



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

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

- 6 1. Per the submitted Zoning Master Plan, the development shall not exceed 100 Independent  
7 Living Unit attached/detached homesites, and 300 Independent Living Unit apartments, 60  
8 Assisted Living Facility units, 24 Memory Impaired units, and 60 Skilled Nursing units  
9 contained in a multi-use building. The multi-use building shall not exceed a total square  
10 footage of 1,087,000 square feet, with a maximum building foot print of 369,000 square feet,  
11 and with a maximum height of 5 stories, or 70 feet from the finished floor to the top of the  
12 roof, including basement parking. The building may be divided into the following maximum  
13 square footages and story levels:  
14  
15 a. the 1 story portion containing 60 Assisted Living Facility units, 24 Memory Impaired  
16 units, and 60 Skilled Nursing units shall be a maximum of 111,000 square feet of floor  
17 area and 30' in height from the finished floor to the top of the roof.  
18  
19 b. the 2 story portion containing the Independent Living Common Healthplex shall be a  
20 maximum of 86,000 square feet and 70' in height from the finished floor to the top of the  
21 roof.  
22  
23 c. the 5 story portion containing 300 Independent Living apartment units and basement  
24 parking shall be a maximum of 890,000 square feet and 70' in height from the finished  
25 floor to the top of the roof.  
26

27 The Development Review ~~Committee~~ Board may allow minor variations in square footage  
28 and building height provided that the maximum number of units is not exceeded.  
29

30 The general location and boundaries of defined uses, private streets, trails, undisturbed areas,  
31 and all other elements of the PUD, shall in accordance with the Zoning Master Plan. The  
32 Development Review ~~Committee~~ Board may allow minor variations in locations provided  
33 that the overall intent of the Zoning Master Plan is maintained.  
34

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

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

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

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

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1 ~~12. The western access connection must align with the street being constructed as the primary~~  
2 ~~access to the Campus Lodge project, located north of SR 331. At the time of development~~  
3 ~~plan approval, the applicant must provide a signal warrant analysis. If this analysis indicates~~  
4 ~~that a signal is warranted, the applicant shall provide for all costs associated with the design~~  
5 ~~and installation of this traffic signal, or any other type of traffic control device that may be~~  
6 ~~warranted.~~

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

39  
40 14. A roadway connection must be provided to the western boundary or to the northwestern  
41 corner of the proposed PUD. This connection may be gated to provide for site security. The  
42 western connection, S.W. 29th Drive, has been completed with Phase I. The security gate

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1 improvements have been completed and no other western connections are proposed for Phase  
2 II.

3  
4 15. To assist in offsetting the impacts of this development, additional mass transit access, as  
5 indicated in the traffic study, must be provided in this area. This would include the extension  
6 of one or more of the existing RTS routes to the site. The applicant may provide for  
7 additional funding to RTS as traffic mitigation for the impacts to surrounding road network  
8 or such other mitigation as determined by DRC. Oak Hammock has provided funding to  
9 RTS in satisfaction of this condition. No other traffic mitigation is required for future Phase  
10 II.

11  
12 ~~16. At the development approval stage, the applicant shall provide definitive time frames~~  
13 ~~associated with the phases of the proposed development in order to facilitate the issuance of~~  
14 ~~the appropriate Certificates of Level of Service Compliance.~~

15  
16 ~~17. A Certificate of Level of Service Compliance must be obtained for this project by the time of~~  
17 ~~site plan approval in accordance with Chapter 365 of the Alachua County Unified Land~~  
18 ~~Development Regulations. At that time access issues must be resolved. A traffic impact~~  
19 ~~analysis and traffic mitigation proposals must be submitted with the site plan application.~~

20  
21 ~~18. The eastern road configuration from Williston Road shall not extend easterly beyond a point~~  
22 ~~necessary to provide southerly road access to the developed portion of the site. Condition 11 shall~~  
23 ~~apply to this road segment. This road segment shall ultimately provide access from Williston Road~~  
24 ~~to the 71 acres east of and adjacent to the subject property and shall be accomplished by a PUD~~  
25 ~~amendment. The amendment shall strike a reasonable balance between the issues of access,~~  
26 ~~interconnectivity of the road system, public safety and natural resources both on the site and the~~  
27 ~~adjacent 71 acres. A portion of S.W. 25<sup>th</sup> Terrace (the easterly entrance road to Oak Hammock) has~~  
28 ~~been conveyed to the City for right-of-way purposes. The easterly extension of S.W. 25<sup>th</sup> Terrace~~  
29 ~~(described as "Proposed County R/W and adjacent to Parcel B) that will connect to the~~  
30 ~~approximately 70 acres east of and adjacent to Oak Hammock shall be constructed at some time in~~  
31 ~~the future to serve the adjacent development. Oak Hammock shall have no responsibility to construct~~  
32 ~~and maintain said road. The exact alignment through Oak Hammock property shall be determined at~~  
33 ~~the time of final development plan approval of Phase II as long as it falls within the 30 mph design~~  
34 ~~speed standards for S.W. 25<sup>th</sup> Terrace. Oak Hammock shall convey the required right-of-way, not~~  
35 ~~exceeding 60 feet in width to the City of Gainesville, at no cost or charge to the City for the right-of-~~  
36 ~~way, upon demand by the City. In the event Oak Hammock, its successors or assigns, fails to convey~~  
37 ~~said right-of-way, the City will have the right to seek injunctive relief to obtain said deed, and Oak~~  
38 ~~Hammock, its successors or assigns, shall pay the City's attorneys fees and costs.~~

39  
40 ~~19. Phase I is approved for a period of 36 months from the date hereof and shall lapse if a~~  
41 ~~preliminary development plan is not submitted within the 36 month period. As of April~~  
42 ~~2005, Phase I has been completed. Phase II is approved for a period of 72 months from the~~  
43 ~~date May 9, 2005, and this development order shall lapse terminate if a complete or~~

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