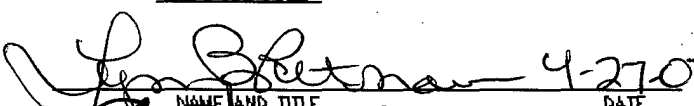
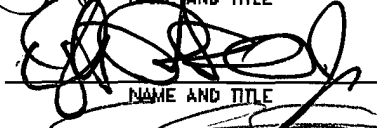
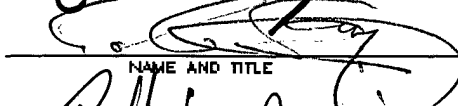
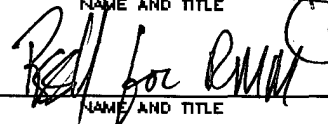


# SouthBrook

## A 69.69-Acre Mixed Use CONCEPT PLANNED UNIT DEVELOPMENT

DEVELOPED BY:

Linderand, Inc.  
P.O. Box 14435  
Tallahassee, Florida 32317

<u>APPROVAL</u>	
CITY UTILITIES DEPARTMENT	 NAME AND TITLE DATE 4-27-07
CITY GROWTH MANAGEMENT DEPT.	 NAME AND TITLE DATE 4/16/07
CITY PUBLIC WORK DEPT.	 NAME AND TITLE DATE 4/20/07
TALLAHASSEE-LEON COUNTY PLANNING DEPT.	 NAME AND TITLE DATE 4/16/07

**Moore Bass**  
CONSULTING

Tallahassee  
Destin  
Atlanta

805 North Gadsden Street - Tallahassee, Florida 32301  
Telephone: (850) 222-5678 - Fax (850) 681-2349 - www.moorebass.com  
MBB Job No. 2003-085 - Contract No. 1066.002 Last printed 4/12/2007 8:20:00 AM

# SOUTHBROOK

## TABLE OF CONTENTS

I.	DEFINITIONS AND ABBREVIATIONS.....	3
II.	GENERAL PUD NARRATIVE.....	6
III.	VICINITY MAP .....	8
IV.	EXISTING CONDITIONS MAP .....	9
V.	EXISTING SITE CONDITIONS NARRATIVE.....	10
VI.	GENERAL CONCEPT PLAN.....	11
VII.	GENERAL DEVELOPMENT STANDARDS .....	12
VIII.	SITE DESIGN FEATURES.....	16
IX.	PUBLIC FACILITIES.....	17
X.	DEVELOPMENT SCHEDULE.....	18
XI.	VEHICULAR / PEDESTRIAN CIRCULATION .....	18
XII.	ENVIRONMENTAL STANDARDS .....	19
XIII.	APPENDIX A: SOUTHBROOK PUD COMPONENT A - MULTI-FAMILY RESIDENTIAL DISTRICT.....	20
XIV.	APPENDIX B: SOUTHBROOK PUD COMPONENT B – BUSINESS PARK DISTRICT.....	21
XV.	APPENDIX C: SOUTHBROOK PUD COMPONENT C – NEIGHBORHOOD COMMERCIAL DISTRICT .....	22
XV.	BINDING COMMITMENT / COMPREHENSIVE PLAN CONSISTENCY.....	23
XVI.	SUPPORTING DOCUMENTATION	

# SOUTHBROOK

## I. DEFINITIONS AND ABBREVIATIONS

1. *Accessory Structure or Use:* A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than thirty-three (33) percent of the floor area or cubic volume of the principal use or structure except as otherwise permitted herein.\*
2. *Buffer:* A physical barrier located between and separating one (1) or more land uses, especially potentially incompatible uses, from one another. The buffer reduces such potential off-site impacts as glare, noise, and visual impacts through separation by distance and through visual screening. Typical visual screening consists of an area of thick vegetation. Standards for buffers are found in Article XIII of the Zoning Code.
3. *Commercial, Neighborhood:* Normally, includes but is not limited to, the same general functions as a community commercial center but at a smaller scale. Gross floor area-20,000 up to 100,000 square feet. Normally includes, but is not limited to, the sale of convenience goods and personal services such as food, drugs, sundries, and hardware items, clothing, variety items, appliances and furniture, and home improvement items to one (1) or more neighborhoods.
4. *Dwelling, Multifamily:* A building whose use is residential and contains three (3) or more dwelling units. \*
5. *Dwelling unit:* A single room or unified combination of rooms, regardless of form of ownership that is designed for residential use by one (1) family. The definition shall include, but not be limited to, condominium units, mobile homes, manufactured housing, individual apartments and individual houses. \*
6. *Institutional Uses:* Any land use authorized by the city, established and intended to provide significant public benefit. These may include non-profit or quasi-public use such as library, public or private school, hospital, police substation, or municipally owned or operated building, structure or land used for public purposes.
7. *Light Industrial:* The use of land for the finishing of products composed of previously manufactured component parts; and any manufacturing, storage, or distribution of products unlikely to cause objectionable impacts, such as odor, noise, fumes or dispersion of waste, or radiation to be detected off-site.
8. *Office:* A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government, or similar activity, that does not include the direct sale of goods, except as provided for under accessory use provisions.

## SOUTHBROOK

9. *Office Park*: A development on a tract of land that contains a number of separate office buildings, supporting uses and open space designed, planned, constructed and managed on an integrated and coordinated basis. An office building or buildings of forty thousand (40,000) square feet gross leasable floor area or greater.
10. *Parking Space, Off-Street*: A designated surfaced or grassed area, accessible from but not located on a street, that is sufficient in size and intended for the parking of a motor vehicle.
11. *Planned Unit Development*: A land area under unified control designed and planned to be developed in a single operation or by a series of pre-scheduled development phases according to an officially approved final development plan to permit and encourage more efficient and creative development, consistent with the 2010 Comprehensive Plan.
12. *Planned Unit Development, Concept*: A generalized plan which shows the proposed use of all lands within a planned unit development.
13. *Planned Unit Development, Final*: A detailed development plan which depicts the proposed use of all lands within a planned unit development or individual components of a planned unit development.
14. *Recreational Open Space - Active*: Common open space areas that are areas utilized as active recreational facilities including, but not limited to, jogging/walking tracks, grassed playfields, court sports areas (i.e. tennis, volleyball, basketball), and swimming pools.
15. *Recreational Open Space - Passive*: Common open space areas that are primarily wooded and remain essentially in a natural condition. Permitted development activity shall be limited to underbrushing and/or limited clearing to allow for the maintenance of open areas as lawns or gardens.
16. *Setbacks*:
  - a. *Perimeter Building Setbacks*: These setbacks are measured from the perimeter property boundary to the face of any structure (principal or accessory).
    1. Front: The minimum distance from the street right of way line to the face of the structure (principal or accessory), including porches.
    2. Rear: The minimum distance from the rear property line to the face of the structure (principal or accessory).
    3. Side: The minimum distance from the interior side property line to a structure (principal or accessory).
    4. Side Corner: The minimum distance from a side street property line to a structure (principal or accessory).

