

Note: Excerpt from South Federal Highway Redevelopment Plan

Exhibit A

Building and Site Design Requirements

The Plan proposed that the Land Development regulations be amended to require that the façade and exterior walls be designed to include projections and recessions, so as to reduce the massive scale and uniform appearance of large buildings. Similarly, street frontage must be designed to include windows, arcades, or awnings for at least 50% of the façade. The regulations should also address the number and variation in rooflines, appropriate building materials, the clear indication of entryways, and the inclusion of pedestrian scale amenities and spaces.

Additional requirements should specify that parking areas be distributed around large buildings and shopping centers in an attempt to balance the parking and shorten the distance to all buildings, public sidewalks, and transit stops. Parking located at unrealistic distances from the buildings that it services should be prohibited. Use of this technique to maximize building area on the site at the expense of customers should be discouraged. Sidewalks must be provided along the full length of any building where it adjoins a parking lot. Sidewalks must also connect store entrances to the adjacent roadway, bus stops and adjacent neighborhoods.

Access

Street access shall be primarily from South Federal Highway. No vehicular access will be permitted to the rear of the commercial districts onto residential streets on the east side of South Federal Highway.

Deliveries

No deliveries, loading or unloading operations in the rear of the commercial buildings will be permitted before 7:00 AM or after 7:00 PM on the east side of South Federal Highway.

Setbacks to Mitigate Building Mass

As noted above, façade and exterior walls must be designed to include projections and recessions, so as to reduce the massive scale and uniform appearance of large buildings. On the east side of South Federal Highway, the following setbacks will be required when the rear of a commercially zoned property is adjacent to a residential zoning district:

- For buildings up to 100 feet wide, as measured along the rear property line adjacent to the residential district, the minimum building setback is 25 feet from the rear property line for buildings up to 25 feet in height. Buildings greater than 25 feet in height shall be setback a minimum of 50 feet.

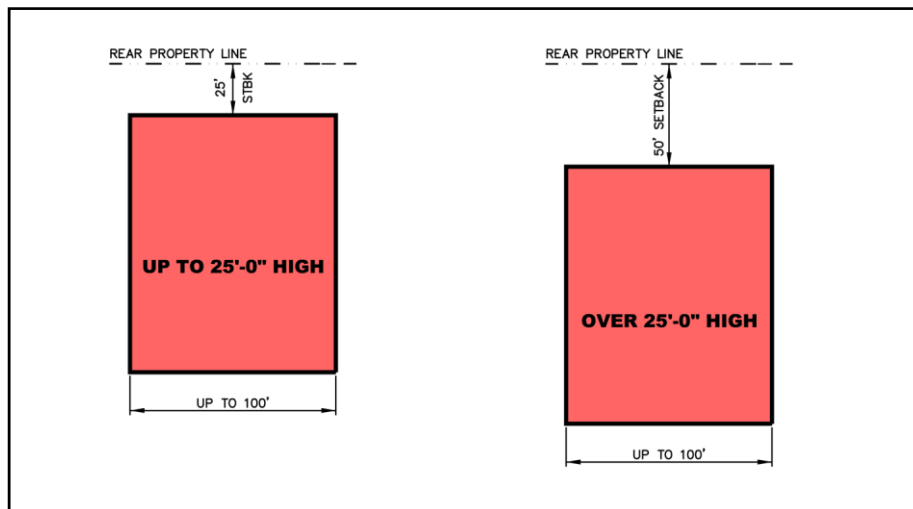


Figure 3.17 – Setbacks for Buildings up to 100' wide on East side of Federal Highway

- For buildings between 100 and 200 feet wide, as measured along the rear property line adjacent to the residential district, the minimum rear building setback is 25 feet for buildings up to 25 feet in height and at least 30% of the building must be setback a minimum of 50 feet. For buildings greater

than 25 feet in height, the minimum building setback is 50 feet and at least 30% of the building must be setback a minimum of 75 feet.

