

WRITTEN DESCRIPTION
Park Street Medical Center PUD
May 9, 2019

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE# 065265-0000 (the "Property"), which contains approximately 1.22 acres, is currently designated with two FLUM Categories and subsequently, dually zoned. The majority of the property is designated CGC CCG-1 and the northern portion is designated RPI/CRO. The property is located between Park Street and Lydia Street, approximately 200 feet west of King Street. The property is located in the Urban Area of the City and Park Street is designated as a Collector Roadway according to the City's 2030 Comprehensive Plan.

The adjoining property to the east is designated CGC CCG-2 and is developed as a Walgreen's Pharmacy. To the west, the parcel along the Lydia Street frontage is designated MDR/RMD-B and is currently utilized as single family dwelling. To the west, along the Park Street frontage the parcel is designated CGC-CCG-1 and is developed as a restaurant with alcohol. The split designations of the subject Property as well as adjoining parcels speak to their location, being within the Urban Area of the City, and a long established area known as the Riverside Avondale Historic District. The Property is located just west of a commercial node at the confluence of two Collector Roadways (King Street & Park Street). The use of the Property as a surgery center acts as a transitional use and buffer from the more intensive commercial to the east.

The applicant has utilized the professional services of Mr. L. Charles Mann and Mr. Allyn Tidball, P.E., in preparing the request. No other professionals have yet been engaged. The parcel is currently developed as the Parkside Surgery Center, an ambulatory surgery facility of approximately 11,398 square feet. It is the intent of the property owners to expand the facility with an addition of approximately 3,259 square feet, along the northern portion of the Property. The majority of the intended expansion will be within the RPI/CRO portion of the property and will require formalization of otherwise existing parking (graveled) in this same portion of the property. No other changes are contemplated as of this time. The Property has no significant or unique characteristics or elevation variations.

The proposed PUD will permit the owners to expand the existing use to a maximum of 16,000 square feet, and pave the existing gravelled parking area adjacent to Lydia Street. It is appropriate to permit the expansion of such a use at this location, promoting and maintaining the transitional land use for the benefit of the residential uses to the northwest of the Property. The proposed rezoning and intended plan of development promote the goals, objectives and policies of the City's 2030 Comprehensive Plan.

Imposition of the strict code standards, in this instance the Riverside Avondale Overlay, would necessitate building yards that would promote more impacts upon the frontage of Lydia Street, reducing the landscape areas and residential character that are otherwise afforded there. More

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specifically, this PUD will differ from the established General Standards, including the Form and Sidewalk components, as well as Building Frontage, Mass and Scale, and Parking locations. Additionally, the request will include relief from the Walkway and Pedestrian Connections portions and Public Space section of the established overlay. However, it is important to note that the Property is an established building and use, having been constructed sixteen years prior to the adoption of the current overlay. The expansion proposed is less than a thirty-five percent increase in size, and it would permit the facility to remain in the community, serving the area residents.

Additionally, the subject property acts as a transitional buffer between the Commercial Character Area recognized along Park Street near the King Street Corridor, and is of a lesser intensity than the user on either side of the property. The PUD will afford an appropriately scaled expansion, utilizing context sensitive development that will permit the flexibility to owners to utilize the property in an efficient and productive manner, while respecting and promoting the Overlay itself.

Pursuant to Section 656.399.13(8), Zoning Code (Riverside Avondale Overlay) the following criteria shall be evaluated as a part of a rezoning within the overlay area.

(a) Whether the proposed rezoning is consistent with the Riverside Avondale Zoning Overlay District and the historic district regulations; yes, the request will be consistent with the spirit and intent of the overlay. The property is located in the Commercial Character Area, and acts as a transitional buffer between this designated area and established residential uses to the north and west.

(b) Whether the rezoning will negatively affect or alter the character of the character area or corridor; The request will not negatively affect or alter the character of the defined Character Area or the corridor. The existing use is of a nature far less intensive than that on either side of the property. The addition represents a nominal expansion of a long standing building and beneficial use to the community. The proposed PUD will permit relief from some components of the overlay but maintain the spirit and intent of the same.

(c) Whether the rezoning and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees; and The rezoning and the expansion will require the removal of some existing trees. However, these trees will be mitigated and subsequent replanting shall meet all applicable code standards.

(d) Whether the rezoning would have a negative effect on any contributing structures within the Riverside Avondale historic district, historic landmark or landmark site. The rezoning would not serve to negatively affect any contributing structures in the district. A Walgreen's, sits at the corner of King and Park, and an established restaurant is located to the west of the Property.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a medical surgery center. The property will be developed in consonance with the goals and objectives of the underlying Commercial Land Use Categories (RPLCGC) of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. Further, all future maintenance and operations will be the sole responsibility of the land owner, in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.

II. USES AND RESTRICTIONS

The Property currently consists of one parcel with two zoning districts, but will be reclassified to a PUD with a specific plan of development as depicted on the attached site plan (Exhibit E) dated February 1, 2018 (the "Site Plan," which is incorporated herein by this reference).

A. *Permitted Uses:*

1. Medical Offices and clinics, including surgery center and similar uses.
- B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

1. *Minimum parcel area and yard area.* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 1 acre

Lot Width – minimum of 150 feet

Yards -

Front: 10 feet

Side: 5 feet along east property boundary and 10 feet along westerly boundaries, adjacent to residential use.

Rear: Through lot has no rear yard.

