

Petition 175PDA-06 PB, Legislative Matter No. 060735
City Plan Board and Staff Conditions
January 18, 2007
(Words underlined are additions made by Plan Board.)

Condition 1. The development must obtain a Final Certificate of Concurrence prior to obtaining a building permit.

Condition 2. Buildings within the development shall maintain an architectural theme as presented by the developer during development review. Buildings shall include glazing and wall articulation or architectural relief and have a front orientation towards the interior. All buildings shall be peaked shingle roofs with facades constructed of a combination of brick, wood, and masonry blocks with stucco exterior or fiber cement exterior siding such as "Hardie Plank."

Condition 3. Allowable uses within the development shall be those allowed in the OR (Office Residential) Zoning District, excluding uses allowed by Special Use Permit. Uses which are incompatible with operation of a septic tank system shall not be allowed. This determination shall be made during development plan review.

Condition 4. The stormwater basin within the development shall be landscaped in accordance with the requirements of Section 30-251(2) of the land development code.

Condition 5. Sidewalks and facilities to ensure safe and efficient pedestrian circulation shall be incorporated within the development. The location, layout and type of facilities shall be determined during development plan review.

Condition 6. A 50-foot setback shall be established from the northeast common boundary with the Colclough Hills Subdivision. Within the 50-foot setback area, a 25-foot strip natural buffer shall be maintained on the residential side. During development plan review, additional vegetation may be required to supplement the 25-foot natural buffer.

Condition 7. The proposed 12,000 square foot building along South Main Street shall be designed with an orientation towards the street. The façade shall include doors, windows and glazing in accordance with the Central Corridor requirements. Glazing on the front façade shall be 30% of the façade of the building. The primary area of application of the 30% glazing shall be the area between 3 to 8 feet of the façade, measured from the grade level. The appropriateness of the glazing will be determined by the reviewing board during development plan review.

Condition 8. Development along South Main Street may be comprised of more than one building and may have a maximum of three stories. The property may be subdivided in accordance with the appropriate review process.

Condition 9. Development along the north part of the development, along the single-family boundary, shall be one story.

Condition 10. The basin along Williston Road shall have curvilinear edges and shall be landscaped in accordance with the street buffer requirements. Required trees shall be 65 gallons. During development review, existing trees and vegetation along said street may be determined by the City Arborist to be adequate to satisfy the buffer requirements.

Condition 11. Signage for the development shall be in accordance with the Land Development Regulations.

Condition 12. No additional vehicular access shall be allowed off Williston Road. Pedestrian access may be allowed and proposed during development plan review.

Condition 13. At the discretion of the property owners, in cooperation with the Colclough Hills residents, a pedestrian walkway may be allowed between the residential and the proposed office development. During development plan review the exact location and dimension of such walkways shall be determined.

Condition 14. The existing fence and masonry wall within the north 50-foot setback area shall be maintained to ensure integrity and continuous purpose.

Condition 15. The maximum allowable intensity on the subject property shall be 40,000 square feet of floor area.

Condition 16. The interior building envelopes shown may be adjusted to meet the allowable square footage providing the integrity and standards of the Planned Development are maintained. Building footprints may be shifted or modified up to 15 feet. There shall be no encroachments into the north buffer and setback.

Condition 17. If applicable, during development plan review, the applicant shall demonstrate compliance with development regulations pertaining to any wetlands and related buffers, upland vegetation and other specially designated areas.

Condition 18. One access point is allowed off South Main Street. During development plan review, a determination shall be made about the adequacy of existing access to service the site. Any modification shall be made at the expense of the owner. If necessary, an emergency/service access may be allowed off Williston Road. This determination shall be made during development plan review.

Condition 19. The development may be constructed in phases as determined during development plan review. Any phase requesting a final Certificate of Occupancy shall demonstrate compliance and that all necessary supporting facilities in place.

Condition 20 The PD shall be valid for a period of five (5) years. Prior to expiration of the PD, the applicant must obtain final development plan approval. An application for a building permit must be filed within 12 months of obtaining final development plan approval. Construction must commence within the five-year valid period of the Planned Development. A one-time, one-year extension of the valid dates of the PD may be approved by the city commission, after review by the City Plan Board.

City of Gainesville

Inter-Office Communication

**Planning Division
X5022, FAX x2282, Station 11**

Item No. 6

TO: City Plan Board **DATE: January 18, 2007**

FROM: Planning Division Staff

SUBJECT: 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.

Recommendation

Planning staff recommends approval of Petition 175PDA-06 PB with conditions.

Explanation

The six-acre, subject property was zoned Planned Development in 1988 under petition 224PDV-87 and Ordinance 3411. The ordinance was approved on March 7, 1988. Phase 1 of the project was constructed in 1989 to include a 4,000 square foot office building. The remaining 26,000 square feet were not built. The Planned Development has since expired and has, therefore, voided any further development.

The applicant wishes to proceed with development to include a total of 27,000 square feet of office use and is requesting a modification to the existing PD to allow the proposed development.

The property has a triangular shape; one side of the triangle is South Main Street to the west, the other is Williston Road to the east and a residential subdivision, Colclough Hills to the north forms the base of the triangle. The property to the west, across South Main Street, an 80-foot right-of-way, is zoned Conservation. To the east, the property is undeveloped and under the jurisdiction of Alachua County. The residential development to the north of the subject property is zoned RSF-1 (single-family residential, 3.5 du/a). Three lots within the Colclough Hills Subdivision have a common boundary with the subject property but only one is developed. The original Planned Development included a 50-foot setback from the residential, which will be maintained.

In reviewing the proposed Planned Development, staff considered the following criteria:

Conformance with the Comprehensive Plan

The essential elements of the development as proposed are in conformance with the overall goals and objectives of the Comprehensive Plan. The type of uses, proposed in the Planned Development zoning is also consistent with what is required in the comprehensive plan. Other aspects of the development are consistent as proposed, while others will be addressed in other parts of this document under the appropriate section.

Concurrency

A concurrency review has been conducted on the development. A determination has been made that the adjacent road network has adequate capacity to accommodate the traffic, which will be generated by the development. A preliminary or final certificate of concurrency will be considered during the development review process. The proposal is approved with conditions.

Condition 1. The development must obtain a Final Certificate of Concurrency prior to obtaining a building permit.

Internal compatibility

In terms of uses, the development as proposed includes only office uses in four separate buildings. The buildings are adequately separated from each other and distributed in a manner that is easily accessible from the interior parking spaces. The property has a healthy stand of vegetation which will be significantly preserved with the integrated stormwater system and other accessory facilities. A significant portion of the property is designated as a conservation easement providing a high percentage of open space.

Condition 2. Buildings within the development shall maintain an architectural theme as presented by the developer during development review. Buildings shall include glazing and wall articulation or architectural relief and have a front orientation towards the interior. All buildings shall be peaked shingle roofs with facades constructed of a combination of brick, wood, and masonry blocks with stucco exterior or fiber cement exterior siding such as “Hardie Plank.”