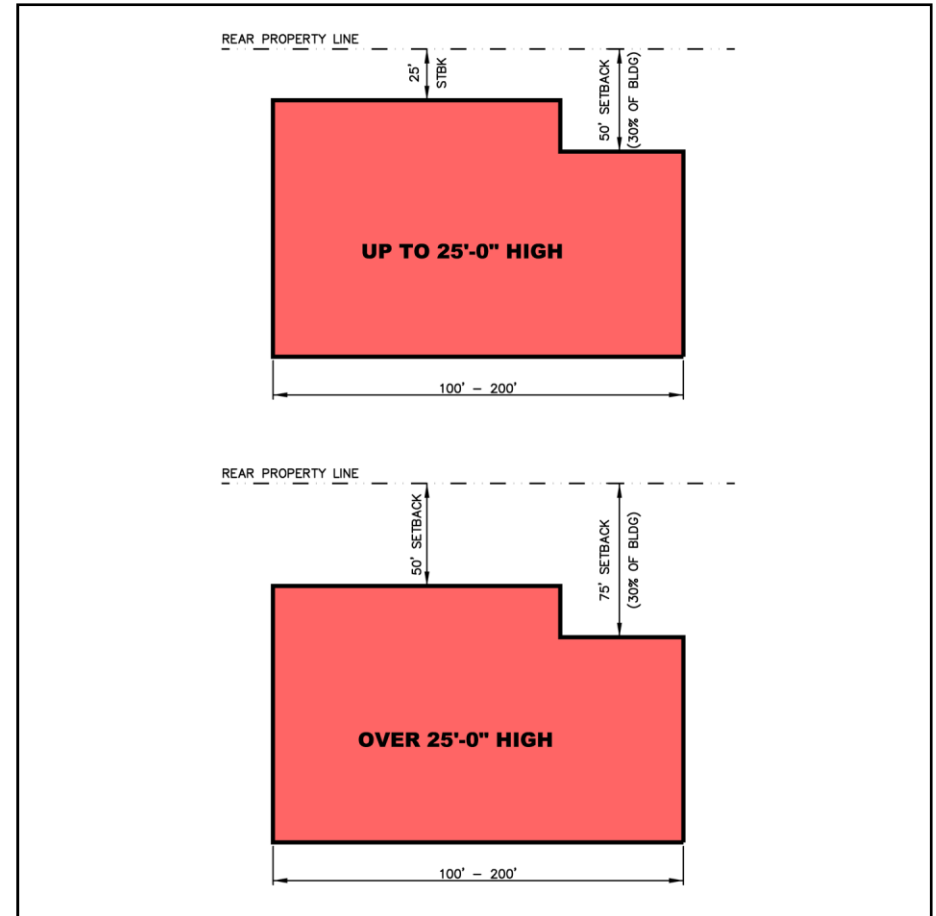


Figure 3.18 – Setbacks for Buildings 100' to 200' wide on East side of Federal Highway

- For buildings between 200 and 300 feet wide, as measured along the rear property line adjacent to the residential district, the minimum rear building setback is 25 feet for buildings up to 25 feet in height and at least 50% of the building must be setback a minimum of 50 feet. For buildings greater than 25 feet in height, the minimum building setback is 50 feet and at least 50% of the building must be setback a minimum of 75 feet.