2. *Maximum parcel or sub-parcel coverage by all buildings and structures: 40%*

3. *Maximum height of structures: Thirty-Five (35) feet.*

B. Ingress, Egress and Circulation.

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan. The PUD proposes no changes to the existing driveways. Existing gravel parking areas will be paved and meet code standards for the same.
2. The Property has current pedestrian access from Park Street and a sidewalk will be added along the new building frontage, extending to the parking areas being improved along Lydia Street. The site plan depicts the extent of this new pedestrian passage way. All other pedestrian ways will remain as currently developed, or as depicted on the Site Plan, and shall be deemed to be compliant.
3. Parking will be provided and improved from its current graveled state, providing the full number of spaces required by the code. The nature of the use of the Property mandates that parking be readily available and accessible for the patrons of the property. If this were a high turnover commercial use a lesser parking area could have been considered. For that reason no reduction in parking is utilized. Similarly, as the parking areas are already in place, and as the expansion of the building nominal in relation to the existing improvements, it is not possible to comply with the strict standards of the overlay in this regard. Thus, the parking locations and design, as depicted in the Site Plan shall be deemed to be compliant.

C. Site Design and Landscaping

1. The PUD will meet the requirements for landscaping associated with the provisions of Part 12, Zoning Code, and the Landscape Standards (656.399.32) of the overlay. The development will also comply with the intent of the Buffer requirements adjacent to residential uses for that portion of the property that adjoins the residence at 2736 Lydia Street.
2. The PUD will provide the requisite Public Space as per the overlay, using either a square, outdoor seating or a courtyard, as defined by the overlay.

D. Building Orientation

The existing building located on the property is situated in the eastern corner, adjacent to a Walgreen's Pharmacy. The addition being proposed is a thirty percent increase in the total square footage and is also located as far to the east as possible. The intent of such location being considerate of the single family dwelling located just west of the property along Lydia Street. The parking for the addition already exists as a graveled area so the intent of this PUD is to formalize and pave that area, promoting less noise and dust for the adjoining neighbors. Driveway orientations will be unchanged from their current status.

However, the Property long predates the adoption of the current overlay regulations and the extent of the proposed addition is nominal in relation to the developed nature of the parcel. For that reason the PUD requests relief from the Building Frontage component of the overlay. Imposition of the strict standard would impair the ability to maintain the second access from Lydia, which is actually required as part of the Commercial Standards for the Overlay, or mandate elevation changes that would conflict with the established parking areas and building improvements. Further, the portion of the property along Park Street long predates the imposition of this provision and would serve to negatively impair that portion of the property as well. As the expansion proposed is not a total redevelopment but an approximate thirty-five percent increase in area, the strict standard of the regulation would not be feasible in relation to the intended addition. Therefore, the building locations, orientations, and designs, depicted in the Site Plan shall be deemed to be compliant.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

As noted above in the Project Description Section of this PUD, the owner of the subject Property is intent on expanding the existing surgery center located at 2731 Park Street. As the parcel is located in the Riverside Avondale Zoning Overlay, adopted after the original development of the property, any additions or expansions are subject to the standards of the overlay. As portions of the existing site do not meet the specific standards of the overlay, and similarly the addition is not a complete redevelopment, the owners are seeking a PUD Zoning in effort to recognize the intent of the overlay while permitting relief from those standards that cannot be achieved due to the scale of improvement being proposed. The specific intent of the overlay speaks to promoting appropriate and compatible development without imposing high costs associated with compliance. The property is located in a Commercial Character Area, along Park Street and in close proximity to King Street, a vibrant commercial corridor. Adjacent uses include a suburban styled Walgreen's, also being developed prior to the overlay adoption, as well as a restaurant serving alcoholic

beverages. The existing use and proposed expansion of such use is a low intensity, out-patient surgery center. This use and the proposed development plan of the PUD, acts as transition from this Commercial Corridor (Park Street) to the residential uses located on Lydia Street. Further, by permitting the expansion without imposition of the strict application of the overlay, the owner is able to continue to operate at this location, serving the residents in the vicinity, as well as maintain the existing character along Lydia Street, a residential roadway

The proposed project is consistent with the intent of the overlay, as well as the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. This PUD is designed to promote the usable nature of the property while furthering numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. Specifically:

1. Goal 3, FLUE
2. Objective 3.1, FLUE
3. Policy 3.1.3, FLUE
4. Policy 3.1.6, FLUE

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated both CGC and RPI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. These are both Commercial Land Use Categories according to the Plan and promote uses consistent with what the applicant is seeking to do on the property. Therefore, the intended use and amount (intensity) proposed in the PUD would be consistent with these designations and compatible with the varying uses in proximity to this parcel.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management Mobility System.

- C. *Allocation of Residential Land Use.* The proposed PUD does not include residential uses.
- D. *Internal Compatibility Vehicular Access.* Vehicular access to the site is available from both Park Street as well as Lydia Street. These access points already exist and would be continued or improved as part of this PUD. The property is a through-lot, offering frontage on two roadways but oriented toward Park Street, the higher level classified road.
- E. *External Compatibility Intensity of Development.* The intent of the development is to permit an addition to the existing use, limiting the development to a maximum of 16,000 square feet. Surrounding uses on both sides are of a more intensive commercial nature so the site design and actual use of this property serves to buffer the residences lying further to the north and west.

The use will be consistent with the development patterns in proximity and structures will be oriented in a manner that promotes access from Park Street, while permitting secondary access to Lydia. The site design serves to reduce externalities otherwise associated with the commercial designation of the property.
- F. *Recreation/Open Space.* The PUD will comply with the Comprehensive Plan with relation to this matter.
- G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirement.* The development will comply with Part 6, Zoning Code
- J. *Sidewalks, Trails, and Bikeway.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

Element	Conventional Zoning Regulation	Overlay Zoning Regulation	Proposed PUD Zoning
Permitted Uses and Structures	<p>Permitted uses and structures pursuant to Section 656.313.A.IV.a:</p> <p>(1) Commercial retail sales and service establishments</p> <p>(2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p> <p>(3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.</p> <p>(4) Hotels and motels.</p> <p>(5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance</p>	<p>All applicable provisions of the Zoning Code including the underlying zoning districts that are not expressly modified and superseded by this Subpart O shall remain in full force and effect. Permitted uses and structures throughout the Overlay pursuant to Section 656.399.18:</p> <p>(1) Originally constructed for use or historic single family dwellings.</p> <p>(2) Originally constructed for use two-family dwellings.</p> <p>(3) Original use multi-family dwellings.</p> <p>(4) Originally constructed for non-residential use within a contributing structure.</p> <p>Commercial District within the Riverside Avondale Overlay:</p> <p>Permitted uses and structures are those permitted in Section 656.311(III)(a) for the CRO District, subject to the limitations set forth in this Subpart.</p>	<p>Medical Offices and clinics, including surgery center and similar uses,</p>

standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.