Condition 3. Allowable uses within the development shall be those allowed in the OR (Office Residential) Zoning District, excluding uses allowed by Special Use Permit. Uses which are incompatible with operation of a septic tank system shall not be allowed. This determination shall be made during development plan review.

Condition 4. The stormwater basin within the development shall be landscaped in accordance with the requirements of Section 30-251(2) of the land development code.

Condition 5. Sidewalks and facilities to ensure safe and efficient pedestrian circulation shall be incorporated within the development. The location, layout and type of facilities shall be determined during development plan review.

External compatibility

The proposed development is a low intensity office development lying between the intersection of South Main Street and Williston Road. Along South Main Street, 50% of the frontage on the subject property will be in conservation, consistent with opposing properties across the street. Grading and topography permitting, it is anticipated that the 12,000 square foot building will have a prominent façade and architectural orientation towards South main Street. Along Williston Road, the full road frontage is proposed as conservation and stormwater. This is also consistent with uses on the south and east side of Williston Road. To the north the development has a common boundary with single-family residential. The initial Planned Development included a 50-foot setback line and a 25-foot natural buffer which provided separation and screening for the residential development. Additionally, the proposed uses are office uses which will be operational primarily during weekdays and during daylight hours.

Currently the existing land use and zoning on the subject property is considered externally compatible with surrounding development. Staff finds that the proposal is consistent with the Goals and Objectives of the Comprehensive Plan; some specific goals and objectives are listed below:

Objective 1.4 Adopt land development regulations that promote mixed-use development within the city.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl and foster compact development patterns that promote transportation choice.

Objective 4.2 The city shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Condition 6. A 50-foot setback shall be established from the northeast common boundary with the Colclough Hills Subdivision. Within the 50 setback area, a 25-foot strip natural buffer shall be maintained on the residential side.

Condition 7. The proposed 12,000 square foot building along South Main Street shall be designed with an orientation towards the street. The façade shall include doors, windows and glazing in accordance with the Central Corridor requirements. Glazing on the front façade shall be 30% of the façade of the building. The primary area of application of the 30% glazing shall be the area between 3 to 8 feet of the façade, measured from the grade level. The appropriateness of the glazing will be determined by the reviewing board during development plan review.

Condition 8. Development along South Main Street may be comprised of more than one building and may have a maximum of three stories. The property may be subdivided in accordance with the appropriate review process.

Condition 9. Development along the north part of the development, along the single-family boundary, shall be one story.

Condition 10. The basin along Williston Road shall have curvilinear edges and shall be landscaped in accordance with the street buffer requirements. Required trees shall be 65 gallons. During development review, existing trees and vegetation along said street may be determined by the City Arborist to be adequate to satisfy the buffer requirements.

Condition 11. Signage for the development shall be in accordance with the Land Development Regulations.

Condition 12. No additional vehicular access shall be allowed off Williston Road. Pedestrian access may be allowed and proposed during development plan review.

Condition 13. At the discretion of the property owners, in cooperation with the Colclough Hills residents, a pedestrian walkway may be allowed between the residential and the proposed office development. During development plan review the exact location and dimension of such walkways shall be determined.

Condition 14. The existing fence and masonry wall within the north 50-foot setback area shall be maintained to ensure integrity and continuous purpose.

Intensity of development & useable open spaces, plazas and recreation areas.

The project is proposed as a single office use development with a maximum of 27,000 square feet of floor area on 261,230 square feet of land. Allowable uses will be those allowed in the OR (Office Residential Zoning District). Parking, paving and sidewalk for the use are intended to be that required by code, covering approximately 51,000 square feet. Open space is very generous, consisting of more than 50% of the total property. A significant portion of that space has the potential to be useful as passive recreational purposes.

Considering that the proposal is the continuation of an existing development, it can be considered as infill and should be used appropriately. The building should utilize the property in a balanced manner consistent with the goals and objectives of the comprehensive plan. A total of 40,000 square feet of development is consistent with development objectives and affords opportunities for higher intensity development within the urban area..

Condition 15. The maximum allowable intensity on the subject property shall be 40,000 square feet of floor area.

Condition 16. The interior building envelopes shown may be adjusted to meet the allowable square footage providing the integrity and standards of the Planned Development are maintained. Building footprints may be shifted or modified up to 15 feet. There shall be no encroachments into the north buffer and setback.

Environmental constraints

At the apex of the triangular shaped property, where South Main Street meets Williston Road, there is a significant area designated as a conservation easement. No development is proposed within that area. The closest development is approximately 25 feet from the boundary of the conservation easement. There appears to be no other environmental features which may be affected by the proposed development.

Condition 17. If applicable, during development plan review, the applicant shall demonstrate compliance with development regulations pertaining to any wetlands and related buffers, upland vegetation and other specially designated areas.

External and Internal transportation access

The development is bounded on two sides by fully developed roads that connect efficiently into the overall road network. The project is therefore easily accessible via automobile and other modes of transportation. The main Transportation access to the development is limited to South Main Street. The internal vehicular use area will be designed to allow efficient vehicle, bicycle and pedestrian circulation. The development will also be designed to allow fire safety, utility and public service vehicles to operate efficiently.

Condition 18. One access point is allowed off South Main Street. During development plan review, a determination shall be made about the adequacy of existing access to service the site. Any modification shall be made at the expense of the owner. If necessary, an emergency/service access may be allowed off Williston Road. This determination shall be made during development plan review.

Off-street parking

Off street parking is within the project, it is surrounded by proposed buildings and is easily accessible.

Sidewalks, trails and bikeways

Sidewalks exist along both streets fronting the property. Within the development, sidewalks and other pedestrian facilities will be provided.

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

Development time limits

The development is proposed multiple phases.

Condition 19. The development may be constructed in phases as determined during development plan review. Any phase requesting a final Certificate of Occupancy shall demonstrate compliance and that all necessary supporting facilities in place.

Condition 20 The PD shall be valid for a period of five (5) years. Prior to expiration of the PD, the applicant must obtain final development plan approval. An application for a building permit must be filed within 12 months of obtaining final development plan approval. Construction must commence within the five-year valid period of the Planned Development. A one-time, one-year extension of the valid dates of the PD may be approved by the city commission, after review by the City Plan Board.

Bonds. This section is not applicable at this time.

