

0607356

DEVELOPMENT PLAN REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 1

Petition	<u>175PDA-06PB</u>	Date Received	<u>11/02/06</u>	<input checked="" type="checkbox"/>	Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<input checked="" type="checkbox"/>	Final
Project Name	<u>Oak Point Office Park</u>			<input type="checkbox"/>	Amendment
Location	<u>3501 S. Main Street</u>			<input type="checkbox"/>	Special Use
Agent/Applicant Name	<u>James D. Henderson, II</u>			<input type="checkbox"/>	Planned Dev.
Reviewed by	<u>Jason Simmons</u>			<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. The calculations required for trip generation include the average daily trips and the AM and PM peak hour figures. It is not clear where the maximum trips per day numbers come from (15 per 1000SF = 405 trips). Because it is not required please delete this line from the trip generation table or explain how the figure was derived.
2. Please place the trip generation table onto the PD layout plan.
3. Concurrency approval for trips associated with future phase 3 will be approved for a maximum of 5 years from the date of the PD ordinance adoption date, even if the planned development as a whole is approved for more than 5 years.

City of Gainesville
Solid Waste Division
Plan review

Date 11-6-06

Project Number: 175 PDA-06PB

Project Name: Oak Point Office Park - Planned Development Amendment

Reviewed by: Paul F. Alicantar Steve Joplin

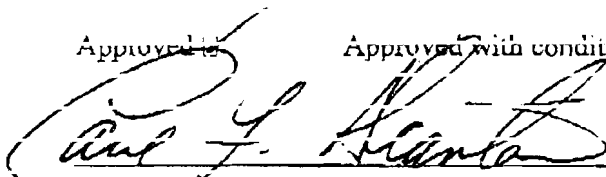
Comments

Based on plans for additional square
footage, current garbage and recycling plans
will have to be increased.

Approved

Approved with conditions

Disapproved



Date 11/06/06

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. 175PDA-06PB

Review For: Plan Board

Description, Agent & Location: Oak Point Office Park

Frederick L. Henderson

3501 S Main Street

Review Date: 10/18/06

Plan Reviewed: 10/20/2006

Review Type:

Preliminary Final

Project Planner:

Lawrence Calderon

APPROVED

(as submitted)

APPROVED

(subject to below)

DISAPPROVED

- Alachua County Environmental Review Required
- Alachua County Environmental Review Not Required
- 100 Yr. critical duration storm event must be analyzed.
- SJRWMD stormwater permit is required.
- Treatment volume must be recovered within 72 Hrs. (F.S. of 2)
- Approved for Concurrency

Comments By:



Sundaram (Jai) Jaishankar E.I.
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. The Storm-water basin is being modified. Please submit drainage calculations and related storm-water management report .
2. The St John's River Water Management District permit / approval will be required.
3. Will need to obtain requisite permit / approval from the State for the driveway.
4. MOT plan will need to be submitted to Phil Mann of the City of Gainesville - Public Works Department and to the State.

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PLANNING
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**OAK POINT OFFICE PARK
PLANNED DEVELOPMENT REPORT**

October 31, 2006

Prepared by
Henderson Engineering, Inc.

352-371-9778

Four pages and one exhibit

I. Purpose and Intent

In 1988 this six acre parcel was rezoned from multi-family to an office park planned development. The petition number was 224PDV-87 and Ordinance 3411 was approved on March 7, 1988. Phase 1 of the PD was constructed in 1989 and included a 4,000 sq. ft. office for an engineering and surveying business, a 24 space parking lot, median improvements in South Main Street, an extension of an eight inch water main to the site and a master drainage basin. A 1.56 acre conservation easement was placed on the southern side and a 25 foot natural buffer was placed on the northern side between the office park and the Colclough Hills Subdivision.

This PD needs to be updated and amended because more than ten years have passed without a second phase. The owners now wish to add a second building of approximately 3,330 sq. ft. to expand the existing engineering and surveying business. The general plan and character of the PD has not changed but some minor changes in the layout are desired.

The legal description for the PD is attached as Exhibit "A".

The purpose of this project is to develop a small office park comprising up to 27,000 square feet of total gross floor area in four separate defined building areas on the sparsely treed northern portion of the site, while preserving an impressive stand of large oak trees on the southern portion of the site. A fifty foot natural buffer will also be provided between the office park and the adjacent single family lots in Colclough Hills Subdivision. In addition, an eighty foot long masonry wall 25 feet south of the northern boundary across from the cul-de-sac provides a visual screen between the residential neighborhood and the office park at the less dense part of the natural buffer.