## SOUTHBROOK

- b. *Interior Building Setbacks:* These setbacks are measured between the faces of any structure (principal or accessory) and shall be based on applicable fire codes.
  - c. *Parking Setbacks:* These setbacks are measured between the back of curb or edge of pavement and the appropriate perimeter boundary line. Cars may overhang two (2) feet into the perimeter setback area when parked perpendicular to the property line.
17. *Site:* The total area within the property boundaries of a principal parcel to be developed, or contiguous parcels intended for development under a common scheme or plan.
18. *Waste Recovery / Recycling*
- a. Waste Recovery and Recycling shall be defined as the storage, grinding, burning and or incineration of clean debris, land clearing debris, and wood waste products.
  - b. The benefits of Waste Recovery and Recycling include the following:
    - 1. Waste Recovery and Recycling production of ash and mulch are a very useful and environmentally friendly source for new planting and soil additives.
    - 2. Waste Recovery and Recycling provides an affordable and environmentally sound alternative to indiscriminate depositing of wood and debris into local landfills.
    - 3. Waste Recovery and Recycling is achieved by use of some of the most technologically advanced air curtain burners, fire box burners and debris grinding machines available.
    - 4. Waste Recovery and Recycling has minimal opacity and noise effects.
    - 5. Waste Recovery and Recycling has significant benefits to our local ecosystem.
19. In addition to the words and terms defined above, words and terms from other codes or ordinances shall be as defined in such other codes or ordinances.
20. \*Source: Chapter 27, Article II, Section 2.2, City of Tallahassee Code of Ordinances

## SOUTHBROOK

### II. GENERAL PUD NARRATIVE

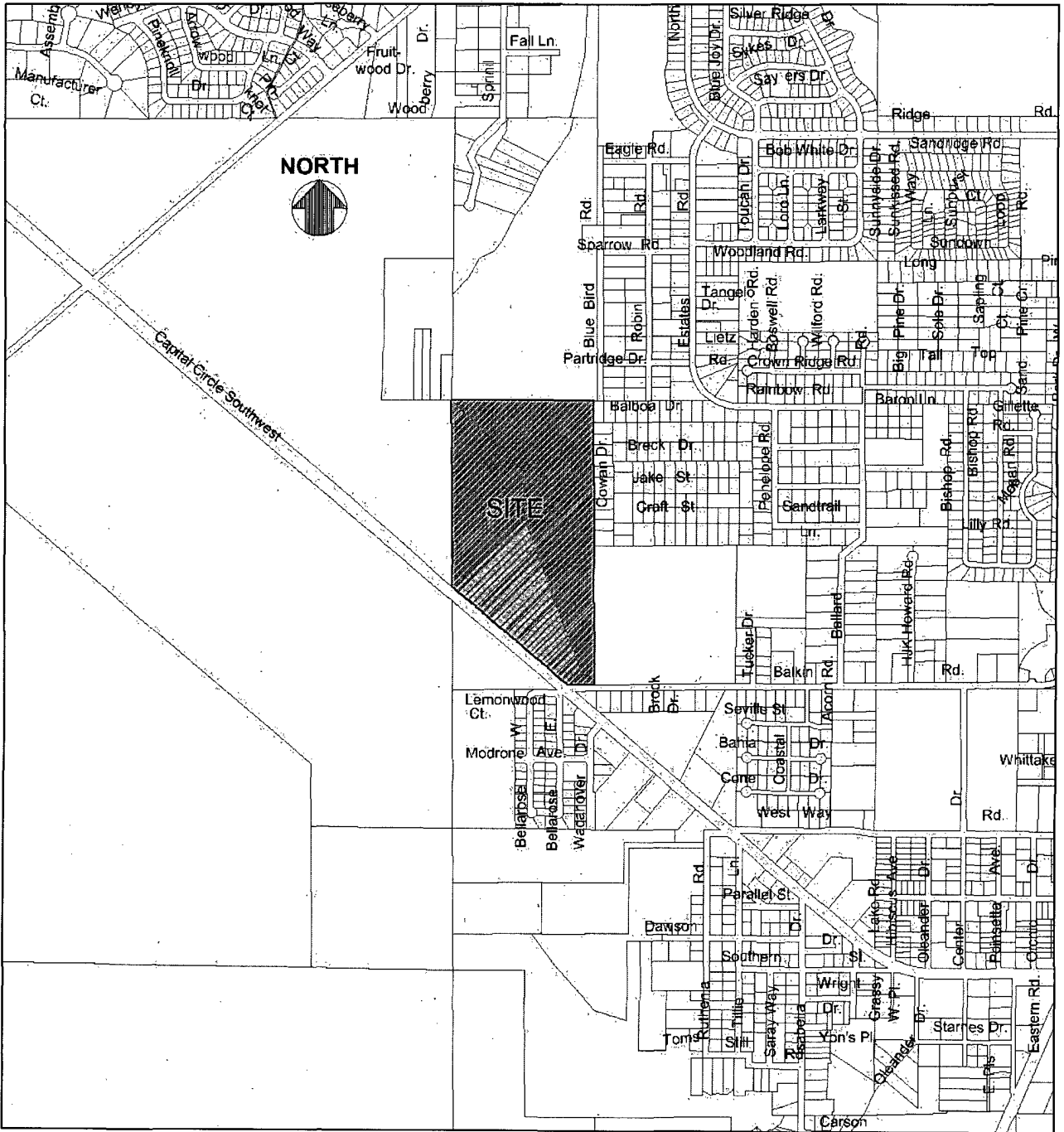
1. The applicant must include a narrative indicating how the proposed PUD District meets the purpose and intent of the PUD District. The narrative must specifically discuss the following seven statements:
2. Promote more efficient and economic uses of land:
  - a. *The proposed project will incorporate residential, non-residential and light industrial land uses within the same property. The integration of living spaces and work places within immediate proximity will minimize vehicular trips and provide economic development opportunities in the Southern Strategy area of Leon County.*
3. Provide flexibility to meet changing needs, cutting edge technology, economics, and consumer preferences:
  - a. *The project will provide a mix of land uses that incorporate cutting edge technology within the light industrial land use areas.*
4. Encourage uses of land which reduce transportation needs and which conserve energy and natural resources to the maximum extent possible:
  - a. *The proposed plan provides a mixture of land uses that will allow employees of non-residential and light industrial land use areas to live within walking / biking distance of an employment center. Vehicular trips between the residential and non-residential / light industrial land uses will also remain on the property for those employees living within residential land use areas.*
5. Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscape features and amenities:
  - a. *The property is predominantly planted pine and has no significant landscape features. A small karst feature is located within the larger light industrial land use area and will be evaluated for its preservation within the PUD.*
6. Provide for more useable and suitably located recreational facilities, open spaces and scenic areas, either commonly or publicly owned, than would otherwise be provided under a conventional zoning district:
  - a. The recreational facilities and open space areas provided in the PUD will be for the use of the residents within the residential land use areas and the employees of the non-residential / light industrial land use areas.

