

Baymeadows Way Business Center PUD

January 16, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE ## 152612-0190 & 152612-0700
- B. Current Land Use Designation: BP
- C. Current Zoning District: IBP
- D. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF PUD/COMPREHENSIVE PLAN CONSISTENCY

Bay Meadows RE LLC (the “Owner”) proposes to rezone approximately 6.35 acres of property along Baymeadows Way from Industrial Business Park (“IBP”) to Planned Unit Development (“PUD”). The property proposed for the rezoning is more particularly described in the legal description attached to this ordinance as **Exhibit “1”** (the “Property”).

As described below, the PUD zoning district is being sought to encompass the four (4) buildings that are already existing, operating and located on the Property (the “PUD”). The PUD shall be developed and maintained in accordance with this PUD Written Description and the site plan dated September 7, 2023, and attached hereto as **Exhibit “4”** (the “Site Plan”). In addition to this proposed PUD, the Owner may apply to split each of the two (2) existing parcels comprising the PUD (i.e., RE ## 152612-0190 & 152612-0700), dividing such parcels into a new ownership configuration.

The Property currently lies within the Urban Development Area and within the Business Park (“BP”) land use category on the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan. Surrounding land use designations, zoning districts and existing uses are as detailed in Section III below.

III. SURROUNDING LAND USES

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	BP	IBP	Office
East	BP	IBP	Office, Service Businesses, Restaurant
North	BP	IBP	Office, Manufacturing
West	BP	IBP	Warehousing and Distribution

IV. PERMITTED USES

A. PUD Site Plan and Parcels

The Site Plan replicates the Property as it currently exists. As detailed further below, the Owner does not anticipate making significant alterations or substantial improvements to the access point(s), schematic internal roadway layout, parking, landscaping, buffering or signage. The permitted uses detailed below are intended for all uses, users, tenants, owners, lots and parcels within the PUD.

a. *Permitted uses and structures.*

- (1) Medical and dental chiropractor offices and clinics.
- (2) Hospitals.
- (3) Professional offices.
- (4) Business offices.
- (5) Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- (6) Union halls.
- (7) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (8) Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
- (9) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (10) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- (11) Vocational, technical, business, trade or industrial schools and similar uses.

- (12) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (13) Off-street parking lots meeting the performance standards and development criteria set forth in Part 4.
- (14) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- (15) Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.
- (16) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
- (17) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (18) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.
- (19) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
- (20) Outside storage subject to the performance standards and development criteria set forth in Part 4.
- (21) Fitness centers.

- b. *Minimum lot requirements, maximum lot coverage by all buildings and structures, minimum yard requirements and maximum height of structures.*

In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the Property, such alterations or improvements shall be made in compliance with the requirements set out below. These requirements shall be applied to the entire PUD site as whole, without regard to internal property ownership boundaries which may exist, currently or in the future, among individual uses, users, tenants or owners.

(1) *Minimum lot requirements (width and area).*

- (a) Width—100 feet.
- (b) Area—10,000 square feet.

(2) *Maximum lot coverage by all buildings and structures—65%. The maximum impervious surface ratio shall be that required for the IBP zoning district (85%).*

(3) *Minimum yard requirements.*

- (a) Front—20 feet.
- (b) Side— 10 feet.
- (c) Rear— 10 feet.

(4) *Maximum height of structures.* Forty (40) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of forty (40) feet.

B. Accessory Uses and Structures

Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

C. Height Limitations

Decorative rooftop structures, including screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

All uses, users, tenants and owners within the PUD shall share the interior roads and access point(s) shown on the Site Plan, without regard to property ownership boundaries which may exist, currently or in the future, among individual uses or users. Access requirements shall be applied taking into consideration all uses, users, tenants, owners, lots and parcels within the entire PUD site as whole. For individual uses, which may own their sites in fee simple, required access and interior roads shall be shared with other uses and users within the PUD, as long as the PUD in its entirety provides sufficient access for all proposed uses.

