

**Trafalger PUD  
Written Description  
December 28, 2018**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Current Land Use Category: CGC
- B. Current Zoning District: PUD
- C. Requested Zoning District: PUD
- D. Real Estate Number: 106935-0000, 106935-0100, 106935-0500 & 106940-0715
- E. Development Area: Suburban Area

**II. SUMMARY AND PURPOSE OF THE PUD**

D.R. Horton, Inc. – Jacksonville (the “Applicant”) proposes to rezone approximately 13.75 acres of property from Planned Unit Development (“PUD”) to PUD. The Property is comprised of three parcels located on the east side of Starratt Road between Airport Center Drive East and Bonaparte Landing Boulevard, as more particularly described in the legal descriptions attached as Exhibit “1” to the application (the “Property”).

The Property shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan attached hereto as Exhibit “E.”

The Property is currently part of the Bonaparte Crossing South PUD (Ordinance 2000-1248-E) which permitted a mix of single-family residential and neighborhood commercial uses. The Property was designated on the Bonaparte Crossing South PUD site plan for commercial uses. The single-family residences were constructed, but the subject Property has remained vacant. The applicant is proposing to rezone the Property to permit the development of up to seventy-eight (78) townhomes along with compatible neighborhood commercial uses.

The 2030 Comprehensive Plan Future Land Use Map designation for the Property is Community/General Commercial Category (“CGC”) in the Suburban Development Area. The proposed PUD will meet the Comprehensive Plan requirements for development within CGC.

This rezoning proposes to provide for a mix of townhome residences and neighborhood commercial uses, designed to be compatible with the surrounding neighborhoods and communities. Additional trees, beyond what is required by the Zoning Code, to be planted by the applicant, along with the existing lake/stormwater pond will provide an appropriate buffer and transition between the site and the single family subdivision to the east.

**III. SITE SPECIFICS**

The Property is currently vacant. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC & LDR	PUD & CCG-1	Single family residences & Vacant
East	LDR	PUD	Single family residences
North	LDR & PBF-1	PUD & PBF-1	Single family residences & First Coast High School
West	LDR	PUD	Single family residences

#### IV. PERMITTED USES AND RESTRICTIONS

As shown on the Conceptual Site Plan, the PUD proposes development of three parcels. The PUD permits the following uses or combinations thereof: townhomes (fee simple or condominium) and commercial neighborhood. The parcels are identified solely for the purposes of defining permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property.

##### A. Parcels – Permitted Uses.

Within Parcels A, Commercial Neighborhood uses as described below are permitted.

Within Parcel B, Townhome Residential uses as described below are permitted.

Within Parcel C, Limited Commercial Neighborhood uses as described below are permitted.

Silviculture, wetland preservation, mitigation, and restoration, and stormwater management as permitted by the applicable regulatory agencies, is permitted on all parcels.

##### B. Commercial Neighborhood (Parcel A)

###### 1. *Permitted Uses and Structures:*

- a. Medical and dental or chiropractor offices and clinics (but not hospitals).
- b. Professional and business offices.
- c. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 15,000 square feet.
- d. Service establishments such as barber or beauty shops, shoe repair shops.
- e. Banks and financial institutions, travel agencies and similar uses.
- f. Libraries, museums and community centers.

- g. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
  - h. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
  - i. Essential services, including water, sewer, gas, telephone, radio, television and electric; meeting the performance standards and development criteria set forth in Part 4.
  - j. Employment office (but not a day labor pool).
  - k. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
  - l. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
  - m. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
  - n. An establishment or facility that includes the retail sale and/or service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption, in conjunction with a restaurant.
  - o. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - p. Drive-thru facilities in conjunction with a permitted use or structure.
  - q. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
2. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures:*
- a. *Minimum Lot Area.* None.
  - b. *Minimum Lot Width.* None.
  - c. *Maximum Lot Coverage.* Fifty (50) percent.
  - d. *Minimum Yard Requirements:*
    - (i) Front. Ten (10) feet.

- (ii) Side. None.
  - (iii) Rear. Ten (10) feet.
  - e. *Maximum Height of Structures.* 45 feet.
3. *Limitations on Permitted Uses.* All of the permitted uses are subject to the following provisions unless otherwise provided for:
- a. Sale, display, preparation and storage shall be conducted within a completely enclosed building.
  - b. Products shall be sold only at retail.
4. *Permissible Uses by Exception:*
- a. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - b. Auto Laundry meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

**C. Townhome Residential (Parcel B)**

1. *Permitted Uses and Structures:*
- a. Up to seventy-eight (78) townhome residential dwelling units (fee simple or condominium ownership), consistent with the CGC mixed-use requirement (80/20 rule).
  - b. Leasing/sales/management offices/models and similar uses.
  - c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna and similar uses.
  - d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens and buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and recreational and community uses.

