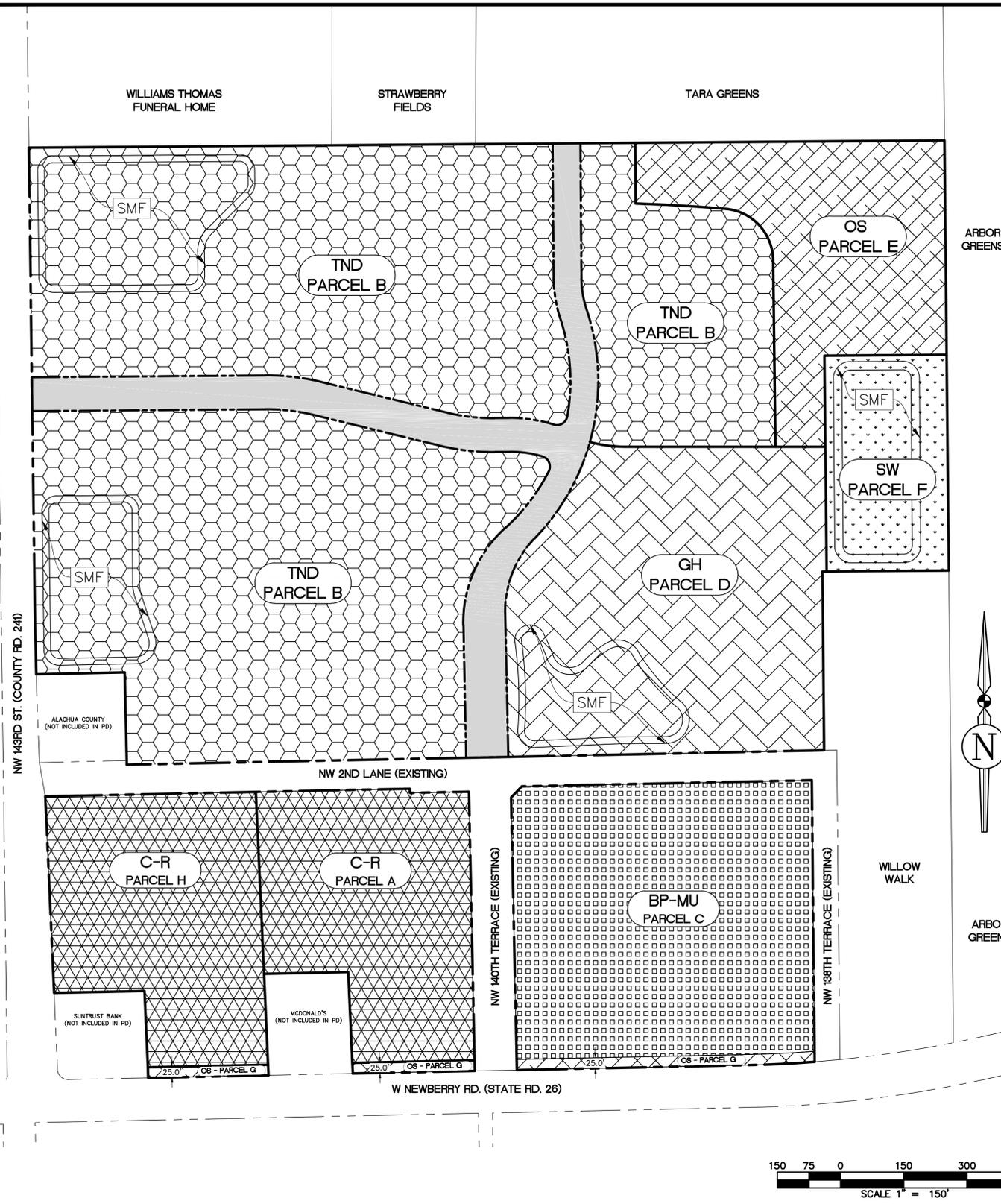


Oct 09, 2019 - 17:05:16 - Kyle - J:\356-19-07 Jonesville Business Park PD Redevelopment\Production\Drawings\C11 - PD Zoning Master Plan.dwg



