



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

7           **WHEREAS**, notice by mail at least thirty (30) days prior to the  
8 public hearing has been given to the petitioner of said lands  
9 notifying the petitioner of this proposed ordinance; and

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

14           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**  
15 **FLORIDA:**

16           **Section 1.** The Development Plan Report and the development plan  
17 maps attached to Ordinance No. 3677 as Exhibits "B" and "C"  
18 respectively, are repealed in their entirety and are of no further  
19 force and effect.

20           **Section 2.** A new Development Plan attached to this Ordinance  
21 which consists of the following: 1) the "PD Layout Plan Report  
22 for Pecan Park Office Center", dated July 14, 1997, revised August  
23 5, 1997, attached hereto as Exhibit "A"; and 2) development plan

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

1 maps prepared by Brown & Cullen, Inc. last revised on September 3,  
2 1997, consisting of 3 sheets attached hereto as Exhibit "B", are  
3 adopted and are incorporated herein and made a part of this  
4 ordinance as if set forth in full. The terms, conditions, and  
5 limitations of the development plan report shall regulate the uses  
6 and development of the land as provided in Chapter 30, Land  
7 Development Code of the City of Gainesville. In the event of  
8 conflict between the provisions of the PD Layout Plan Report  
9 (Exhibit "A") and the revised development plan maps (Exhibit "B"),  
10 the provisions, regulations, and restrictions of the revised  
11 development plan maps (Exhibit "B") shall govern and prevail.

12 **Section 3.** The following conditions, restrictions and  
13 regulations shall apply to the development and use of the land:

14 (a) Development plan approval is required in accordance  
15 with the procedure provided in Article VII of Chapter  
16 30 of the Land Development Code of the City of  
17 Gainesville.

18 (b) The new buildings shall match the existing  
19 architectural style and materials utilized in the  
20 existing buildings on the property and shall be limited  
21 to one story in height. The roofs shall be pitched, and  
22 the buildings shall be constructed of brick.

23 (d) The air conditioning units and their mechanical noise-  
24 making equipment should not be located at the rear of

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1 the buildings. This equipment shall be located at the  
2 side or front of the buildings.

3 (e) All existing and new landscaped islands must be  
4 protected with a concrete curbing that is a minimum of  
5 6 inches in height.

6 (f) All building construction shall be completed within 5  
7 years from the date of adoption of this ordinance.  
8 Phases can be interchangeable, with the exception of  
9 the parking and drainage improvements.

10 (g) Except as provided in the development plan report, no  
11 signs shall be allowed.

12 **Section 4.** If any section, sentence, clause or phrase of this  
13 ordinance is held to be invalid or unconstitutional by any court  
14 of competent jurisdiction, then said holding shall in no way  
15 affect the validity of the remaining portions of this ordinance.

16 **Section 5.** All ordinances, or parts of ordinances, in conflict  
17 herewith are to the extent of such conflict hereby repealed.

18 **Section 6.** This ordinance shall become effective immediately

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1 upon final adoption.

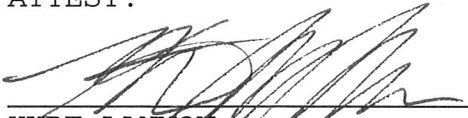
2 **PASSED AND ADOPTED** this 8th day of December,

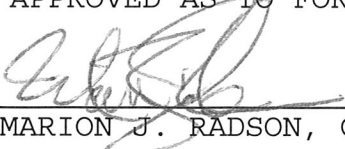
3 1997.

4   
5 \_\_\_\_\_  
6 MAYOR-COMMISSIONER

8 ATTEST:

APPROVED AS TO FORM AND LEGALITY:

9   
10 \_\_\_\_\_  
11 KURT LANNON,  
12 CLERK OF THE COMMISSION

  
13 \_\_\_\_\_  
14 MARION J. RADSON, CITY ATTORNEY

DEC - 9 1997

15 This ordinance passed on first reading this 24th day of  
16 November, 1997.

17  
18 This ordinance passed on second reading this 8th day of  
19 December, 1997.