- e. Conservation areas.
  - f. Mail center.
  - g. Carwash (self) area for residents.
  - h. Home occupations uses, subject to the provisions of Part 4 of the Zoning Code.
  - i. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices and similar uses.
  - j. Stormwater management and flood control improvements, as permitted by the applicable regulatory agencies.
  - k. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.
2. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures:*
- a. *Minimum building setbacks and yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
    - (i) *Multi-Family/Townhomes (condominium ownership).*
      - (a) All sides – Twenty (20) feet from the property line.
      - (b) Between buildings – Twenty (20) feet.
    - (ii) *Townhomes (fee simple ownership).*
      - (a) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
      - (b) Side— Zero (0) feet; Twenty (20) feet between buildings.
      - (c) Rear—Ten (10) feet; provided, however, air conditioning/heating pads may be located within the rear yard setback.

*Note:* Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

- b. **Minimum lot requirement (width and area):**
  - (i) **The minimum lot requirement (width and area) for town homes (fee simple ownership) use is:**
    - (a) Width—15 feet; 25 feet for end units.
    - (b) Area—1,500 square feet.
  - (ii) **The minimum lot requirement (width and area) for town homes (condominium ownership) is:**
    - (a) Width – None
    - (b) Area – None
- c. **Maximum lot coverage by all buildings.** Fifty (50) percent, with “lot” being defined as Parcel B.
- d. **Maximum height of structure.** Thirty-five (35) feet. Spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

- 3. **Permitted Accessory Uses and Structures.** Permitted accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code. Coin-operated Laundromats and other vending machine facilities are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.

Accessory uses shall not be located in required front or side yards except air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but not less than two feet from a lot line.

Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback, but shall not be located within five (5) feet of any Property line.

- 4. **Number of units per building.** Up to ten (10) units shall be permitted in any single town home building.

**D. Limited Commercial Neighborhood (Parcel C)**

- 1. **Permitted Uses and Structures:**

- a. Libraries and community centers.
  - b. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
  - c. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
2. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures:*
- a. *Minimum Lot Area.* None.
  - b. *Minimum Lot Width.* None.
  - c. *Maximum Lot Coverage.* Fifty (50) percent.
  - d. *Minimum Yard Requirements:*
    - (i) Front. Ten (10) feet.
    - (ii) Side. None.
    - (iii) Rear. Ten (10) feet.
  - e. *Maximum Height of Structures.* 45 feet.
3. *Limitations on Permitted Uses.* All of the permitted uses are subject to the following provisions unless otherwise provided for:
- a. Sale, display, preparation and storage shall be conducted within a completely enclosed building.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access, Parking, Loading & Sidewalks.**

- 1. *Vehicular Access:*
  - a. As shown on the Conceptual Site Plan, access to Parcel B will be via Starratt Road only; Parcel B shall have no access off of Lord Nelson Boulevard.
  - b. Access to Parcel A will be via Lord Nelson Boulevard only; Parcel A shall have no access off of Airport Center Drive or Starratt Road.

- c. Access to Parcel C shall be from Bonaparte Landing Boulevard and/or will share access with Parcel B off of Starratt Road.
- d. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may be gated at Applicant's option. If the entrance is to be gated, it shall be designed such that vehicles waiting for the gate shall never queue into the public roads. If the entrance is to be gated, a queuing study shall be included in the site plan review. A turnaround shall be provided so that drivers at the gated entrance who do not have access will not have to back out into the public street.
- e. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department. If the entrance is to be gated, it shall be designed such that vehicles waiting for the gate shall never queue into the public roads.

**2. *Parking Requirements:***

Off-street parking will be provided in accordance with Part 6 of the City's Zoning Code. Additionally, the residential drive-ways shall be of sufficient length to accommodate a parked vehicle such that the vehicle does not encroach upon, or hang over, the sidewalk.

**3. *Loading Requirements:***

Loading will be provided in accordance with Part 6 of the City's Zoning Code

**4. *Pedestrian Access/Sidewalks, Trails and Bikeways:***

- a. **Internal:** The Property shall be designed to function efficiently for both cars and pedestrians, including sufficient internal and external connectivity. Sidewalks shall provide safe linkages between the users and amenities within the Property and will be constructed as required under the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code. Site lighting shall be designed to promote a sense of security in walkways, parking areas, open spaces, entrances, and along streets.
- b. **External:** The applicant shall construct a sidewalk along Lord Nelson Boulevard on the west side of Parcel B which ties in with the existing sidewalk within the Parque Diane subdivision and shall construct a concrete pad for children to wait for the school bus.