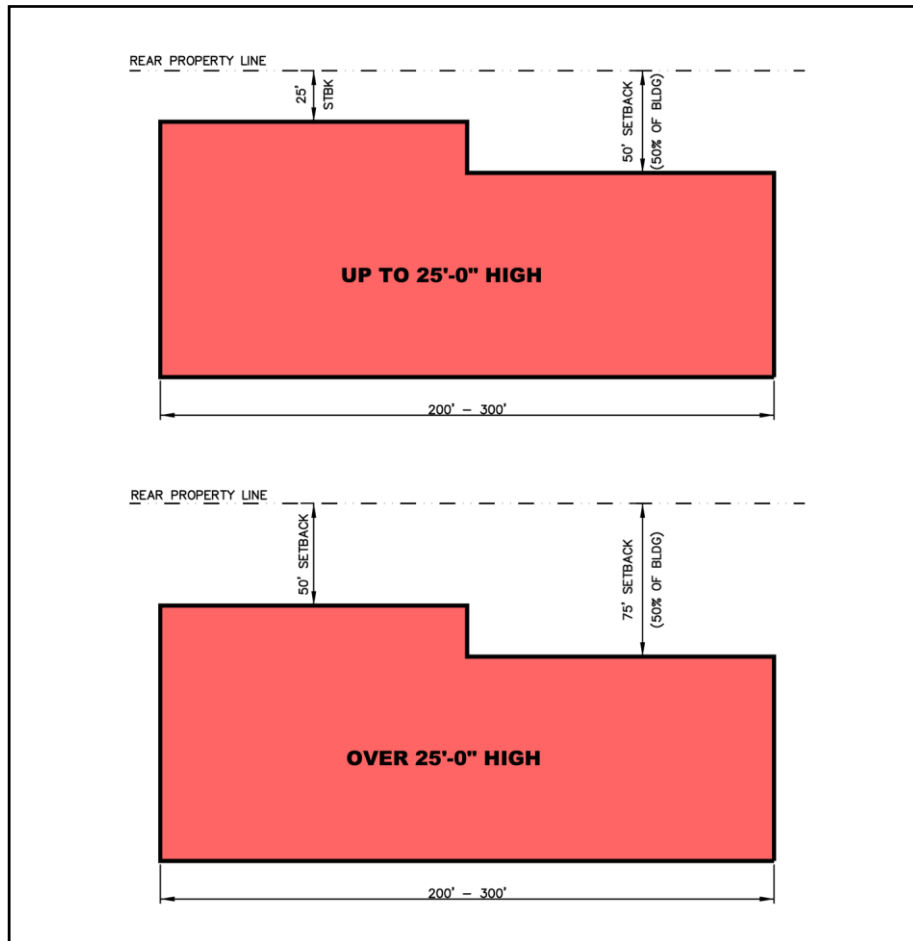


Figure 3.19 – Setbacks for Buildings 200' to 300' wide on East side of Federal Highway

- For buildings greater than 300 wide, as measured along the rear property line adjacent to the residential district, the minimum rear building setback is 25 feet for buildings up to 25 feet in height and at least 70% of the building must be setback a minimum of 50 feet. For buildings greater than 25 feet in height, the minimum building setback is 50 feet and at least 70% of the building must be setback a minimum of 75 feet.

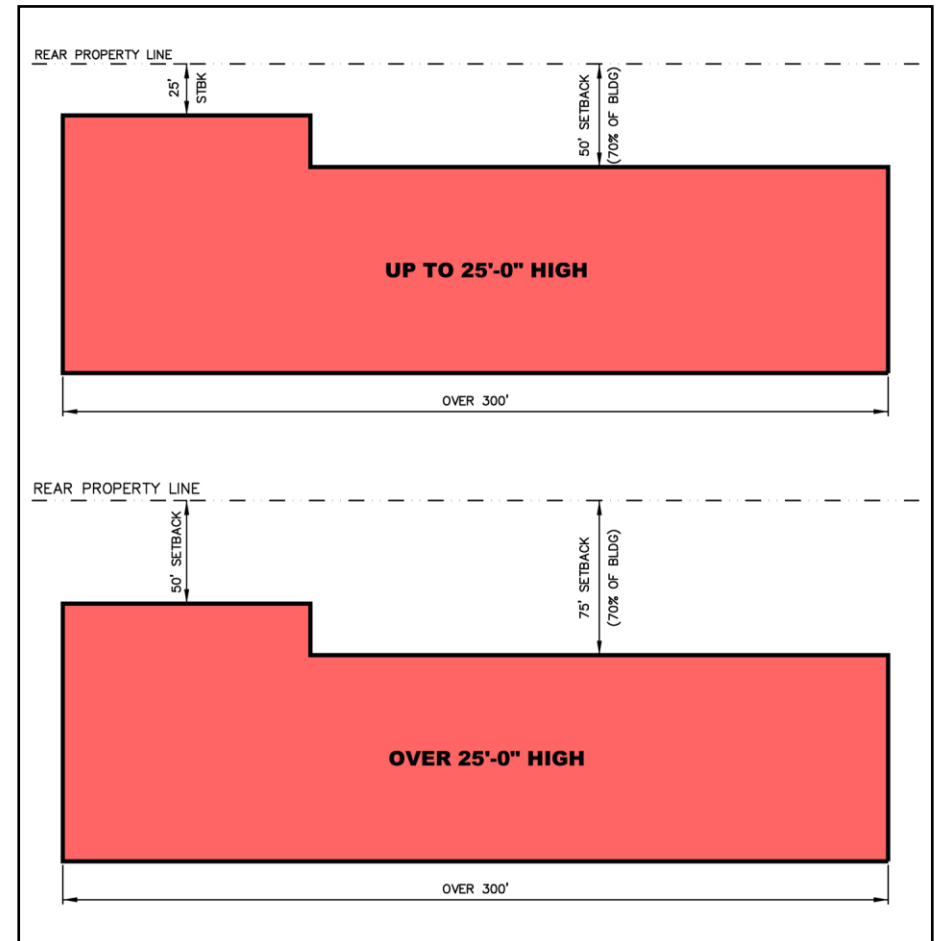


Figure 3.20 – Setbacks for Buildings over 300' wide on East side of Federal Highway