## SOUTHBROOK

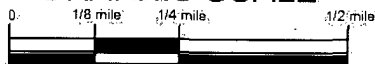
7. Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities:
  - a. *Driveways will terminate at the light industrial land use areas and any proposed multi-family uses minimizing any public road construction required for the project. Remaining access will be provided within a system of driveways through each land use area that will connect back to the proposed road. Architectural standards are contemplated that will encourage aesthetics, yet allow economy of building materials with energy efficiency to be used throughout the development.*
  
8. Permit the combining and coordinating of land uses, building types, and building relationships within a planned development, which otherwise would not be provided under a conventional zoning district:
  - a. *The combined residential, non-residential and light industrial land uses are usually in conflict in conventional zoning districts. The provision of three land uses within a single, planned development will marry the expectations of the Comprehensive Plan through Objective 2.3 (see below) with the community vision of providing work and living spaces in close proximity to one another.*
  
  - b. *In order to attract and retain high-skill, high wage jobs to the community, the City of Tallahassee and Leon County shall seek to promote the development of a major business park(s) in the Southern Strategy Area (SSA) while ensuring consistency with state mandated transportation concurrency standards.*

# SOUTHBROOK

## III. VICINITY MAP



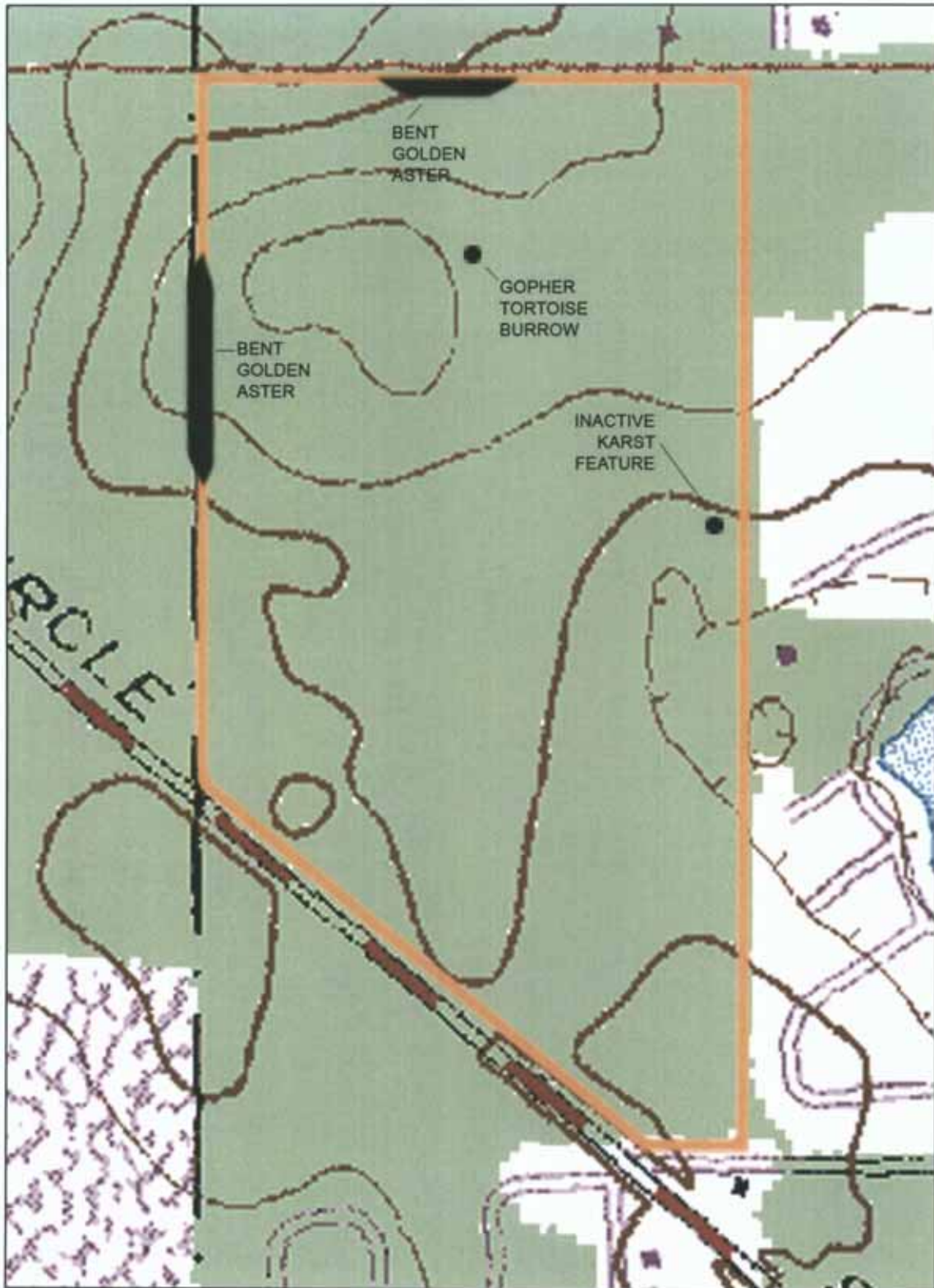
### GRAPHIC SCALE





# SOUTHBROOK

## IV. EXISTING CONDITIONS MAP



## SOUTHBROOK

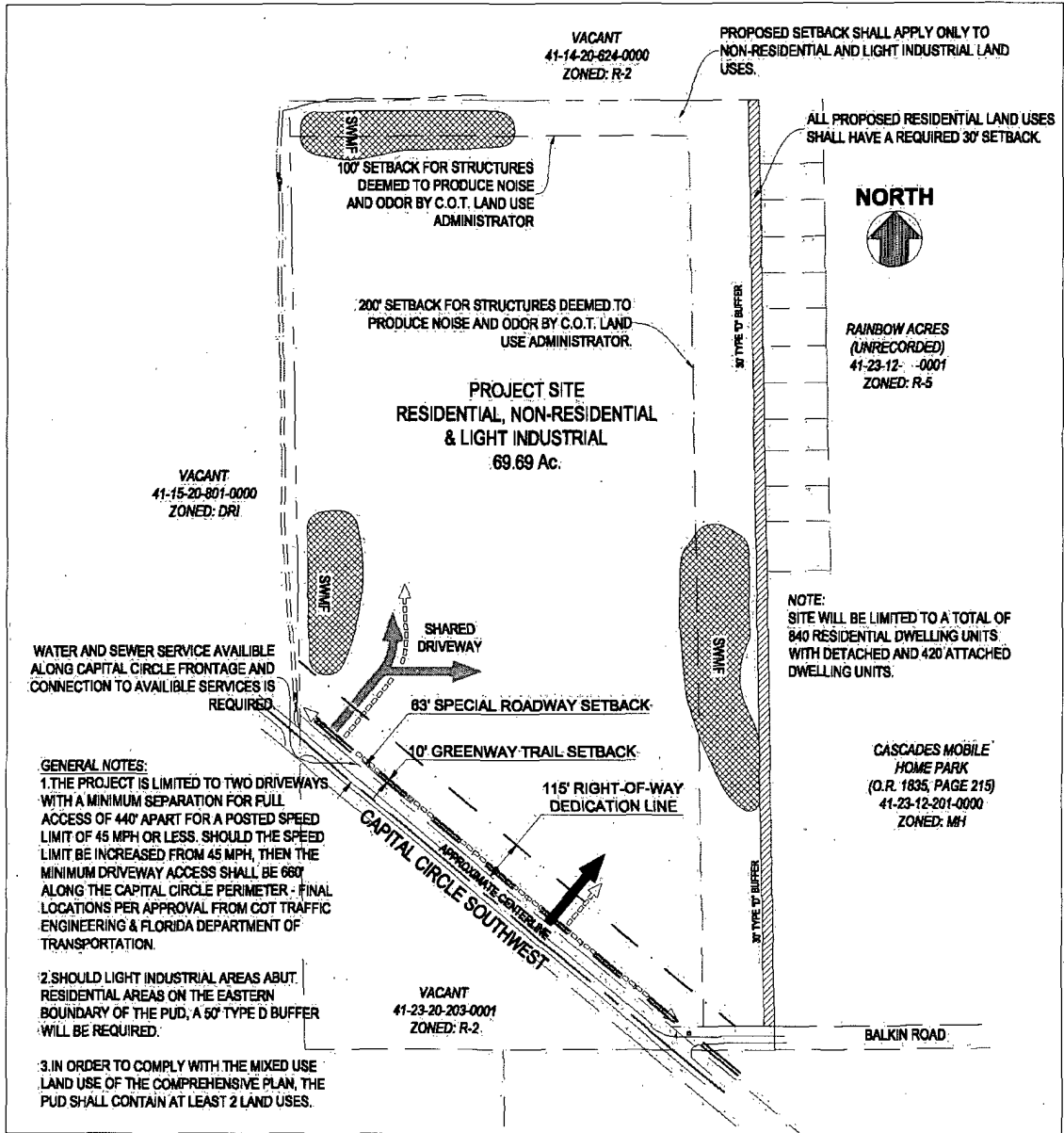
### V. EXISTING SITE CONDITIONS NARRATIVE

1. The project site is a 69.69 acre parcel located on the northeast side of the intersection of Capital Circle Southwest and Balkin Road, in Section 23, Township 1 South, Rand 1 West, Tallahassee, Florida.
2. The site areas had a canopy of planted slash pine (*Pinus elliottii*), with an understory of turkey oak (*Quercus laevis*) and laurel oak (*Q. hemisphaerica*). Groundcover includes greebrier (*Smilax bona-nox*), horsebrier (*Smilax rotundifolia*), poison ivy (*Toxicodendron radicans*), American beautyberry (*Callicarpa Americana*), muscadine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), sparkleberry (*Vaccinium arboreum*), and twinberry (*Mitchella repens*).
3. The site is east of Munson Slough. Topographic information shows that an area near the northwest corner of the site is the lowest in elevation and might contain wetlands. Inspection showed no wetlands on the site, but there did appear to be wetlands on the adjacent property to the north.
4. The Florida Natural Areas Inventory database search did not show any protected species records for the site. There is one record of bent golden aster approximately ½ mile southeast of the site and one record of a gopher tortoise approximately ¾ mile northwest of the site (see attached copy).