20  
21 129pda.pet

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**PD LAYOUT PLAN REPORT  
FOR  
PECAN PARK OFFICE CENTER  
JULY 14, 1997  
Revised AUGUST 5, 1997**

**Introduction:**

This PD Layout Plan Report accompanies the PD zoning amendment application submitted to the City of Gainesville on July 14, 1997, and the PD drawing set identified with date July 1997. The PD amendment is required for reenactment of the PD originally approved November 5, 1990 and expired November 5, 1995. The original Planned Development Ordinance was No. 0-89-75.

- A. The aim of this project is to provide needed office space close to downtown, in a compatible relationship with it's surroundings.

Following are some examples of compliance with Comprehensive Plan Goals and policies.

1. Location close to housing and other services
2. Infil in area with infrastructure in place
3. Protection of natural landscape features
4. Energy conservation achieved through central location
5. Planned Development gives freedom and control
6. Extensive natural buffering
7. Site in scale with surroundings
8. Enhances visual environment
9. Encourages business compatible with character of Gainesville
10. Minimizes access points to street
11. Fosters use of RTS
12. Foster multi-center concept by making transition from office to residential
13. Makes existing site/use better, rather than making developed area of city bigger.

- B. The land use relationship of low density offices to multifamily, houses and office/residential is compatible on all sides.

East - Zoned OR, the neighboring property is currently an apartment complex, with a parking lot along the entire east side of this project.

North- A single family residence exists, and an apartment complex is currently being developed. There is an extensive natural buffer along this property line. The zoning is RMF6.

West - This side is half bordered by existing single family houses on smaller lots zoned RMF5. There is some natural buffer here, and a side setback at new

pdplan

Architecture • Planning • Interiors

construction of 20' will be maintained. The remaining west side is bordered by land originally part of the Pecan Park PD. This residential portion of the PD is complete.

South- Across 16th Avenue are existing old houses divided into apartments and a large house used to store industrial equipment. All zoning RMF7.

**C. Vehicular Circulation Plan**

Vehicular access is limited to one connection to NW 16th Avenue. The office center parking lot is designed with all travel being two way and 90 degree parking. The main parking lot is a looped lot, although a small side lot is proposed which will be identified for use as employee parking primarily. All driving lanes are designed to conform to the City of Gainesville Traffic Engineering dimensional requirements.

**D. Statistical Information: Proposed PD**

A.	Total Site Area	76,559 SF=1.76 AC = 100.0%
B.	Exist. Building Area	4,834 SF=0.11 AC = 6.3%
C.	Exist. Pavement and Sidewalk Area	20,242 SF=0.46 AC = 26.4%
D.	New Building Area	11,900 SF=0.27 AC = 15.5%
E.	New Pavement and Sidewalk Area	5,769 SF=0.13 AC = 7.6%
F.	Total Impervious Area	42,745 SF=0.98 AC = 55.8%
G.	Open Area	33,814 SF=0.78 AC = 44.2%

**Statistical Information: Original PD**

A.	Total Site Area	76,770 SF=1.76 AC= 100.0%
B.	NA	
C.	NA	
D.	New Building Area	16,812 SF=0.30 AC= 22%
E.	New Pavement and Sidewalk Area	20,603 SF=0.47 AC= 24%
F.	Total Impervious Area	37,415 SF=0.86 AC= 49%
G.	Open Area	39,356 SF=0.90 AC= 51%

**E. Storm water Management Concept Plan**

The existing storm water management systems consists of four retention basins located along the perimeter of the property. The system was designed and permitted by the City of Gainesville and St. John's River Water Management District (SJRWMD) in 1990. SJRWMD permit number 42-001-0365AN was issued on August 3, 1990 and was approved for 36,995 sq. ft. of impervious area contributing to the storm water management basin system.