(6) Art galleries, museums, community centers, dance, art or music studios.

(7) Vocational, trade or business schools and similar uses.

(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.

(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.

(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities)

(11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises

conjunction with a restaurant.

(12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.

(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)

(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.

(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.

(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(18) Churches, including a rectory or similar use.

(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

(20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.

(23) Dancing entertainment

establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.

(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

(25) The processing of Low-THC Cannabis for medicinal use by a State authorized Processing Facility, pursuant to F.S. § 381.496 and Ch. 64-4, F.A.C., and meeting the performance standards and development criteria set forth in Part 4.

(26) The dispensing of Low-THC Cannabis for medicinal use by a State authorized Dispensing Facility, pursuant to F.S. § 381.496, and Ch. 64-4, F.A.C., and meeting the performance standards and development criteria set forth in Part 4.

Permitted accessory uses and structures

Pursuant to Section 656.313.A.IV.b, accessory uses and structures are as permitted by Section 656.403.

Pursuant to Section 656.399.18, accessory uses and structures are as permitted by Section 656.403. Additionally, interior apartments in connection with single family, owner occupied

Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

		<p>properties, meeting the applicable Riverside Avondale performance standards and development criteria; and one free-standing garage apartment in connection with single-family, owner-occupied properties, meeting the applicable Riverside Avondale performance standards and development criteria.</p>
<p>Permissible uses by exception</p>	<p>Permissible use by exception pursuant to Section 656.313.A.IV.c:</p> <p>(1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p>	<p>Throughout the Overlay pursuant to Section 656.399.1S.I.b.:</p> <p>(1) Historic two family dwellings.</p> <p>(2) Historic dwelling</p> <p>(3) Live work units</p> <p>In all character areas pursuant to Section 656.399.1.II.c:</p> <p>(1) Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>(2) Essential services meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Day care centers meeting the performance standards</p>

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| (5) Crematories. | and development criteria set forth in Part 4. |
| (6) Service garages for minor or major repairs | (4) Home occupations meeting the performance standards and development criteria set forth in Part 4. |
| (7) Auto laundry or manual car wash. | |
| (8) Pawn shops (limited to items permitted in the CCG-1 Zoning District). | In Office Character Areas: |
| (9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4. | (1) Rooming houses meeting the performance standards and development criteria for a bed and breakfast. |
| (10) Retail sales of new or used automobiles | (2) Private clubs. |
| (11) Blood donor stations, plasma centers and similar uses. | (3) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4. |
| (12) Private clubs. | (4) Off-street parking lot for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4. |
| (13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4. | (5) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4. |
| (14) Billiard parlors. | (6) Nursing homes. |
| (15) Service and repair of general appliances and small engines. | (7) Group care home meeting the performance standards and development criteria set forth in Part 4. |
| (16) Schools meeting the performance standards | |

and development criteria set forth in Part 4.

(17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.

(18) Nightclubs.

(8) Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, camera or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning pickup station, all not to exceed 50 percent of the gross floor area of the building of which it is a part.

(a) Sale, display, preparation and storage shall be conducted within a completely enclosed building.

(b) Products shall be sold only at retail.

(9) Restaurants, including the facilities for the sale and service of alcoholic beverages for on-premises consumption only subject to the following condition:

(a) Seating shall not exceed a capacity of 60; provided that seating may be unlimited where total floor area of the restaurant does not

		exceed ten percent of the gross floor area of the building of which it is a part.	
		(b) Food is ordered from a menu, prepared and served for pay for consumption on premises only.	
Minimum lot width and area	Minimum lot area pursuant to Section 656.313.A.IV.d: None, except as otherwise required for certain uses.		Lot Size minimum of 1 acre Lot Width minimum of 150 feet
Maximum lot coverage by all buildings and structures	Maximum lot coverage pursuant to Section 656.313.A.IV.e: None, except as otherwise required for certain uses.		40%
Minimum yard requirements	Minimum yard requirements pursuant to Section 656.313.A.IV.f: (i) Front None. (ii) Side None Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided. (iii) Rear—10 feet.	Section 656.399.20 Table 2 Bulk Standards for Office Character Areas Front: (1) Minimum 10 feet (2) Maximum 25 feet or common front historic setback on the block. Rear: 15' Side: (2) Determined by the Historic Setback of a contributing structure on the block adjacent and facing the proposed development. Except for increases for the side yard for the revision of	i. Front 10 feet. ii. Side 5 feet along east property boundary and 10 feet along westerly boundaries, adjacent to residential use. iii. Rear Property is a Through lot.

