

Petition 102PDA-06PB, Legislative Matter No. 060415
City Plan Board and Staff Conditions
August 17, 2006

Condition 1: Except as modified herein, all of the condition of the previously approved Planned Development shall remain in effect.

Condition 2: The financial institution use must be located on the corner of NW 40th Terrace and NW 39th Avenue of lot 4 and meet the build-to line development standards of the Central Corridor Overlay District.

Condition 3: The financial institution building shall have a minimum of two (2) stories. The building shall be oriented towards NW 39th Avenue and have a main entrance facing 39th Avenue. The northern façade of the building must provide architectural design, with relief and a minimum of 30% glazing. The glazing percentage shall be determined based on the area of the façade from grade to the eave. Both levels must have glazing. The east side of the building must provide a minimum glazing of 30% on the first floor elevation, facing NW 40th Terrace.

Condition 4: If the financial institution is one suite or one portion of a larger building, that portion of the building shall be physically off-set from the rest of the building or provided with a separate identity through architectural design or color variation. Acceptable design shall be determined by the reviewing body, during development plan review.

Condition 5: Drive-through facilities must be located away from NW 39th Avenue. Its location and orientation shall have the least visual impact on the adjacent public right-of-way. A combination of garden wall and complementary vegetation shall be implemented along NW 39th Avenue and NW 40th Terrace to attain screening and visual compatibility. The wall type, height and composition shall be determined during development plan review.

Condition 7: Parking for the project shall be 134 spaces for the currently proposed 40,000 square feet for floor area on the "Remainder of Lot 4". That square footage shall include a maximum of 20,000 square feet of medical uses and 20,000 square feet of general office uses. Any additional square footage, up to the 50,000 square feet allowed, shall be required to provide parking in accordance with the Land Development Code. Bicycle and motorcycle parking shall be in accordance with the Land Development Code.

Condition 8: The building(s) shall be designed and placed so as to minimize the amount of trees to be removed. Tree removal if necessary, must be coordinated within the development review process.

Condition 9: Any drive through facility proposed shall contain no more than 2 drive through lanes plus one pass-by lane.

Condition 10: Access will not be permitted off NW 39th Avenue. No additional access shall be permitted off NW 40th Terrace.

Condition 11: After construction stages, any modification of the development which does not require amendment of the PD ordinance, may be processed with authorization only from the individual lot owner. Development affecting common areas shall require authorization from an authorized body. Notwithstanding this condition, private deed restrictions shall over-ride this requirement.

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 5

TO: City Plan Board **DATE:** August 17, 2006

FROM: Planning Division Staff

SUBJECT: Petition 102PDA-06 PB, Causseaux & Ellington, Inc., agent for Howe Development Corporation. Planned Development Amendment to add Financial Institution use to an existing Planned Development. Located at 4130 NW 39th Avenue.

Recommendation

Planning staff recommends approval of Petition 102PDA-06 PB, with conditions.

Explanation

This is a request to add an additional financial institution with drive-through facilities to the MetroCorp development, located at the southeast corner of NW 43rd Street and NW 39th Avenue. This petition will also extend the deadline for development of lots 3 and 4 to December 31, 2008. The development was initially approved on October 17, 1983 to establish an office development on 5.035 acres (219,357 square feet). Lots 1, 2, 3 and 4 were platted and subsequently developed in phases. The Planned Development ordinance regulating the development was revised in 1992 with a five-year expiration date, and again in 2003 to revalidate the PD order to allow development of existing undeveloped lot 2 to include a 4,000 square foot building within the southern section of the lot (See D-1 on attached PD Layout Map. The PD then expired in 1997; therefore development could not occur until the PD was reactivated, resulting in submittal of the previous Planned Development Amendment (76PDA-03PB) a request to validate the PD and associated documents and to review Preliminary and Final Development plans for the proposed 4,000 square foot building in Lot 2(D-1).

Analysis

In reviewing the proposed Planned Development amendment, staff considered the following criteria as required by Section 30-216, Requirements and Evaluation of PD:

Conformance with comprehensive plan.

The MetroCorp development has a land use designation of Planned Use District and a zoning of Planned Development for Offices. The development is approximately 70% built and is in conformance with the requirements of the comprehensive plan. The elements of the land use remains unchanged and the relevant aspects of the proposed development will be in compliance with existing land development regulations and any adopted ordinances.

Concurrency

A certificate of concurrency must be issued prior to approval of this petition.

Internal and External Compatibility

Uses allowed within the development will remain the same and are currently consistent and in harmony with each other. The allowable uses are also consistent and compatible with surrounding uses. With reference to the perimeter of the development, the existing elements such as fences walls, landscaping, buffers and setbacks, which were approved on the original development, will remain to maintain external compatibility. A fifty (50) foot vegetative buffer exists on the south and east sides of the development where a common boundary exists with residential development. A thirty foot building setback exists along NW 39th Avenue and all buildings are proportionately setback from the internal road and parking network.

The request is to site the financial institution building at the NW corner of NW 39th Avenue and NW 37th Avenue, which runs through the Metrocorp development. The building will be no less than two (2) stories in height, and oriented so that if there is a drive through, it will have the least visual impact on the adjacent public right of way. The building design must address NW 39th Avenue, and a garden wall constructed along NW 39th Avenue and NW 37th Boulevard with complementary vegetation to be determined at development plan review. Furthermore, the project must demonstrate effective and safe vehicular and pedestrian circulation which will be addressed at development plan review.

The PD currently allows a total of 50,000 square feet of floor area for the "Remainder of Lot 4". Subject to parking needs, a maximum of 27,500 square feet of floor area, may be developed as medical uses. There is an approved development plan, Petition 88SPL-05DB showing a proposed square footage of 40,000 square feet of floor area with 134 parking spaces, excluding bicycle and motorcycle parking. Based on the 40,000 square feet proposed, the applicant is requesting a modification of the parking standard to allow construction of 20,000 square feet of floor area in medical uses and 20,000 square feet of floor area in general office uses, with a total number of 134 parking spaces. This would result in a parking standard of approximately 1 space per 299 square feet of floor area. The basis for this request is that a number of medical uses, intended for the area, do not generate as much parking as the typical medical offices. Additionally, a number of regular office uses also generate a need for fewer parking spaces than what is traditionally required. The applicant also claims that given unified control and development of the project, parking will be better managed for the entire development.

The Following conditions shall apply to the “Remainder of Lot 4”:

Condition 1:

Except as modified herein, all of the condition of the previously approved Planned Development shall remain in effect.

Condition 2:

The financial institution use must be located on the corner of NW 40th Terrace and NW 39th Avenue of lot 4 and meet the build-to line development standards of the Central Corridor Overlay District.

Condition 3:

The financial institution building shall have a minimum of two (2) stories. The building shall be oriented towards NW 39th Avenue and have a main entrance facing 39th Avenue. The northern façade of the building must provide architectural design, with relief and a minimum of 30% glazing. The glazing percentage shall be determined based on the area of the façade from grade to the eave. Both levels must have glazing. The east side of the building must provide a minimum glazing of 30% on the first floor elevation, facing NW 40th Terrace.

Condition 4:

If the financial institution is one suite or one portion of a larger building, that portion of the building shall be physically off-set from the rest of the building or provided with a separate identity through architectural design or color variation. Acceptable design shall be determined by the reviewing body, during development plan review.

Condition 5:

Drive-through facilities must be located away from NW 39th Avenue. Its location and orientation shall have the least visual impact on the adjacent public right-of-way. A combination of garden wall and complementary vegetation shall be implemented along NW 39th Avenue and NW 40th Terrace to attain screening and visual compatibility. The wall type, height and composition shall be determined during development plan review.

Condition 7:

Parking for the project shall be 134 spaces for the currently proposed 40,000 square feet for floor area on the “Remainder of Lot 4”. That square footage shall include a maximum of 20,000 square feet of medical uses and 20,000 square feet of general office uses. Any additional square footage, up to the 50,000 square feet allowed, shall be required to provide parking in accordance with the Land Development Code. Bicycle and motorcycle parking shall be in accordance with the Land Development Code.

Environmental Constraints

During development, every effort shall be made to procure as many trees as possible on the site. The building(s) shall be designed and placed so as to minimize the amount of trees to be removed. Tree removal, if necessary, must be coordinated with the development review coordinator.

Condition 8:

The building(s) shall be designed and placed so as to minimize the amount of trees to be removed. Tree removal if necessary, must be coordinated within the development review process.

