

PETITION 212LUC-99 PB
LEGISLATIVE MATTER NO. 980731
CONDITIONS OF APPROVAL

1. A planned development zoning ordinance consistent with the planned use district must be adopted by the City Commission within one year of the effective date of the land use change. If the aforesaid zoning ordinance is not adopted within the one year period, then the overlay district shall be null and void and of no further force and effect and the Future Land Use Map shall be amended accordingly to the appropriate land use category upon proper notice. The planned development zoning ordinance shall specify allowable uses and design standards generally consistent with traditional neighborhood design principles.
2. The planned development zoning ordinance shall provide a uniform signage plan for the planned use district.
3. All wetland areas must be identified by the appropriate water management district before any final development orders will be issued. The removal, fill or disturbance of wetlands shall be in accordance with the requirements of the St. Johns River Water Management District and the City's Comprehensive Plan. All development on the site shall be consistent with Article VIII, Environmental Management, of the City's Land Development Code.
4. A master stormwater management plan shall be prepared and approved by the City's Public Works Department for the entire planned use district prior to the issuance of any final development orders.
5. Except as may be established and shown for good cause by the owner/developer and then provided in the planned development zoning ordinance, all sidewalks shall be five-foot minimum in width. A pedestrian network consisting of sidewalks shall be provided on all internal streets. Sidewalk connections shall be made from the internal sidewalk system to the public sidewalk. All retail/commercial uses shall be interconnected by safe pedestrian/bicycle connections.
6. The planned use district shall maximize cross-access vehicle and pedestrian/bicycle connections between uses and shall maximize pedestrian safety and comfort.
7. A traffic study shall be provided by the owner/developer as part of the application for the planned development rezoning in order to determine trip generation and trip distribution to and from the development for the purpose of concurrency.
8. The planned use district land use category does not vest the development for concurrency. The owner/developer is required to apply for and meet concurrency management certification requirements, including transportation mitigation if necessary, at the time of application for planned development rezoning.

9. The density and intensity of the property shall be as follows:

Zone	Permitted Uses	Density	Intensity
Highway Frontage (5 acres)	Commercial		46,000 sf maximum
	Office Residential	Zero unit minimum 20 units maximum	70,000 sf maximum
Center (8 acres)	Office Residential	24 units minimum 46 units maximum	40,000 sf maximum
	Landscaping buffers, Preservation, Stormwater management, Passive recreation (e.g., unpaved trails, picnic tables)	Zero residential units allowed	Zero commercial or office sf allowed
Totals	N/A	24 units minimum 66 units maximum	46,000 sf maximum commercial 110,000 sf maximum office (of which 50,000 sf maximum can be medical office)

10. The buffer and setback requirements are as follows:

- a) A minimum 25-foot landscape setback shall be provided along the Northwest 44th Street frontage, except at any pedestrian and vehicular access points. This setback shall be from the east edge of the sidewalk to be constructed by the developer. Where there is no sidewalk, this setback shall be from the straight line that is an imaginary extension of the east edge of the sidewalk.
- b) Where the property line jogs east from Northwest 44th Street and then south to the southernmost property line, a minimum 50-foot landscaped buffer shall be provided adjacent to the single-family homes fronting Northwest 44th Street.
- c) Within 270 feet of the southernmost property line, only the uses defined above for the six-acre Buffer zone will be allowed, i.e., landscaping buffers, preservation, stormwater management, and passive recreation (such as unpaved trails, picnic tables, etc.).
- d) A minimum 10-foot landscaped buffer shall be provided along the east property line of the property, except at any pedestrian and vehicular access points.
- e) Additional buffer and setback requirements will be established at the time of planned development rezoning.

11. Development adjacent to Northwest 44th Street shall be limited to office and residential uses.
12. There shall be only one direct access point along Newberry Road.
13. The development shall seek a joint access agreement with the property owner to the east (Westside Baptist Church site) for access to Newberry Road from a joint drive at the common property line location.
14. There shall be only one vehicular access point from Northwest 44th Street.
15. The development shall protect all environmentally significant wetlands, heritage trees, and endangered plants and animals that may be on the site, in accordance with applicable local, State, and federal laws and regulations.

