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**City Plan Board and Staff Conditions  
Petition 97PDV-07PB**

Condition 1. The PD Plan Report, PD Layout Plan, and PD Elevations may have to be revised per conditions stipulated by staff, Plan Board or City Commission. The revised PD Layout Plan must also include additional building-envelop dimensions and distances to the "Jiffy Lube" site.

Condition 2. The detailed site plan drawing(s), provided in the PD packets, shall not be adopted as part of the PD amendment ordinance.

Condition 3. The PD shall provide vehicular and pedestrian access (easements), over and across all existing private roadways or drives, to all adjacent properties that are currently provided access.

Condition 4. Due to the size of the proposed building and not knowing the proposed type of construction, the proposed department store building may have to ~~shall not~~ be setback constructed within 60-feet from of any internal property line per the Florida Building Code.

Condition 5. The Building Area location on the PD Layout Plan may be shifted up to 10 feet except that the Southwest 34<sup>th</sup> Street side of the department store building shall not be greater than 80-feet from the face of the curbing.

Condition 6. The materials, textures and colors illustrated on the color elevations shall be the materials, textures and colors utilized in the actual construction of the department store. Actual samples of the materials to be utilized in the construction of the department store must be provided to the City prior to the second reading of the PD ordinance.

Condition 7. An application for final Concurrency Certification must be submitted with the final development plan application submittal.

Condition 8. The site plan submitted in association with this development must comply with all relevant TCEA requirements in the Concurrency Management Element.

Condition 9. All of the trees planted as part of the street buffer along Southwest 34<sup>th</sup> Street shall be 65 gallon-sized trees, including evergreen, deciduous and semi-deciduous trees such a Live Oaks.

Condition 10. The site plan shall comply with the Central Corridors Special Area Plan design standards, except where the PD Plan Report, PD Layout Plan and PD Elevations deviate from those development guidelines. The maximum build-to line (setback) shall be 80-feet from the face of curb for Southwest 34<sup>th</sup> Street. The minimum amount of glazing allowed along the east elevation (34<sup>th</sup> Street side) façade of the department store shall equal the glazing (size & location) indicated on the colored elevations provided to

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the City as part of the PD. ~~The building elevations and PD shall provide either a separate pedestrian entrance, on either the Southwest 34<sup>th</sup> Street side of the building or at the southeast corner of the building.~~ A sidewalk from the public sidewalk system shall lead directly to the pedestrian entrance located along the east (34<sup>th</sup> Street) side of the department store.

Condition 11. The petitioner shall create a minimum 65-foot wide linear park like area in front of the east building elevation facing Southwest 34<sup>th</sup> Street with several sidewalks penetrating into the park from the public sidewalk system and a walkway provided along the east facade of the building to view store merchandise in the display windows.

Condition 12. A 25-foot wide construction (building and signage) setback shall be maintained along Southwest 34<sup>th</sup> Street as in the original or amended PD ordinances.

Condition 13. The service area(s) shall be screened or made less obtrusive, where possible, by utilizing decorative screening walls or vegetation or a combination of each.

Condition 14. All mechanical equipment shall be located on the roof (screened by parapet wall) of the facility or to the side or rear of the building that is screened from public view by use of decorative masonry walls and vegetation.

Condition 15. The Plan Board shall be the reviewing Board for the Development Plan and Architectural Design associated with this Planned Development.

Condition 16. All wireless communication facilities and antenna shall comply with the requirements of the land development code.

Condition 17. The maximum building coverage for the site shall be 100,000 square feet or 21.3%, and the maximum impervious area of the site shall be 75%. There shall be a minimum area of approximately 117,614 square feet of open space or 25% of the total site area.

Condition 18. Turning radii improvements as required by Public Works, FDOT or Alachua County shall be provided at the driveway entrance from Southwest 34<sup>th</sup> Street to the site that is located immediately north of the proposed linear park.

Condition 19. The petitioner must provide an easement along Southwest 34<sup>th</sup> Street (within linear park) to accommodate a future bus bay and bus shelter. Bus bay dimensions of 160 feet long (including tapers) and 11.5 feet wide must be provided. The bus shelter area must be at least 18 feet long (parallel to the bus bay) and 10 feet wide. A concrete ADA accessible sidewalk connection shall be provided between the development and the bus stop and shelter that is architecturally consistent with the department store and constructed as part of the redevelopment of the site.

Condition 20. The general location for the bus shelter/s and bus bay shall be shown on the PD Layout Plan, subject to approval by the Public Works Department and RTS.

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Condition 21. The existing internal intersections created by the existing access roads from Archer Road and Southwest 34<sup>th</sup> Street must be modified to create safer circulation patterns if required by Public works.

Condition 22. Internal cross-access connection shall be provided between the subject property and the drive-thru restaurant located immediately to the south along Southwest 34<sup>th</sup> Street.

Condition 23. Extensive vegetative materials and other material shall be used along the main driveway from Southwest 34<sup>th</sup> Street immediately north of the building, to screen the service areas.

Condition 24. The petitioner may request up to a 20% reduction in the number of required parking spaces, and shall consider providing compact parking spaces for up to 50% of the total provided.

Condition 25. The number of bike, motor scooter and motorcycle parking spaces should be enhanced above the minimum required by allowing up to 15% of required parking being motorcycle or scooter parking spaces.

Condition 26. The petitioner shall be required, if possible, to install a minimum, 5-foot wide sidewalk from the department store to the Archer Road sidewalk system. All access sidewalks must be ramped and ADA accessible.

Condition 27. Cross-access easements for each adjoining property requiring access to their property shall be granted and recorded in the public record prior to final development plan approval. City staff shall be provided with a copy of each cross-access easement required.

Condition 28. The petitioner shall raze the entire "Winn Dixie" shopping center (building and parking) at one time only. For safety reasons and others, the shopping center shall not be demolished in stages as existing tenant's leases expire and they move out. The petitioner shall put forth their best effort to utilize best industry practices (deconstruction of existing shopping center) leading to a "LEEDs" certification.

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Condition 29. The development order approved by the adoption of the Planned Development Zoning Ordinance will be valid for a period of three years from the date of adoption. A building permit must be issued prior to expiration date. The City Commission may grant an extension of time for a period of one year, only if the request is submitted in writing to the Commission at least one month prior to the 3-year expiration date. If the original approval period expires with no action being taken, the development order approved by the Planned Development Zoning Ordinance shall be void and of no further force and effect. The City has the option to designate other appropriate zoning consistent with the Comprehensive Plan. The petitioner shall revise their PD Plan Report to reflect the development time limits.

Condition 30. All signage indicated on PD or site plan building elevations shall be identified as being "For Illustrative Purposes Only".

Condition 31. Sign setbacks shall be consistent with the original PD building/sign setbacks of 50 feet from the Archer Road right-of-way and 25 feet from the Southwest 34<sup>th</sup> Street right-of-way.