**B. Lighting.**

1. *Parking areas:*
  - a. Maximum height: Twenty (20) feet.
  - b. Light fixtures shall utilize partial and full cut-offs to direct the light downward and away from residential properties so as to prevent glare or excessive light on any residential properties.
2. *Buildings:* All display and landscape lighting should be directed toward the focal points and away from pedestrians and residential properties. Any lighting associated with a canopy should be recessed into the structure or otherwise integrated with the design of the canopy.

**C. Signage.**

The purpose of these sign standards is to establish a coordinated signage program that provides for the tenants and/or uses identification and for directional communication in a distinctive and aesthetically pleasing manner. The sign standards apply project-wide. Multiple tenants and/or uses may be identified on signs within the PUD. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. The following signs are permitted within the PUD:

1. One (1) freestanding monument style street frontage sign, not to exceed fifty (50) square feet in area and ten (10) feet in height, either externally illuminated or nonilluminated, for each of the following:
  - a. For Parcel "A" along Starratt Road between Airport Center Drive and Lord Nelson Boulevard.
  - b. For Parcel "B" along Starratt Road.
  - c. For Parcel "C" at the intersection of Starratt Road and Bonaparte Landing Boulevard.
  - d. All signs will be located a minimum of two hundred (200) feet apart.
2. Parcel "B" may have one (1) additional freestanding, nonilluminated, monument style street frontage sign, not to exceed twenty four (24) square feet in area and ten (10) feet in height along Lord Nelson Boulevard.
3. One (1) temporary development sign advertising the anticipated uses within the Property not to exceed twenty-four (24) square feet in area and ten (10) feet in height.

4. Directional signs shall not exceed four (4) square feet in area and three (3) feet in height and may be internally or externally illuminated.
5. Temporary signs such as real estate signs, leasing signs, model units and construction signs otherwise allowed by the Jacksonville Zoning Code.
6. Wall signs as permitted under Chapter 656, Part 13, of the Zoning Code.
7. Under the canopy and awning signs not exceeding a maximum of eight (8) square feet in area are allowed, provided any square footage used for the sign must be subtracted from the allowable wall sign square footage.
8. Signage shall not obstruct horizontal sight distance.

**D. Landscaping/Landscaped Buffers/Fencing.**

Landscaping and tree protection shall be provided consistent with Chapter 656, Part 12, of the Jacksonville Zoning Code and Article 25 of the City of Jacksonville Charter, with the following additional and superseding provisions:

1. For Parcel "B," additional trees shall be planted between the townhomes to be constructed along the eastern property line and the existing stormwater management facility as shown on the Landscape Plan attached hereto as Exhibit "J" which will serve as an additional buffer between the townhomes and the adjacent single family uses. The sizes and types of trees to be planted shall conform to the Landscape Plan.
2. To the extent applicable, the buffer requirements of Section 656.1216 shall not be required between Parcels "B" and "C."
3. The applicant shall construct a six (6) foot tall vinyl or wood fence along Lord Nelson Boulevard between the back of the townhomes and the sidewalk.

**E. Recreation/Open Space.**

For the townhome uses within the PUD, to the extent applicable, active recreation and open space shall be provided in accordance with Section 656.420 of the Ordinance Code and Objective 2.2.4 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

**F. Stormwater Retention.**

Stormwater retention shall meet the requirements of the Jacksonville Ordinance Code and other applicable local and state regulations, including the SJRWMD.

**G. Utilities.**

JEA will provide water, sewer and electricity for the site.

**H. Wetlands.**

No impacts to onsite wetlands are anticipated with this project. However, to the extent any wetland impacts occur, they will be mitigated for in accordance with the rules and regulations of the St. Johns River Water Management District ("SJRWMD").

**I. Modifications.**

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

**J. Architectural Guidelines.**

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD. Residents installing fences within the neighborhood shall be required to be use six (6) foot tall vinyl fencing except for the homes that back up to the stormwater pond. Residents who own homes that back up to the stormwater pond (identified as lots 49 – 78 on the site plan) shall be required to use six (6) foot tall vinyl fencing for their side yards and four (4) foot tall decorative fencing for their rear yards. The rear yard fencing shall be of a consistent type and style which will be controlled by restrictions within the Homeowner's Association documents.

**K. Construction Offices/Model Units/Real Estate Rental or Sales.**

On-site, temporary construction offices/trailers/model homes/rental or sales offices will be permitted within the PUD. Real estate or sales activities are permitted within model units.

**L. Conceptual Site Plan.**

The configuration of the development as depicted on the Conceptual Site Plan is conceptual, and revisions to the Conceptual Site Plan, including but not limited to the locations of the access points, internal circulation, stormwater pond(s), parking, and buildings may be required as the proposed development proceeds through final engineering and site plan review, subject to review and approval of the Planning and Development Department.

**M. Phasing.**

The Property may be developed in a single phase or in multiple phases. Verification of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

**N. Platting.**

The lots which abut the stormwater pond will be platted to Top-of-Bank and will not extend into the lake.