5. There are small open areas along the edges and within the site which do not have a tree canopy. These areas were inspected carefully for the present of listed protected species, particularly bent golden aster (*Pityopsis flexuosa*) and gopher tortoise (*Gopherus polyphemum*) burrows. One gopher tortoise burrow was found near the center of the site and several areas containing bent golden aster were found along the west and north boundaries of the site. At the time of inspection, it could not be determined whether the bent golden asters on the west side were within the property boundaries or on the adjacent property.
6. One apparent Karst feature was found on the site near the east property boundary. This feature is a round depressed area and was flagged with blue flagging. The depressed area contained several large pine trees and a heavy layer of pine needles. No open water or exposed limestone was seen. The area appears to be inactive.
7. Some invasive exotic species were found on the site. Species include Chinese privet (*Ligustrum sinense*), Japanese ligustrum (*Ligustrum japonicum*), and mimosa (*Albizia julibrissin*).
8. The Department of State has provided a clearance letter for the site.
9. No areas on the site appear to meet the City of Tallahassee's definition for Native Forest or High Quality Successional Forest.

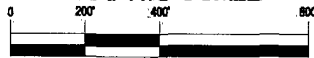
# SOUTHBROOK

## VI. GENERAL CONCEPT PLAN

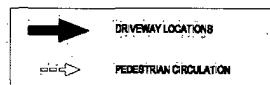
### SOUTHBROOK



#### GRAPHIC SCALE



#### LEGEND



# SOUTHBROOK

## VII. GENERAL DEVELOPMENT STANDARDS

1. The following development standards shall be followed throughout the South Brook Project Planned Unit Development.
2. Permitted Uses
  - a. Principal Uses
    1. Residential
    2. Non-Residential
    3. Light Industrial
  - b. Accessory Uses / Structures (All Components)
    1. Offices associated with management of the property.
    2. Clubhouses and meeting rooms.
    3. Light infrastructure and/or utility services necessary to serve permitted uses, as determined by the Land Use Administrator.
    4. Outdoor Storage (per provisions of Appendix B)
    5. Waste recovery / recycling
    6. Parking facilities
    7. Institutional/Community facilities
3. Density/Intensity of Development
  - a. The maximum density for development in Residential Land uses within this PUD site shall be 6 to 16 Du/Ac for multi-family, 8 Du/Ac for single family attached and 4 Du/Ac for single detached in accordance with the Mixed Use A Land Use Category and the Medium-Density Residential Development Pattern cited in the Tallahassee-Leon County 2010 Comprehensive Plan. Based upon a conceptual parcel size of approximately 69.69 Acres, the maximum number of residential units permitted for construction, assuming residential land use over the entire PUD site, shall be 1,115 units for multi-family uses and 557 or 278 units respectively for single family uses. All single and two-family residential lots will have fee simple access to publicly dedicated streets.
  - b. The maximum intensity for the total sum of all Light Industrial land uses within this PUD site shall be 10,000 gross square feet per acre or approximately 500,000 gross square feet.
  - c. The maximum intensity for the total sum of all Non-Residential land uses, exclusive of light industrial land uses, within this PUD site shall be 12,500 gross square feet per acre and not to exceed 200,000 gross square feet.