External/Internal transportation access and Off-street parking

The development currently has a functioning interior road network with integrated off-street parking.

Condition 9:

Any drive through facility proposed shall contain no more than 2 drive through lanes plus one pass-by lane.

Condition 10:

Access will not be permitted off NW 39th Avenue. No additional access shall be permitted off NW 40th Terrace.

Sidewalks, trails and bikeways

The development currently has sidewalks on both sides and interior walkways to facilitate pedestrian circulation.

Public Facilities

Public facilities are available within close proximity to the development site.

Unified control

Documents provided with the application indicate unified control of the property.

Condition 11:

After construction stages, any modification of the development which does not require amendment of the PD ordinance, may be processed with authorization only from the individual lot owner. Development affecting common areas shall require authorization from an authorized body. Notwithstanding this condition, private deed restrictions shall over-ride this requirement.

City Plan Board
Petition 102PDA-06 PB
August 17, 2006

Development time limits

Bonds **This section is not applicable at this time, during subdivision review, any required bonding will be addressed at a later date.**

Respectfully submitted,

Ralph Hilliard
Planning Manager

LDC: ldc

SRN: srm

CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 2

Petition	<u>102PDA-06PB</u>	Date Received <u>8/1/06</u>	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Final
Review Date	<u>8/3/06</u>		
Project Name	<u>Metrocorp</u>		
Location	<u>4130 NW 39th Ave.</u>		
Agent/Applicant Name	<u>Howe Development Corp.</u>		
Reviewed by	<u>Onelia Lazzari</u>		
			<input type="checkbox"/> Amendment
			<input type="checkbox"/> Special Use
			<input type="checkbox"/> Planned Dev.
			<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 City's Transportation Concurrency Exception Area and will be required to meet all relevant Concurrency Management Element policies. Prior to second reading of the PD Ordinance, the developer must sign a TCEA Zone B Agreement for the provision of required TCEA standards. The signed TCEA Agreement is necessary for the issuance of a Certificate of Preliminary Concurrency, which is required for the PD Amendment.

2. The City will assess TCEA standards for the purposes of the TCEA Agreement based on the trip generation provided. However, the City generally uses square footage to calculate trip generation for banks with drive-throughs. The following conditions will apply to the PD amendment:
 - a. The developer shall sign a TCEA Zone B Agreement for provision of the required Concurrency Management Element Policy 1.1.6 standards based on the preliminary net, new trip generation of 493 average daily trips using the number of drive-through lanes. At the time of development plan review, the developer shall recalculate the net, new trip generation based on square footage of the proposed bank. The developer shall be responsible for any additional net, new trips calculated, and shall sign another TCEA Zone B Agreement for provision of the required standards.

 - b. The bank with drive-through use shall meet all the relevant Concurrency Management Element requirements for drive-through uses.

c. The developer shall provide a trip distribution to the ½ mile distance for this proposed development at the development plan review stage.

3. The PD Layout plan should show a proposed traffic circulation flow for the proposed drive-through lanes at the bank. This is a condition of approval.

4. Please provide the relevant information to Onelia Lazzari to begin preparation of the TCEA Zone B Agreement prior to second reading of the PD ordinance.

SITE PLAN EVALUATION SHEET

FIRE PROTECTION/LIFE SAFETY REVIEW

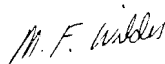
<u>Petition No.:</u> 102PDA-06PB	<u>Due Date:</u> 8/7/2006	<u>Review Type:</u> Preliminary Final
<u>Review for:</u> Technical Review Staff Meeting	<u>Review Date:</u> 8/7/2006	
<u>Description:</u> Metrocorp of Gainesville NW 39th Ave at NW43rd St		<u>Project Planner:</u> Shenley Neely

Approvable

Approvable
Subject to Comments

Disapproved

Concept

<input type="checkbox"/> Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.	<u>Comments By:</u>  _____ MF Wilder, #233 Fire Inspector
<input type="checkbox"/> Revisions are necessary for plan to meet the 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.	

Revisions/Recommendations:

Any development/buildings must comply with the Florida Fire Prevention Code and City of Gainesville Ordinances. Approval of PD plan should not be misunderstood as approval of site plan.

SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27 *Second Review*

Petition: 102 PDA-06PB Review date: 8/7/06
Review For: Technical Review Committee
Agent: : Causseaux & Ellington for **Metrocorp** (revised report) located at 4130 NW 39th Avenue.

Review: PD
Planner: Shenley

APPROVED **APPROVED** **DISAPPROVED**
(as submitted) (with conditions)

- Tree Survey Required
- Landscape Plan Required
- Irrigation system required
- Attention to conditions (revisions/recommendations)

Comments by:



Earline Lührman
Urban Forestry Inspector

Approved as submitted.

General Note:

Project will be in compliance with landscaping requirements for street trees (Sec 30-261), street buffers (30-353), and stormwater management areas [30.251 (2) b], 10 spaces or 135 feet maximum between tree landscape islands Section 30-252 (b) 2 a and removal of exotic nonnative plant materials Section 30.253 (7) g and perimeter plantings within 5 feet of paved surface areas Section 30.252 (c).

No impact on the Urban Forest at this time.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 16, OLD LIBRARY

222 East University Avenue 334-5023

Petition No. 103SPL-06DB **Meeting Date:** 8/10/06 **Date of Review:** 08/03/06

Type of Review: Review of PD Layout Plan for Metrocorp, Remainder of Lot 4

Agent: Causseaux and Ellington **Zoning:** PD

Owner: Howe Development Corporation **Zoning:** _____

Name of Project: MetroCorp Remainder of Lot 4.

Description of Project: Amendment of the PD to extend the expiration date and allow Construction of a second Financial Institution

Location: 4130 NW 39th Avenue. **Reviewing Planner:** Shenley

RECOMMENDATIONS/REQUIREMENTS/COMMENT

1. If the request for modification of the parking standard is approved for the "Remainder of Lot 4", the existing ordinance and PD Report will have to be modified accordingly.
2. Since the division of Lot 4 has been implemented, please revise all notes on the PD Layout Plan.
3. An amended siteplan and landscaping plan will be required to implement the PD Amendment.
4. The court stipulated agreement is binding on the subject property. Changes in this PD amendment are not intended to void or modify those conditions.

City of Gainesville
Solid Waste Division
Plan review

Date 8-2-06

Project Number; 102 PDA-06 PB

Project Name; Metrocorp Planned Development

Reviewed by; Paul F. Alcantar Steve Joplin

Comments

No approval until plans for garbage and recycling collection are presented.

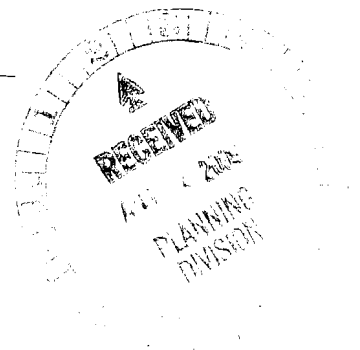
Approved

Approved with conditions

Disapproved

Paul F. Alcantar

Date 08/05/06



A REVISED DEVELOPMENT REPORT
AND
REVISED MASTER PLAN
FOR
METROCORP CENTER OF GAINESVILLE
(Revised August 31, 1992)
(Revised October 20, 2003)
(Revised July 10, 2006)

I. General

Revisions are noted in italic print. These revisions were made to the latest approval which is defined in the balance of this paragraph and following report. MetroCorp Center of Gainesville is an approved office complex in accordance to City of Gainesville Ordinance 2927/O-83-94 and Eighth Judicial Circuit Court, Alachua County, Florida, Case No. 85-485-CA. The original master plan consisted of the land described in the record plat, Plat Book "M", page 43 of the Public Records of Alachua County, Florida, MetroCorp Center of Gainesville. This plat consists of Lots 1, 2, 3 and 4.

This previous revised development report replaced the July 26, 1988 development report continued in Ordinance 2927/O-83-94. Ordinance 2927/O-83-94 was amended by the City Commission. The court stipulation per Case 85-485-CA was removed/deleted by action of the City.

The objectives of the previous revision to the master plan are revised as follows:

- A. To maintain the harmony with the adjacent neighborhood of Monterey Subdivision consistent with the existing master plan:
- Maintain the existing 50 foot buffer along the south and east boundary of the development.
 - The existing 6 foot wood fence (15' from property line) along the south boundary will remain and be extended on a site plan by site plan approval basis or all installed at one time per discretion of the Owner.
 - Limiting building heights to 25 feet/one story in Lots 2 and 3 and *three* stories in the remaining area of Lot 4.
 - Maintain the same intensity of development in terms of building square footage, except on the remaining area on Lot 4 where the first floor building area is limited to the same intensity, but the building height may allow for an increase to the building area.
 - Permitted uses limited to general office and medical office.
- B. To provide flexibilities for development of the site in terms of the following:
- Sizes and number of buildings.