DEVELOPMENT PHASING SCHEDULE							
BOCC APPROVAL 11/26/2019							
PHASE No.	TIME FRAME	COMPLETED UNITS		TOTAL COMPLETED NON-RESIDENTIAL (GSF)			
		SF OR MF RESIDENTIAL	GROUP HOUSING	BUSINESS PARK / MIXED USE	COMMERCIAL / RETAIL	TND	COMMUNITY OPEN SPACE
1	EOY 2019 TO EOY 2023	200	55	98,682	90,445	5,000	0
2	BOY 2024 TO EOY 2026	400	110	98,682	110,000	7,500	1,000
3	BOY 2027 TO EOY 2029	554	166	100,000	122,622	10,000	2,000

1. THE ENTIRE PD WILL BE BUILT OUT WITHIN 10 YEARS.
 2. EACH OF THE THREE PHASES MAY BE DIVIDED INTO MULTIPLE INDIVIDUAL DEVELOPMENT PHASES.
 3. THE SCHEDULE DEPICTED IS THE PROPOSED BUILDOUT SCENARIO, BUT MAY BE ADJUSTED DUE TO MARKET CONDITIONS.
 4. BOY = BEGINNING OF YEAR.
 5. EOY = END OF YEAR.

LAND USE DATA					
MAP HATCH PATTERN	LAND USE CATEGORY	AREA (AC.)	AREA (%)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (GSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS
BUSINESS PARK - MIXED USE (BP-MU)	10.51	11.38%	100,000	0	
GROUP HOUSING (GH)	11.78	12.76%	0	166	
TND	41.53	44.97%	10,000	554	
STORMWATER (SW)	3.39	3.67%	2,000	0	
OPEN SPACE (OS)	7.29	7.89%	0	0	
MAJOR ROADWAY RIGHTS-OF-WAY	4.99	5.40%	0	0	
TOTALS:	92.36	100%	230,000	720	

DEVELOPMENT STANDARDS											
PARCEL	LAND USE CATEGORY	AREA (AC.)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (GSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS	MINIMUM BUILDING SETBACKS (FT)				MAXIMUM BUILDING HEIGHT (FT)	MAXIMUM FLOOR AREA RATIO	
					FRONT	REAR	SIDE - STREET	SIDE - INTERIOR			
A	COMMERCIAL/RETAIL (C-R)	6.35	60,000	0	40	25	25	0	70	0.25	
B	TND	41.53	10,000	554	SEE NOTE 4 (BELOW)					N/A	N/A
C	BUSINESS PARK - MIXED USE (BP-MU)	10.51	100,000	0	40	25	25	0	70	0.38	
D	GROUP HOUSING (GH)	11.78	0	166	15	15	15	0	60	2.0	
E	OPEN SPACE (OS)	6.55	0	0	N/A				N/A	N/A	
F	STORMWATER (SW)	3.39	2,000	0	10	10	10	10	60	1.0	
G	OPEN SPACE (OS)	0.74	0	0	N/A				N/A	N/A	
H	COMMERCIAL/RETAIL (C-R)	6.52	62,622	0	40	25	30	0	70	0.25	
-	MAJOR ROADWAY RIGHTS-OF-WAY	4.99	0	0	N/A				N/A	N/A	

- NOTES:**
- THERE ARE NO MINIMUM OR MAXIMUM LOT SIZES.
 - THE MAXIMUM NUMBER OF STORIES FOR ALL BUILDINGS IN THE PD IS 4 STORIES.
 - WITHIN PARCEL D, THE MAXIMUM RESIDENTIAL DWELLING UNITS MAY CONSIST OF INDEPENDENT LIVING (1 BED / UNIT), ASSISTED LIVING (2.5 BEDS / UNIT), AND MEMORY CARE FACILITIES (4 BEDS / UNIT).
 - SETBACKS SHALL BE IN ACCORDANCE WITH ALACHUA COUNTY ULDC CHAPTER 407, ARTICLE 7.