## SOUTHBROOK

4. Buffers / Adjacent Land Use Compatibility:
  - a. All applicable buffering standards shall be met internally within the project as well as on the external boundaries.
  - b. A Type D buffer of 30-foot wide is proposed along the eastern boundary between residential land uses and adjacent mobile home park and single family residential properties. This 30-foot buffer will not be located within any single or two-family residential lots. Additionally, a 200-foot setback from the eastern property line (overlapping the 30-foot buffer) is proposed for any structures within all Non-Residential and Light Industrial land uses deemed to be noise or odor generators by the City of Tallahassee Land Use Administrator.
  - c. This PUD intends to promote economic development while not inflicting hardship on existing residential neighborhoods. To this end, the developer or any subsequent developers will take steps to promote compatibility. The proposed 30' vegetative buffer shall utilize existing vegetation. Buildings shall be oriented so that loading areas or other noise-generating features are screened by the building to prevent noise pollution on adjacent residential properties.
  - d. The developer or any subsequent developers will locate uses deemed by the Planning Department as potentially obnoxious (via odor, noise, aesthetics, etc.) as far away from residential development, residentially zoned development, and public rights of way as possible. Additional screening will also be utilized as deemed necessary and appropriate by the Planning Department at time of final site plan approval. Uses generating noise shall be limited to regular working hours (8-6), unless the applicant specifically demonstrates noise generation levels are consistent with the standards outlined in Section VII.5 (Lighting/Noise) below.
  - e. Aesthetic screening of certain uses visible from private and public properties, including rights of way, shall be incorporated, if deemed necessary by the Planning Department, at the time of final site plan review.
  - f. A Special Roadway Setback of 63 feet from the centerline of Capital Circle is required with an additional 10-foot setback for the proposed greenway trail (a total setback of 73 feet from the centerline) with existing and native vegetation provided within the 10-foot greenway trail setback.

# SOUTHBROOK

5. Off-Street Parking Requirements:

- a. (Note: Requirements listed below reflect both minimum and maximum spaces.)

TABLE 1

Land Use	Off-Street Parking Requirement	Visitor parking	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Required Bicycle Spaces
Multiple-family Dwellings	1 space/bedroom	¼ space/bedroom	60%/40%	0.10/required space or 1 per 10 regular parking spaces
Single Family	2 spaces/DU	1 space/DU		
Light Industrial	1 space/1000 gsf	N/A.		
Non-Residential	1 space/250 gsf	N/A		

- b. Parking shall be restricted to identified/paved parking areas. Parking on grass or within landscape areas shall be available for overflow within defined areas on an emergency basis, however, landscaped areas utilized for overflow parking shall not be counted towards meeting landscape requirements specified in the EMO.
- c. All parking spaces shall comply with applicable codes regarding space and aisle dimensions and the provisions for handicap spaces.
- d. On-street parking provided in accordance with the dimensions required for parallel spaces may count toward visitor parking requirements for single family uses only, as well as a driveway space meeting the required dimensions.

6. Lighting/Noise:

- a. Pedestrian area and site lighting fixtures shall conform to standards for lighting of developments adjacent to residential areas. Site lighting levels shall meet the following:
- b. Night time lighting shall not exceed 0.5 vertical surface foot candle measured at the property line 6 feet above grade. Lighting standards shall not exceed 20 feet in height and shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted floor or spot lights used as general grounds lighting are permitted. Security lighting is permitted.

## SOUTHBROOK

- c. Noise source of the subject property shall not exceed an L10 noise level of 60 dBA in the day time (7:00 A.M. to 10:00 P.M.) and an L10 noise level of 50 dBA in the night time (10:00 P.M. to 7:00 A.M.), as measured on the property line abutting the source.

### 7. Building and Site Design:

8. Prior to the issuance of a building permit, the developer or subsequent developers shall submit renderings to the Planning Department for approval. Renderings shall demonstrate compliance with the following design guidelines and with the stated intent to provide a quality development.

- a. Residential, light industrial and non-residential land uses shall be developed as separate, individual components.

- b. Residential

It is the intent that the residential land use provide a quality, attractive, housing development with a consistent architectural theme. Building materials shall be limited to brick, stucco, composite siding, finished concrete block and other similar building materials. All buildings shall have a pitched roof. Multi-family development shall be a mix of 2,3 & 4 bedroom units.

- c. Non-Residential

It is the intent that the non-residential and residential land use utilize the same building materials (see VII (6) a. above) to create a consistent architectural theme along the Capital Circle frontage.

- d. Light Industrial

It is the intent of Light Industrial land uses to present a unified, architecturally compatible façade at the front of each building. Building materials shall be limited to brick, stucco, composite siding, finished concrete block and metal siding. No more than 50% of the front façade shall be metal siding. Individual business signs shall be constructed of the materials found on the building façade. All roof equipment shall be screened from the front property line. Residential components for this district shall be consistent with the residential land use category.

### 9. Fencing:

- a. All project fencing adjacent to a public right-of-way or residential lands shall be limited to black or green vinyl-coated fence incorporated into project landscaping / buffers.

# SOUTHBROOK

## VIII. Site Design Features

1. Driveway entrances into all phases of the development shall be landscaped with "street" trees and decorative lighting (per the lighting standards in VII (5), above. Entrances into the residential areas of the development shall be gated, however, no city or other public street within the project will be gated. This option will be coordinated with emergency services and the City of Tallahassee Traffic Engineering departments during individual site plan application. At the time of subdivision or site plan submittal, full intersection traffic studies as identified by the City of Tallahassee Traffic Engineering Department shall be provided for both of the proposed driveways and adjacent intersections.
  - a. Waste management and recycling facilities shall be provided as required within Light Industrial land use areas. These areas shall be screened with aesthetic fencing. Service drive adjacent to enclosure shall be flat to allow containers to properly connect to the service truck.
  - b. Service drives shall be large enough to accommodate a 25-yard tandem axle truck. Design of service drives and/or parking aisles (particularly adjacent to buildings) will incorporate access for fire trucks and other emergency vehicles, including pavement widths, turning radii, and reduction of unnecessary turning movements.
  - c. All electrical and telecommunication utilities shall be located underground, except for antennas which may be located on rooftops so long as the roof design screens any rooftop equipment from view from public rights of way.
2. Pedestrian Circulation
  - a. Parking facilities, building entrances, internal sidewalks, adjacent public road sidewalks, and any integrated bike/pedestrian path shall be connected to form a continuous pedestrian circulation system. Sidewalks adjacent to perpendicular parking spaces shall be a minimum of six (6) feet wide. All other sidewalks shall be a minimum of five (5) feet wide. All sidewalks adjacent to vehicular travel areas shall be raised six (6) inches higher than the adjacent vehicular areas. Location of these sidewalks shall be identified in the subdivision or site plan submittal. Interconnections between the three land uses and to adjacent residential areas shall be coordinated with the City of Tallahassee Traffic Engineering Division and integrated into the pedestrian circulation sidewalk system.
3. Signage:
  - a. Directional signage shall be provided throughout the site to facilitate site navigation.