- Phasing of development.

II. Development to Date

Development to date consists of a veterinarian office on Lot 1 and a bank on Lot 4, Phase I. Pertinent development data as relates to each development are as follows:

	<u>Lot 1 Veterinarian Office</u>	<u>Lot 4, Phase I Bank</u>
Building Coverage	8,000 SF	10,000 SF
Parking Spaces: Total	28	48 (1)
Regular	12	40
Compact	14	6
Handicap	2	2

(1) Parking spaces as shown on site plan.

III. Revised Master Plan and Development Criteria

A. Development Data for Lots 1, 2, 3, and 4.

	<u>Original Master Plan</u>	<u>Revised Master Plan (Veterinarian)</u>
1. <u>Lot 1</u> (1)		
a. Lot area	50,388 SF/1.16 AC	50,388 SF/1.16 AC
b. Number of Buildings	One (1)	One (1)
c. Building Area	8,000 SF	8,000 SF
d. Parking: Total	28	28
Regular	12	12
Compact	14	14
Handicap	2	2

(1) Data from site plan.

Revised Master Plan

Original Master Plan

	<u>Lot 2</u>	<u>Lot 3</u>	<u>Combined</u>	<u>Combined</u>
2. <u>Lots 2 and 3</u>				
a. Lot Area	131,703 SF 3.02 AC	143,406 SF 3.41 AC	275,2109 SF 6.43 AC	275,109 SF 6.43 AC
b. Number of Buildings	3	3	6	12 (Maximum)
c. Building Area (total)	24,000 SF	24,000 SF	48,000 SF	48,000 SF
d. Maximum Building Area (Gross floor area per building)	8,000 SF	8,000 SF	8,000 SF	8,000 SF
e. Height of Building	25 feet – one story	25 feet – one story	25 feet – one story	25 feet – one story
f. Parking Total	102	67	169	169 (Minimum)
Regular	47	30	77	94±
Compact	30	32	62	81±
Handicap	7	5	12	9
Grass	18	0	18	None
Ratio/Building Area	1/235 SF	1/358 SF	1/284 SF	Min (1/284 SF)
g. Maximum Medical Office (% of Building Area)	70%	70%	70%	See No. 4 below

	<u>Original Master Plan</u>		<u>Revised Master Plan</u>		<u>10/20/03 Revised Master Plan</u>
<u>3. Lot 4</u>	<u>Total Lot</u>	<u>Lot 4, Phase I (Bank)</u>	<u>Remaining Lot</u>	<u>Remaining Lot</u>	<u>Remaining Lot</u>
a. Lot Area	216,410 SF (1) 4.97 AC	66,056 SF (2) 1.52 AC	150,354 SF 3.45 AC	150,354 SF 3.45 AC	150,354 SF 3.45 AC
b. Number of Buildings	5	1	4	6	6
c. Building Area	60,000 SF	10,000 SF	50,000 SF	(Maximum) 50,000 SF	(Maximum) 50,000 SF
d. Maximum Building Area per Building	10,000 SF	10,000 SF	10,000 SF	10,000 SF	Maximum for first floor only N/A
e. Height of Building - Fronting NW 43 rd St.	25 feet – one story	25 feet – one story	N/A	N/A	N/A
- Remaining	35 feet – two story 230	N/A	35 feet – two story 182	35 feet – two story 182	35 feet – two story 182
f. Parking Total	175	48	129	182 (Minimum) Mixture	3 Stories
Regular		46			All parking shall comply with the City LDR

Compact	29	0	29	Maximum 50%	All parking shall comply with the City LDR
Handicap Grass	3 23	2 0	1 23	by code None	
Ratio/Building Area	1/260 SF	1/208 SF	1/274 SF	1/274 SF (Minimum)	
g. Maximum Medical Office (% of Building Area)	55%	0%	55%	See No. 4 below	See No. 4 below

- (1) Original – 219,357 SF/5.035 AC – Additional R/W taken for NW 43rd Street.
(2) Data from Site Plan Approval (46SPL-88PB)

4. Total Allowable Medical Uses

a. Original Master Plan

1. Lot 1	8,000 SF @ 80%	=	6,400 SF
2. Lots 2 and 3	48,000 SF @ 70%	=	33,600 SF
3. Lot 4, Phase I	10,000 SF @ 55%	=	5,500 SF
4. Lot 4, Remaining	50,000 SF @ 55%	=	<u>27,500 SF</u>
	Total		73,000 SF
	Total (less Lot 1 and Lot 4, Phase I; 11,900 SF)		61,100 SF

b. Revised Master Plan

The existing development consists of Lot 1 (8,000 SF/veterinarian) and Lot 4, Phase I (bank) which are not medical uses. Allocated medical uses for Lot 1 and Lot 4, Phase I is 11,900 SF. The Revised Master Plan designates the remaining allowable medical uses of 61,100 SF to be placed all within the remaining area of Lot 4 or Lots 2 and 3; or any combination thereof. The distribution of medical square footage within the development shall be subject to approval by the City of Gainesville Community Development Department.

B. Other Development Data

1. The existing six (6) foot wood fence located approximately 15 feet inside the south property line will remain. The (6) foot wood fence will be extended along the south and east property lines on a site plan by site plan approval basis or all installed at one time per the discretion of the Owner.
2. The wordings on the record plat Plat Book "M", page 43 relating to "Buildings – As to Lots 1, 2 and 3; As to Lot 4" will be removed or clarified based on procedure to be determined by the City Attorney.
3. The maximum square footage of buildings on Lots 2 and 3, and remaining Lot 4 will be based on the ability of the individual site plan to meet development requirements per the proposed amended ordinance.
4. The minimum building separation will be as required by the Florida Building Code for building construction type.
5. The existing development on Lot 1, will not be connected to Lot 2. Lot 1 may or may not be a member of the Owners Association per the discretion of Lot 1 Owner. The existing development of Lot 4, Phase I have parking improvements constructed on the remaining land of Lot 4. Cross parking easement will be provided to Lot 4, Phase I. Lot 4 must be subdivided in accordance with the subdivision ordinance of the City of Gainesville and lot split, minor subdivision or other approved process must be implemented at the time of development plan review for the remaining portion of Lot 4.

C. Drainage Requirements

1. The twenty five (25) foot drainage easement along the south of Lot 2 and east boundary of Lot 3 will remain.
2. The existing constructed facilities within the 25 foot drainage easement will be renovated in accordance to a preliminary master drainage plan.

A preliminary master drainage plan has been submitted to the City's Engineering Department. Design criteria will be based upon current Land Development Codes.

3. Stormwater management system for individual site plan will be consistent with the City's Land Development Codes.
4. Appropriate maintenance agreement will be made with the City for operation and maintenance of the facilities located within the drainage easements.
5. Signage on the remaining portion of Lot 4 shall be in accordance with the current Land Development Code pertaining to signage.

D. Project Signage

1. A project sign is proposed in each of the median islands located at NW 43rd Street and NW 39th Avenue. These two project signs will be ground mounted with landscape planting in the island. MetroCorp Center will maintain the sign and median areas and indemnify the City as necessary. Each entrance sign will be double faced with each face containing no more than 24 sq. ft. of lettering on each face.
2. Each driveway entrance within the park will have a ground mounted double faced sign with a maximum of 12 sq. ft. per face to identify occupants within that portion of the park.
3. Individual site plans may have a free standing sign based upon the review and approval of the MetroCorp Center Architectural Control Committee. Individual free standing signs are subject to the City Land Development Code.
4. Other directional, building, temporary and wall mounted signages shall be in accordance with City's Codes.

E. Phasing

Development plan approval for Lots 2, 3 and the remaining area of Lot 4 will be on a phase (site plan by site plan) basis. Each occurring development will be assigned the appropriate next phasing designation. Example, Lot 2, Phase I, Lot 2 Phase II, etc. Each phase development will include the required parking spaces, landscaping, and drainage improvements consistent with the preliminary master drainage plan. Development review process shall be in accordance with Article VII, Development Review Process.

F. Car and Bike Parking Requirements

The parking requirements will be as follows:

1. Handicap Spaces

The number required, size and ramps will be consistent with all applicable state codes and American Disability Act.

