

Still Point

Planned Development Amendment

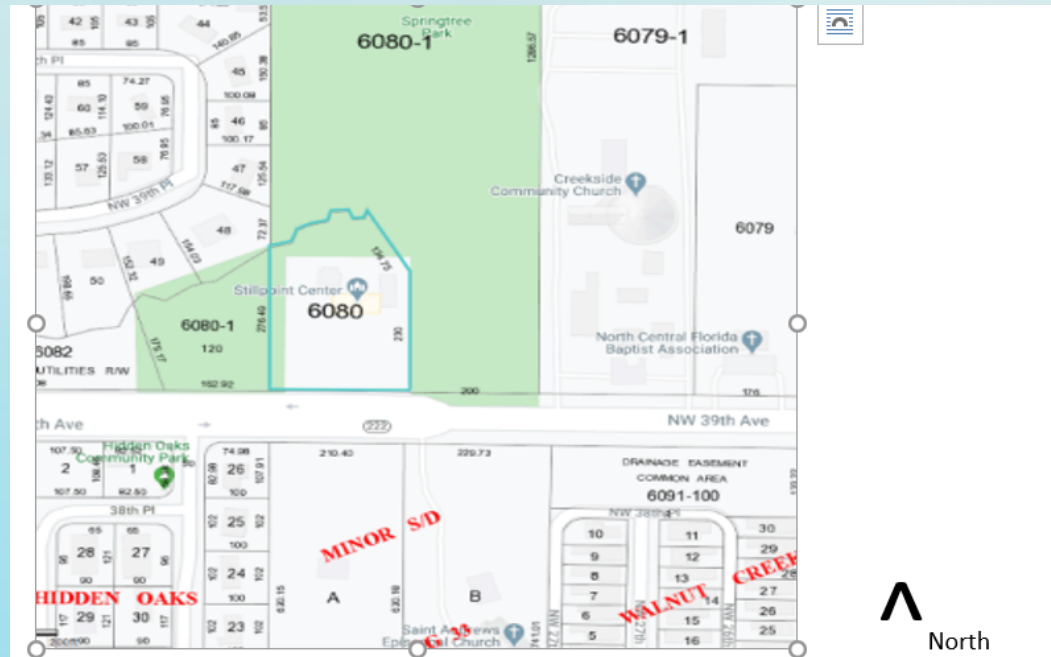
Property Profile

- Approximately 1.55 acre
- 3505 Square Feet Building
- Current Use: a medical office providing natural healing services such as acupuncturists, massage therapists, herbalists, psychotherapist, physical therapists and chiropractic.