## SOUTHBROOK

- b. Monument signs shall be provided on Capital Circle for each of the Non-Residential, Residential and Light Industrial land use areas providing the name of the development and the street address. These signs shall be built of materials that are consistent with the architectural materials of the multi-family and commercial components of the project. These materials will include brick, stucco or finished concrete block, composite siding, and other similar materials.
  - c. Building identification signage shall be mounted on each building for multi-family housing using a consistent location and height.
  - d. Final sign design and location shall be consistent with the City of Tallahassee Sign Ordinance and shall be submitted by separate application.
4. Transportation Facilities:
- a. Traffic generated by light industrial land uses shall not access residential areas to the extent practicable.
  - b. The developer will coordinate with StarMetro regarding the possibility of a transit stop and provision of a shelter by the developer. Details of this transit stop, if any, will be provided at the time of final site plan submittal.
5. Utility Services:
- a. Water utilities must approve a water and sewer concept plan prior to DRC sign-off by the DRC Utilities Representative.
  - b. A letter of agreement will be required prior to construction plan approval and permit approval.
  - c. Each land use area within this PUD will be approved individually.
  - d. Backflow prevention is required.
  - e. Individual meters are required.
  - f. Water & sewer service is available from Capital Circle Southwest frontage, and connection to these services is required.

### **IX. PUBLIC FACILITIES**

- 1. Existing public facilities proximate to the project that may serve the residents of the proposed development include:

## **SOUTHBROOK**

2. Schools: Sabal Palm Elementary, Nims Middle School and Rickards High School are the public schools that serve the project. Lively Technical Center, Tallahassee Community College, Florida State University, and Florida A & M University are all within the southwest quadrant of Leon County.
3. Fire Stations:
  - a. Fire Station No. 5 (3238 Capital Circle SW) – This station would be the primary first response site.
4. Parks: The nearest public parks are Springsax Park located off of Springhill Road and Springsax Road, Seminole Golf Course and Jake Gaither Municipal Golf Course. The Apalachicola National Forest is located immediately across Capital Circle and is accessible further south along Springhill Road.
5. Utilities: The City of Tallahassee shall be the provider of all utilities. The developer shall construct all utilities in accordance with the approved conceptual master water and sewer plan. All utility provisions shall be in compliance with City of Tallahassee design standards.

### **X. DEVELOPMENT SCHEDULE**

Commencement of development is scheduled to begin upon approval of the PUD Concept Plan. A Final PUD plan will be submitted for individual phases of development and reviewed as a Type A application in sequence that is determined based on market demand. Site Plan approval and environmental permitting will be followed by the construction of all infrastructure, including stormwater management facilities, utilities, drives, parking, fencing, general landscaping, amenities, and sidewalks required for that individual phase of development. Individual buildings and associated landscaping within each phase will be constructed upon final design of each structure.

### **XI. VEHICULAR / PEDESTRIAN CIRCULATION**

1. The proposed location of the shared access driveways shall be determined at the time of the first Final PUD Plan and will be subject to review and approval by the Florida Department of Transportation and City of Tallahassee - Traffic Engineering Division.
2. Traffic calming devices may be installed on private, internal drive aisles where necessary at locations suitable to also serve as a pedestrian crosswalk from parking areas to building or recreational areas.

## SOUTHBROOK

3. At the time of Final PUD Plan submittal, traffic studies shall be submitted to City of Tallahassee Public Works Department -Traffic Engineering Division for the proposed driveway access locations.
4. Light industrial land uses shall be prohibited internal to residential areas within the PUD.

### **XII. ENVIRONMENTAL STANDARDS**

Stormwater shall be treated in accordance with the requirements of the City of Tallahassee Environmental Management Ordinance. The inter-relationships of the stormwater management facilities within the development shall be addressed in the environmental permit applications for the development.

# SOUTHBROOK

## XIII. APPENDIX A: SouthBrook PUD Residential Land Use

PERMITTED USES									
1. District Intent				2. Principal Uses				3. Accessory Uses	
The Residential Land Uses are intended to achieve densities consistent with urban development, use of public transit, and efficient use of public infrastructure. Off-street parking facilities shall be located and designed to promote convenient access to pedestrian and mass transit facilities. The allowable density range for all new multi-family residential is 6 - 16 dwelling units per acre, while the allowable density range allowed is 1 - 8 Du/Ac for single family attached and 1 - 4 Du/Ac for single family detached, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses and day care centers are also permitted.				Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, and high schools. Libraries or vocational schools are prohibited. Other community facilities may be allowed in accordance with Section 18.1 of these regulations.  Multiple-family dwellings.  Nursing homes and other residential care facilities. Rooming Houses. Single-family attached dwellings. Single-family detached dwellings. Two-family dwellings. Zero-lot line single-family detached dwellings.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.  (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.	
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	7,000 square feet	70 feet	100 feet	15 feet	Same as single-family dwellings above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	1,600 square feet minimum; average of 2,000 square feet	16 feet	none	20 feet	none	15 feet	25 feet	maximum length: 8 units	3 stories
Rooming Houses	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	20,000 square feet of gross building floor area per acre	3 stories
<b>GENERAL NOTES:</b> 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements. 2. Refer to the Environmental Management Ordinance (EMO) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.). 4. For cluster development standards, refer to Section 18.10 of this chapter.									