2. The minimum number of spaces will be consistent with the original development plan as defined above. It is anticipated that more spaces will be provided and will be assessed on a site plan by site plan basis.

3. The maximum number of compact car spaces, based on the City's codes of 50%, is proposed to be utilized for this revised development report.

4. Each individual site plan will meet the requirements for bicycle parking.

G. Permitted Uses

Permitted uses are as follows:

1. Financial institution (*at corner parcel only*).
2. Offices of physicians.
3. Offices of dentists.
4. Offices of osteopathic physicians.
5. Offices of other health practitioners.
6. Professional pharmacies accessory to and in same building as above medical uses.
7. Veterinary services (interior uses only – no exterior kennels).
8. Legal services.
9. Accounting, auditing and bookkeeping services.
10. Mortgage bankers and brokers.
11. Real Estate.
12. Insurance, insurance agents, brokers and service.
13. Engineering, architectural and surveying services.
14. Building construction – general contractors and operative builders.
15. Noncommercial educational, scientific and research organizations.
16. Management, consulting and public relations services.
17. Business associations.
18. Holding and other investment offices.
19. Advertising.
20. Computer and data processing services.
21. Business services.
22. Mailing, reproduction, commercial art and photography and stenographic services.
23. Travel agency.
24. Other services in OF – General Office District.

H. Buffering Adjacent to South and East Property Line

The buffering along the south and east property lines will remain per the original plan and are defined as follows:

1. Outward 15' - Undisturbed except for fence and drainage pipe construction, if necessary.
2. Center 35' - Undisturbed except trees under one (1) inch diameter and underbrush can be removed.
3. Inward 25' - Designated as drainage easement – for drainage retention/detention basis.

I. Landscaping

Landscape design for each site plan will be prepared by a registered landscape designer. Plant materials will meet Florida Grade 1. Coordination with the City’s Arborist will be required for site plan design.

J. Summary of Revisions to Development Report and Master Plan.

The changes proposed in the Revised Development Report and Revised Master Plan as compared to the Court Stipulations and Ordinance 2927/O-83-94 are summarized as follows:

(A) Court stipulation dated February 17, 1988

<u>STIPULATION</u>	<u>REMARKS PER REVISED DEVELOPMENT REPORT AND REVISED MASTER PLAN</u>
1. Reference to Lands per Plat Book “N”, page 43. Error in written stipulation ref. pg. 13.	No change.
2. Reference to Lands subject to Ordinance 2927/O-83-94.	Ordinance to be amended with this revision.
3. Reference to dispute between Plaintiff and Defendant.	N/A – Court Stipulation will be removed.
4. Reference to stipulation.	This revision will remove court stipulation.
5. Reference to Ordinance 2927 to continue to be in favor.	Ordinance to be amended with this revision.
6. Reference to roadway, a storm sewer system and water and wastewater utilities.	N/A – Completed.
7. Reference to existing 6 foot solid fence.	Existing fence will remain and will be extended on site plan per site plan approval basis or all installed at one time per discretion of the Owner.
8. Reference to setback/buffer	No change.

	adjacent to south and east property line.	
9.	Reference to maximum building heights per designation on plat.	Three stories maximum in lieu of two stories for remaining Lot 4.
10.	Reference to allowable street graphics.	Changes per Section III, D of Revised Development Report.
11.	Reference to phasing within platted lots.	No changes to phasing except there will be no reference to Exhibit "2".
12.	(a) Reference to Exhibit "2"; preliminary site plan.	Replaced with Revised Master Plan.
	(b) Reference to final site plan; landscape design, grades of planting materials, site plan approval.	No changes in landscape design requirements. Site plan approval procedure per City requirement.
	(c) Reference control of common areas per Declaration of Covenants.	New covenants will be adopted which will provide for the maintenance of the common areas.
13.	Reference to preliminary site plan for Lots 1 and 2.	N/A. Lot 1 is developed; Lot 2 See Revised Master Plan.
14.	Reference to number of buildings on Lots 1, 2 and 3.	Changes per Section III, B of Revised Development Report and Revised Master Plan.
15.	Reference to number of buildings on Lot 4 and maximum square foot of floor area.	Changes per Section III, B of Revised Development Report and Revised Master Plan.
16.	Reference to development of Lot 4.	Financial institution developed as Phase I of Lot 4. Remaining development requirements of Lot 4 per Revised Development Report and Revised Master Plan.
17.	Reference to landscape design and planting material.	No changes.
18.	Reference to development time schedule.	No time restriction per Revised Development Report and Revised Master Plan.
19.	Reference to phase development with required infrastructures.	No changes – each phase will have required infrastructures.
20.	Reference assign of stipulation.	N/A – Court stipulation to be removed.
21.	Reference to building permit.	N/A – Building permit issue per site plan

- | | |
|--|---|
| | approval process. |
| 22. Reference to requirements for other regulatory permits | N/A – Building permit issue per site plan approval process. |
| 23. Reference to public hearing by City Commission. | N/A |
| 24. Reference to term of stipulation. | N/A |
| 25. Reference to Release of Claims. | N/A – Court stipulation to be removed. |
| 26. Reference to entry of order. | N/A – Court stipulation to be removed. |

(B) Amendment of stipulation dated April 21, 1988

- | | |
|--|---|
| 1. (a) Reference to footprint of building. | Changes per Revised Development Report and Revised Master Plan. |
| (b) Reference to location of parking lot striping, handicap ramps, (Exhibit 2) | Changes per Revised Development and Revised Master Plan, per site plan basis. |
| (c) Reference to retention areas. | No changes. |
| (d) Reference to City’s legal obligation. | N/A – Court stipulation to be removed. |

(C) Ordinance 2927; O-83-94 dated October 17, 1983
(includes Development Report dated July 26, 1983)

- | | |
|---|-------------|
| 1. Reference Section 1: Zoning and Legal Description. | No changes. |
| 2. Reference Section 2: Zoning Map | No changes. |

- | | | |
|----|---|--|
| 3. | Reference Section 3: | |
| | 1) Development Report date July 26, 1983 | Changes per Revised Development Report. |
| | 2) Existing site plan | Changes per Revised Master Plan. |
| 4. | Reference Section 4: | |
| | a(i) Interior road | N/A – Completed |
| | a(ii) 6 foot solid fence | Existing fence to remain and extend on site plan per site plan approval basis. |
| | a(iii) Setback/buffer | No changes. |
| | a(iv) Building height | <i>Three stories maximum for remaining Lot 4 in lieu of two stories.</i> |
| | a(v) Street graphic | Changes per Section III D Revised Development Plan. |
| | (b) Land to be subdivided | Changes per City Code. |
| | (c) Uses restricted to list | No changes, clarification provided in Revised Development Report. |
| | (d) All aspects of development installed prior to issuance of Certificate of Occupancy. | No changes. |
| | (e) Development per development regulations. | No changes per City regulations. |
| 5. | Section 5: Reference to Ordinance | No changes. |
| 6. | Section 6: Reference to Ordinance | No changes. |
| 7. | Development Report dated July 26, 1983 | Changes per Revised Development Report. |

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

4 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
5 **CITY OF GAINESVILLE, FLORIDA:**

6 **Section 1.** The Revised Development Plan adopted on December 21, 1992 by Ordinance No.
7 3805, Section 3, is repealed in its entirety, and a new revised Development Plan is approved and
8 adopted, consisting of:

9 (1) "Revised Development Plan Report and Revised Master Plan for Metrocorp Center of
10 Gainesville (Revised August 31, 1992) (Revised October 20, 2003) (Revised July 10, 2006),
11 a copy of which is attached hereto as Exhibit "A" and made a part hereof as if set forth in full.

12 (2) an existing conditions map entitled "Metrocorp Planned Development" Location Map dated
13 July 11, 2003, the "Metrocorp Planned Development" Existing Conditions Map" revised
14 October 20, 2003, the "Metrocorp Planned Development" Revised PD Layout Plan Map are
15 attached hereto as Exhibit "B" are made a part of this ordinance as if set forth in full; and

16 The terms, conditions, and limitations of the revised Development Plan shall regulate the use and
17 development of the land described in this Ordinance, as provided in Chapter 30, Land Development
18 Code of the City of Gainesville. In the event of conflict between the terms, conditions and restrictions
19 as provided in the new Development Plan and the terms, conditions, and restrictions as provided in
20 Section 2 of this Ordinance, the terms, conditions, and restrictions of Section 2 of this Ordinance
21 shall govern and prevail.