ALLOWABLE USES

- COMMERCIAL / RETAIL:**
RETAIL SALES, PROFESSIONAL SERVICES, BUSINESS SERVICES, PERSONAL SERVICES, RESTAURANTS, FINANCIAL INSTITUTIONS, MEDICAL AND PROFESSIONAL OFFICES, COCKTAIL LOUNGES, BARS AND NIGHTCLUBS, GOVERNMENT AND COMMUNITY USES, COMMERCIAL RECREATION, AND ENTERTAINMENT, STORMWATER MANAGEMENT FACILITIES.
- BUSINESS PARK - MIXED USE:**
ADMINISTRATIVE AND PROFESSIONAL OFFICES (INCLUDING MEDICAL CLINICS BUT EXCLUDING HOSPITALS); ASSISTED LIVING FACILITIES; INDEPENDENT LIVING FACILITIES; MEMORY CARE FACILITIES; SENIOR CARE FACILITIES; CORPORATE HEADQUARTERS, INCLUDING RELATED SUPPORTING SERVICES AND STORAGE; SALES AND MARKETING OFFICES; RESEARCH AND DEVELOPMENT FACILITIES; GOVERNMENT AND COMMUNITY ADMINISTRATIVE FACILITIES; LENDING INSTITUTIONS; DAY CARE CENTERS, TECHNICAL COLLEGES, BUSINESS SCHOOLS AND JOB TRAINING CENTERS; HEALTH CLUBS/RECREATION FACILITIES; AND THEIR CUSTOMARY ACCESSORY USES; CHURCHES, VETERINARY OFFICES AND FACILITIES; GOVERNMENT AND COMMUNITY USES, MULTI-FAMILY RESIDENTIAL, STORMWATER MANAGEMENT FACILITIES.
- TND:**
USES PER ALACHUA COUNTY ULDC CHAPTER 404, ARTICLE 2 USE TABLE FOR TND/TOD.
- GROUP HOUSING:**
USES PER ALACHUA COUNTY ULDC CHAPTER 404, ARTICLE 2 USE TABLE FOR GROUP HOUSING.
- STORMWATER:**
STORMWATER MANAGEMENT FACILITIES, ACTIVE AND PASSIVE RECREATION FACILITIES, COMMUNITY/CIVIC USES, COMMUNITY MAINTENANCE FACILITIES, LANDSCAPING, PATHWAYS.
- MAJOR ROADWAYS:**
TRANSPORTATION USES INCLUDING STREETS, CURBING, SIDEWALKS, UTILITIES, LANDSCAPING, STREET FURNITURE, STORMWATER DRAINAGE, AND OTHER USES TYPICALLY ALLOWED WITHIN COUNTY RIGHTS-OF-WAYS.

PD CONDITIONS RESOLUTION Z-10-19 (ZOM 10-19)

- ALL DEVELOPMENT WITHIN THE JONESVILLE BUSINESS PARK MIXED-USE PD SHALL BE CONSISTENT WITH THE PERMITTED USES AND DESIGN GUIDELINES OF THE ZONING MASTER PLAN SPECIFIED ON AND ADOPTED WITH THESE PD CONDITIONS.
- OUTDOOR STORAGE OF MATERIALS AND BULK STORAGE OF HAZARDOUS MATERIALS SHALL BE PROHIBITED.
- THE DEVELOPER SHALL DEDICATE A TEN-FOOT STRIP OF LAND THE LENGTH OF THE PROPERTY ADJACENT TO THE RIGHT-OF-WAY ALONG COUNTY ROAD 241 AND CONSTRUCT A 6-FOOT WIDE SIDEWALK CONNECTING TO EXISTING SIDEWALKS TO THE NORTH AND SOUTH.
- PEDESTRIAN AND BICYCLE FACILITY CONNECTIONS TO SURROUNDING DEVELOPMENTS SHALL BE REQUIRED. THE LOCATION OF THESE FACILITIES TO BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
- A SINGLE FINANCIAL INSTITUTION WITH A DRIVE-THROUGH FACILITY IS PERMITTED WITHIN PARCEL 'C'.