Interior roads and access drives are currently private. However, they may be either dedicated to the City or remain privately owned and maintained by the owner, an owners' association and/or a management company. If the internal roads remain private, they may be gated.

B. Sidewalks, Trails, and Bikeways

In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the Property, any sidewalk changes associated with such alterations or improvements shall be made in compliance with the 2045 Comprehensive Plan considering the PUD property in its entirety.

C. Open Space

In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the Property, any open space changes associated with such alterations or improvements shall be made in compliance with the 2045 Comprehensive Plan considering the PUD property in its entirety.

D. Landscaping/Landscaped Buffers

In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the Property, such alterations or improvements shall be provided in accordance with Part 12 of the Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD.

1. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses.
2. The Zoning Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated mixed-use nature of this PUD, all internal uses within the PUD shall be deemed compatible with each other and no buffers between such internal uses are required.

E. Signage

The purpose of these sign standards is to establish and authorize a coordinated signage program that provides for the identification of the Property, uses, users, tenants and owners and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage may be provided for all common areas and roadways. The PUD identity, if any, multiple uses, users, tenants and owners may be identified on signs within the PUD without regard to property ownership boundaries that may exist, currently or in the future, among the individual uses, users, tenants and owners and without regard to lot location, property ownership or frontage. All signs shall be architecturally compatible with the other buildings and structures within the PUD. Signs may be internally or externally illuminated. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

1. Project Identity Monument Signs on Baymeadows Way.

A maximum of two (2) project identity monument signs are permitted along Baymeadows Way for the uses, users, tenants and owners within the PUD. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building or a series of buildings may be identified with one shared monument sign. Each monument sign will not exceed fifteen (15) feet in height and one hundred (100) square feet (each side) in area.

2. User Identity Monument Signs at each building.

One (1) user identity monument sign is permitted at each building within the PUD, for a total of four (4) user identity monument signs. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building or a series of buildings may be identified with one shared monument sign. Each monument sign will not exceed ten (10) feet in height and twenty-five (25) square feet (each side) in area.

3. Projecting and Wall Signs oriented toward Baymeadows Way.

Wall and projecting signs oriented toward Baymeadows Way are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward Baymeadows Way. These signs may be internally or externally illuminated. In the event a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two sides of the building adjacent to such sign.

4. Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the buildings and project identity signs and may include the logo and name of the PUD identity, if any, multiple uses, users, tenants and owners. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of twenty-four (24) such signs will be permitted. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of sixteen (16) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall and projecting signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)	
Project Identity Monument Sign on Baymeadows Way	On Baymeadows Way	2	100	15	
User Identity Monument Sign at each building	At each building	4	25	10	
Projecting and Wall Signs oriented toward Baymeadows Way	Baymeadows Way Frontage		10% cumulative of sq ft of building frontage		
Vehicular Directional Signs	Project Wide	24	8		
Information Kiosks	Project Wide	16	4		
Temporary Signs	Project Wide		24		

F. Architectural Guidelines

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

G. Construction offices/model units/real estate rental or sales

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

H. Modifications

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

I. Phasing

Verifications of compliance or modifications may be sought for the entire Property, individual parcels, whether currently existing or created in the future, or portions of parcels, as they are developed.

J. Parking and Loading Requirements

In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the Property, such alterations or improvements shall be provided in accordance with Part 6 of the Zoning Code, with the following additional and superseding provisions.

1. Parking requirements shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses, which may own their sites in fee simple, required parking, including bicycle parking, may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient parking for all proposed uses. Parking standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses.
2. The minimum and maximum number of parking spaces requirements in Part 6 of the Zoning Code are hereby waived.
3. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking.
4. Up to thirty-five percent (35%) of the parking spaces may be compact spaces.

K. Lighting

In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the Property, any lighting changes associated with such alterations or improvements shall be designed and installed so as to prevent glare or excessive light on adjacent properties.