1 **Section 2.** The following conditions, restriction and regulations also apply to the
2 development and use of Lots 3 and 4:

3 (1) a) The design and development of Lot 4 as shown on Sheet 3 of 3 shall comply with the
4 requirements of the "Special Area Plan for the Central Corridor", as provided in the City's
5 Land Development Code. The appropriate reviewing body of the City may allow
6 exceptions to the central corridor standards as provided in the City's Land Development
7 Code, Appendix "A".

8 b) Unless Lot 4 is developed as a unified development, the development on Lot 4 shall be
9 permitted in accordance with the subdivision (plat) requirements of the City's Land
10 Development Code.

11 c) Development on Lot 4 shall be limited to a maximum of three stories, or 45 feet in
12 height, whichever is lesser.

13 (2) The development on Lot 4 shall comply with the following intensity standard:
14 One-story buildings shall have a maximum size of 10,000 square feet of gross floor area.

15 (3) The amount of square footage allowed on Lot 4 shall be based on the ability of the
16 development to achieve the following development standards:

- 17 a) A maximum lot coverage of 40%;
- 18 b) A maximum floor area ratio of 1 .0;
- 19 c) A maximum of three stories in height;
- 20 d) Meet the off-street parking standards on site;
- 21 e) Meet necessary infrastructure to support the development;
- 22 f) Comply with environmental standards, including preservation of vegetation.

1 (4) The building(s) on Lot 4 shall be designed and placed so as to minimize the amount of
2 existing trees to be removed. Tree removal, if necessary, shall be coordinated within the
3 development review process based on the merits of the development plan and the quality of
4 the tree(s).

5 (5) ~~The development plan adopted by this ordinance shall be valid for a period of three (3) years~~
6 ~~from the date of final adoption of this ordinance.~~ This ordinance shall serve as an extension to
7 Ordinance 030130 and shall be valid for a period of two (2) years from the effective date of
8 this ordinance. Prior to ~~the expiration date~~ of the ordinance, the applicant may request an one
9 year extensions in writing from the City Commission, subject to good cause shown. After the
10 expiration date, the right to construct new or additional development as permitted by this
11 ordinance shall become null and void.

12 **Section 3.** Except as expressly amended by this Ordinance, the remaining provisions of
13 Ordinance No. 3805 shall remain in full force and effect.

14 **Section 4.** Any person who violates any of the provisions of this ordinance shall be deemed
15 guilty of a municipal ordinance violation and shall be subject to fine or imprisonment as provided by
16 section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,
17 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate
18 offense.

19 **Section 5.** If any section, sentence, clause or phrase of this ordinance is held to be invalid or
20 unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the
21 validity of the remaining portions of this ordinance.

1 **Section 6.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of such
2 conflict hereby repealed.

3

4 **Section 7.** This ordinance shall become effective immediately upon final adoption.

Development and Minor Plan Review

Tracking Checklist

	Sent	Returned	Sent	Returned	Sent	Returned
ACDEP						
Arborist	8-1					
Building	8-1					
Concurrency						
Fire	8-1					
GRU - Ann/Kristie						
Send → GRU - Ellen						
Planning	8-1					
Send → Police						
Send → P.W. - Rick M.	OK					
P. W. - Pat D.						
Solid Waste	8-1					

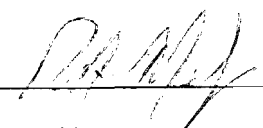
DATE: 8-1-6 PETITION: 102 PDA-06PB

Please Return By: 8-7-6 PLANNER: Shenley

PROJECT NAME: Metrocorp (You have 9 extra sets)

COMMENTS: Access will not be permitted on NW 40th
TERRACE CT NW 54th Ave

- Approved as submitted []
- Approved with conditions []
- Disapproved as submitted []



 Signature 8/7/6 Date



**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Aug 7, 2006

18 Petition # 102PDA-06PB

Type of review: Planned Development Amendment. Agent: Causseaux & Ellington. Owner: Howe Development Corporation. Project name: **Metrocorp**. Project description: Allow a financial institution. Zoning: PD (Planned Development). Location: 4130 NW 39th Avenue
Planner: Shenley Neeley

- Conceptional Comments
- Approved as submitted
- Conditions/Comments
- Insufficient information to approve

- New
- Services
- Water
- Sanitary
- Sewer
- Electric
- Gas
- Real
- Estate

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 102PDA-06PB	Review Date: 8/4/06	Review Type: <u>Planned Development</u>
Review For : <u>Plan Board</u>	Plan Reviewed: 8/4/06	
Description, Agent & Location: <u>Causseaux & Ellington, Inc., Metrocorp,</u> 4130 NW 39 Avenue		Project Planner: <u>Shenley Neeley</u>

APPROVABLE **APPROVABLE** **DISAPPROVED** **CONCEPT**
SUBJECT TO COMMENTS

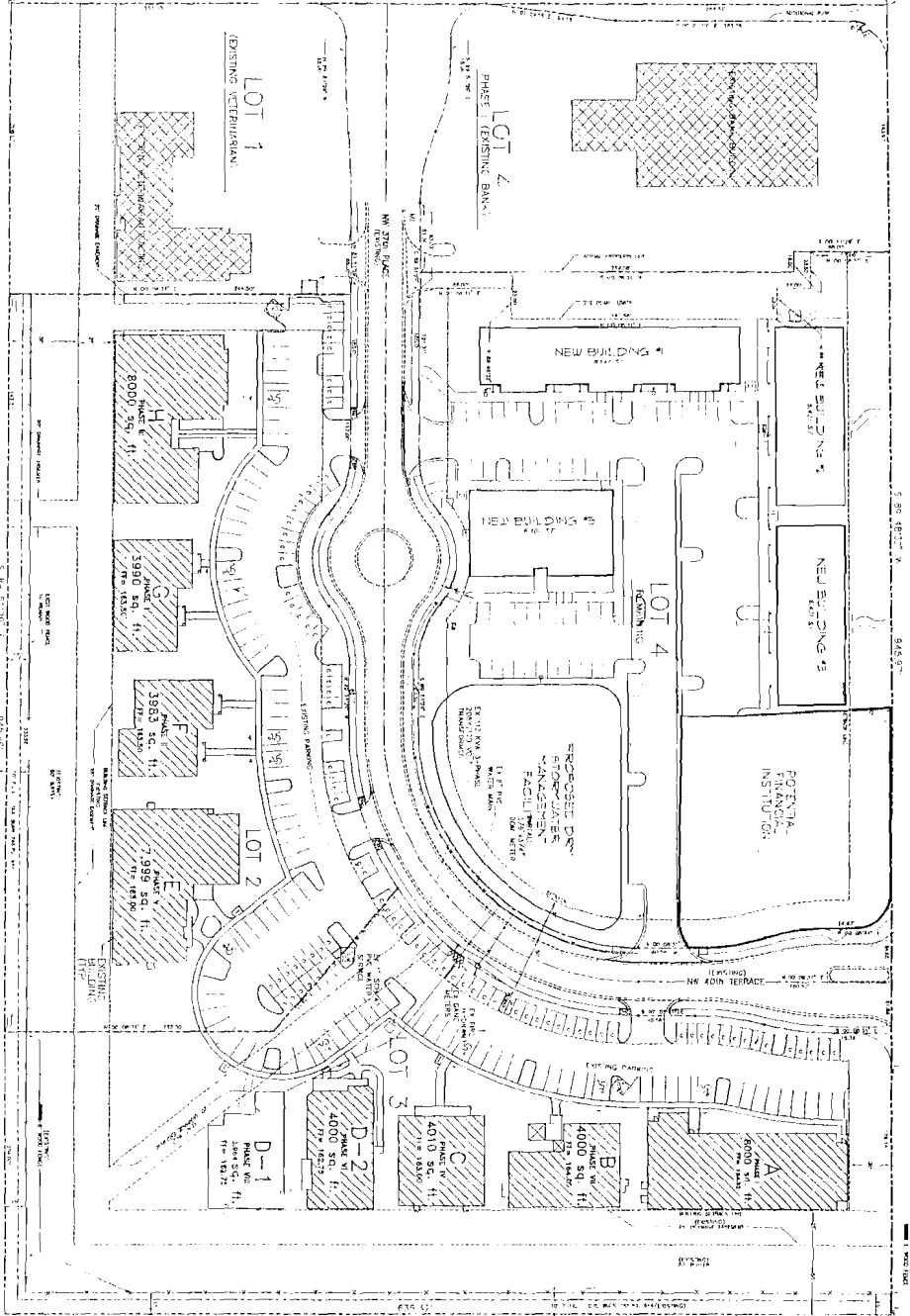
This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.	Comments By: <u>Brenda G. Strickland</u> Brenda G. Strickland Plans Examiner
---	---

REVISIONS / RECOMMENDATIONS:

The Building Department has no problem with the proposed PD amendment and layout plan.

