

Petition 184PDA-04 PB, Legislative Matter No. 040665
City Plan Board and Staff Conditions
December 2, 2004

The proposed changes to the PUD are shown below as incorporated into the applicable conditions:

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

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

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

2. Preliminary and final development plan approval shall be required.
3. Individual service facilities for the residents of the PUD, such as dining facilities, beauty salon/barber shop, wellness center, etc., but excluding sheltered nursing home beds as defined in Florida Statutes 651.118, shall not be open to the general public, except occasional use by guests of residents, nor have any outside advertising.
4. Specific buffers and setbacks appropriate to the phase shall be in place prior to issuance of a certificate of occupancy. The following buffers and setbacks shall be required and maintained:

- a. Along the south property lines: a minimum 75'-wide buffer. This buffer shall be a high-density combination of existing natural vegetation augmented if necessary to provide sufficient opacity, as determined by the Development Review Committee Board, with canopy and understory trees from the attached Acceptable Tree Species list, shrubs, and evergreens/conifers. A 150' setback for the multi-story building shall be maintained along the south property lines.
 - b. Along the north and east property lines, as shown on the Zoning Master Plan, where development is adjacent to the property lines: a minimum 25'-wide buffer. This buffer shall be a high-density combination of existing natural vegetation augmented if necessary to provide sufficient opacity, as determined by the Development Review Committee Board, with canopy and understory trees from the attached Acceptable Tree Species list, shrubs, and evergreens/conifers.
 - c. All other building setbacks shall be as specified in the proposed Table 2 of the PUD application. The Development Review Committee Board may allow minor variations in building setbacks at time of development plan review.
5. Total parking for the PUD shall be 642 spaces, 300 of which shall be located as proposed, as basement parking under the multi-use building. Any golf cart parking shall be grassed parking. Tree plantings and islands for surface parking shall be provided at a minimum of an average of every 7 parking spaces in order to break up large areas of parking. Where the parking is a single row, sidewalk and parking tree canopy coverage may be shared in lieu of islands, provided 50% tree canopy coverage of both the parking area and the sidewalk is met. Surface parking areas shall be landscaped consistent with the principles of xeriscaping, and with an emphasis on use of native species. Non-invasive, non-native species may be used to supplement native plantings. Tree canopy coverage of a minimum of 50% of the surface parking area shall be required within 20 years of development. A minimum of 20% of the total developed area of the site shall be landscaped. A minimum of 40% of the initial tree canopy of delineated tree canopy conservation areas of the site shall be retained. A minimum of 50% of delineated tree canopy conservation areas of the site shall be underneath tree canopy in 20 years' time.
6. ~~Walking trails and/or bike/pedestrian paths and/or sidewalks shall be provided to connect the proposed internal walking trail and bike/pedestrian path system to sidewalks along Williston Road. Sidewalks shall be provided along both sides of the proposed County dedicated right-of-way connecting the western portion of the PUD to Williston Road. In lieu of sidewalk connection to Williston Road, shuttle service for employees may be provided. A sidewalk on the east side of S.W. 29th Drive (County Road) has been constructed with the completed Phase I connecting the Oak Hammock internal sidewalk/trail system with a sidewalk along Williston Road. Oak Hammock is not responsible to construct any additional sidewalk on S.W. 29th Drive and S.W. 25th Terrace.~~ Tree canopy coverage of a minimum of 50% of each walking trail, bike/pedestrian path, and sidewalk within the PUD shall be required within 20 years of development.

7. A private transit system shall be provided for off-site and on-site travel and service to nearby RTS bus stops.
8. Signage identifying the PUD shall not exceed 2 monument-type signs, within a landscaped area, limited to a sign structure 7' in height above grade and 6' in width, with a sign face not exceeding 5' in height above grade. One sign may be located at an eastern PUD entrance, and one sign may be located at a western PUD entrance. A third monument-type sign identifying the PUD may be located at the eastern Williston Road connection, consistent with the sign rendering shown in Exhibit B. No internally illuminated signs shall be permitted.
9. Stormwater facilities shall be shallow basin, and designed and integrated into the landscape/buffering system as an amenity. Basins shall be vegetated with appropriate trees and, if necessary, understory planting, and designed in such a way as to take on a naturalistic appearance. The stormwater basin located in the 100 Year Flood Plain and incorporating a lake shall be designed in conjunction with both the University of Florida Center for Wetlands and the Alachua County Environmental Protection Department.
10. The applicant shall comply with all federal, state, and local laws, rules regulations, and ordinances, now and hereafter in force, which may be applicable to the use of the site. Any uncured violation after notice of the breach of the terms and conditions of this Planned Unit Development shall be grounds for suspension or revocation by the Board of County Commissioners City Commission. Concurrency requirements for roads, parks, drainage, stormwater management, solid waste, water and sewer, and mass transit shall be met as a condition of final development plan approval.
- ~~11. The Development Review Committee shall explore alternatives to the road configurations depicted on the zoning master plan in an effort to reduce fragmentation of the proposed natural area. The result of such consideration shall strike a reasonable balance between the issues of access, interconnectivity of the road system, public safety, and natural resources.~~
- ~~12. The western access connection must align with the street being constructed as the primary access to the Campus Lodge project, located north of SR 331. At the time of development plan approval, the applicant must provide a signal warrant analysis. If this analysis indicates that a signal is warranted, the applicant shall provide for all costs associated with the design and installation of this traffic signal, or any other type of traffic control device that may be warranted.~~
- ~~13. The eastern access connection and the future County roadways must be defined during the development approval process and the final locations will be based on the optimal locations to minimize environmental impacts and the impacts to SR 331. At the time of development plan approval, the applicant must provide a signal warrant analysis. If this analysis indicates that a signal is warranted, the applicant shall provide for all costs associated with the design and installation of this traffic signal, or any other type of traffic control device that may be warranted. The access streets are indicated as proposed County Roads or R/W's and the eastern roadway must provide for a connection to the undeveloped property east of the site.~~