GENERAL NOTES

- THE LOCATION AND BOUNDARIES FOR EACH LAND USE AREA AND MAJOR ROADWAYS ARE NOT INTENDED TO BE EXACT. THE DRC IS HEREBY AUTHORIZED TO APPROVE ADJUSTMENTS REQUESTED BY THE DEVELOPER TO ALL OF THE LAND USE BOUNDARIES DURING THE DEVELOPMENT REVIEW PROCESS.
- STORMWATER MANAGEMENT FACILITIES (SMF'S) ARE ALLOWED IN ALL LAND USE CATEGORIES, EXCEPT PRESERVED OPEN SPACE. THE GENERAL LOCATION OF SMF'S ARE SHOWN HEREIN, BUT ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT REVIEW PROCESS.
- PARCELS A, C AND H INCLUDE A 25 FOOT WIDE LANDSCAPED SETBACK ADJACENT TO NEWBERRY RD. THESE LANDSCAPE SETBACKS ARE PROVIDED AS COMMUNITY OPEN SPACE.

OPEN SPACE

- IN ACCORDANCE WITH ALACHUA COUNTY COMPREHENSIVE PLAN (2011-2030) POLICY 5.2, PERVIOUS OPEN SPACE SHALL BE PROVIDED ON AT LEAST 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS FOR ALL OF THE PD LAND NORTH OF NW 2ND LANE (64.86 AC). THIS IS BEING SATISFIED BY THE 6.55 AC (10.10%) OF PRESERVED OPEN SPACE AREA (POS) PROVIDED ON THE NORTHEAST SIDE OF THE PROPERTY, WHICH IS CONTIGUOUS AND ON THE PERIMETER OF THE PROPERTY.
- PARCELS A AND C INCLUDE PREVIOUSLY APPROVED DEVELOPMENT PLANS. OPEN SPACE CREDIT WAS PROVIDED BY PREVIOUS DEVELOPMENT PLANS, WHICH SATISFIED THE OPEN SPACE REQUIREMENTS. THE PROVIDED OPEN SPACE AREA APPROVED FOR PARCELS A AND C ARE:
 PARCEL A: 1.51 AC.
 PARCEL C: 2.34 AC.
 TOTAL: 3.85 AC. (PREVIOUSLY APPROVED OPEN SPACE WITHIN THE P.D. LIMITS)

PARCEL C DEVELOPMENT NOTES

- THE LOCATION OF INITIAL BUILDINGS AND SUPPORT INFRASTRUCTURE WILL NOT PRECLUDE FUTURE DEVELOPMENT. INITIAL SURFACE PARKING AREAS ARE CONSIDERED SHORT-TERM UTILIZATION OF THE PARCEL AND MAY BE REPLACED WITH BUILDING STRUCTURES. STRUCTURED PARKING MAY REPLACE SURFACE PARKING OR PARKING REDUCTION MECHANISMS MAY BE IMPLEMENTED TO REDUCE SURFACE PARKING REQUIREMENTS AS BUILD-OUT OCCURS.
- BUILDING PLACEMENT WILL CREATE STRONG, DEFINABLE EDGES ALONG BOTH AN INTERNAL STREET NETWORK AND THE WESTERN EXTERNAL STREET (NW 140TH TERRACE). INITIAL BUILDING PLACEMENT AND INTERNAL STREET NETWORK WILL BEGIN THE DEVELOPMENT PATTERN PROCESS AND FUTURE BUILD-OUT WILL CONTINUE THE DEVELOPMENT PATTERN.

REVISIONS

- ZOM-06-08: TO ALLOW FINANCIAL INSTITUTIONS ON PARCEL C (06/10/2008).
- ZOM-01-15: TO EXPAND PD BY ADDING PARCEL H (01/13/2015).
- ZOM-10-19: UPDATE PD NORTH OF NW 2ND LANE (11/26/2019)



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

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SHEET TITLE: **PD ZONING MASTER PLAN - REVISED**

CLIENT: **HANKIN GROUP**

PROJECT: **JONESVILLE BUSINESS PARK PD REDEVELOPMENT**

DATE: **SEPTEMBER 2019**

PROJECT NO: **356-19-07**

SHEET NO: **C11**