The development will fulfill the goals of the Comprehensive Plan by preserving a natural setting at a major entrance to the City while providing a low intensity office development that is compatible with the adjacent residential area and buffers the residences from the commercial area to the south.

Compatibility with internal and external land uses will be assured by limiting land uses to those allowed in the "OR" category of the City Zoning Code, limiting office buildings to two stories in height with peaked roofs, recording deed covenants specifying compatible exterior materials subject to approval by an architectural control committee to ensure a harmonious appearance for the park. One free standing sign on Main Street is to be used with the name and address of the complex. Other signs will be limited to small building identifications and safety signs.

The office park has only one entrance as is constructed. Sidewalks will be provided throughout and buildings on Main Street will be directly connected to the Main Street sidewalks. Bicycle racks will be provided for each building. Central Corridor requirements will be followed for the new building on Main Street. Traffic will not exceed 15 trips per day per 1,000 square feet of building floor area.

The original purpose and intent for the PD has not changed but minor changes are requested as follows:

- a. The number of building envelopes has been reduced from seven to four and the maximum square footage has been reduced from 30,000 sq. ft. to 27,000 sq. ft.
- b. The specific requirement for certain size brick exteriors on the buildings has been deleted.
- c. Two story buildings will be allowed.
- d. The use category is updated from O-1 to OR.
- e. The master drainage basin is enlarged to meet current standards

II. Statistics

Parcel size	6.0 acres
Max. building coverage	10.3 percent
Max. impervious space	31 percent
Number of units	Four building envelopes with a maximum of six buildings within envelopes No residential units
Offices (OR)	27,000 sq. ft.
Land Uses	Offices 4.2 acres Conservation and natural buffers 1.8 acres
Publicly Owned Space	None
Common areas	All of the parking lots, sidewalks and the master drainage facilities are in common areas with rights by joint easements These areas cover 2.2 acres
Common areas	1.56 acre conservation easement

III. Stormwater Management Plan

The existing master drainage basin will be expanded to meet the current standards of the City and the St. Johns River Water Management District.

The method of treatment is by dry retention and an overflow weir will regulate flow so that the post development rate of discharge for the critical 100 year storm does not exceed the predevelopment rate. At least one inch of runoff from the drainage area will be treated. The soils are hydrological group "A" types and the basin has percolated well over its 15 year history. Calculations are available for the Public Works Department.

IV. Design Standards

All common facilities shall meet the design standards and codes of the City of Gainesville.

- V. **Development Schedule**
It is anticipated that Phase 2 will be started in 2007 and the remainder of the buildings will be constructed within the next ten years.
- VI. **Signage Plan**
One free standing sign on Main Street with name and address of complex.
Other signage will be limited to small signs identifying each building.
- VII. **Zoning Standards**
The present zoning is PD office park and that will not change. Only the minor changes enumerated above will be made.

LEGAL DESCRIPTIONOAK POINT PLANNED DEVELOPMENT

A parcel of land situated in the D.L. Clinch Grant, T10S, R19E, said parcel of land being more particularly described as follows:

Begin at the Southwest corner of Lot 7 of the "Colclough Hill Unit No. 1" subdivision. A subdivision as recorded in Deed Book "35", Page 156 of the Public Records of Alachua County, Florida, and run N 30°40'35" W, 242.24 feet; thence run Northwesterly with a curve concave Northeasterly said curve having a central angle of 89°59'02", a radius of 50.00 feet, an arc length of 78.53 feet, and a chord bearing and distance of N 38°35'00" W, and 70.70 feet; thence run N 49°40'26" W, 302.54 feet, to the easterly right-of-way line of Rocky Point Road; thence run Southwesterly with a curve concave northwesterly along said easterly right-of-way line, said curve having a central angle of 20°36'05", a radius of 2341.83 feet, an arc length of 842.03 feet, and a chord bearing and distance of S 20°45'13" W, and 837.50 feet; thence run Southeasterly with a curve concave Northeasterly, along the intersection of Rocky Point Road and State Road No. 331 & 24, said curve having a central angle of 143°26'12", a radius of 50.00 feet, an arc length of 125.17 feet, and a chord bearing and distance of S 40°39'51" E and 94.95 feet; thence run Northeasterly with a curve concave Northwesterly along the Northwesterly right-of-way line of State Road 331 & 24, said curve having a central angle of 11°14'18", a radius of 1085.92 feet, an arc length of 213.00 feet, and a chord bearing and distance of N 61°59'54" E, and 212.6 feet; thence run N 56°22'45" E, along said Northwesterly right-of-way line, 534.75 feet, to the POINT OF BEGINNING, said parcel containing 5.997 acres, more or less.