L. Stormwater Retention

The existing stormwater facilities shall be permitted in accordance with applicable regulations. In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the Property, any changes to the stormwater facilities associated with such alterations or improvements shall be permitted in accordance with applicable regulations.

M. Utilities

The Property is served by JEA.

VI. JUSTIFICATION FOR THE PUD REZONING

The proposed PUD will encompass the four (4) buildings that are currently existing and in use on the Property. The PUD will allow the Owner to maximize the potential of the Property in order to support the already thriving commercial and office area the Property is located within. The PUD provides for flexibility in site design and configuration that could otherwise not be accomplished through conventional zoning.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Owner and successors to the PUD Written Description and Site Plan, unless modified; it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it includes variations from the signage provisions consistent with the integrated design of this PUD; and it includes variations from the parking standards consistent with the integrated design of this PUD.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	<p>IBP Zoning District</p> <p><i>(a) Permitted uses and structures.</i></p> <p>(1) Medical and dental or chiropractor offices and clinics.</p> <p>(2) Hospitals.</p> <p>(3) Professional offices.</p> <p>(4) Business offices.</p> <p>(5) Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.</p> <p>(6) Union halls.</p>	<p><i>(a) Permitted uses and structures.</i></p> <p>(1) Medical and dental or chiropractor offices and clinics.</p> <p>(2) Hospitals.</p> <p>(3) Professional offices.</p> <p>(4) Business offices.</p> <p>(5) Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.</p> <p>(6) Union halls.</p> <p>(7) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components,</p>	<p>To allow for the continuation of offices and similar uses on the Property.</p>

	<p>(7) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.</p> <p>(8) Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).</p> <p>(9) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.</p> <p>(10) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.</p> <p>(11) Vocational, technical, business, trade or industrial schools and similar uses.</p> <p>(12) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>(b) Permissible uses by exception.</p> <p>(1) Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.</p> <p>(2) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.</p> <p>(3) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.</p> <p>(6) Animal hospitals, veterinary clinics, animal boarding places, dog parks.</p> <p>(7) Outside storage subject to the performance standards and</p>	<p>printing and similar uses.</p> <p>(8) Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).</p> <p>(9) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.</p> <p>(10) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.</p> <p>(11) Vocational, technical, business, trade or industrial schools and similar uses.</p> <p>(12) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>(15) Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.</p> <p>(16) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.</p> <p>(17) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.</p> <p>(19) Animal hospitals, veterinary clinics, animal boarding places, dog parks.</p> <p>(20) Outside storage subject to the performance standards and development criteria set forth in Part 4.</p> <p>(21) Fitness centers.</p> <p>(b) Permitted accessory uses. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.</p>	
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	<p>development criteria set forth in Part 4.</p> <p>(8) Fitness centers.</p> <p>(9) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(c) <i>Permitted accessory uses.</i> See Section 656.403.</p>		
Lot Requirements	<p>IBP Zoning District</p> <p>(a) Minimum lot requirements (width and area)</p> <ol style="list-style-type: none"> 1. Width—100 feet. 2. Area—10,000 square feet. <p>(b) Maximum lot coverage by all buildings and structures. 65 percent. Impervious surface ratio as required by Section 654.129.</p> <p>(c) Minimum yard requirements.</p> <ol style="list-style-type: none"> 1. Front—20 feet. 2. Side—10 feet. 3. Rear—10 feet. <p>(d) Maximum height of structures. 35 feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.</p>	<p><i>Minimum lot requirements, maximum lot coverage by all buildings and structures, minimum yard requirements and maximum height of structures.</i></p> <p>In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the Property, such alterations or improvements shall be made in compliance with the requirements set out below. These requirements shall be applied to the entire PUD site as whole, without regard to internal property ownership boundaries which may exist, currently or in the future, among individual uses, users, tenants or owners.</p> <p>(a) Minimum lot requirements (width and area)</p> <ol style="list-style-type: none"> 1. Width—100 feet. 2. Area—10,000 square feet. <p>(b) Maximum lot coverage by all buildings and structures. 65 percent. The maximum impervious surface ratio shall be that required for the IBP zoning district (85%).</p> <p>(c) Minimum yard requirements.</p> <ol style="list-style-type: none"> 1. Front—20 feet. 2. Side—10 feet. 3. Rear—10 feet. <p>(d) Maximum height of structures. 40 feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 40 feet.</p>	To allow for flexible interior site design.
Signage	Part 13 of the Zoning Code.	<p>The purpose of these sign standards is to establish and authorize a coordinated signage program that provides for the identification of the Property, uses, users, tenants and owners and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage may be provided for all common areas and roadways. The PUD identity, if any, multiple uses, users, tenants and owners may be identified on signs within the PUD without regard to property ownership boundaries that may exist, currently or in the future, among the individual uses, users, tenants and owners and without regard to lot location, property ownership or frontage. All signs shall be architecturally compatible with the other buildings and structures within the PUD. Signs may be internally or externally illuminated. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <ol style="list-style-type: none"> 1. Project Identity Monument Signs on Baymeadows Way. <p>A maximum of two (2) project identity monument signs are permitted along Baymeadows Way for the uses,</p>	To allow for adequate signage on the Property.