Respectfully submitted,



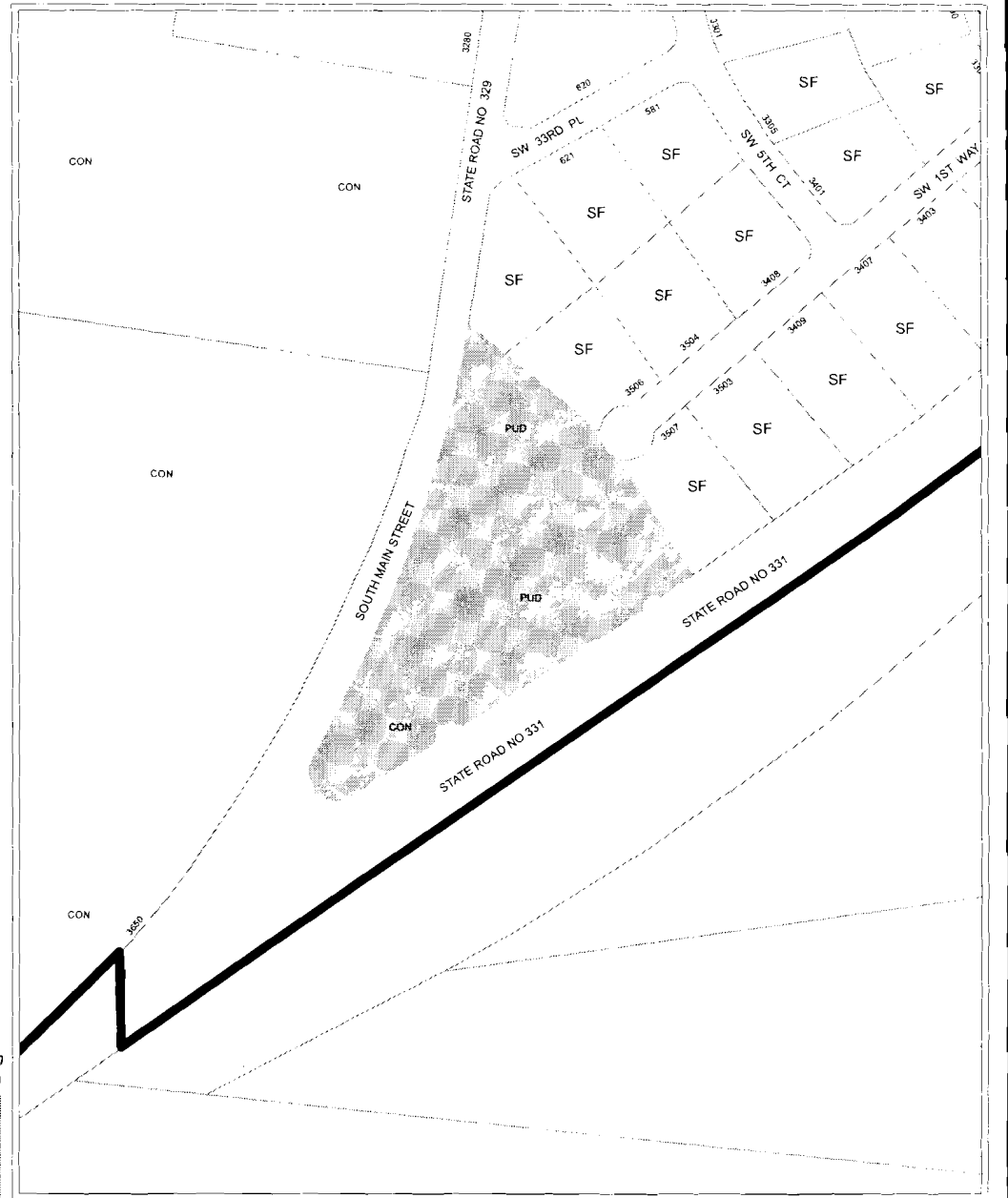
Ralph Hilliard,
Planning Manager, Community Development

+LDC:ldc

Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (10-30 du/acre)
- MUM Mixed Use Medium Intensity (14-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

----- Division line between two land use districts
 ——— City Limits







EXISTING LAND USE

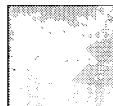
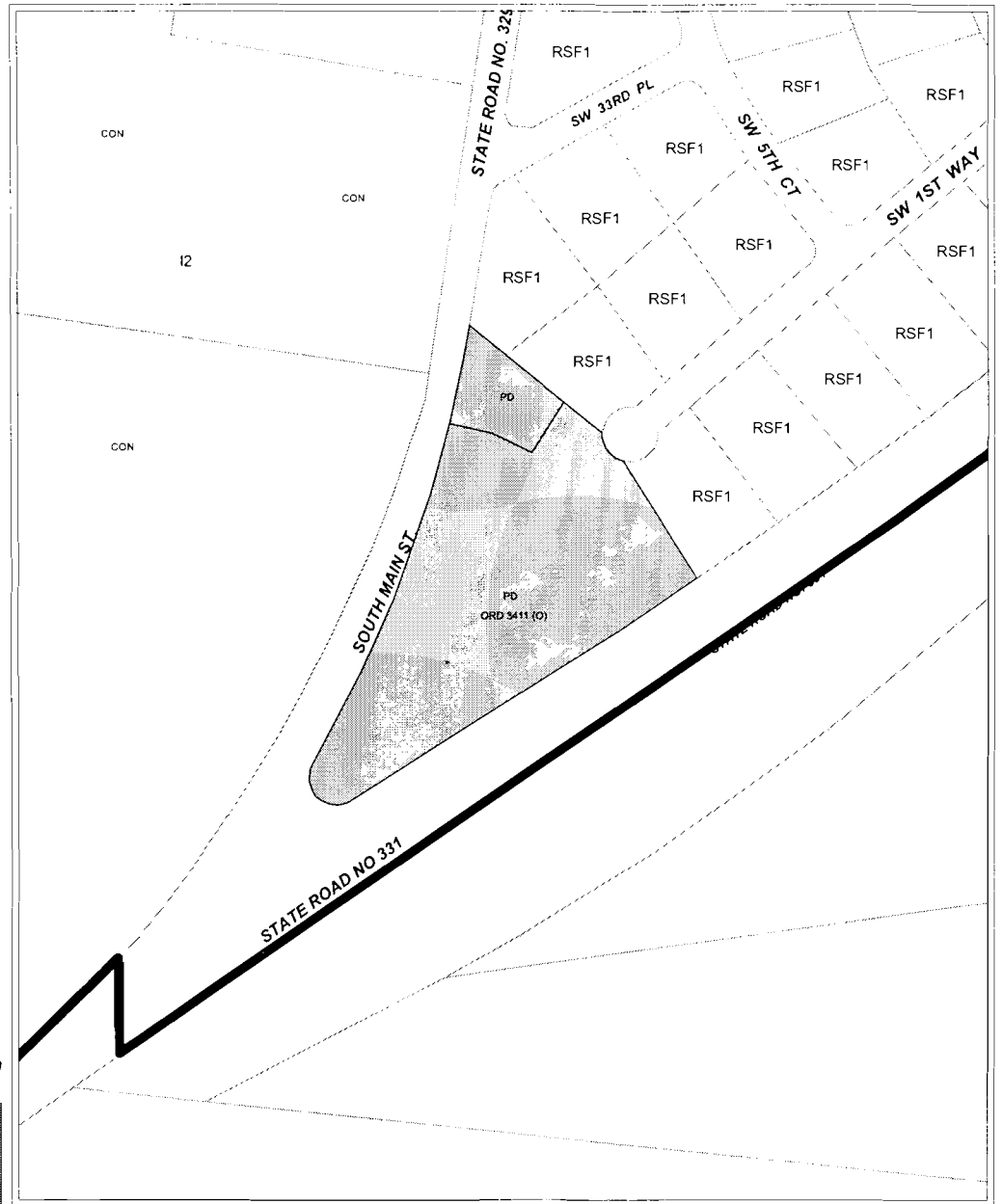
	Name	Petition Request	Map(s)	Petition Number
	Frederick L. Henderson, applicant for James D. Henderson II	Modify Existing Planned Development Ordinance for Oak Point Office Park	4450	175PDA-06PB