8711706.leg

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**OAK POINT OFFICE PARK
PLANNED DEVELOPMENT
AMENDMENT**

October 30, 2006

Prepared by
Henderson Engineering, Inc.

352-371-9778

The following ten page "DRAFT ORDINANCE" is submitted to staff for review. Upon receiving comments from staff, a revised ordinance will be retyped and submitted.
Two pages of "inserts" are also included.

175PDA-aPB

Replace with INSCRT 1 →

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ORDINANCE NO. 0-88-09

AN ORDINANCE OF THE CITY OF GAINESVILLE, FLORIDA, REZONING CERTAIN LANDS WITHIN THE CITY FROM "RSF-1; 3.5 UNITS/ACRE SINGLE FAMILY RESIDENTIAL DISTRICT" AND "CONSERVATION DISTRICT" TO "PLANNED DEVELOPMENT DISTRICT"; ADOPTING A DEVELOPMENT PLAN MAP AND DEVELOPMENT PLAN REPORT; PROVIDING ADDITIONAL REGULATIONS; LOCATED IN THE VICINITY OF 3500 SOUTH MAIN STREET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City Plan Board authorized the publication of notice of a Public Hearing that certain lands within the City be rezoned from the Zoning District Categories of RSF-1; 3.5 Units/acre Single-family Residential District" and "Conservation District" to "Planned Development District"; and

WHEREAS, notice was given and publication made as required by law on December 2, 1987, and a Public Hearing was held by the City Plan Board on December 17, 1987; and

WHEREAS, notice was given and publication made of Public Hearings which were then held by the City Commission; and

WHEREAS, pursuant to law, at least ten (10) days notice has been given once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and a Public Hearing in the A. Clarence O'Neill Auditorium of the Municipal Building of the City

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

ORDINANCE NO.

AN AMENDMENT TO ORDINANCE NO. 3411 OF THE CITY OF GAINESVILLE, FLORIDA, REZONING CERTAIN LANDS WITHIN THE CITY FROM "RSF-1; 3.5 UNITS/ACRE SINGLE RESIDENTIAL DISTRICT" AND "CONSERVATION DISTRICT" TO "PLANNED DEVELOPMENT DISTRICT"; ADOPTING A DEVELOPMENT PLAN MAP AND DEVELOPMENT PLAN REPORT; PROVIDING ADDITIONAL REGULATIONS; LOCATED IN THE VICINITY OF 3500 SOUTH MAIN STREET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE IN 1988.

WHEREAS, in 1988 certain lands within the City were rezoned from the Zoning District Categories of RSF-1; 3.5 Units/acre Single-family Residential District" and "Conservation District" to "Planned Development District"; and

WHEREAS, that "Planned Development District" having expired after a ten year period now is to be updated and amended; and

WHEREAS, the City Plan Board authorized the publication of notice of a Public Hearing that this certain "Planned Development" was to be amended; and

WHEREAS, notice was given and publication was made as required by law on _____ and a Public Hearing was held by the City Plan Board on _____;

And

INSERT 1

1 of Gainesville; and.

2 WHEREAS, pursuant to law, notice has also been given
3 by mail to the petitioner whose ^{"Planned Development" Amended} ~~land~~ will be ~~rezoned~~ by
4 adoption of this Ordinance at least ten (10) days prior to
5 the date set for the first reading of this Ordinance; and

6 WHEREAS, a Public Hearing was held pursuant to the
7 published and mailed notices described above at which
8 hearings the parties in interest and all others had an
9 opportunity to be and were, in fact, heard.

10 NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION
11 OF THE CITY OF GAINESVILLE, FLORIDA:

12 Section 1. The ^{"Planned Development Plan" For the} following described property is
13 ^{Amended} ~~rezoned~~ from ~~"RSF 1, 3.5 Units/acre Single family~~
14 ~~Residential District"~~ and ~~"Conservation District"~~ ~~to~~
15 ~~"Planned Development District"~~,

16
17 See Exhibit "A" attached hereto and
18 made a part hereof as if set forth
in full.

19 Section 2. The City Manager is authorized and
20 directed to make the necessary change in the Zoning Map to
21 comply with this Ordinance.

22 Section 3. The Development Plan attached to this
23 Ordinance which consists of the following:

24 1. a two (2) page Development Report entitled
25 "Oak Point Planned Development", ^{as Amended} identified
26 as Exhibit "B";

27 2. development plan maps consisting of two (2)

28 CODING: Words ~~stricken~~ are deletions; words underlined
are additions.

1 sheets prepared by ~~Green~~ Henderson and
2 ~~Engineering,~~
3 ~~Quinn, Inc.~~, identified as Composite Exhibit
4 "C";

5 are incorporated herein and made a part of this Ordinance
6 as if set forth in full. The terms, conditions, and
7 limitations of the Development Plan shall regulate the use
8 and development of the land described herein zoned to the
9 category of Planned Development District as provided in
10 Chapter 29, Zoning Code of the City of Gainesville.

