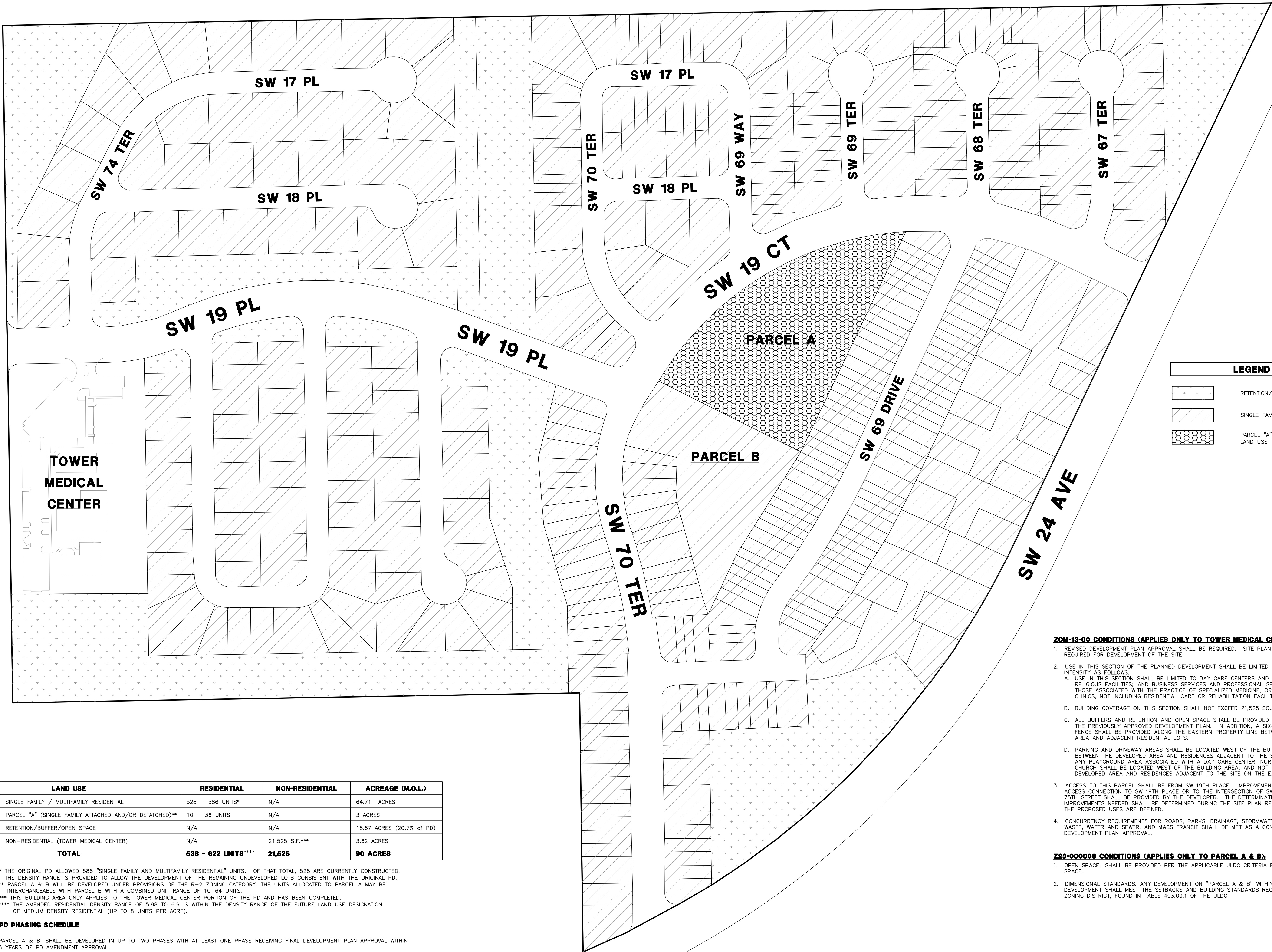


\\server3\engprojects\Tower Oaks - 10-39\Plans\Current DWG\Updated Pine Glade ZMP\T23154\umz1.DWG, C800 - UZMP, 2/13/2024 1:13:58 PM, TAR