**VI. PRE-APPLICATION CONFERENCE.**

A pre-application conference was held regarding this application on June 25, 2018.

**VII. JUSTIFICATION FOR THE PUD REZONING.**

As described above, the PUD is being requested to permit a town home development with related neighborhood commercial uses designed to be compatible with and serve the surrounding neighborhoods and communities. The PUD will have a common scheme of development, provides for flexibility in the site design which could not otherwise be accomplished through conventional zoning and provides for restrictions to ensure consistency with the surrounding zoning and existing uses.

**VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE.**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Narrative and the Conceptual Site Plans; the proposed use will have a common scheme of development which is internally and externally consistent and compatible; it provides for site-specific access requirements; it provides for site specific buffering; and, it provides for site-specific signage requirements.

**IX. LAND USE TABLE.**

A Land Use Table is attached hereto as **Exhibit "F."**

**X. NAME OF DEVELOPMENT TEAM**

Developer: D.R. Horton, Inc. – Jacksonville  
Owner: JRL Investments, LLC  
Planner/Engineer: Taylor & White, Inc.  
Landscape Architect: Janet O. Whitmill, R.L.A., Inc.

**XI. PUD REVIEW CRITERIA**

**A. Consistency with Comprehensive Plan.**

The Property is within the CGC – Suburban Area future land use category. The PUD proposes a mix of town home residential uses and neighborhood commercial uses in compliance with the CGC land use category. The proposed PUD would specifically advance the following Objectives and Policies:

*Future Land Use Element:*

**Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.**

**Policy 1.1.5:** The amount of land designated for future development should provide for a balance of uses that:

- A.** Fosters vibrant, viable communities and economic development opportunities;
- B.** Addresses outdated development patterns;
- C.** Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

**FLUE Policy 1.1.7:** Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

**FLUE Policy 1.1.9:** Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

**Policy 1.1.10:** Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

**Policy 1.1.12:** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

**FLUE Policy 1.1.18.** Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

**Policy 1.1.22:** Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

**FLUE Policy 2.2.8:** Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**B. Consistency with the Concurrency Management System.**

The PUD will comply with the Concurrency and Mobility Management System.

**C. Allocation of Residential Land Use.**

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**D. Internal Compatibility/Vehicular Access.**

The PUD provides for integrated design and compatible uses within the PUD.

**E. External Compatibility / Intensity of Development.**

The PUD is compatible with surrounding uses. The proposed neighborhood commercial uses at this location will serve the surrounding community by providing easily accessible, local retail uses. Additionally, the town homes will fill a need for an alternative form of residential use while still being compatible with adjacent single family uses.

**F. Maintenance of Common Areas and Infrastructure.**

All common areas will be maintained by the owner, a management company or one or more owners or owners' association(s).

**G. Open Space.**

As shown on the Conceptual Site Plan, the PUD provides ample open space and recreational opportunities for all residential uses consistent with the Zoning Code and 2030 Comprehensive Plan.

**H. Impact on Wetlands.**

The developer does not intend to impact any wetlands on the Property. However, any wetland impacts that occur will be in accordance with the rules and regulations of the SJRWMD.

**I. Listed Species Regulations.**

The Property is approximately 13.75 acres and as such a listed species survey is not required.

**J. Off-Street Parking & Loading Requirements.**

Off-street parking and loading will be provided consistent with the requirements in Chapter 656, Part 6 of the Jacksonville Zoning Code.

**K. Sidewalks, Trails, and Bikeways.**

The PUD will comply with the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code with regard to Sidewalks, Trails, and Bikeways.

**Trafalger PUD  
Land Use Table**

<b>Total gross acreage</b>	<b>13.75 Ac.</b>	<b>100%</b>
<b>Residential Land Use</b>	<b>10.44 Ac.</b>	<b>76%</b>
<b>Commercial Land Use</b>	<b>3.31 Ac.</b>	<b>24%</b>
<b>Total Amount of Active Recreation</b>	<b>0.53 Ac.</b>	<b>4%</b>
<b>Total Amount of Passive Open Space</b>	<b>0.36 Ac.</b>	<b>3%</b>
<b>Total Amount of Pond</b>	<b>2.48 Ac.</b>	<b>18%</b>
<b>Total Amount of Public and Private Rights-of-Way</b>	<b>1.59 Ac.</b>	<b>12%</b>
<b>Maximum coverage of buildings and structures at ground level (Parcel "A")</b>	<b>11,694 sf</b>	<b>50%</b>
<b>Maximum coverage of buildings and structures at ground level (Parcel "B")</b>	<b>N/A</b>	<b>50%</b>
<b>Maximum coverage of buildings and structures at ground level (Parcel "C")</b>	<b>60,314 sf</b>	<b>50%</b>