



## Legislation Text

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**File #:** 000232, **Version:** 0

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Petition 112PDA-00 PB (Quasi-judicial), Brown & Cullen, Inc., agent for Andrew and Cheryl Kaplan. A planned development amendment with development plan review for the addition of a new office building and reduction to the rear building setback for Building Number 3 of Pecan Park Office Center. Zoned: PD (Planned Development District). Located in the 800 block of Northwest 16th Avenue. (B)

This is a request to amend the Pecan Park Office Center PD and site plan. This office park planned development was initially approved on November 5, 1990 with six buildings. In 1997 the Planned Development was amended to delete one of the six buildings that were approved in 1990 to allow additional parking. The primary change being requested in this petition is to allow for one additional 2,133-square-foot office building to be constructed along and fronting on Northwest 16th Avenue. The proposed change would now allow 6 buildings on the site. The new building would block the view of most of the existing parking lot from Northwest 16th Avenue. In addition, the petitioner is requesting a reduction to the rear building setback for Building Number 3 of the Planned Development from 34 feet to 21.8 feet. This will allow the petitioner to construct a 12'x 21.5' wood deck over a portion of the existing retention basin located on the north side of Building Number 3, currently under construction.

The City Plan Board reviewed the petition and discussed issues related to parking and the dumpster location. After hearing from the public, the Board recommended approval of the petition with staff conditions.

Public notice was published in the Gainesville Sun on August 1, 2000. Letters were mailed to surrounding property owners on August 2, 2000. The Plan Board held a public hearing August 17, 2000.

None

City Plan Board to City Commission - The City Commission approve Petition 112PDA-00 PB, with staff conditions. Plan Board vote 5-0

Staff to Plan Board - Approve, with staff conditions.