11 Section 4. The following conditions, restrictions
12 and regulations shall also apply to the development and
13 use of land described herein:

14 a) Site Plan approval of the development is
15 required in accordance with the procedure
16 provided in Article XII of Chapter 29 of the
17 Zoning Code of the City of Gainesville. ?

18 b) Phase I as shown on sheet no. 1 of the
19 development plan maps (See Composite Exhibit
20 "C") was ~~shall be~~ constructed between March 1,
in 1988. ~~1988 and twelve (12) months from the date of~~
21 ~~adoption of this Ordinance.~~ Phase I ~~shall~~
22 ~~include~~ done 4,000 square foot ~~or smaller~~
23 office building, that portion of sidewalks,
24 driveway, parking area, landscaping, water
25 lines, electric lines, and lighting adequate
26 for said building, together with the
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are additions.

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entrance sign as more specifically provided in subsection (o) below. Prior to issuance of a Certificate of Occupancy for Phase I, a 6-foot tall vinyl-coated chain link fence and a 6-foot by 80 foot long masonry wall adjacent to the 25-foot wide open space buffer running from Main Street (S.R. 329) to Williston Road (S.R. 321) ~~shall be~~ ^{were} constructed. Additionally, an 8-inch water main and fire hydrant ~~shall be~~ ^{were} constructed and placed, the master drainage basin ~~shall~~ ^{was} ~~be~~ constructed, and the median alteration on South Main Street, (S.R. 329), ~~shall be~~ ^{were} constructed ^{and received} ~~subject to~~ approval by Florida Department of Transportation.

add
INSERT 2

d) ~~(k)~~

The construction of subsequent Phases, following completion of Phase ~~I~~ ^{II}, shall be defined by the filing of separate applications for site plan approval in accordance with Article XII of the Zoning Code. The application shall include a boundary survey, an office building within one of the remaining building envelopes, as shown on sheet no. 1 of the development plan maps, and adequate parking and driveways to serve the office building. At the time of

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- c) Phase II as shown on sheet no. 1 of the development plan maps (See Composite Exhibit "C") shall be constructed within eighteen months of the adoption of this Ordinance. Phase II shall include one 3,300 square foot office building, that portion of sidewalks, driveway, parking area, landscaping, water lines, electric lines, and lighting adequate for said building. Stormwater pipes shall be constructed to the master basin and the basin expanded as necessary. There will be a stabilized turn-around area for trucks.

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submission of the application for site plan approval for each subsequent Phase, commencement date and completion date for the improvements shall be specified subject to the approval of the City Plan Board. However, in no event shall the construction period extend beyond ten (10) years from the date of adoption of this Ordinance without an amendment to this Ordinance.

e) ~~g)~~ Adjustments to building envelopes (due to a reduction in square footage of buildings proposed) shall not encroach into areas designated as proposed open space (see sheet no. 1 of development plan map attached hereto as Composite Exhibit "C").

f) ~~e)~~ Building envelope adjustments (which may increase the square footage of individual buildings due to a reduction in the number of buildings) is limited to the proposed building envelopes as shown on sheet no. 1 of the development plan (See Composite Exhibit "C").

g) ~~f)~~ The maximum floor area of all buildings in the planned development is limited to ~~30,000~~^{27,000} square feet.

h) ~~g)~~ Architectural control shall be regulated in

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accordance with the ^{Revised} "Protective Covenants for Oak Point Office Park", a copy of which is attached hereto as Exhibit "D", which shall be recorded in the Official Records of Alachua County prior to the transfer or lease of any real property to a third party.

i) ~~it~~ All buildings shall be limited in height to two ~~one~~-story, peaked shingle roofs with facades constructed of a combination of brick, wood, masonry blocks with stucco exterior or ~~and/or four inch by eight inch by sixteen inch (4"x8"x16") blocks.~~ Hardy Board.

j) ~~it~~ Each building will include a non-exclusive easement for pedestrian and vehicular ingress and egress from Main Street over and across the common use areas as shown on sheet no. 1 of the development plan (See Composite Exhibit "C"), together with an easement for specified parking areas, a non-exclusive easement over, under, across and through said common use areas for stormwater runoff from each building to and including the master drainage basin, and a non-exclusive easement to the City of Gainesville over, under, across and through said common use areas for water and electric easements to each building. Each of these

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1 easements shall include a formula for
2 division of maintenance and repair costs and
3 provisions for the assessment, collection of
4 assessments to cover these costs when due,
5 and enforcement of covenants for these
6 facilities, from and by owners and/or
7 tenants of the buildings.