<p>Maximum height of structures</p>	<p>Maximum height of structures pursuant to Section 656.313.A.IV.g: 60 feet.</p>	<p>access to the rear yard for parking, the setback may not deviate more than five feet on any side, front or rear. Office Design Standard Height pursuant to Section 656.399.19: 45 feet in height shall not exceed three stories. When adjacent to a single-family use, the side and rear setback shall increase one foot above the minimum setback requirement for every one foot in additional height above 35 feet.</p>	<p>35 feet.</p>
<p>Limitations on permitted or permissible uses by exception</p>	<p>Limitations pursuant to Section 656.313.A.IV.h: All of the permitted and permissible uses by exception in the CCG-1 District are subject to the following provisions unless otherwise provided for: (1) Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.</p>		<p>None.</p>
<p>Setback Encroachments</p>		<p>Setback encroachments pursuant to Section 656.399.27: (a) Special architectural features, such as balconies, bay windows, arcades, awnings, etc. may project</p>	<p>Same as conventional Zoning Code.</p>

Parking	<p>Off-street parking requirements pursuant to Section 656.604:</p> <p>Restaurants:</p> <p>(1) Restaurants One space for each four patron seats (including indoor and outdoor patron seating) plus one space for each two employee on a peak hour shift.</p> <p>Off-street loading space shall be provided and maintained as follows</p> <p>(a) Each retail store, storage warehouse, wholesale establishment, industrial plant, factory, freight terminal, merchant, restaurant, mortuary, laundry, dr cleaning</p>	<p>into front setbacks and public right-of-ways on streets provided they are eight feet above the sidewalk and leave a minimum five foot wide unobstructed sidewalk. Support structures for the e features shall be located such that they do not affect the clear sight triangle for travel lanes or the on-street parking.</p> <p>(b) Outdoor cafe may be in the setback if adjacent to a street, public plaza or park and follow the guideline for outdoor cafes as permitted within the city limit .</p> <p>Parking requirement pursuant to Section 656.399.23:</p> <p>(1) <i>Parking Location</i> Parking is encouraged to be located at the rear of the primary structure. If an applicant provide all of the required parking in the rear, the rear parking lot area is a stable pervious surface with only the minimum required ADA requirement fulfilled for paved parking stalls and the drive way apron is adjacent to the street frontage, the following requirement can be reduced:</p> <p>(a) Although still required in any required buffer area, landscape shall not be</p>	<p>The Project is consistent with the conventional Zoning tandards. Imposition of the Zoning Overlay Regulation are not possible due to the existing configuration of the building on the property and the nominal expansion that is propo ed.</p>
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establishment or similar use which has an aggregate floor area of:

(1) Over 5,000 square feet but not over 25,000 square feet shall have one space.

(2) 25,000 square feet but not over 60,000 square feet shall have two spaces.

(3) 60,000 square feet but not over 120,000 square feet shall have three spaces.

(4) 120,000 square feet but not over 200,000 square feet shall have four spaces.

(5) 200,000 square feet but not over 290,000 square feet shall have five spaces, plus one additional off-street loading space for each additional 90,000 square feet over 290,000 feet or major thereof.

required in the parking lot area of the lot.

(b) The rear buffer may be reduced from ten feet to five feet when a six- to eight-foot maximum opaque screen is provided.

(c) Driveway width requirement shall be reduced from 24 feet to 12 feet wide for access to rear yard parking.

(2) *Parking within the Right-of-Way.* Right-of-Way areas within Office Character Areas are permitted to create additional parking spaces provided the standards set forth in Table 3.0 and the following standards are met.

(a) Exceptional specimen trees may not be removed to create parking areas.

(b) Permitted parking shall be limited to the primary building fronting the character area, unless the property owner provides notarized letter(s) of consent from the adjoining affected property owner(s) in a form prescribed by the Director, and shall be designated and as follows:

(i) Parallel Parking, six feet by 22 feet per parking stall and one canopy tree per space.

(ii) 45-degree head in parking, nine feet by 19 feet per parking stall and one canopy tree per three parking spaces.

(iii) 60-degree head in parking, nine feet by 17 feet per parking stall and one canopy tree per three parking spaces.

(iv) 90-degree head in parking, nine feet by 19 feet per parking stall and one canopy tree per three parking spaces.

(3) *Parking Requirements.*

(a) Conversions to office or commercial uses for a contributing historic structure shall be required to provide a minimum of 50 percent of the required parking regulations in Section 656.604 and Section 656.604(e)(3) for any type of office use, and provided there are no additional parking credits applied under Section 656.607(d) of the Zoning Code.

Conversions of contributing structures with a non-residential original use to residential uses may provide 50 percent of the required number of parking spaces set forth in Section 656.604(a). 65% of the required number of spaces in Section 656.604(e)(3) shall be provided for conversions to office uses for any type of office use, or Section 656.604 for commercial uses of non-contributing structures or new construction, provided there are no additional parking credits applied under Section 656.607(d) of the Zoning Code. However contiguous on-street parking may be provided consistent with Section 656.399.23(2)(b)(i) (iv) and Table 4

General Standards

General standards pursuant to Section 656.399.29:

(1) Form. Buildings shall form a consistent, distinct edge, spatially delineating the public street through maximum building setbacks that vary by no more than five feet from those of the adjacent building.

The PLD requests relief from the Building Frontage component of the Overlay Zoning Regulations. Imposition of the strict standard would impair the ability to maintain the existing parking areas, as well as the improvement to the existing parking along Lydia Street. Similarly

(2) Open Storage. There shall be no open storage in any character area except the industrial area.

(3) Sidewalks. There shall be sidewalks along the street edge(s) of the property. Sidewalks shall be placed to align with existing sidewalks. Existing historic pavers shall be maintained and preserved. When sidewalks must be replaced due to poor condition, material shall be consistent with the adjacent properties or the materials found on a majority of the block. If not replacing an existing sidewalk, new sidewalks shall be a minimum of five feet in width and shall be constructed with traditional pavers. Sidewalk connections from the principal building to the public sidewalk must be provided and be aligned to minimize walking distance. Landscaping adjacent to existing and proposed street sidewalks must be compatible with the city's existing streetscape standard.

(4) Utilities. In new development, all utilities shall be located underground.