All Building Department Data shall be provided, for review, in the Preliminary/Final site plan submittal.

POINT OF BEGINNING



LOT #	ALLOWED AREA	EXISTING OR PROPOSED AREA
LOT 1	2,800 sq. ft.	8,000 sq. ft.
LOT 2/3	48,000 sq. ft.	4,240 sq. ft.
LOT 4 (New)	2,000 sq. ft.	22,000 sq. ft.
LOT 4 (Existing)	20,000 sq. ft.	22,820 sq. ft.
TOTAL	74,800 sq. ft.	50,060 sq. ft.

- GENERAL NOTES:**
1. EXISTING DATA PROVIDED BY THE OWNER.
 2. THIS PLAN SHOWS THE PROPOSED DEVELOPMENT.
 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF DENVER.
 4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF REVENUE.
 5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF TRANSPORTATION.
 6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF AGRICULTURE.
 7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF NATURAL RESOURCES.
 8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY.
 9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT.
 10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF REGISTRATION AND PROFESSIONAL LICENSING.
 11. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF HEALTH CARE REGULATION.
 12. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF SOCIAL SERVICES.
 13. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF EDUCATION.
 14. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF REVENUE.

LEGEND

[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	PARKING
[Symbol]	EASEMENT
[Symbol]	UTILITY

DE Causeaux & Ellington, Inc.
 Engineering • Surveying • Planning
 621 NW 38th Avenue, Suite 300
 Denver, CO 80202
 Phone: (303) 733-1971 Fax: (303) 733-2076

PROJECT: NEW BUILDING DEVELOPMENT
 DRAWING: SITE PLAN
 DATE: 10/15/2023

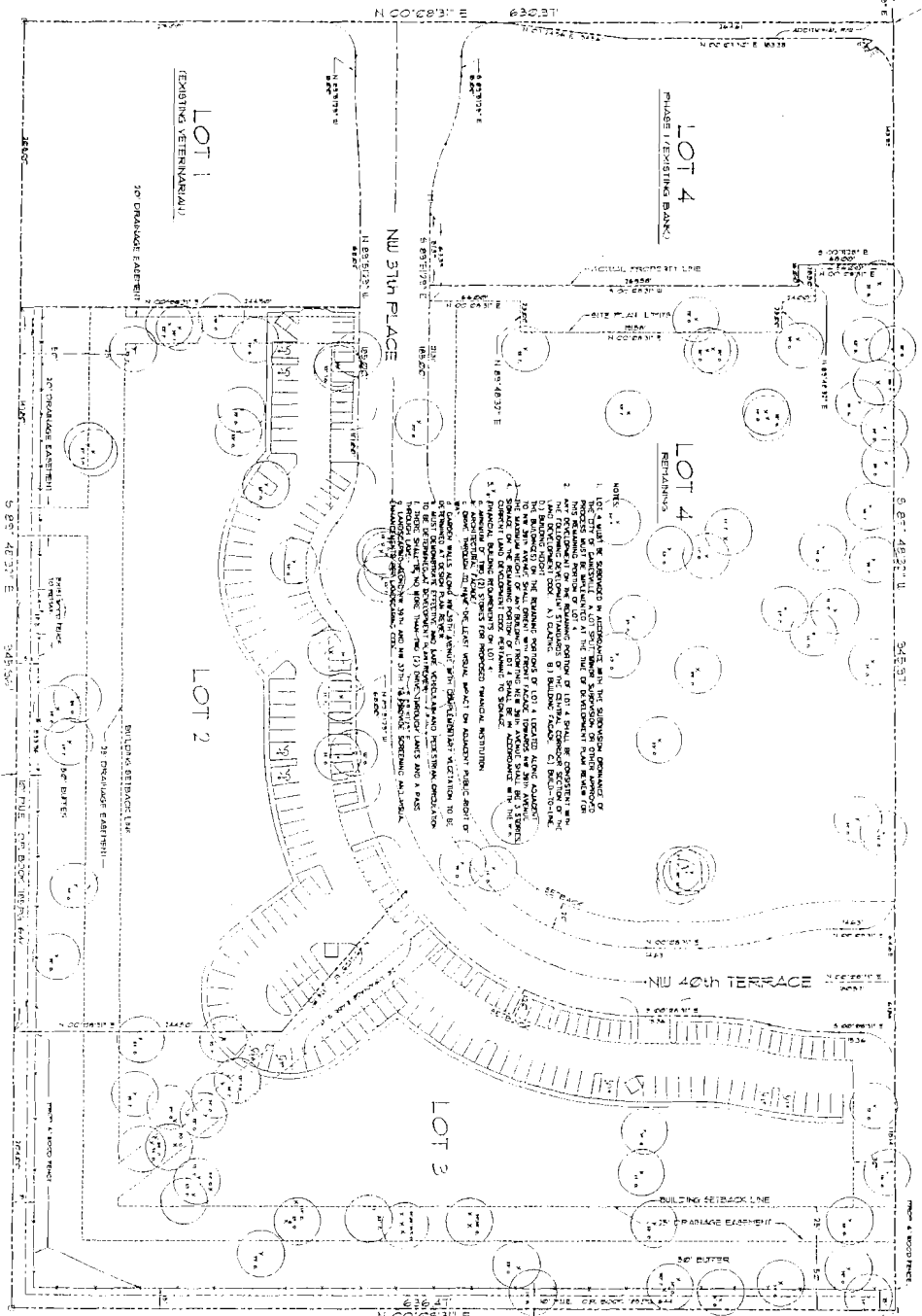
NW CORNER OF SECTION 28, 136 R08E

NW 43rd STREET (83' R/W)

POINT OF BEGINNING

NW 39th AVENUE (83' R/W)

SECTION 28, 136 R08E



SCALE 1" = 40'



DEVELOPMENT DATA FOR LOTS 1, 2, 3, & 4

LOT #	CONTRACT VALUE \$		TOTAL DEVELOPMENT COST \$	
	ESTIMATE	PERCENT	ESTIMATE	PERCENT
1	100,000	100%	100,000	100%
2	100,000	100%	100,000	100%
3	100,000	100%	100,000	100%
4	100,000	100%	100,000	100%

LOT #	CONTRACT VALUE \$		TOTAL DEVELOPMENT COST \$	
	ESTIMATE	PERCENT	ESTIMATE	PERCENT
1	100,000	100%	100,000	100%
2	100,000	100%	100,000	100%
3	100,000	100%	100,000	100%
4	100,000	100%	100,000	100%

LOT #	CONTRACT VALUE \$		TOTAL DEVELOPMENT COST \$	
	ESTIMATE	PERCENT	ESTIMATE	PERCENT
1	100,000	100%	100,000	100%
2	100,000	100%	100,000	100%
3	100,000	100%	100,000	100%
4	100,000	100%	100,000	100%

LOT #	CONTRACT VALUE \$		TOTAL DEVELOPMENT COST \$	
	ESTIMATE	PERCENT	ESTIMATE	PERCENT
1	100,000	100%	100,000	100%
2	100,000	100%	100,000	100%
3	100,000	100%	100,000	100%
4	100,000	100%	100,000	100%

1. LOT #

2. LOT AREA

3. NUMBER OF BUILDINGS

4. BUILDING AREA

5. PARKING TOTAL

6. TOTAL DEVELOPMENT COST

7. CONTRACT VALUE

8. CONTRACT PERCENT

9. TOTAL DEVELOPMENT COST

10. CONTRACT PERCENT

11. CONTRACT VALUE

12. CONTRACT PERCENT

13. CONTRACT VALUE

14. CONTRACT PERCENT

15. CONTRACT VALUE

16. CONTRACT PERCENT

17. CONTRACT VALUE

18. CONTRACT PERCENT

19. CONTRACT VALUE

20. CONTRACT PERCENT

METROCORP PLANNED DEVELOPMENT

REVISED PD LAYOUT PLAN, N/A

REVISION DATE: 8-6-06

MPL 00

though the man's injury is not life-threatening. Ciesla did not shoot his wife, Amy Ciesla, who had gone to live with her father, Zedeker said. An officer fired shots in the incident.

figure of a woman — but does not know how it got to Indiana. She guesses it was lost over the course of several moves during his military service.

the letter, she and her daughter Janice were staying in Blount County, Tenn., with her sister while Russell found a home for the family.