Landscape Buffers

Machinery equipment, service areas, and trash collection must be screened from the adjacent neighborhood in a manner consistent with the overall design of the building and landscaping. Delivery and loading areas must be designed so as to minimize visual and noise impacts. On the east side of South Federal Highway, a landscape buffer, which includes canopy trees, is required for all sites that adjoin residential uses or zoning districts. In order to more effectively screen the commercial development, shade trees with a minimum height of 18 feet and

a spread of 8 feet at the time of planting shall be used. The landscape buffer shall be 25 feet in depth, and shall include a wall placed 10 feet from the rear or side property line when abutting an adjacent right-of-way, trees spaced on 25 foot centers and a hedge planted outside of the wall. An additional row of trees on 25' centers shall also be placed inside of the wall. A detail illustrating this requirement is provided in Figure 3.21 below. Where the rear property line immediately adjoins residential property with no roadway or alley between, the wall shall be placed against the property line and the 25 foot buffer provided inside the walled area. A detail illustrating this requirement is provided in Figure 3.22.

This buffer requirement may be reduced or modified by the Site Plan Review and Appearance Board for small parcels or where buffers already exist on adjacent properties, upon a finding by the Board that compliance would result in a substantial and unreasonable hardship, and that a finding of compatibility can be made.

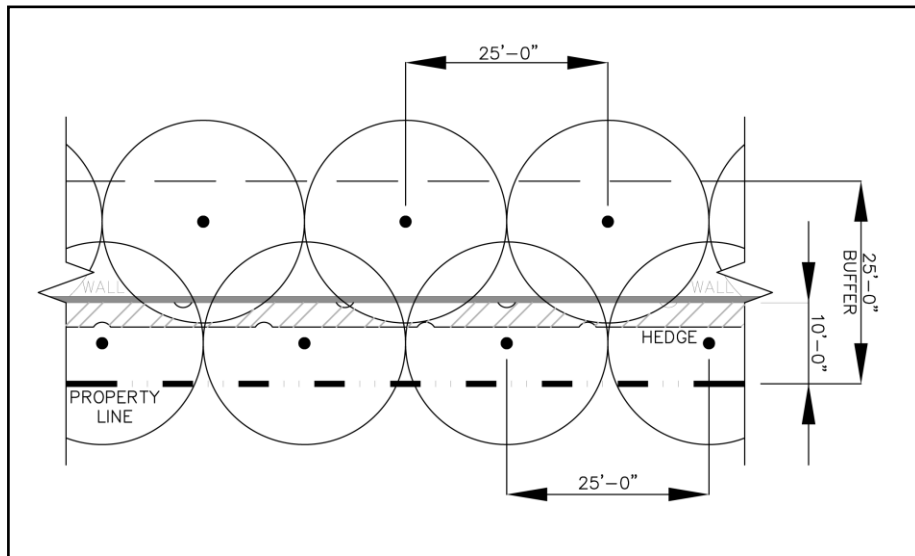


Figure 3.21 – Landscape Buffer Detail - Commercial Property separated from Residential by Street or Alley

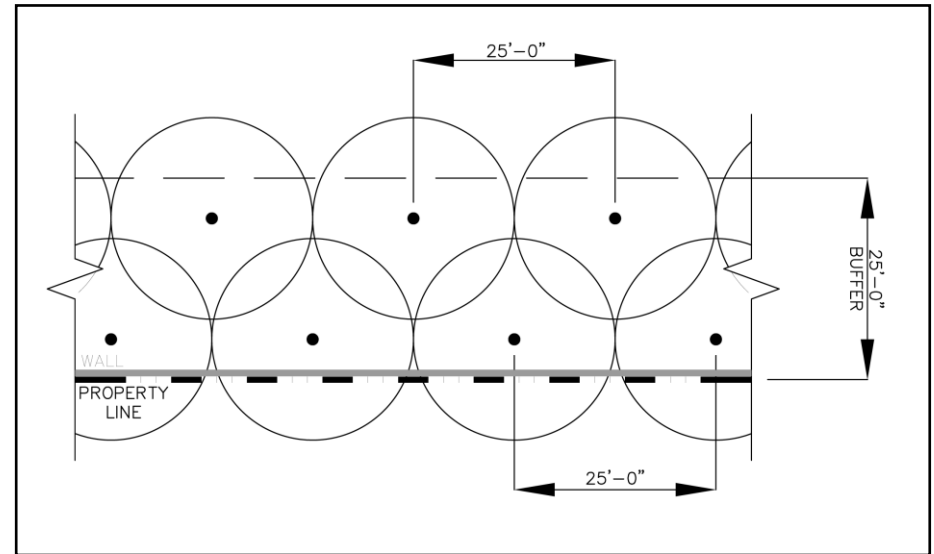


Figure 3.22 – Landscape Buffer Detail - Commercial Property Directly Abuts Residential