The eastern connection, S.W. 25th Terrace, has been completed with Phase I. Oak Hammock is allowed to perform a traffic signal warrant analysis at the intersection of Williston Road and S.W. 25th Terrace to determine if a signalization traffic signal is warranted. The signal warrant study shall be conducted in accordance with requirements established by the Florida Department of Transportation. The Florida Department of Transportation has jurisdictional responsibility for Williston Road (SR 331) and has final approval as to whether or not a traffic signal is permitted and installed. Even if the proposed signal meets warrants for installation, the Florida Department of Transportation is not obligated to approve a permit for its installation. If the Florida Department of Transportation does issue a permit for installation of the signal, the signal installation must meet all requirements of the Florida Department of Transportation as well as the traffic signal design standards of the City of Gainesville and the Gainesville Metropolitan Transportation Planning Organization. Oak Hammock must pay for the design and installation of the traffic signal, all costs to install the necessary communication equipment required to include this signal and its subsystem into the Gainesville Computerized Traffic Signal System Master Plan, all costs required to modify any other existing signals that are included in the same signal subsystem to meet the specifications of the Signal Master Plan and all costs to establish traffic signal timings for the new signal and retiming of the traffic signal subsystem as required by the Florida Department of Transportation and City of Gainesville Public Works Department – Transportation Services Division. The developer may be required to interconnect the signal with existing signal(s) that may or may not be part of the existing Computerized Traffic Management Plan. The developer will be responsible for designing, purchasing, and installing the necessary equipment to make this subsystem functional.

14. ~~A roadway connection must be provided to the western boundary or to the northwestern corner of the proposed PUD. This connection may be gated to provide for site security. The western connection, S.W. 29th Drive, has been completed with Phase I. The security gate improvements have been completed and no other western connections are proposed for Phase II.~~
15. To assist in offsetting the impacts of this development, additional mass transit access, as indicated in the traffic study, must be provided in this area. This would include the extension of one or more of the existing RTS routes to the site. The applicant may provide for additional funding to RTS as traffic mitigation for the impacts to surrounding road network or such other mitigation as determined by DRC. Oak Hammock has provided funding to RTS in satisfaction of this condition. No other traffic mitigation is required for future Phase II.
16. ~~At the development approval stage, the applicant shall provide definitive time frames associated with the phases of the proposed development in order to facilitate the issuance of the appropriate Certificates of Level of Service Compliance.~~
17. ~~A Certificate of Level of Service Compliance must be obtained for this project by the time of site plan approval in accordance with Chapter 365 of the Alachua County Unified Land~~

~~Development Regulations. At that time access issues must be resolved. A traffic impact analysis and traffic mitigation proposals must be submitted with the site plan application.~~

18. ~~The eastern road configuration from Williston Road shall not extend easterly beyond a point necessary to provide southerly road access to the developed portion of the site. Condition 11 shall apply to this road segment. This road segment shall ultimately provide access from Williston Road to the 71 acres east of and adjacent to the subject property and shall be accomplished by a PUD amendment. The amendment shall strike a reasonable balance between the issues of access, interconnectivity of the road system, public safety and natural resources both on the site and the adjacent 71 acres. The easterly extension of S.W. 25th Terrace to connect to the approximately 70 acres east of and adjacent to Oak Hammock shall not be the responsibility of Oak Hammock. Alignment through Oak Hammock property shall receive approval of Oak Hammock. Oak Hammock will deed the required right-of-way not exceeding 60 feet in width to the City of Gainesville.~~
19. ~~Phase I is approved for a period of 36 months from the date hereof and shall lapse if a preliminary development plan is not submitted within the 36 month period. Phase I has been completed. Phase II is approved for a period of 72 months from the date hereof of City approval of this PD amendment and shall lapse if a preliminary development plan is not submitted within the 72 month period.~~
20. Oak Hammock reserves the right to grant interconnectivity access to tax parcels 7176-1 and 7176-5 at a location on the west side of S.W. 25th Terrace approximately 250 feet south of Williston Road.

- c. the 5 story portion containing 300 Independent Living apartment units and basement parking shall be a maximum of 890,000 square feet and 70' in height from the finished floor to the top of the roof.

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Staff recommends approval of the proposed amendments to the Oak Hammock conditions.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ralph Hilliard".

Ralph Hilliard
Planning Manager

RH: JS

6. **Petition 184PDA-04 PB** Oak Hammock at the University of Florida, Inc. Modify PD (Planned Development) conditions to reflect post- construction conditions, conditions that have been met or completed, and to provide for future connectivity to adjacent parcels.

Mr. Jason Simmons was recognized. He presented a map of the site and described it in detail. He noted that the PD was approved when the property was in Alachua County, and had certain conditions as part of the approval. He explained that Phase I of the development had been constructed and the petition was intended to amend some of the conditions to reflect some of the current situations on the ground and address connectivity with adjacent parcels that were also annexed into the City. He discussed the proposed changes and offered to answer any questions from the board.

Mr. Bruce DeLaney, agent for the petitioner, was recognized. Mr. DeLaney offered to answer any questions from the board.

There was no public comment on the petition.

<u>Motion By:</u> Mr. Reiskind	<u>Seconded By:</u> Mr. Cole
<u>Moved to:</u> Approve Petition 184PDA-04 PB.	<u>Upon Vote:</u> Motion Carried 6 - 0 Ayes: Cohen, Gold, Rwebyogo, Reiskind, Cole, Pearce.