# SOUTHBROOK

## XIV. APPENDIX B: SouthBrook PUD Light Industrial Land Use

PERMITTED USES									
1. District Intent	2. Principal Uses							3. Accessory Uses	
The Light Industrial Land Uses shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted.	(1) Armored truck services.						(17) Laboratories; research and development activities.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use.  (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.  (3) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use).  (4) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below.	
	(2) Assembly of apparel and accessories.						(18) Lawn and tree removal services.		
	(3) Automotive service and repair, including car wash.						(19) Manufacturing (consistent with the definition of light industrial).		
	(4) Bottling plants.						(20) Non-medical offices and services, including business and government offices and services.		
	(5) Broadcasting studios.						(21) Printing and publishing.		
	(6) Building contractors and related services.						(22) Repair services, non-automotive.		
	(7) Cemeteries.						(23) Transportation and freight handling activities.		
	(8) Communications and utilities.						(24) Warehouses, mini-warehouses, or self-storage facilities.		
	(9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 18.1 of these regulations.						(25) Welding and machine shops.		
	(10) Distribution facilities.						(26) Wholesale activities.		
	(11) Dry cleaning plants.						(27) Wholesale building supplies.		
	(12) Food processing, excluding slaughter.						(28) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.		
	(13) Gun firing ranges (indoor).								
	(14) Waste Recovery / Recycling.								
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks			6. Maximum Building Restrictions		
	a. Lot or Site Area	5. Minimum Building Setbacks	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Permitted Principal Commercial Uses Numbers (3), (21), (25)	none	<b>b. Lot Width</b>	none	25 feet	15 feet	25 feet	10 feet	10,000 square feet of gross building floor area per parcel	3 stories
All Other Permitted Principal Non-Residential Uses	none	none	none	25 feet	15 feet	25 feet	10 feet	25,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings or warehousing as a principal use.	3 stories
<b>7. Criteria for Outdoor Storage:</b> Outdoor storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may include vegetation). The opacity requirements are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential (commercial, office, etc.) or a street right-of-way. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.									
<b>8. Street Vehicular Access Restrictions:</b> Properties in the Business Park zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.									
<b>GENERAL NOTES:</b>									
1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.									
2. Refer to the Environmental Management Ordinance (EMO) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.									
3. Refer to the Concurrence Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).									
4. For cluster development standards, refer to Section 18.10 of this chapter.									

# SOUTHBROOK

## XV. APPENDIX C: SouthBrook PUD Non-Residential Land Use

1. District Intent	PERMITTED USES		
<p>The Non-Residential Land Uses are intended to be located in areas with direct access to a major collector roadways located within convenient traveling distance to one or more neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The provisions of this district are intended to encourage commercial development that is compatible in scale and design with surrounding residential uses. This land use area is not intended to accommodate large scale commercial or service activities or automotive or other types of more intensive commercial activity.</p>	2. Principal Uses	3. Accessory Uses	
	(1) Antique shops.		<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>
	(2) Banks and other financial institutions.	(15) Restaurants, with or without drive-in facilities.	
	(3) Community facilities related to the permitted principal uses, including libraries, religious facilities, and police/fire stations. Other community facilities may be allowed in accordance with Section 18.1 of these regulations.	(16) Retail bakeries.	
	(4) Day care centers.	(17) Retail drug store.	
	(5) Laundromats, laundry and dry cleaning pick-up stations.	(18) Retail florists.	
	(6) Mailing services.	(19) Retail food and grocery.	
	(7) Medical and dental offices and services, laboratories, and clinics.	(20) Retail home/garden supply, hardware and nurseries, without outdoor storage or display.	
	(8) Motor vehicle fuel sales.	(21) Retail newsstand, books, greeting cards.	
	(9) Non-medical offices and services, including business and government offices and services.	(22) Retail pet stores.	
	(10) Passive and active recreational facilities.	(23) Social, fraternal, and recreational clubs and lodges, including assembly halls.	
	(11) Personal services (barber shops, fitness clubs, etc.).	(24) Studios for photography, music, art, drama, and voice.	
	(12) Rental and sales of video tapes and games.	(25) Tailoring.	
Repair services, non-automotive.	(26) Veterinary services, including veterinary hospitals. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.		
	Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.		

### DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			b. Lot Width				6. Maximum Building Restrictions	
	a. Lot or Site Area	none	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel	3 stories

**7. Additional Criteria for Non-Residential Uses:** Lighting shall be directed away from the perimeter of the site per incorporated lighting standards.

**8. Additional Criteria for the Construction of New Non-Residential Buildings:** a. New non-residential buildings shall have a pitched roof; b. New non-residential buildings shall be in character with surrounding area. c. All exterior walls of new non-residential buildings shall be finished with the same materials found on the adjacent residential structures.

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Ordinance (EMO) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