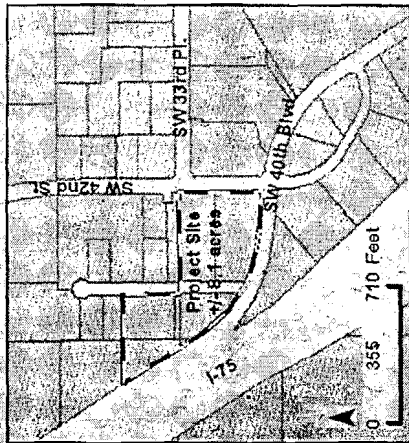
"Dearest hubby, found this and I guess I'll die here."

are completely closed. Drivers may experience traffic congestion on I-75, between NW 23rd St., between NW 23rd and 39th Aves., and on NW Road.

- **SW 11th Avenue** — Intersection of SW 11th Ave and SW 11th Ter will be closed from 8 a.m. to 5 p.m. on weekdays to allow for stormwater drainage project structure. The project will be closed until the end of June.
- **NW 3rd Place** — The block is closed for construction. The road will be

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Highway Oriented Business (BH) rezoning on +/- 8.1 acres located at 3401 SW 40th Boulevard located in the Archer Road SW 34th Street Special Area Study. The property has recently been approved for a Small-Scale Land Use Amendment from Heavy Industrial to Tourist/Entertainment. This rezoning to BH will implement the new land use consistent with properties south of the site. The purpose of the workshop is to inform neighboring property owners of the nature of the proposal and to seek their comments.



TIME: Wednesday, July 12th, 2006 at 6:00 PM
PLACE: Causseaux & Ellington, Inc.
 6011 NW 1st Place, Gainesville, Florida 32607
 Just east of the Oaks Mall off of NW 62nd Street

CONTACT: Gerry Detenback PHONE: (352) 331-1976

Directions to Workshop from I-75:
 Head East on Newberry Road
 Turn Right onto NW 62nd Street
 Turn Left on NW 1st Place
 Causseaux & Ellington, Inc. is on the right side of the street ~1,000 feet east.

It Pays To Advertise In The Newspaper.

Readers believe the advertising in newspapers more so than in any other medium.

Source: NAA

For advertising information please call (352) 374-5012

The Gainesville Sun

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Planned Development Amendment on +/- 4.6 acres located at the 4130 NW 39th Avenue. The proposed project will amend the current Planned Development zoning to allow for more than one financial institution, introduce a process for extending the expiration date of the PD, and amend the current expiration date. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Monday, July 10th, 2006 at 6:00 pm at the offices of Causseaux & Ellington, Inc. Causseaux & Ellington, Inc. is located at 6011 NW 1st Place in Gainesville, FL 32607.

CONTACT: Chris Dawson
PHONE: (352) 331-1976

\$\$\$ WANTED
DIAMONDS, ROLEX W
 Patrick Philippe, Project Director
 Watchron Chronographers, Mounting
 International Gold & Silver
 352-335-1201

SHOP ILEN VACATION APPAR
 Open Thurs - Fri
 Thornbrook Village (25-B)

DIAMON
KLA
 FINE JEW
 Open Tue
 Thornbrook
 (352) 375

102 PPA-06PB

Memorandum

Causseaux & Ellington, Inc.
Engineering • Surveying • Planning

To: The Neighbors of MetroCorp Planned Development
From: Gerry Dedenbach, AICP, Director of Planning and GIS Services
Date: June 26, 2006
Re: Neighborhood Workshop

06-0080

A neighborhood workshop is being held to discuss a Planned Development Amendment on a ± 4.6 acre property located at 4130 NW 37th Place.

Date: Monday, July 10th, 2006
Time: 6:00 pm
Place: Causseaux & Ellington, Inc.
6011 NW 1st Place, Gainesville, FL 32607
Contact: Chris Dawson at (352) 331-1976

Causseaux & Ellington, Inc. will be holding a workshop to discuss a request to amend the approved Planned Development (PD) for the site. The purpose of these changes is to allow for more than one financial institution, to provide a process for extending the expiration date, and to amend the current expiration date. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you there.

SIGN-IN SHEET

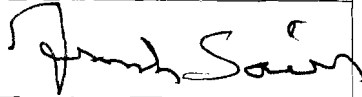
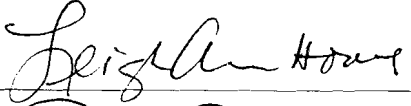

NEIGHBORHOOD WORKSHOP

Date: July 10th, 2006

Time: 6:00 p.m.

Place: Causseaux & Ellington Offices

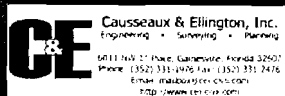
RE: Metrocorp Planned Development Amendment

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Frank Saier	4541 - B NW 37th Pl. G'ville 32506	
2	Leigh Howe	6109 N.W. 60th Pl. G'ville, Fl. 32653	
3	Rick Howe	"	
4			
5			
6			
7			
8			
9			
10			
11			

**MetroCorp Lot 4
Planned Development
Amendment**

Neighborhood Workshop

July 10, 2006



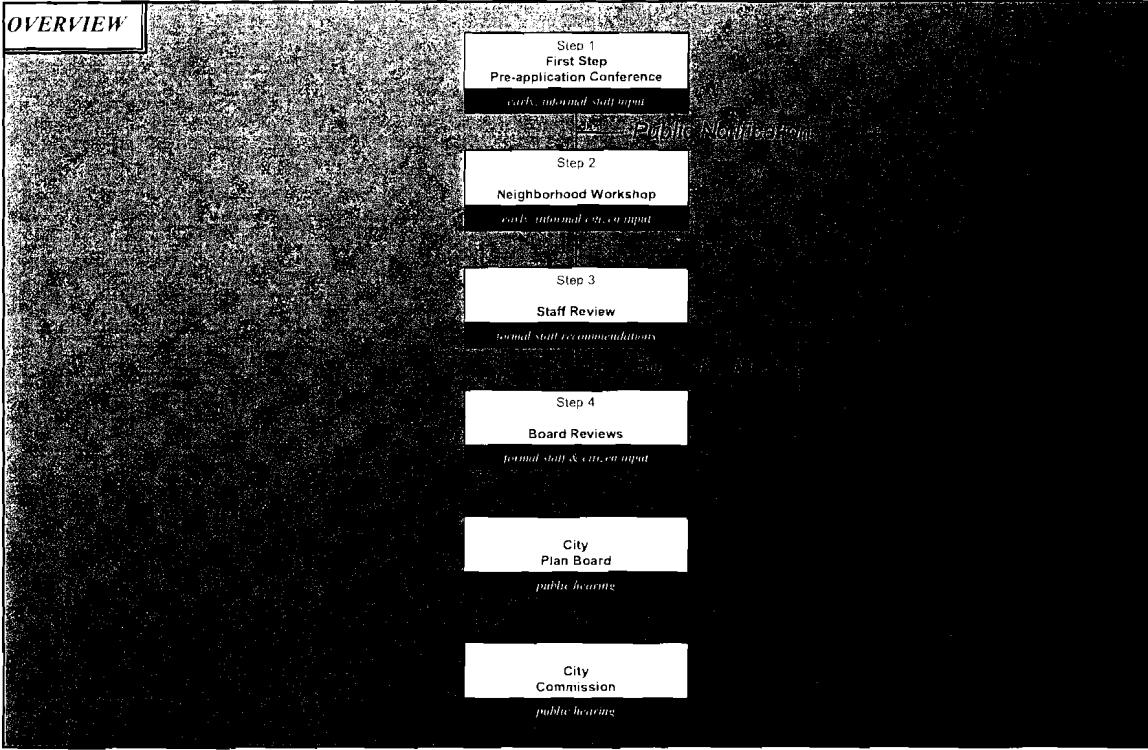
OVERVIEW

Topics that will be covered this evening include:

> **Process information:**

> **Existing site plan and**

> **Proposed changes to the**



NOTIFICATION

28 THE GAINESVILLE SUN LOCAL & ST

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Planned Development Amendment (PDA) on July 10, 2006, at 6:00 pm, at the offices of Causseaux & Ellington, Inc., 6011 NW 1st Place, Gainesville, FL 32607. The purpose of the workshop is to inform neighboring property owners of the nature of the proposal and to seek their comments.