(5) Screening. Trash, dumpsters, recycling receptacles, loading docks,

imposition of the Commercial Standards for the Overlay, which mandate elevation changes would conflict with the established parking areas and building improvements being proposed. Further, the portion of the property along Park Street long predates the imposition of this provision and would serve to negatively impair that portion of the property as well. As the expansion proposed is not a total redevelopment but an approximate thirty percent increase in area, the strict standard of the regulation would not be feasible in relation to the intended addition. Therefore, the building locations, orientations, and designs, depicted in the Site Plan shall be deemed to be compliant. Each of these matters has been addressed with Mr. Joel McEachin and Mr. Christian Popoli.

service areas, and other similar areas must be located in parking areas or in a location that is not visible from corridor or urban transition frontages, and must be screened to minimize sound to and visibility from residences and to preclude visibility from adjacent streets.

(6) Mechanical equipment at ground level shall be placed on the parking lot side of the building away from view from adjacent Street frontage and shall be screened from view of any street by fencing, vegetations, or by being incorporated into a building. Loading docks, truck parking, outdoor storage, utility meters, DV AC equipment, trash dumpsters, trash compaction, and other service functions should be incorporated into the overall design of the building by walls of a material compatible with the material, style, color, texture, pattern, trim, and details of the main building and landscaping. The wall shall be one foot higher than the largest object being screened, but not more than ten feet high, on all sides where access is not needed.

(7) Rooftop Mechanical Equipment shall be integrated into the overall

mass of a building by screening it behind Parapets or by recessing it into roof structure.

(8) Building Frontage. Except for Historic Residential Character areas, the building frontage shall occupy no less than 80 percent of a street facing entrance. If site constraints exist, a knee wall may be constructed with the following provisions.

(a) Only 25 percent of the required frontage may be credited as part of a knee wall.

(b) Minimum two feet in height to a maximum of three feet.

(c) The knee wall must be an opaque material which complements the primary building's architecture by utilizing the same architectural style.

(9) Unless the primary use of the property is for a stand alone parking lot, off-street surface parking lots must be located behind any frontage buildings. For those through lots fronting onto a navigable waterway, the parking lot must be screened from the waterway and the street by the building or by a knee wall with a ten-foot

landscaped buffer or a landscaped open space with a minimum depth of 30 feet. The parking lot may be located on the side of a primary building frontage if:

(a) the parking lot includes a knee wall. The knee wall shall be constructed as described above, in Section 656.399.35 (8).

(b) A maximum of two vehicular access curb cuts to parking lots are allowed along the block face, subject to Access Management regulations. Vehicular access curb cuts are not allowed on any block face less than 350 feet. Vehicular access drives shall connect each parking lot with at least two separate streets.

<p>Signage</p>	<p>Signage pursuant to Section 656.3103 in CCG zoning districts:</p> <p>Commercial zoning districts:</p> <p>(i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of</p>	<p>Signage pursuant to Section 656.399.35</p> <p>(1) Wall, projecting, marquee, or awning signs shall be clearly integrated with the architecture of the building and shall be consistent in design and materials with the architecture of the proposed building. The use of internal illumination is prohibited. Signage in the overlay should support the historic</p>	<p>The type, number, size and location of signs set forth in the Overlay Zoning Regulations will be utilized for this PUD.</p>
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street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.

(ii) Wall signs are permitted.

(iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

(iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of

nature of the community and not detract from the area.

(2) Except for those properties zoned CRO or residential properties, the maximum sign area permitted per sign is as follows:

Building Size (Gross Floor Area) Maximum Sign area

Under 40,000 square feet -
32 square feet

40,000- 125,000 square feet
- 48 square feet

Over 125,000 square feet -
64 square feet

(a) Building Signage, a maximum of .5 copy area per store front lineal feet of store frontage.

(b) Ground Signage shall be determined by the size of the principal building structure as follows.

(c) Ground Signage shall be limited in height of five feet.

(d) Pole signs shall be prohibited in this area.

(3) Window Signage shall be limited to 20 percent of one window pane per storefront

any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole

General criteria:

(1) Height of signs— Signs shall not exceed 50 feet in maximum height above the level of the adjacent ground, except as otherwise provided in this Chapter; provided, however that signs located in commercial and industrial zoning districts may exceed that height; provided that, the sign is located not more than 660 feet from the centerline of an interstate highway exit and not more than 660 feet from the centerline of an interstate highway; provided further the sign does not exceed 65 feet in height.

(2) Location of signs Notwithstanding any other provisions of the Ordinance Code to the contrary, no sign shall be located within 25 feet of any intersection of two or more right-of-way lines.

(4) Signs located on the interior of a structure, but visible from the exterior of the building, are permitted and are not charged against the maximum allowable signage area if such signs are not physically attached or painted to the window and do not obscure more than ten percent of ground floor street side building transparency. The ten percent is not to exceed total glass area calculated for both unattached and temporary window signs.

(5) Temporary Signs can take the form of banners, window graphics, or as card-integrated with a window display. Temporary signs are permitted on the interior of the business establishment only and shall be no more than five square feet of text and shall not exceed ten square feet in size and no more than ten percent of ground floor street side building transparency. Temporary signs shall not be displayed more than 30 days in a calendar year.

(6) Menu Boards. One menu board shall be allowed per street address. Menu boards shall not exceed eight square feet in size (sign and copy area is calculated on one side only) and shall be positioned so as to be adjacent to that restaurant or

nor shall any sign be located closer than ten feet from any street right-of-way; provided, however, that any flag permitted by subsection (b)(3), above, located in the CCBD zoning district shall not be subject to this ten foot setback requirement.

(3) Changing message devices are permitted as part of any allowable sign unless otherwise prohibited.

(4) The restrictions contained in this Part apply only to signs which can be seen unaided from any location on the ground which is not on the lot or parcel where the sign is located.

business listed on the board and information on that board shall advertise exclusively the goods and services of that business and be placed in a manner which is clearly visible to pedestrian traffic. Said menu boards shall not be placed in the City right-of-way without permission from the City Engineer. All signs shall be removed at the end of each business day. All signs shall be securely anchored to the ground.