Zoning District Categories

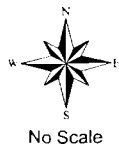
- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

-  Historic Preservation/Conservation District
-  Special Area Plan
-  Division line between two zoning districts
-  City Limits

Area
under petition
consideration

EXISTING ZONING

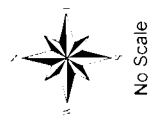


	Name	Petition Request	Map(s)	Petition Number
	Frederick L. Henderson, applicant for James D. Henderson II	Modify Existing Planned Development Ordinance for Oak Point Office Park	4450	175PDA-06PB



AERIAL PHOTOGRAPH

Name	Petition Request	Map(s)	Petition Number
Frederick L. Henderson, applicant for James D. Henderson II	Modify Existing Planned Development Ordinance for Oak Point Office Park	4450	175PDA-06PB



No Scale

HENDERSON ENGINEERING, INC.
CIVIL & ENVIRONMENTAL ENGINEERING
3501 SOUTH MAIN STREET, SUITE 1
GAINESVILLE, FLORIDA 32601
Phone: (352)- 371- 9778
Fax: (352)- 380-2732

January 4, 2007

Mr. Lawrence Calderon
Planning Division
P.O. Box 490, Station 12
City of Gainesville
Gainesville, FL 32602

Re: Oak Point Office Park

Dear Mr. Calderon:

I am forwarding to you herewith the following:

1. Neighborhood Workshop letter
2. Neighborhood Workshop newspaper advertisement
3. Neighborhood Workshop sign up list
4. Neighborhood Workshop summary report
5. Revised planned development report
6. Revised traffic generation numbers
7. Revised planned development drawing (Sheet 2)

I lost the copy of the proposed revised ordinance that you emailed. Would you send another copy to jdinkh@aol.com and we can work on the revisions needed.

The revisions are based on the following changes to the PD:

1. Increased total square footage to 40,000 sq. ft.
2. Limited buildings adjacent to Colclough Hills to one story.
3. Allowed three stories for building away from C. H.
4. Added note to plans that building envelopes can be moved up to 15 feet and the parking lot design may be altered if consistent with the general concept. These changes are subject to site plan approval.
5. Added note that all lot divisions must be accomplished in accordance with city ordinances governing lot splits and/or minor subdivisions.

Please review these submittals and let me know what else needs to be done before the Plan Board meeting on January 18th.

Sincerely,



James D.(Dink) Henderson, II, P.E.

*envelope or disk
1/4/07*

Neighborhood Workshop

For review of an amended planned development for Oak Point Office Park. The planned development allows offices with up to a total of 40,000 sq. ft. with the uses limited to those uses permitted in the “OR” Office Zoning District (Section 30-59). The Oak Point Office Park currently has one office and is located at 3501 S. Main Street, Gainesville, FL.

Date: December 28, 2006

Time: 6:00 pm

**Place: Volkert & Associates, Inc. office
3501 S. Main St., Suite 2
Gainesville, FL**

**Contact: Dink Henderson
(352) 371-9778**

The developer of the described project will hold a workshop to discuss their proposal to develop the remainder of the office planned development. 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.

G 146297

NO _____

THE GAINESVILLE SUN

Published Daily and Sunday
GAINESVILLE, FLORIDA
STATE OF FLORIDA
COUNTY OF ALACHUA

Ernest Blake, III

Before the undersigned authority appeared.....
Legal Advertising Coordinator

Who on oath says that he is.....of THE GAINESVILLE SUN, a daily

newspaper published at Gainesville in Alachua County, Florida, that the attached copy of advertisement,
being

PUBLIC NOTICE

.....
Neighborhood Workshop on Thursday, December 28, 2006 at 6:00 p.m.

In the matter of

in the.....Court, was published in said newspaper in the issues of
MONDAY, DECEMBER 11,

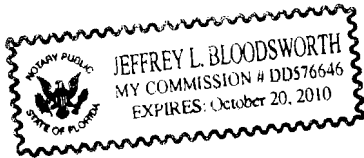
..... 2006

Affidavit further says that the said THE GAINESVILLE SUN is a newspaper published at Gainesville,
in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published
in said Alachua County, each day, and has been entered as second class mail matter at the post office in
Gainesville, in Said Alachua County, Florida, for a period of one year next preceding the first publication
of the attached copy Of advertisement; and affiant further says that he has neither paid nor promised any
person, firm or corporation any discount for publication in the said newspaper.

Sworn to and subscribed before me this

12th day of Dec, A.D., 2006
Jeffrey L. Bloodsworth
(seal) Notary Public

Ernest Blake, III
.....



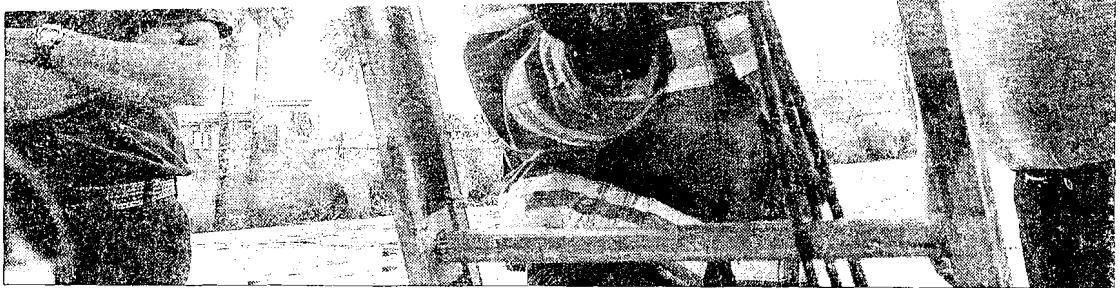
would be a fun career.
 "And my dad was like, 'You're a girl, and girls don't do things like that,'" Roach said. Decades later, she says her children have grown up and she's ready for something new. "I'm going to do what I want to do now," Roach said.

In a job dominated by testosterone, the Emerald Coast's female firefighters say they hold their own both in the firehouse and on emergency scenes.

