

Appendix B:

Relevant Comprehensive Plan and Land Development Code References.

Transportation Mobility Element

Goals, Objectives & Policies

Objective 10.3 The City's Land Development Code shall provide design standards for all new developments and redevelopment within the TMPA.

Policy 10.3.1

The City shall use the Central Corridors Overlay District design standards in the Land Development Code for development/redevelopment projects within the TMPA. These standards address building placement, parking, sidewalks, building wall articulation, and placement of mechanical equipment, and shall be the guiding design standards for development/redevelopment on roadways in the TMPA that are listed in the annual Level of Service Report produced by the North Central Florida Regional Planning Council. Within Zones C and M, the build-to line may be modified on Archer Road, SW 34th Street, SW 20th Avenue, or Williston Road due to right-of-way or utility constraints, consistent with requirements as described in the Land Development Code's Special Area Plan for Central Corridors. These design standards shall not supersede design standards adopted as part of a Special Area Plan, Overlay District, Planned Development, or Urban Mixed-Use District 2 (UMU-2)

Land Development Code References:

Sec. 30-78. - Corporate park district (CP).

- (a) Purpose. The CP corporate park district is established for the purpose of creating a district of at least three and one-half acres which provides appropriate locations for corporate facilities and mixed use office-oriented developments.
- (b) Objectives. The provisions of this district are intended to:
- (1) Encourage corporate park development in areas served by arterial roads and public transit. Frontage roads or internal roads shall provide for the efficient movement of traffic and emergency vehicles into such sites and along arterials.
 - (2) Encourage development proximate to activity centers and major intersections, especially where intervening roads, creeks or landscaped areas can provide necessary buffering to surrounding neighborhoods.
 - (3) Require landscaping, appropriate buffering and design techniques to enhance the character of such sites and to create an integrated design.
 - (4) Provide adequate parking to ensure the desirability of the site's development and to prevent parking problems off-site.
 - (5) Promote the most efficient use of land as well as the harmonious relationship of uses by encouraging the unified development of large tracts of land for integrated land uses.
 - (6) Encourage mixed-use office and residential development.
- (c) Permitted uses.
- (1) Uses by right:

SIC	Uses	Conditions
	Corporate offices	
	Day care centers	In accordance with article VI
	Newspaper establishments	Excluding on-site printing and warehousing facilities
	Offices/residential complex (12-30 dwelling units per acre)	When at least 50 percent of the first floor area is occupied by office uses other than the management office for the residential use
	Personal fitting and sales prosthetic or orthopedic appliances	

	Professional schools	As defined in article II
	Sales offices	Without warehousing, showrooms or retail space
GN-074	Veterinary services	Within fully enclosed structures and in accordance with article VI
GN-078	Landscape and horticultural services	Offices only, no outside storage
MG-15	Building construction	Offices only, no outside storage
IN-4722	Arrangement of passenger transportation	
IN-5912	Drug and proprietary stores	Accessory to and in the same building as health services and comprising less than 25 percent of the gross floor area of the building
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-73	Business services	Within completely enclosed buildings and excluding services to dwellings and other buildings (GN-734), miscellaneous equipment rental and leasing (GN-735), and business services not elsewhere classified (IN-7389)
IN-7991	Physical fitness facilities	
MG-80	Health services	Excluding hospitals and blood banks
MG-81	Legal services	
GN-823	Libraries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research, management and related services	Within enclosed buildings

SIC 8999	Services, not elsewhere classified	Within enclosed buildings
MG-94 through MG-96	Public administration	
	Places of religious assembly	In accordance with article VI

- (2) Uses by special use permit. No development plan, phasing schedule or subdivision of property may obscure the intended office or office/mixed use character of the CP corporate park district. The plan board may require a phasing of special use permits to assure the timely development of office uses. Approval of special use permits may only be granted consistent with the maximum gross floor area devoted to uses permitted by special use permit as delineated in subsection 30-78(d)(5). Additional landscaping and/or buffering may be required to buffer surrounding uses. The uses by special use permit are:

SIC	Uses	Conditions
	Eating places	Excluding drive-through, drive-up or outdoor pickup window, including outdoor cafes as defined in Article II, and in accordance with Article VI
	Multiple-family dwellings (10 to 30 dwelling units/acre)	In accordance with paragraph (e)(11) below
IN 5441	Candy, nut and confectionery stores	
IN 5461	Retail bakeries	
IN 5942	Bookstores	
IN 5943	Stationary stores	
IN	Hotels and motels	When including conference facilities

7011		
IN 7231	Beauty salons/barbershops	
IN 8411	Museums	
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage; truck traffic limited to that normal to commercial activities such as grocery stores; loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; there shall be no access to any residential street; must meet industrial buffers. Storage of hazardous material in accordance with the county hazardous material management code

(d) Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the following:

(1) Minimum lot area: Three and one half acres, except as provided below:

- (a) A unified development of three and one half acres may be further subdivided when all resultant lots are served by joint access, parking and stormwater management and other improvements as required in an approved development plan for the whole lot. The subdivision must contain a completed first phase that has received a certificate of occupancy for parking, joint driveways, stormwater management and utilities facilities serving the whole development. Evidence of deed restrictions, cross-access easements or property owner association for maintenance of common facilities is required for issuance of any building permit as a phase of such a development.
- (b) A lot or combination of lots of record under three and one-half (3.5) acres existing prior to CP zoning being placed on any of the lots will be exempt from the three and one-half acre minimum and may occupy or expand an existing structure of less than 2,000 square feet with the following conditions:
 1. Proposed access must be designed to accommodate and serve adjoining CP zoned properties.
 2. Ground-mounted signage shall be limited to 24 square feet in area with a maximum height of eight feet.