(7) Restaurant Menu Box Signs shall be located in a permanently mounted display box on the surface of the building within eight feet to the entry. The allowable area for restaurant menu signs shall be a maximum of four square feet and shall not be included in the calculation of allowable copy area.

(8) Street art signs shall be permitted by meeting the following standards:

(a) Street art shall be counted toward the maximum allowable copy area; the square footage of the street art shall be calculated by multiplying the greatest width by the greatest height of the object.

(b) The maximum sign area per street art sign is eight square feet. Sign and copy area is calculated on one side only.

(c) One piece of street art shall be allowed per street address. A minimum storefront width of 20 feet is required to be permitted street art.

(d) The street art shall not encroach into the right-of-way more than two feet and shall not be placed in the right-of-way without an encroachment permit as required by Chapter 61. Street art shall not be secured to the tree guard, or tree grates or disturb the sidewalk pavement within the right-of-way.

(e) Street art shall be removed at the end of the business day.

(f) Street art shall be located in the front of the business and address named on the sign permit and advertise that business exclusively.

(g) The applicant may have one street art piece or a menu board, but not both.

Landscaping

Vehicular use area interior landscaping pursuant to Section 656.1214:

(a) Vehicular use areas open to the public: Except for those uses described in Sections 656.604(e)(1) and 656.604(f)(1), ten percent of vehicular use areas (VUAs) used for off-street parking, employee parking, auto service stations, outdoor retail display and sale of motor vehicles, service drives, and access drives within property located in multifamily, residential, commercial, industrial, and public facilities use zoning districts shall be landscaped. For those uses described in Sections 656.604(e)(1) and 656.604(f)(1), all vehicle use area landscaping shall satisfy the requirements set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j). In the event the landscaping required under this section exceeds the requirements set forth in the Parking Lot Landscaping Matrix, Figure B of Section 656.607(j), the requirements of this section shall be relaxed to the extent necessary to

Landscape standards pursuant to Section 656.399.32:

(a) Urban Landscape. When buildings are being brought up to the street and utilizing a build to line, an urban buffer should be considered as an alternative to the required front buffer standards. The urban buffer shall be determined by the sidewalk width. A minimum eight-foot wide pedestrian area must be maintained for the length of the street frontage. Therefore, if the existing sidewalk is five feet wide an additional three feet shall be required as an urban buffer or front setback. ADA accessibility must be maintained at all times. The required front buffer for an urban type development shall be allowed to provide potted plants and small A-frame signage not exceeding three feet in height. At a minimum, a 36-inch diameter pot by 24 inches high should be provided every 20 lineal feet of building frontage. The plant species should be two times as high as the height of the pot. Low growing plants, flowering annuals should be planted at the base of the pot. All efforts should be made to preserve existing

Landscaping shall be provided as depicted on the Site Plan and native species shall be planted to the greatest extent possible. The PUD is compliant with the requirements of the Zoning Code, Part 12.

comply with the Parking Lot Landscaping Matrix.

(b) Specialized vehicular use areas closed to the public: Five percent of VUA's used for storage areas for new, used or rental vehicles and boats, bus terminals, motor vehicle service facilities, motor freight terminals, and other transportation, warehousing and truck operations not generally open to the public shall be landscaped.

(c) Criteria for distribution: Landscape areas shall be distributed throughout the VUA in such a manner as to provide visual and climatic relief from broad expanses of pavement and at strategic points to channelize and define vehicular and pedestrian circulation. Landscape areas shall contain the following:

(1) At least 25 percent of the landscape areas shall be covered with shrubs; the remainder in shrubs, groundcover, mulch or grass, except that mulch shall cover no more than 25 percent of the landscape areas. Plants shall be

tree canopy within the right-of-way.

(b) Street Trees. Trees shall have a minimum three-inch caliper and be of Florida No. 1 grade as per "Grades and Standards for Nursery Plants." Florida Department of Agriculture and Consumer Services. All landscaping shall meet FDOT visibility standards. For Non-Residential Character areas, one street tree shall be planted for every 30 linear feet or frontage or fraction thereof. For all other streets, one street tree shall be planted 40 to 60 feet on center. Street trees shall be planted a minimum of ten feet from any above ground utility, such as transformer pads and fire hydrants.

spaced so as to achieve 90 percent coverage of the landscape areas within two years. Preserved existing understory vegetation may be used to fulfill the landscape area requirement so long as the vegetation meets the height and coverage requirement of the required landscaping;

(2) Not less than one tree for every 4,000 square feet, or fraction thereof, of the VUA. At least 50 percent of the trees shall be shade trees. Trees shall be distributed so that all portions of the VUA are within a 55-foot radius of any tree.

(d) Each row of parking spaces shall be terminated by a landscape island with inside dimensions of not less than five feet wide and 17 feet long, or 35 feet long if a double row of parking. Each terminal island shall contain one tree. Each side of the terminal island adjacent to a travel lane shall have a continuous six inch high curb of concrete or other appropriate permanent material. Terminal islands

will be credited toward the satisfaction of the landscape area requirements of this Section:

(e) If it can be shown to the satisfaction of the Chief that the strict application of this Section will seriously limit the function of the property, he may approve the location of the required interior landscape area near the perimeter of the VLA or adjacent to a building on the property, so long as the landscape area is within 20 feet of the perimeter of the VLA.