"We're not as burly and strong," said Maria Limauro, who works for East Niceville Fire. "It takes quite a bit of confidence."

Although most are built smaller, they know that they're expected to do the same tasks as their male counterparts.

"If all of them are in a burning building, I need to be able to pull them out," said South Walton Fire District firefighter Tracy Crawford. "And I don't



Megan Robinson, a firefighter at Station 4 on Okaloosa Island, demonstrates ladder usage to a firefighter trainee on Nov. 22 outside her stationhouse.

AP Photo/Arnold Weiss Florida Daily News

blame them. They expect just as much out of me as they do out of each other."

But the job isn't all about muscle and brawn.

"There's a technique to it," said Shanna Eubanks of Walton County Fire Rescue. "You just learn it and do it."

Inside the firehouse, the women say, after a period of transition, the crews have become like siblings.

"Most of them treat me like

one of the guys," said South Walton firefighter Leann Thompson.

"They tested to see if they can cuss in front of me, but half of them change in front of me now," she said.

Harassment isn't an issue, although joking is common.

"They pick on me all they can," Crawford said. "But if they didn't pick on me, they wouldn't like me."

Most of the women say

they've faced more skepticism because of their gender from the public than from fellow firefighters.

In the short time rookie Robertson has been working at Okaloosa Island, fellow firefighter James Wharf said little has changed.

"It's the same," he said. "The only thing I can see different is, getting up in the middle of the night, I'll throw on a pair of shorts."

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PUBLIC NOTICE

A neighborhood meeting will be held to discuss an update and amendment of a planned development plan that has expired. The development is an office park limited to uses permitted within the City's "OR" Office Zoning District. The Oak Point Office Park currently has one office and is located at 3501 S. Main Street, Gainesville, FL.

The meeting will be held Thursday, December 8, 2006 at 6 pm at the Volkert & Associates, Inc. office at 3501 S. Main Street, Gainesville, FL.

Contact Person:
 Dink Henderson (352) 371-9778

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Neighborhood

Name	Phone #	Address
------	---------	---------

[Faint Name]	[Faint Phone #]	[Faint Address]
Luis Garcia	371 3119	[Faint Address]

2000 Kossman St

2000 Plover

HENDERSON ENGINEERING, INC.
CIVIL & ENVIRONMENTAL ENGINEERING
3501 SOUTH MAIN STREET, SUITE 1
GAINESVILLE, FLORIDA 32601
Phone: (352)- 371- 9778
Fax: (352)- 380-2732

SUMMARY
of
NEIGHBORHOOD WORKSHOP
for
OAK POINT OFFICE PARK

Date & Time: December 28, 2006 at 6:00 pm

Presenter: Dink Henderson 371-9778 3611 S.W. 63rd Lane 32608

Attendees: Steve Boissoneault 372-7285 3506 S.W. 1st Way 32601
Susan Breier 372-7285 3506 S.W. 1st Way 32601
Steve Blay 335-0655 3507 S.W. 1st Way 32601

Presentation: Three plan sheets were shown; the existing conditions, the original PD developed In 1989 and the proposed plan. The following proposed changes in the original plan were discussed: (1) Hardy board will be allowed; (2) Configuration of building envelopes altered; (3) Maximum total square footage increased to 40,000 sq. ft. and largest single building foot print increased to 12,000 sq. ft. at one location;(4) The one building not located adjacent to Colclough Hills can be three stories high.

Neighbors Input: In general the plan was well received by the attendees. Mr. Blay expressed his concern that the vegetation in the buffer might not hold up.

Response: The developer would agree to plant some shrubs or trees in the buffer if needed for screening.

OAK POINT OFFICE PARK
PLANNED DEVELOPMENT REPORT

Revised
January 4, 2007

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 40,000 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 adjacent to Colclough Hills to one story in height with peaked roofs and others to three stories and 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 increased from 30,000 sq. ft. to 40,000 sq. ft.
- b. The specific requirement for certain size brick exteriors on the buildings has been deleted.
- c. Three story buildings not adjacent to Colclough Hills 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)	40,000 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 DESCRIPTION

OAK 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

RECEIVED

FEB 01 1988

PLANNING
DIVISION

OAK POINT OFFICE PARK

PLANNED DEVELOPMENT

Trip Generation Numbers

Rev. January 4, 2007

Prepared by
Henderson Engineering, Inc.

352-371-9778

Category: General Office – 710

Maximum size = 40,000 sq. ft.

Maximum trips per day = 15 per 1,000 sq. ft. = 600 trips per day

Average trips per day = 11.01 / 1,000 sq. ft. = 440 trips per day

Peak Hour AM = 1.55 trips per hour per 1,000 sq. ft. = 62 trips per hour

Peak Hour PM = 1.49 trips per hour per 1,000 sq. ft. = 60 trips per hour

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING ROOM 16, OLD LIBRARY
222 East University Avenue 334-5023

Petition No. 175PDA-06PB Review Date: November 16th 2006


Reviewed on: 11/09/06

Review For: Fredrick L. Henderson, Agent for James D. Henderson II.
Oak Point Office Park. Amend and update an existing Planned
Development. Zoned: PD (Planned Development). Located at 3501
South Main Street

Review Type:

Preliminary Final Amend.

Project Planner:


Lawrence Calderon

• **RECOMMENDATIONS/REQUIREMENTS/COMMENT**

1. Building envelopes should be dimensioned and tied to external property boundaries.
2. Hard surface areas shall be designated to allow for turn-around at the end of the proposed Phase II.
3. Please show location of buildings on adjacent lots in Colclough Hills Subdivision.
4. Please ensure that there are no encroachments within the designated setbacks.
5. The marked up ordinance submitted with the application has been reviewed and all relevant standards included as new conditions in the new Planned Development report.
6. At the time of development plan review, the landscaping buffer along the single family residential shall reviewed by the City Arborist to determine whether it meets the buffer criteria. Additional vegetation may be required to supplement existing vegetation.

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 175PDA-06PB	Review Date: <u>11/7/06</u>	Review Type: <u>Planned Development</u>
Review For : <u>Plan Board</u>	Plan Reviewed: <u>11/7/06</u>	
Description, Agent & Location: <u>Frederick L. Henderson, Oak Point Office Park, 3501 S Main Street</u>	Project Planner: <u>Lawrence Calderon</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:

Brenda G. Strickland

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

This submittal was reviewed for PD amendment and layout plan only.

The Building Department has no problem with the proposed PD amendment, knowing that preliminary/final site plans will be submitted for complete review.

The tree layer should be removed from the PD layout plan.

Provide dimensions on the building footprints.

It appears that the Phase 2 building footprint is located within the 50 feet setback.

Septic tank permit will be required from Alachua County Health Department, prior to site plan approval.

Why are there new property lot lines shown on the layout plan?