		<p>users, tenants and owners within the PUD. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building or a series of buildings may be identified with one shared monument sign. Each monument sign will not exceed fifteen (15) feet in height and one hundred (100) square feet (each side) in area.</p> <p>2. User Identity Monument Signs at each building.</p> <p>One (1) user identity monument sign is permitted at each building within the PUD, for a total of four (4) user identity monument signs. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building or a series of buildings may be identified with one shared monument sign. Each monument sign will not exceed ten (10) feet in height and twenty-five (25) square feet (each side) in area.</p> <p>3. Other Signs.</p> <p>Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the buildings and project identity signs and may include the logo and name of the PUD identity, if any, multiple uses, users, tenants and owners. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of twenty-four (24) such signs will be permitted. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of sixteen (16) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall and projecting signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.</p>	
Parking	Part 6 of the Zoning Code.	<p>In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the Property, such alterations or improvements shall be provided in accordance with Part 6 of the Zoning Code, with the following additional and superseding provisions.</p> <p>1. Parking requirements shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses, which may own their sites in fee simple, required parking, including bicycle parking, may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its</p>	To allow for flexible interior site design.

		<p>entirety provides sufficient parking for all proposed uses. Parking standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses.</p> <ol style="list-style-type: none"> 2. The minimum and maximum number of parking spaces requirements in Part 6 of the Zoning Code are hereby waived. 3. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking. 4. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. 	
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	This clarifies the Zoning Code and assists the Owner in developing and marketing the Property.
Landscaping	Part 12 of Zoning Code.	<p>In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the Property, such alterations or improvements shall be provided in accordance with Part 12 of the Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD.</p> <ol style="list-style-type: none"> 1. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses. 2. The Zoning Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD shall be deemed compatible with each other and no buffers between such internal uses are required. 	To allow for flexible interior site design.

VIII. NAMES OF DEVELOPMENT TEAM

- Owner: BAY MEADOWS RE LLC
- Planner/Engineer: N/A
- Architect: N/A
- Agent: Rogers Towers, P.A.

IX. LAND USE TABLE

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

X. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on August 18, 2023.

XI. PUD REVIEW CRITERIA

A. Consistency with the 2045 Comprehensive Plan

As described above, the uses proposed herein are consistent with the BP land use category. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE 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.

FLUE Policy 1.1.7: 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.

FLUE Policy 1.1.15: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 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.

FLUE Policy 1.1.9: Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, 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 1.1.21: Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

1. Foster vibrant, viable communities and economic development opportunities;
2. Address outdated development patterns; and/or
3. Provide 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 1.1.22: 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.

B. Consistency with the Concurrency Management System

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

C. Internal Compatibility

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

D. External Compatibility/Intensity of Development

The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

E. Maintenance of Common Areas and Infrastructure

All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

F. Impact on Wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.