8 K) ~~jt~~ The areas marked "Proposed Open Space"
9 (conservation area) on sheet no. 1 of the
10 development plan map shall be retained as
11 open space in strict accordance with the
12 ^{Revised} Protective Covenants for Oak Point Office
13 Park, a copy of which is attached hereto as
14 Exhibit "D".

15 L) ~~jt~~ A maintenance agreement between and among
16 all owners and/or tenants of the planned
17 development shall provide for the
18 maintenance of all conservation areas and
19 common use areas, fences, walls,
20 landscaping, irrigation, lighting, all
21 utilities, signage, maintenance and repair.
22 Each deed or lease of real property shall be
23 made subject to this maintenance agreement
24 and it shall include provisions for
25 assessment, collection, and enforcement of
26 collections.

1 m ~~→~~ Protection of trees proposed for
2 preservation, areas to be cleared, and
3 proposed landscaping shall, at a minimum,
4 comply with Article 15, "Landscaping", of ~~?~~
5 the City of Gainesville Zoning Code.

6 n) ~~→~~ All access to the planned development is
7 committed to Main Street (S.R. 329), with an
8 emergency, grassed accessway provided onto
9 Williston Road (S.R. 321)

10 o) ~~→~~ Parking ratios for each Phase shall be
11 constructed in appropriate numbers in
12 relation to building square footages for
13 each Phase, so developed, subject to approval
14 by the City Plan Board.

15 p) ~~→~~ Only one free-standing sign on Main Street
16 (S.R. 329) is allowed which shall be
17 constructed of brick and wood displaying the
18 name and address of the development. Other
19 signage is limited to building
20 identification by letter and the name of
21 each tenant in 6-inch letters in addition to
22 directional or safety signs. All of these
23 signs shall require permits and shall
24 otherwise conform to the provisions of
25 Article 14, "Signs or Street Graphics", of ~~?~~
26 the City of Gainesville Zoning Code.

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q) ~~→~~ At the time wastewater collection lines are extended by Gainesville Regional Utilities to the planned development within one of the adjacent rights-of-way, the owner(s) shall be required to connect to such wastewater collection lines within one year of such availability and shall discontinue the use of, and cap any septic tanks.

r) ~~→~~ Prior to the transfer or lease of any real property described herein or of the improvements constructed thereon to third parties, there shall be recorded in the public records of Alachua County the ^{revised} protective covenants in substantially the same form attached hereto as Exhibit "D".

s) ~~→~~ Except as expressly provided herein, the regulation of the use and development of the property described in Section 1 of this Ordinance shall be governed as if this property were zoned ^{"OR, Office Residential} ~~"O-1, Limited Office~~ District" of Chapter ^{30, Section 59 of the} ~~29,~~ Zoning Code of the City of Gainesville.

t) ~~→~~ In the event of conflict between the provisions of the development plan report, attached hereto as Exhibit "B" and the development plan maps, attached hereto as

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Exhibit "C", the provisions, regulations, and restrictions of the development plan maps shall govern and prevail.

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

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

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

PASSED AND ADOPTED this _____ day of _____, ~~198~~ 2007.

MAYOR-COMMISSIONER

ATTEST:

CLERK OF THE COMMISSION

This ordinance passed on first reading this _____ day of _____, ~~198~~ 2007.

This ordinance passed on second and final reading this _____ day of _____, ~~198~~ 2007.

MJR/11c
1/29/88

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DRAFT

Petition 175PDA-06 PB - Frederick L. Henderson, agent for James D. Henderson, II, Oak Point Office Park. Re-establish an expired PD with modified PD layout plans for an office development. Zoned: PD (Planned development). Located at 3501 South Main Street.

Lawrence Calderon, Current Planning Chief gave the Staff presentation and stated this PD was approved by the City Commission in 1988 for 27,000 square feet of office space as only Phase 1 of 4,000 square feet was completed before the PD expired. Mr. Calderon further stated Staff is recommending approval with conditions.

Mr. Reiskind inquired why the PD was increased from 27,000 to 40,000. Mr. Calderon stated it would be consistent with the overall goals and objectives of the Comprehensive Plan to intensify the development in this area.

Motion By: David Gold	Seconded By: Adam Tecler
Moved To: Approve with Staff conditions	Upon Vote: 5 – 0 (B. Cohen absent for vote)