DEVELOPMENT PLAN FOR OAK POINT PLANNED DEVELOPMENT

AN OFFICE COMPLEX LOCATED IN THE D.L. CLINGH GRANT,
T. 10-S., R-20-E, ALACHUA COUNTY, FLORIDA

THE BUILDING
ON THE PROPERTY IS A FREE DWELING;
AGREEMENT FROM THE PLANNING DEPARTMENT
FOR THE PLANNED DEVELOPMENT
AND THE PLANNING DEPARTMENT
SHALL BE PROVIDED TO THE BUILDING
ON THE PROPERTY.

Some clearing of undergrowth and trimming of the lower branches of trees
will be required to provide visibility from main street and other roads.
SOME CLEARING OF UNDERGROWTH AND TRIMMING OF THE LOWER BRANCHES OF TREES
WILL BE REQUIRED TO PROVIDE VISIBILITY FROM MAIN STREET AND OTHER ROADS.

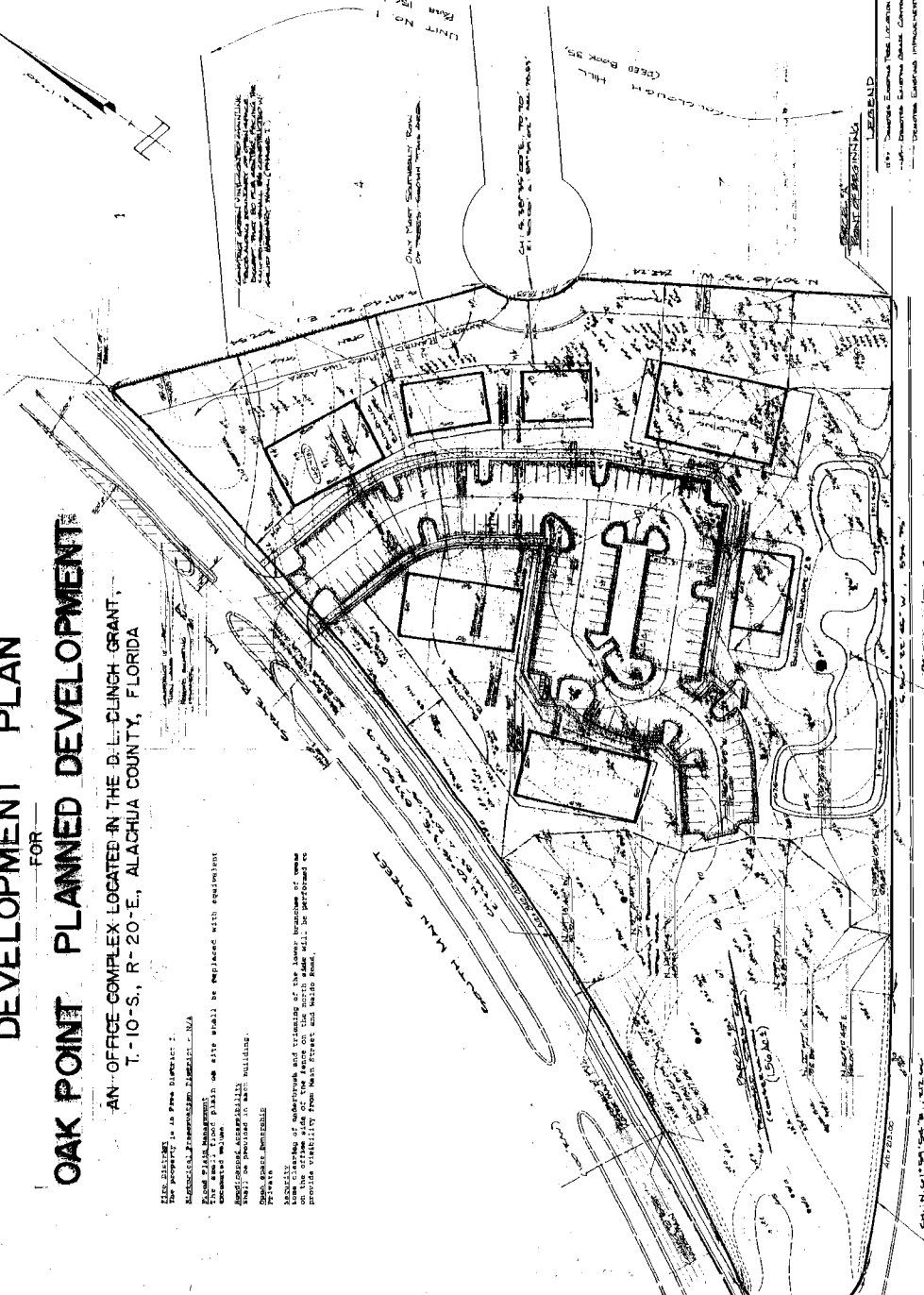
THE SITE IS DIVIDED INTO TWO USE CATEGORIES: (1) OFFICE USE, (2) RESIDENTIAL USE.
THE OFFICE USE IS TO BE CONCENTRATED IN THE CENTER OF THE SITE. THE RESIDENTIAL USE
IS TO BE CONCENTRATED IN THE PERIPHERAL AREAS OF THE SITE. THE OFFICE USE
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THE RESIDENTIAL BUILDING SHALL BE APPROVED BY THE CITY AND COUNTY COMMISSIONS.



REVISIONS

NO.	DATE	DESCRIPTION
1	11-17-77	ISSUED FOR PERMIT
2	11-17-77	ISSUED FOR PERMIT
3	11-17-77	ISSUED FOR PERMIT

APPROVED:
GREEN, HENDERSON & QUINN, INC.
825 N.W. 13TH STREET, GAINESVILLE, FLORIDA.