Perimeter landscaping pursuant to Section 656.1215:

(a) Perimeter landscaping adjacent to streets: For those uses described in Sections 656.604(e)(1) and 656.604(f)(1), all perimeter landscaping shall also satisfy the requirements set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j). In the event the landscaping required under this section exceeds the requirements set forth in the Parking Lot Landscaping Matrix, Figure B of Section 656.607(j), the

requirements of this section shall be relaxed to the extent necessary to comply with the Parking Lot Landscaping Matrix. All VUA's which are not entirely screened by an intervening building from any abutting dedicated public street or approved private street, to the extent such areas are not so screened, shall contain the following:

(1) Except for those uses described in Sections 656.604(e)(1) and 656.604(f)(1), a landscaped area of not less than ten square feet for each linear foot of VUA street frontage, 50 percent of which shall be at least a five-foot wide strip abutting the street right-of-way except for driveways. For those uses described in Sections 656.604(e)(1) and 656.604(f)(1), the landscape area is determined by the total number of parking spaces provided and the parking rate. All perimeter landscaping shall conform to Section 656.607(j). Parking

Lot Landscaping Matrix, Figure B. Landscaped area calculations shall be met exclusive of any driveway width. The remaining required landscape area shall be located within 30 feet of the street right-of-way;

(2) A durable opaque landscape screen along at least 75 percent of the street frontage excluding driveways. Shrubs, walls, fences, earth mounds and preserved existing understory vegetation, or combination thereof, may be used so long as the screen is no less than three feet high measured from the property line grade two years after installation. Shrubs and preserved existing understory vegetation shall be evergreen, a minimum of 18 inches in height and spaced so that 5 percent opacity is achieved within two years. Shrubs located within three feet of a directional sign as defined in Section 56.11(e) are not

required to meet the minimum height requirements of this subsection. Walls or fences shall be no more than four feet in height and of wood or masonry at least 85 percent opaque. Earth mounds shall not exceed a slope of three to one. No less than 25 percent of street side frontage of walls or fences shall be landscaped with shrubs or vines;

(3) No less than one tree, located within 25 feet of the street right-of-way, for each 50 linear feet, or fraction thereof, of VUA street frontage. The trees may be clustered, but shall be no more than 75 feet apart. At least 50 percent of the trees shall be shade trees. If an overhead power line abuts the street frontage, then the required trees reaching a mature height greater than 25 feet shall be located at least 20 feet away from the power line;

(4) The remainder of the landscape area shall be landscaped with trees, shrubs,

groundcovers, grass, or mulch, except that mulch shall not exceed 25 percent of the total landscape area;

(5) Landscape areas required by this Section shall not be used to satisfy the interior landscape requirements. However, the gross area of the perimeter landscaping which exceeds the minimum requirements may be used to satisfy the interior landscape requirements;

(6) If a railroad or utility right-of-way separates the VUA from the public street or approved private street, the perimeter landscaping requirements of this Section shall still apply.

(b) Perimeter landscaping adjacent to abutting properties: For those uses described in Sections 656.604(e)(1) and 656.604(f)(1), all perimeter landscaping shall also satisfy the requirements set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in

Section 656.607(j). In the event the landscaping required under this section exceeds the requirements set forth in the Parking Lot Landscaping Matrix, Figure B of Section 656.607(j), the requirements of this section shall be relaxed to the extent necessary to comply with the Parking Lot Landscaping Matrix. All vehicular areas which are not entirely screened by an intervening building from an abutting property, to the extent such areas are not screened, shall contain the following:

(1) A continuous landscape area at least five feet wide between the VUA's and the abutting property, landscaped with shrubs, groundcovers, preserved existing vegetation, mulch and grass.

(2) No less than one tree, located within 25 feet of the outside edge of the VUA, for every 50 linear feet, or fraction thereof, of the distance the VUA abuts the adjacent property. Trees may be clustered but shall be no more than 75 feet apart. At least

one-half of the required number of trees shall be shade trees.

(3) A buffer wall between incompatible land uses as required by Section 20.02, if applicable.

(4) If an alley separates the VUA from the abutting property, the perimeter landscaping requirements shall still apply.

(c) Existing landscape screen: If an existing landscape screen has been established on abutting property, then it may be used to satisfy the requirements of this Section, so long as the existing landscape screen is abutting the common property line, and it meets all applicable standards of this Subpart.

(d) Driveways to streets: The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be 36 feet. The maximum width of any driveway containing a landscaped island through the perimeter landscape

area shall be 48 feet and the driveway shall contain a landscaped island which measures not less than eight feet in width (from back of curb to back of curb) and 18 feet in length, surrounded by a six inch continuous raised curb, or other alternative approved by the Chief. The maximum combined width of all driveways through the perimeter landscape area shall be no more than 48 feet for properties with 100 feet or less of street frontage. For properties with more than 100 feet of street frontage, an additional one foot of driveway through the perimeter landscape area may be constructed for each four feet of street frontage in excess of 100 feet. In no event shall more than 50 percent of any street frontage be paved, nor shall the provisions of this Section be applied to reduce the permitted driveway width to less than 24 feet.

Buffer standards relating to uncomplementary land uses and zoning pursuant to Section 656.1216:

(a) Where uncomplementary land uses or zoning districts are adjacent, without an intervening street, a buffer

strip shall be required between the use or zoning districts. Such buffer strip shall be at least ten feet, except as set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.60(j), in width the entire length of all such common boundaries. The following shall constitute uncomplementary uses and zoning districts:

- (1) Multiple-family dwelling use or zoning districts (three or more attached units) when adjacent to single-family dwelling(s) or lands zoned for single-family dwellings.
- (2) Office use or zoning districts, when adjacent to single-family or multiple-family dwellings, mobile home parks or subdivisions or land zoned for single-family or multiple-family dwellings, mobile home parks or subdivisions.
- (3) Mobile home park use or zoning districts, when adjacent to single-family dwellings, multiple-family

dwellings and office uses, or lands zoned for single-family dwellings, multiple-family dwellings or offices.

(4) Commercial and institutional uses or zoning districts, when adjacent to single-family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision uses or lands zoned for single-family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision.

(5) Industrial uses or zoning districts, when adjacent to any nonindustrial uses or zoning districts other than agricultural land uses or zoning districts.