(2) Maximum lot coverage: 50 percent.

(3) Minimum square footage of primary floor: 2,000 square feet.

(4) Maximum height limit: 5 stories.

(5) Maximum proportion of gross floor area devoted to uses permitted by special use permit: 40 percent.

When a minimum of 60 percent of the required parking is accommodated within a parking structure, the proportion of gross floor area devoted to uses permitted by special use permit may be increased to 50 percent.

(6) Setbacks:

- a. Minimum setback from an arterial or collector as shown in the comprehensive plan: 40 feet.
- b. Minimum setback from roads internal to the corporate park: 10 feet.
- c. Minimum side or rear yard setback from land shown for residential use in the comprehensive plan, regardless of intervening lands designated conservation/open space/buffer in the comprehensive plan: 45 degree angle of light obstruction.
- d. Minimum setback from adjacent lots in the corporate park zoning district measured by angle of light obstruction: 60 degrees. No setback is required between residential, offices and other permitted uses when there are actual or proposed mixed uses on one or more lots.

(e) Additional requirements.

- (1) All uses in this district shall be completely contained within enclosed buildings except such uses as outdoor cafes, information kiosks, accessory employee recreation, and accessory areas of day care facilities.
- (2) Around the perimeter of a corporate park a densely landscaped area shall be provided averaging 25 feet in width, but not less than 15 feet in width at any given point. Such landscaped area shall provide at a minimum berms, decorative masonry and shrubs to attain an opacity of 75 percent within three years. The design of such landscaped areas may vary as to arrangement; however, at a minimum shade trees from the list of shade trees adopted by the city commission shall be planted approximately every 50 feet. At least 50 percent of the landscaped area must be devoted to living plant material, and the stormwater management, drainage and parking uses shall not encroach upon the landscaped area.
- (3) The corporate park shall be designed to provide safe and convenient access from public transit routes, sidewalks and bikeways to uses within the development. Sidewalks should be required for both sides of streets.
- (4) Parking shall be provided in accordance with Article IX. Any development plan which includes uses permitted by special use permit shall provide a common maintenance and joint use agreement, if applicable, to be submitted with the final plan, and subject to the approval of the city attorney.
- (5) Service areas and mechanical equipment shall be sited so as to minimize visibility from the perimeter of the office park and shall be designed and situated so as to minimize impacts on adjacent properties.
- (6) No use in the district shall cause or result in menace by reason of fire, explosion, radiation or other physical hazards; harmful discharge of waste materials; or unusual traffic hazards or congestion due to type or amount of vehicles required by or attached to the use. To identify possible methods of noise attenuation, the applicant may be required by the plan board to submit a noise impact study performed by a qualified architect or engineer registered in the State of Florida.
- (7) Access shall be designed, insofar as possible, to provide driveway connections from local streets to individual sites. Where no alternatives to direct major or minor arterial access can be provided, sites shall be designed to promote shared use of driveways between adjacent lots.
- (8) Stormwater management systems shall be designed to maximize an integrated design among the various lots or tracts within a corporate park. The aesthetic treatment of retention/detention facilities through the use of contour, landscaping and the incorporation of water features shall be encouraged.

- (9) All structures and uses within this district shall also comply with the applicable requirements and conditions of the Code of Ordinances.
- (10) Development plan approval. Prior to the issuance of any building permit for development in CP district, site plan approval shall be obtained in accordance with the provisions of Article VII.
- (11) Residential use. Residential densities may be computed over the entire lot, regardless of the mix of uses. The applicable density and intensity shall be the maximum number of units that may be implemented in accordance with the following zoning districts: RMF-6, RMF-7 and RMF-8.

Residential areas within the corporate park district shall meet all applicable requirements of this district, including perimeter landscaping and dimensional requirements. Residential development shall comply with the general provisions for residential districts, including section 30-57, provided in this chapter, except as specifically amended by this section. Site arrangement, orientation and landscaping shall be used both to provide privacy for residential units and facilities and to ensure compatibility with the nonresidential areas.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 15, 3-14-94; Ord. No. 4042, § 1, 11-28-94; Ord. No. 950166, § 1, 6-26-95; Ord. No. 951420, § 8, 7-8-96; Ord. No. 970681, § 1, 3-9-98; Ord. No. 031013, §§ 1—3, 8-23-04; Ord. No. 070619, § 11, 3-24-08)