Proposed Amendment

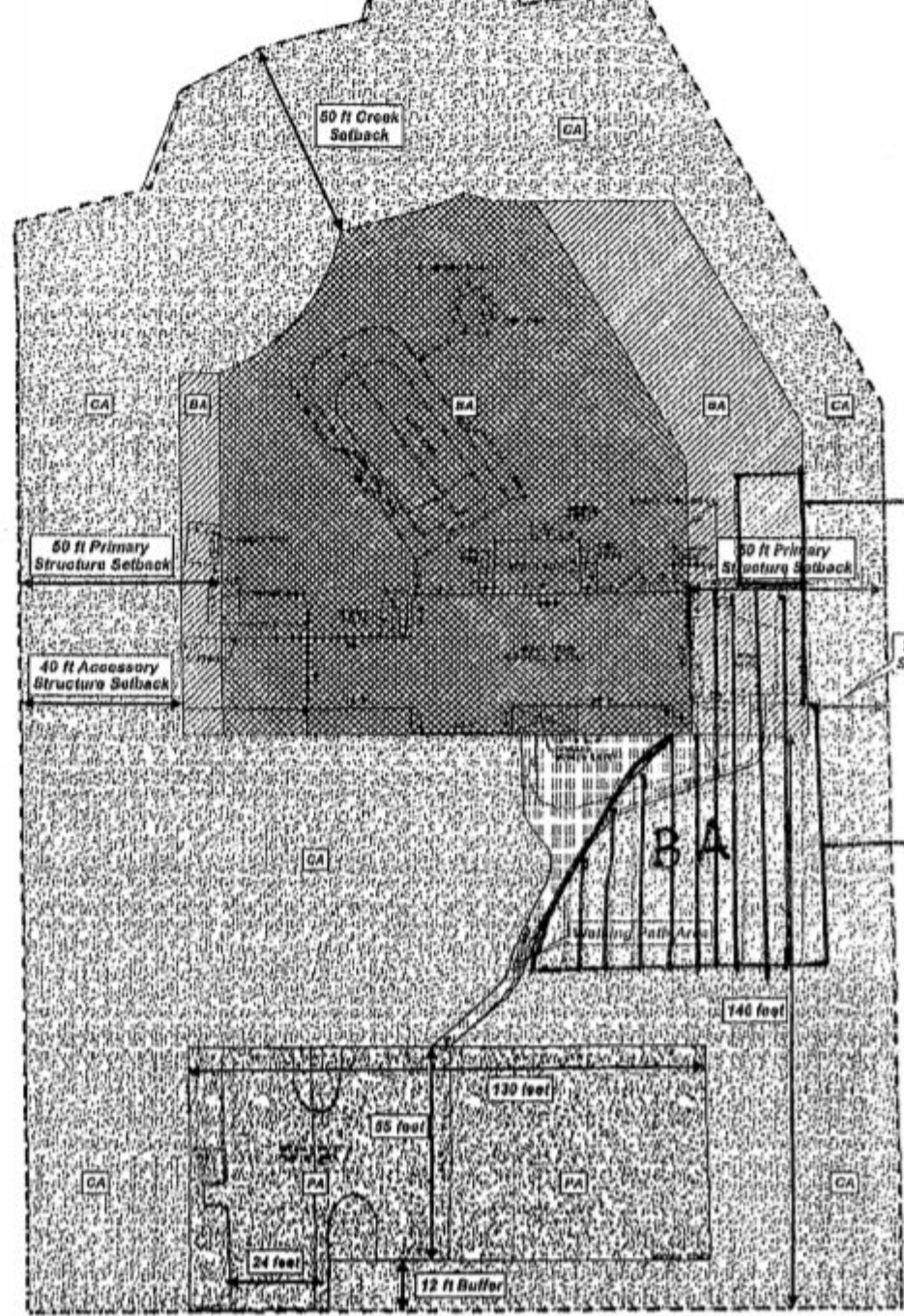
- The request is to allow a 30 bed assisted living facilities (ALF) within 5000 square feet and some addition scientific and technical office uses. The intent would be that the property would function as either an ALF or as a medical and research office
- The existing 3505 square feet of space will accommodate 18 to 20 beds which will be Phase 1 of the development. This amendment will add an additional 1495 square feet as part of Phase 2 to accommodate 8 – 10 beds. The size of the facility will limit the number of beds based on State of Florida guidelines.

Surrounding Uses



Direction	Future Land Use	Property Use
North	Recreation	Springtree Park
East	Recreation	Springtree Park
South	Right-of-way/ Single Family	Church
West	Recreation	Springtree Park

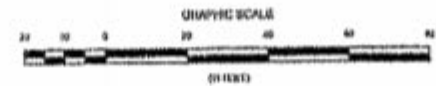
PLANNED DEVELOPMENT LAYOUT PLAN



Accessory Building

Phase II Building Area

- Legend**
- Planned Development Boundary
 - Land Use Areas**
 - Buldable Area (BA)**
 - Primary and Accessory Area
 - Accessory Area
 - Parking Area (PA)**
 - Parking Area
 - Common Area (CA)**
 - Setback / Buffer
 - Walking Path Area



Driveway Access State Road 222 / NW 39th Avenue (100 foot ROW)