DATE: 11-17-77
JOB NO.: 97-117
SHEET: 1 OF 2

LEGEND
--- DRAINAGE CANALS
--- DRAINAGE CANALS
--- DRAINAGE CANALS

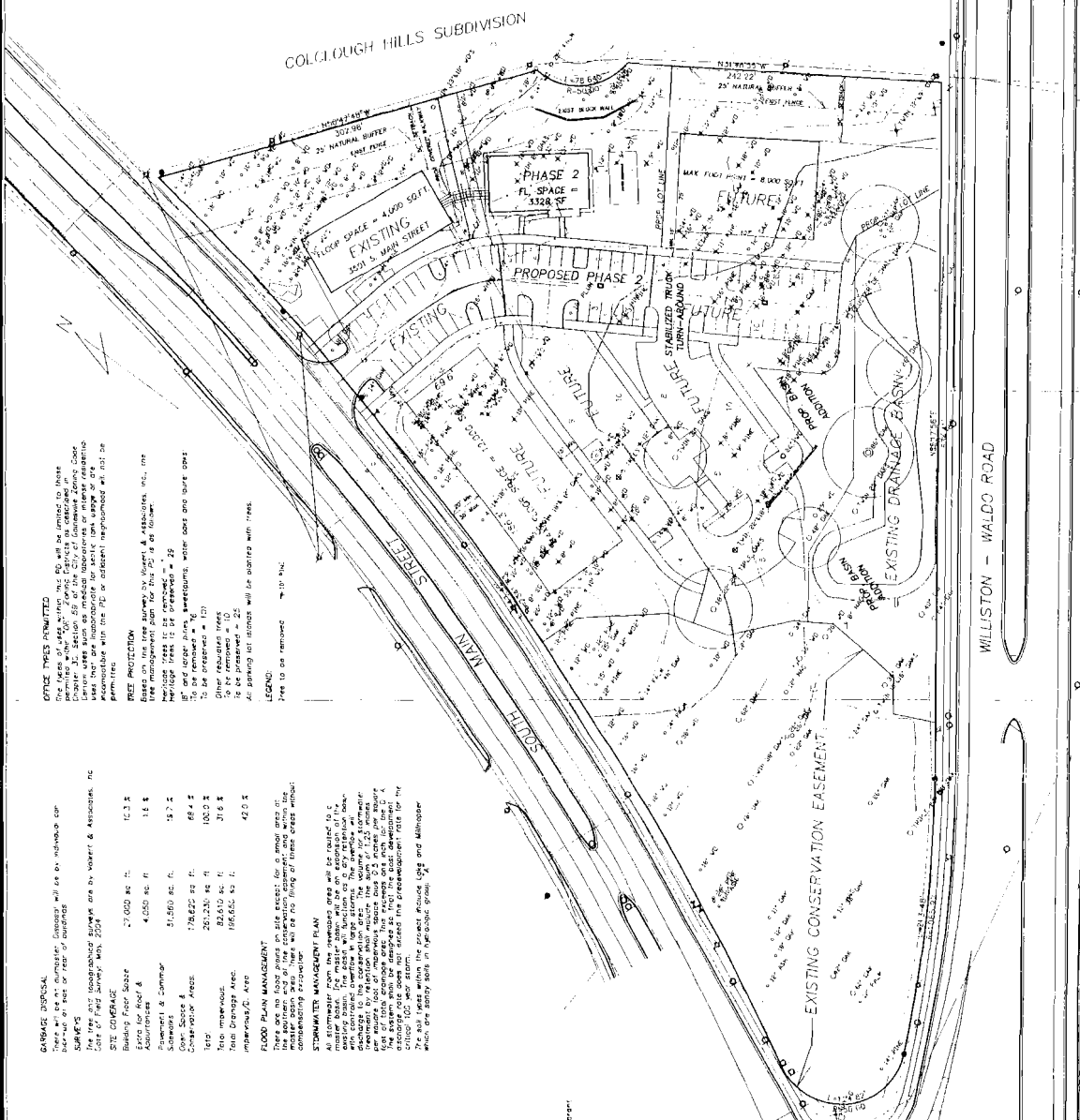
PROPOSED LARGER DETENTION AREA
SHOWN ON SHEET 1

STATE ROAD NO. 934 (150' E.W.)

OAK POINT

GREEN, HENDERSON & QUINN, INC.
825 N.W. 13TH STREET, GAINESVILLE, FLORIDA.

DATE: 11-17-77
JOB NO.: 97-117
SHEET: 1 OF 2



LAND USE:
 The site is zoned into the large use category. Office Park I and Office Space II are the only uses permitted in this zone. The minimum lot area is 1.56 acres. Office Park I and Office Space II are the only uses permitted in this zone. The minimum lot area is 1.56 acres.

OFFICE SPACE:
 Office space will be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance. Office space shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance.

OPEN SPACE:
 Open space shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance. Open space shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance.

TRAFFIC CIRCULATION:
 The site is located on Main Street, which is a major thoroughfare. Traffic circulation shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance. Traffic circulation shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance.

PARKING PLAN:
 Parking spaces shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance. Parking spaces shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance.

UTILITIES:
 Utilities shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance. Utilities shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance.

PHASE 1:
 Phase 1 consists of 1.56 acres of office space. Phase 1 consists of 1.56 acres of office space.

PHASE 2:
 Phase 2 consists of 1.56 acres of office space. Phase 2 consists of 1.56 acres of office space.

EXISTING CONSERVATION EASEMENT:
 An existing conservation easement is located on the site. An existing conservation easement is located on the site.

SEE NEW INTERSECTION DESIGN THIS AREA

WILLISTON - WALDO ROAD

OFFICE SPACE PERMITTED:
 Office space shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance. Office space shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance.

FIRE PROTECTION:
 Fire protection shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance. Fire protection shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance.

UTILITIES:
 Utilities shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance. Utilities shall be provided in accordance with the City of Gainesville Comprehensive Zoning Ordinance.

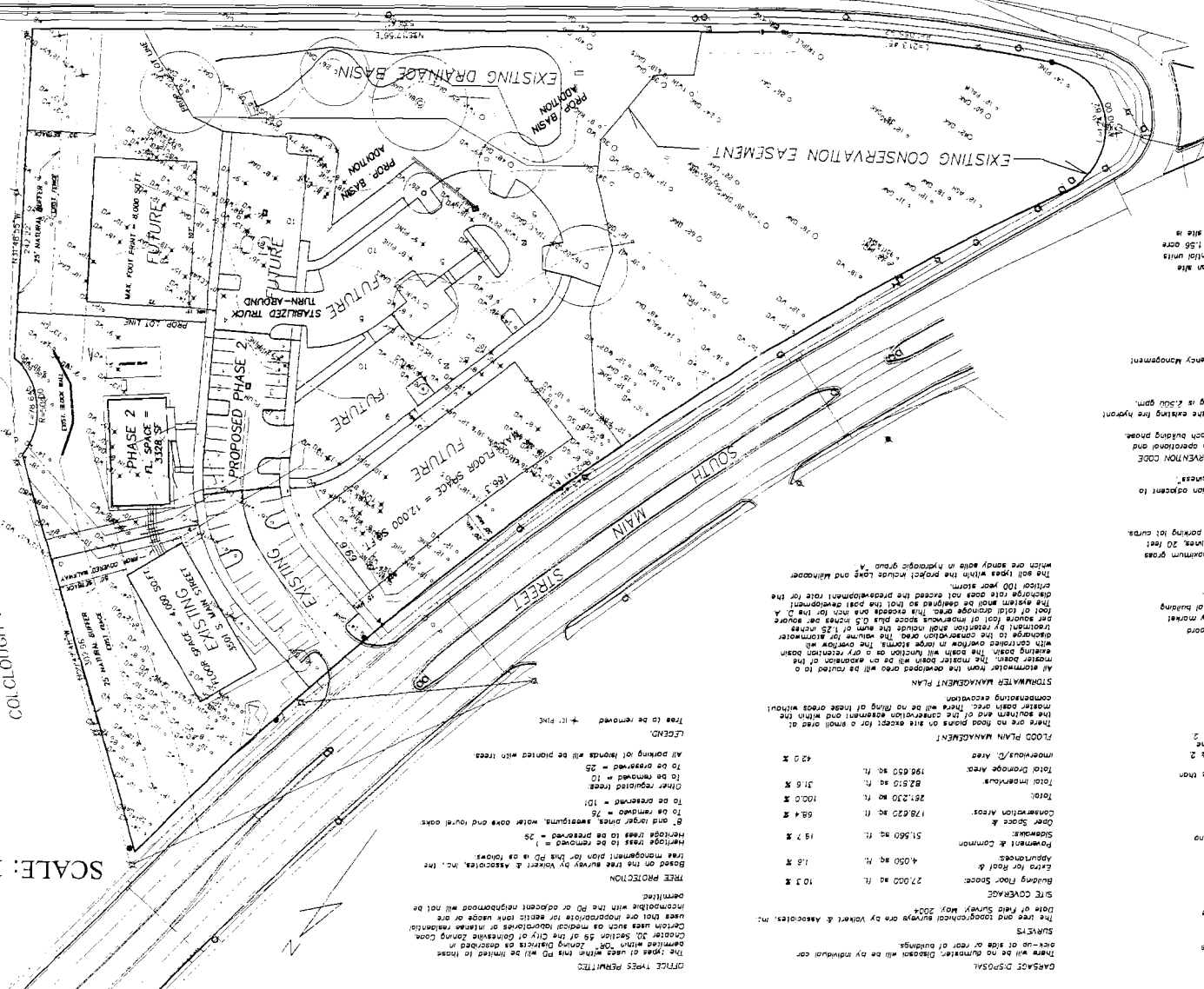
LEGEND:
 1. To be removed
 2. To be removed
 3. To be removed

