion date be extended to January 1, 2005. Mr. Kaplan explained that the rental market for the site was not fast and he wished the time to lease the building under construction before beginning a new building.

Mr. Cullen concluded his comments and noted that staff recommended approval of the petition.

Chair Guy requested staff's presentation.

Mr. Francis indicated that Mr. Cullen had covered most aspects of the petition and the petitioner had agreed to all of staff's conditions. He noted that staff had no problem with the requested extension of time.

Chair Guy opened the floor to public comment.

Ms. Nina Postlewaith-Saive was recognized. Ms. Postlewaith-Saive indicated that the project had been an asset to the neighborhood. She asked about the trees in the landscaping plan and cited a concern about the number of cars generated by the complex. She indicated that agreed with the proposed reduction in parking.

Chair Guy closed the floor to public comment.

Mr. Kaplan explained that the proposed buildings were the last to be constructed on the site. He discussed landscaping improvements to be made when the construction was complete.

<u>Motion By:</u> Mr. McGill	<u>Seconded By:</u> Mr. Carter
<u>Moved to:</u> Approve Petition 112PDA-00 PB, with staff conditions and allowing the requested extension of time to January 1, 2005	<u>Upon Vote:</u> Motion Carried 5-0 Yeas: Carter, Fried, McGill, Polshek, Guy.

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.