Photo's of the Property



Existing Building



Parking Lot



39th Avenue



Saint Andrews



Stillpoint Site



Springtree Park Area



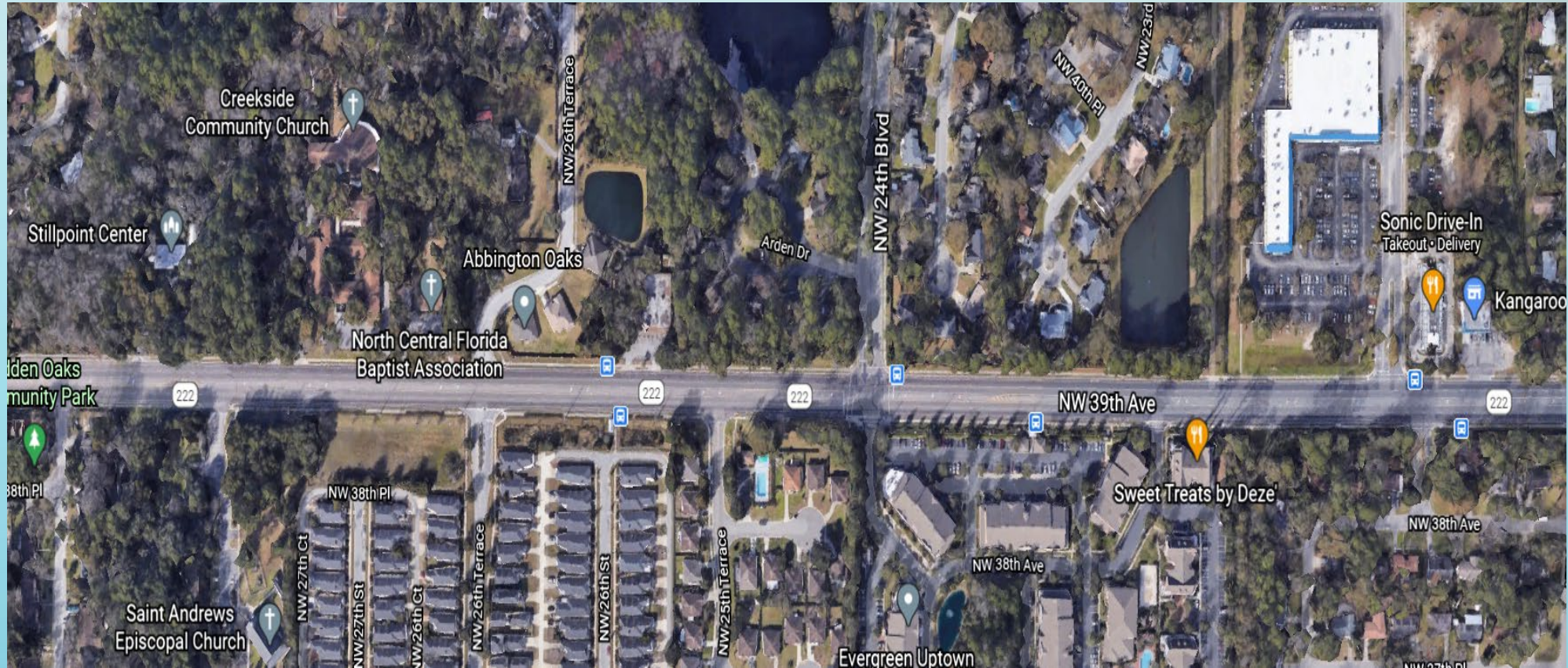
Creekside Community Church



North Central Florida Baptist Assoc. Office



Corridor Map



Consistency with the Comprehensive Plan

- Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintain choices in housing, offices, retail and workplaces.....
- Provide a variety of housing types and densities for moderate-income, low income, very low income, and extremely low income people.

Conformance to the Planned Development Purpose

- Permit outstanding and innovative residential and nonresidential developments with quality of life design features, such as an integration of housing types and accommodation of changing lifestyles within neighborhoods.....
- Provide flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity

- Internal Compatibility
- External Compatibility/Intensity of Development
- Usable Open Space/Environmental Constraints
- External and Internal Transportation Access
- Provision for Transportation Choice

Request

- Approve the Petition to allow: 30 bed assisted living facilities (ALF) within 5000 square feet and some addition scientific and technical office uses.