175 P.L.A. 11 B

SEE NEW INTERSECTION DESIGN THIS AREA

COLCLOUGH HILLS SUBDIVISION

WILLISTON - WALDO ROAD



LAND USE
 The PUD is divided into two land use categories: Office Park (see OFFICE TRACES) and Open Space. The Open Space includes a 25-foot buffer on the Colclough Hills Subdivision side and a 15-foot buffer on the common spaces side or inside. Each lot owner/tenant will have easement rights to the common spaces which include the interior parking facilities, utilities and drainage facilities.

OPEN SPACE OWNERSHIP
 The parking area and common circulation for office parks and residential buildings is designed to be less than 400 feet per day for total build out.

TRAFFIC CIRCULATION
 The parking area and common circulation for office parks and residential buildings is designed to be less than 400 feet per day for total build out.

PLANNING PLAN
 Parking requirements shall be provided in accordance with City Standards. There shall be a minimum of 100 parking spaces per 100,000 sq. ft. of office space and 200 parking spaces per 100,000 sq. ft. of residential space. There are 24 parking spaces in Phase 1 and a total of 42 parking spaces in Phase 2. There are currently approximately 100 parking spaces (Office and Retail) existing and the Phase 1 building and 1/2 of the approximately 100 parking spaces in Phase 2. The maximum allowable for Phase 1 is 132 parking spaces as shown.

BICYCLE AND WHEELCHAIR PLAN
 The maximum allowable for Phase 1 is 132 parking spaces as shown.

BIODIVERSITY
 All buildings will be located two stories in height and will have a minimum of 20% of the building area reserved for green space. The existing site plan shows a total of 27,000 square feet of green space. The existing site plan shows a total of 27,000 square feet of green space. The existing site plan shows a total of 27,000 square feet of green space.

BUILDINGS
 All buildings will be located two stories in height and will have a minimum of 20% of the building area reserved for green space. The existing site plan shows a total of 27,000 square feet of green space. The existing site plan shows a total of 27,000 square feet of green space. The existing site plan shows a total of 27,000 square feet of green space.

BUILDING LIMITS AND SETBACKS
 Buildings shall be one or two stories, not exceeding 35 feet in height and with a maximum gross floor area of 12,000 sq. ft. Buildings shall be a minimum of 50 feet from property lines, 20 feet from night-to-day, 20 feet from other buildings on site and 15 feet from face of parking lot curbs. Interconnecting covered walkways will be permitted.

FIRE PROTECTION
 The existing fire hydrant is within 500 feet of the truck drives from the truck location adjacent to the building. The Occupancy Classification is "Business". The most recent code of the future building is the Florida Fire Prevention Code and all related codes and standards defined therein. The existing fire hydrant is operational and all related codes and standards defined therein. The existing fire hydrant is operational and all related codes and standards defined therein. The existing fire hydrant is operational and all related codes and standards defined therein.

IDEA - LOCATED IN ZONE A
 The development will meet standards in accordance with Policy 1.1.4 of the Community Management Element of the City of Gainesville Comprehensive Plan.

HISTORICAL PRESERVATION DISTRICT - N/A
 The development is not located in a historical preservation district.

HANDICAPPED ACCESSIBILITY
 The development will meet standards in accordance with the Florida Accessibility Code for Buildings.

UTILITIES
 All buildings will be located two stories in height and will have a minimum of 20% of the building area reserved for green space. The existing site plan shows a total of 27,000 square feet of green space. The existing site plan shows a total of 27,000 square feet of green space. The existing site plan shows a total of 27,000 square feet of green space.

LIGHTING PLAN
 The lighting plan will be provided by the City of Gainesville. The lighting plan will be provided by the City of Gainesville. The lighting plan will be provided by the City of Gainesville.

CONNECTION TO THE WESTERN ROAD SIDEWALK
 The existing site plan shows a total of 27,000 square feet of green space. The existing site plan shows a total of 27,000 square feet of green space. The existing site plan shows a total of 27,000 square feet of green space.

SCALE: 1"=80'

LEGEND

- 10.3' Building Floor Space: 27,000 sq. ft.
- 1.0' Extra for Road & Approaches: 4,000 sq. ft.
- 19.7' Pavement & Common: 51,560 sq. ft.
- 68.4' Open Space: 178,420 sq. ft.
- 100.0' Total Impervious: 82,510 sq. ft.
- 100.0' Total Impervious Area: 82,510 sq. ft.
- 42.0' Other regulated trees: 10 to be removed = 10, 10 to be preserved = 20, All parking of impervious will be planted with trees.

OFFICE TRACES PERMIT
 The plan of these traces will be limited to those permitted by the City of Gainesville Planning Commission. The plan of these traces will be limited to those permitted by the City of Gainesville Planning Commission. The plan of these traces will be limited to those permitted by the City of Gainesville Planning Commission.

FREE PROTECTION
 The plan of these traces will be limited to those permitted by the City of Gainesville Planning Commission. The plan of these traces will be limited to those permitted by the City of Gainesville Planning Commission. The plan of these traces will be limited to those permitted by the City of Gainesville Planning Commission.

PLANNING PLAN
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