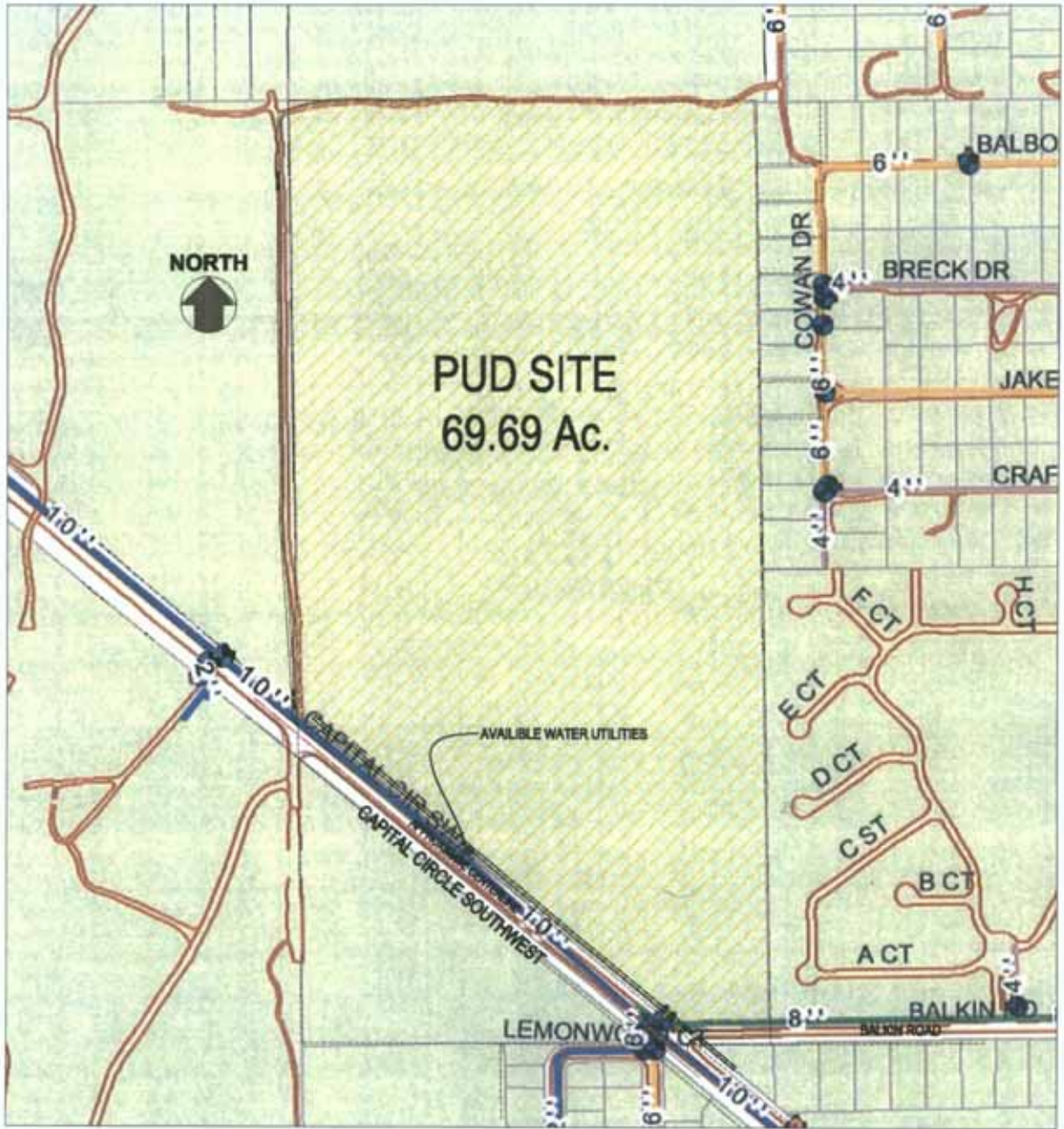
## SOUTHBROOK

### **XVII. BINDING COMMITMENT / COMPREHENSIVE PLAN CONSISTENCY**

In compliance with the City of Tallahassee Land Development code, Linderand, Inc. commits itself and any subsequent assigns, purchasers, and users to compliance with this Planned Unit Development application.

As previously noted in the narrative, the proposed development of Southbrook as presented in this PUD amendment maintains consistency with the Tallahassee / Leon County Comprehensive Plan.

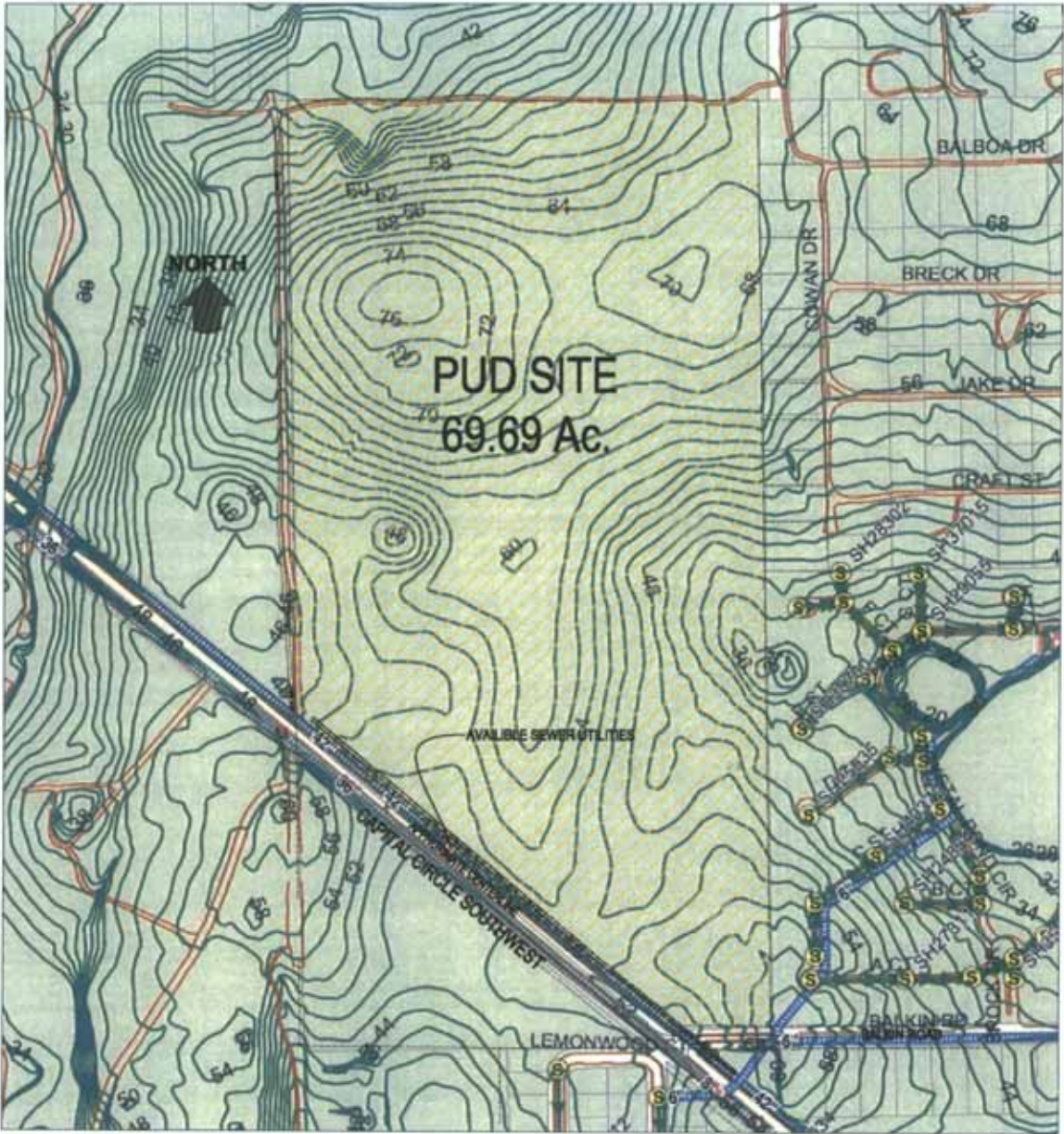
# SOUTHBROOK



UTILITIES MAP :  
EXISTING WATER SERVICE



**SOUTHBROOK**



**UTILITIES MAP :**  
**EXISTING SEWER SERVICE**

## SOUTHBROOK

### LEGAL DESCRIPTION

BEGIN at a terra cotta concrete monument marking the Northwest corner of Section 23, Township 1 South, Range 1 West, Leon County, Florida, thence run North 89 degrees 56 minutes 15 seconds East 1333.80 feet to a concrete monument (3"x3"), thence run South 00 degrees 59 minutes 53 seconds East 1329.37 feet to an iron rod, thence run South 01 degrees 03 minutes 56 seconds East 1292.48 feet to an iron rod on the Northerly boundary of Balkin Road, thence run North 89 degrees 54 minutes 36 seconds West along said boundary a distance of 291.56 feet to the Northeasterly boundary of Capital Circle Southwest, thence run North 50 degrees 10 minutes 00 seconds West along said boundary a distance of 1380.75 feet, thence North 00 degrees 57 minutes 44 seconds West 1735.31 feet to the POINT OF BEGINNING, containing 69.69 acres, more or less.