It Pays To Advertise In The Newspaper.

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Planned Development Amendment on July 10, 2006, at 6:00 pm, at the offices of Causseaux & Ellington, Inc., 6011 NW 1st Place, Gainesville, FL 32607. The purpose of the workshop is to inform neighboring property owners of the nature of the proposal and to seek their comments.

CONTACT: Chris Dawson (352) 331-1976

Memorandum **Causseaux & Ellington, Inc.**
Engineering • Surveying • Planning

To: The Neighbors of MetroCorp Planned Development 06-0080
From: Gerry Dedenbach, AICP, Director of Planning and GIS Services
Date: June 26, 2006
Re: Neighborhood Workshop

A neighborhood workshop is being held to discuss a Planned Development Amendment on a 4.6-acre property located at 4130 NW 37th Place.

Date: Monday, July 10th, 2006
Time: 6:00 pm
Place: Causseaux & Ellington, Inc.
6011 NW 1st Place, Gainesville, FL 32607
Contact: Chris Dawson at (352) 331-1976

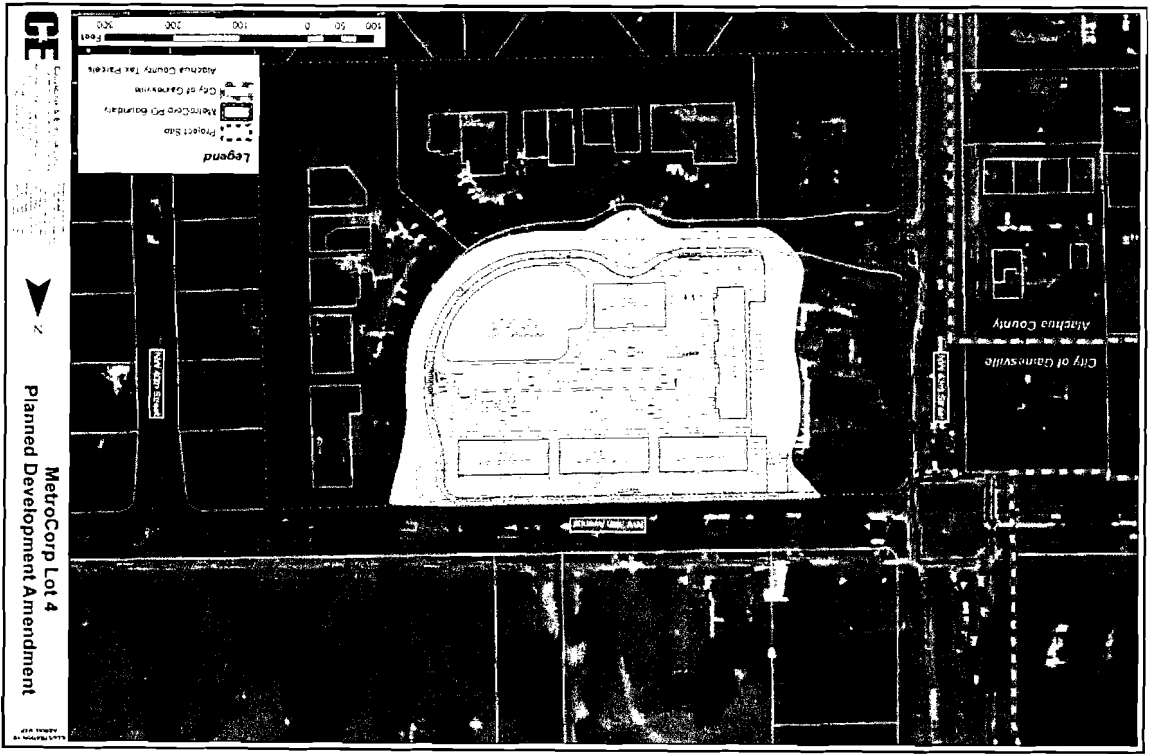
Causseaux & Ellington, Inc. will be holding a workshop to discuss a request to amend the approved Planned Development (PD) for the site. The purpose of these changes is to allow for more than one financial institution, to provide a process for extending the expiration date, and to amend the current expiration date. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you there.

SSVA
061008
City of Gainesville
Int'l
SHOVA AF
Homeless
DT

1	ORDINANCE NO. 030130
2	0-03-96
3	
4	An Ordinance of the City of Gainesville, Florida; amending
5	Ordinance No. 3805 that amended the Planned Development
6	commonly known as "Metro Corp." located in the vicinity of
7	3701 Northwest 40 th Terrace by extending the time for the
8	development of Lots 3 and 4 approval to December 31, 2006; by
9	adopting revised development plan maps and a revised Planned
10	development report; amending and adopting additional
11	conditions and restrictions; providing for penalties; providing a
12	severability clause; providing a repealing clause; and providing
13	an immediate effective date.

Extend Expiration Deadline to December 31, 2008

ORDINANCE CHANGES



ORDINANCE CHANGES

- 5 ~~(5)~~ The development plan adopted by this ordinance shall be valid for a period of ~~three (3)~~
6 ~~years from the date of final adoption of this ordinance. Prior to the expiration date, the~~
7 ~~applicant may request an extension in writing from the City Commission, subject to good~~
8 ~~cause shown. After the expiration date, the right to construct new or additional~~
9 ~~development as permitted by this ordinance shall become null and void.~~

Final adoption of this Ordinance shall have the effect of an extension of Ordinance 030130. The extension shall be valid for a period of 2 years from the final adoption of this Ordinance. One year extension may be granted upon written request to the City Commission, subject to good cause shown. If the Ordinance expires before an extension has been granted by the City Commission, the right to construct new or additional development as permitted by this ordinance shall become null and void.

ORDINANCE CHANGES

G. Permitted Uses

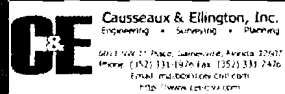
Permitted uses are as follows:

1. Financial institution ~~(at corner parcel only)~~.
2. Offices of physicians.
3. Offices of dentists.
4. Offices of osteopathic physicians.
5. Offices of other health practitioners.
6. Professional pharmacies accessory to and in same building as above medical uses.
7. Veterinary services (interior uses only – no exterior kennels).
8. Legal services.
9. Accounting, auditing and bookkeeping services.
10. Mortgage bankers and brokers.
11. Real Estate.
12. Insurance, insurance agents, brokers and service.
13. Engineering, architectural and surveying services.
14. Building construction – general contractors and operative builders.
15. Noncommercial educational, scientific and research organizations.
16. Management, consulting and public relations services.
17. Business associations.
18. Holding and other investment offices.
19. Advertising.
20. Computer and data processing services.
21. Business services.
22. Mailing, reproduction, commercial art and photography and stenographic services.
23. Travel agency.
24. Other services in OF – General Office District.

*MetroCorp Lot 4
Planned Development
Amendment*

*Neighborhood Workshop
Questions?*

July 10, 2006



9) **Petition 102PDA-06PB – Howe Development Corporation, agent for Metrocorp. Planned Development Text Amendment to allow a financial institution on Lot 4. Zoned: PD (Planned Development). Located at 4130 Northwest 39th Avenue.**

Lawrence Calderon, Current Planning Chief, stated he was pleased to see development in this area on Lot 4 and the applicant is requesting to have a financial institution on this site and recommends approval with conditions. Mr. Calderon further stated that Staff did receive one objection from a bank on the other side of this property, and wanted to place it into the record. Chair Polshek read the letter out loud from Gary Robinson, representing The Metro Corp. Property.

Chris Dawson, the petitioner's agent, stated the overall plan is consistent with the City of Gainesville Comprehensive Plan and Land Development Regulations and Staff has testified to that. Mr. Dawson also stated a neighborhood workshop was given for this and there has been no major opposition to this project.

Chair Polshek stated he has noticed a tremendous increase in banks in the last 3 years and inquired with Staff if they have taken any steps to analyze if that particular use is becoming too numerous for the good of the public. Mr. Calderon stated he has noticed the increase and Staff feels it would be regulated by the market.

David Gold stated he wanted clarification that this proposed building is to be no less than 2 floors. Mr. Calderon stated Staff would like all the buildings on 39th to have 2 floors. Lauren McDonell wanted to remind the developers to be careful grating around the trees. If the roots are driven over repeatedly that the tree will eventually die.

Motion By: David Gold	Seconded By: Adam Tecler
Moved To: Approve with Staff conditions and recommendations.	Upon Vote: Carried 5 – 0.