As a result of the 5,769 sq. ft. increase in impervious area to 42,745 sq. ft., the existing storm water management system will required modifications to meet City of Gainesville and SJRWMD requirements. The design of the master drainage system modifications will be provided with the final site plan submittal, and will be permitted with the City of Gainesville and SJRWMD at that time.

**F. Generalized Landscape Plan**

The generalized landscape plan proposed will take advantage of the natural buffers and the large existing trees on site to create a highly xeriscaped landscape. Sodding will be used only as required around the storm water basins and other minor accent areas. Shade tolerant ground covers and mulched planting areas will augment the many large trees that have been saved on site. Appropriate hedge material will be added where advantageous to add landscape variety.

Additional tree plantings will be provided in the landscape design in order to shade parking and retention areas. Planting in retention areas will be coordinated at final site plan. Tree species will be chosen to act in harmony with the area's urban forest yet add diversity where appropriate. The finalized landscape plan is required to be designed, signed and sealed by a registered landscape architect.

**G. Roadway and Parking Design Standards**

The entire parking lot is designed to conform to the City of Gainesville design requirements per the Land Development regulations and the City Traffic Engineering dimensional requirements. The minimum two way travel lane width proposed is 22 feet, although 24 feet is proposed everywhere that parking is perpendicular to the travel lane. The minimum parking stall widths are 8.5' by 19' (16 feet paved) for standard spaces, and 7.5' by 15' (13 feet paved) for compact spaces.

**H. Development Schedule**

**Phase I:** Buildings #1, #4, sign, original site infrastructure, residential portion of PD (completed).

**Phase II:** Building #5, parking and drainage improvements. Begin within 1 year of ordinance approved.

**Phase III:** Building #2, Begin within 3 years of ordinance approval.

**Phase IV:** Building #3, Begin within 4 years of ordinance approval.

All construction to be completed within 5 years of ordinance approval



**I. Certificate of Concurrency**

A preliminary concurrency determination has been applied for with this PD Amendment application. Final concurrency applications will be filed with the subsequent phases' final site plan applications.

**J. Project Signage:**

A masonry wall with signage for the project has been constructed as shown in drawings and approved by the City of Gainesville.

Building mounted signs 30 inches square are provided for each tenant.

**K. Building Design and Construction:**

The three buildings yet to be built will be similar in style, color and materials to the two existing buildings.

**L. Building Use:**

The "Permitted Uses by Right" are those listed for the original PD plus medical and dental offices and labs. Original PD list attached.

## PERMITTED USES BY RIGHT

- Insurance
- Insurance agents, brokers and service
- Real Estate
- Legal services
- Business associations
- Engineering, architectural and surveying services
- Noncommercial educational, scientific and research organizations
- Accounting, auditing and bookkeeping services
- Services, not classified elsewhere
- Management, consulting and public relations services
- Landscape and horticultural services - offices only
- Building construction - general contractors and operative builders - offices only
- Sales office without warehousing, showrooms or retail space
- Telephone message service
- Arrangement of passenger transportation
- Any accessory use customarily incidental to any permitted principal use
- Combination of real estate, insurance, loans, law offices
- Holding and other investment offices
- Advertising
- Mailing, reproduction, commercial art and photography, and stenographic service
- Computer and data processing services
- Detective agencies and protective services
- Dental laboratories, not exceeding a total floor area of 1200 square feet and a maximum of ten (10) employees
- Libraries and information centers
- Social services, not elsewhere classified, excluding rehabilitation centers
- Professional membership organizations
- Political organizations
- Membership organizations not elsewhere classified
- Religious organizations - offices only
- Personal credit institutions
- Business credit institutions
- Mortgage bankers and brokers
- Personnel supply services
- Photographic studios
- Administration of human resources programs
- Administration of environmental quality and housing programs
- Administration of economic programs