(6) Utility sites such as transmission or relay towers, pumping stations, electrical substations, telephone equipment huts or other similar uses when adjacent to single-family dwellings, multiple-family dwellings, mobile homes.

offices, institutional
uses or zoning
districts or adjacent
to public or
approved private
streets.

(7) On property
zoned for
government use, the
proposed
government use
most similar to the
land uses or zoning
districts specified
above shall
determine the buffer
standards.

(b) Buffer material
requirements shall be as
follows:

(1) *Tree count.* The
total tree count
required within the
buffer strip shall be
determined by using
a ratio of one tree for
each 25 linear feet of
required buffer strip,
or majority portion
thereof, with a
minimum of 50
percent of the trees
being shade trees.
Trees shall be
spaced so as to allow
mature growth of the
trees, but spaced no
greater than 40 feet
on center.

(2) *Ground cover.*
Grass or other
ground cover shall
be planted on all

areas of the buffer strip required by this Section which are not occupied by other landscape material.

(3) *Visual screen.* A visual screen running the entire length of common boundaries shall be installed within the buffer strip, except at permitted access ways. The visual screen may be a wood, wood composite, or masonry wall, PVC fence, landscaping, earth mounds or combination thereof so long as such strips shall provide at the time of installation a minimum of 85 percent opacity for that area between the finished grade level at the common boundary line and six feet above such level and horizontally along the length of all common boundaries. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two

years. Earth mounds shall not exceed a slope of three to one. If a visual screen, which satisfies all applicable standards, exists on adjacent property abutting the property line or exists between the proposed development on the site and the common property line, then it may be used to satisfy the visual screen requirements. Except for industrial uses or ones, whenever a preserve area or water body at least 100 feet wide when measured perpendicular to the property line separates the uncomplementary uses, then the visual screen height requirement shall be reduced to three feet and the buffer strip width shall be reduced to five feet when measured from the top of the lake bank or the jurisdictional wetland edge. If a plant is used for the visual screen, it shall be a minimum height of 24 inches at the time of installation.

(4) Prevailing requirement.

Whenever parcels of land fall subject to both the perimeter landscaping requirements and the uncomplementary land use buffer strip requirements of the article, the latter requirements shall prevail.

(5) Hardship. If the Chief determines that the construction of a landscape buffer area required by this article would create a hardship for the existing structures or vehicular use areas, the Chief may approve a buffer area with a width no less than five feet, provided such buffer area meets the visual screening requirements of this article.

Building
Design

The following standards are for building design of non residential building types, subject to Chapter 307 requirements, where

The PUD was developed prior to the Overlay Zoning Regulation and as the expansion area is less than 30% of the existing building area these standards are waived for

applicable, pursuant to Section 656.399.34:

both the existing building and the addition. Again, these matters were discussed in consultation with Mr. McEachin and Mr. Popoli, prior to the filing of this PUD.

(1) Building frontage. Building frontages shall occupy no less than 80 percent of a corridor within a Commercial Character Area or Urban Transition Character Area. If site constraints exist, a knee wall may be constructed with the following provisions.

(a) Only 25 percent of the required frontage may be credited as part of a knee wall.

(b) A knee wall must be constructed as described in Section 656.399.34(8).

(2) Public entrance. Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive and functionally be a distinctive and prominent element of the architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish to give emphasis to the entrances.

(3) Nonresidential Buildings- Mass and Scale. Buildings that are more than 150 feet

in length shall comply with the following. No more than 60 feet of horizontal distance of wall shall be provided without architectural relief a minimum of 30 feet wide and three feet deep for building walls and frontage walls facing the street.

(4) Building Facade. Buildings shall provide a foundation or base, typically from ground to bottom of the lower window sills, with changes in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12 feet to 16 feet above Base Flood Elevation or grade, whichever applies to the proposed development.

(5) Building Features. All buildings excluding single family detached homes shall utilize at least three of the following design features to provide visual relief along all elevations of the building:

(a) Divisions or breaks in materials (materials should be drawn from a common palette).

(b) Window bays.

- (c) Separate entrances and entry treatments, porticoes extending at least five feet.
 - (d) Variation in roof lines.
 - (e) Awnings installed in increments of 15 feet or less.
 - (f) Dormers.
 - (g) Canopies, extending at least five feet.
 - (h) Overhang extending at least five feet.
 - (i) Recessed entries (at least three feet from the primary facade).
 - (j) Protruding entries (at least three feet from the primary facade).
 - (k) Covered porch entries.
- (6) Storefront character. Commercial and mixed-use buildings shall express a storefront character. This guideline is met by providing all of the following architectural features along the building frontage as applicable.
- (a) Corner building entrances on corner lots.

(b) Regularly spaced and similar-shaped windows with window hoods or trim (all building stories).

(c) Large display windows on the ground floor. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40 percent and a maximum 80 percent of the ground floor of each storefront's linear frontage. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 30 linear feet without being interrupted by a window or entry. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement if the first floor has not been designed as a flood proof first floor.

(7) Orientation. The primary building entrances shall be visible and directly accessible from a public street. Building massing such as tower element shall be used to call-out the location of building entrance.

(8) Lighting. All building shall have exterior lighting and shall be self contained to

that building without glare
or shine onto other areas of
the site.

PUD Name

Park Street Medical Center

Land Use Table

Total gross acreage	1.22 Acres	100 %
Amount of each different land use by acreage		
Single family	Acres	%
Total number of dwelling units	D.U.	
Multiple family	Acres	%
Total number of dwelling units	D.U.	
Commercial	1.22 Acres	100 %
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	Acres	%
Passive open space	0.12 Acres	10 %
Public and private right-of-way	0.73 Acres	60 %
Maximum coverage of buildings and structures	21,257 Sq. Ft.	40 %