SW 75 ST



LAND USE	RESIDENTIAL	NON-RESIDENTIAL	ACREAGE (M.O.L.)
SINGLE FAMILY / MULTIFAMILY RESIDENTIAL	528 - 586 UNITS*	N/A	64.71 ACRES
PARCEL "A" (SINGLE FAMILY ATTACHED AND/OR DETACHED)**	10 - 36 UNITS	N/A	3 ACRES
RETENTION/BUFFER/OPEN SPACE	N/A	N/A	18.67 ACRES (20.7% of PD)
NON-RESIDENTIAL (TOWER MEDICAL CENTER)	N/A	21,525 S.F.***	3.62 ACRES
TOTAL	538 - 622 UNITS****	21,525	90 ACRES

* THE ORIGINAL PD ALLOWED 586 "SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL" UNITS. OF THAT TOTAL, 528 ARE CURRENTLY CONSTRUCTED. THE DENSITY RANGE IS PROVIDED TO ALLOW THE DEVELOPMENT OF THE REMAINING UNDEVELOPED LOTS CONSISTENT WITH THE ORIGINAL PD.
** PARCEL A & B WILL BE DEVELOPED UNDER PROVISIONS OF THE R-2 ZONING CATEGORY. THE UNITS ALLOCATED TO PARCEL A MAY BE INTERCHANGEABLE WITH PARCEL B WITH A COMBINED UNIT RANGE OF 10-64 UNITS.
*** THIS BUILDING AREA ONLY APPLIES TO THE TOWER MEDICAL CENTER PORTION OF THE PD AND HAS BEEN COMPLETED.
**** THE AMENDED RESIDENTIAL DENSITY RANGE OF 5.98 TO 6.9 IS WITHIN THE DENSITY RANGE OF THE FUTURE LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL (UP TO 8 UNITS PER ACRE).

PD PHASING SCHEDULE

PARCEL A & B: SHALL BE DEVELOPED IN UP TO TWO PHASES WITH AT LEAST ONE PHASE RECEIVING FINAL DEVELOPMENT PLAN APPROVAL WITHIN 5 YEARS OF PD AMENDMENT APPROVAL.

ZOM-13-00 CONDITIONS (APPLIES ONLY TO TOWER MEDICAL CENTER):

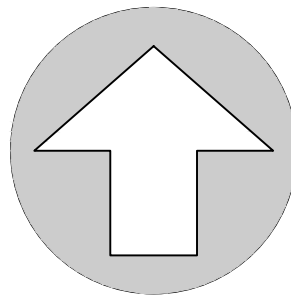
- REVISED DEVELOPMENT PLAN APPROVAL SHALL BE REQUIRED. SITE PLAN REVIEW SHALL BE REQUIRED FOR DEVELOPMENT OF THE SITE.
- USE IN THIS SECTION OF THE PLANNED DEVELOPMENT SHALL BE LIMITED TO THE USES AND INTENSITY AS FOLLOWS:
 - USE IN THIS SECTION SHALL BE LIMITED TO DAY CARE CENTERS AND NURSERY SCHOOLS; RELIGIOUS FACILITIES; AND BUSINESS SERVICES AND PROFESSIONAL SERVICES, INCLUDING THOSE ASSOCIATED WITH THE PRACTICE OF SPECIALIZED MEDICINE, OR SPECIAL TREATMENT CLINICS, NOT INCLUDING RESIDENTIAL CARE OR REHABILITATION FACILITIES.
 - BUILDING COVERAGE ON THIS SECTION SHALL NOT EXCEED 21,525 SQUARE FEET.
 - ALL BUFFERS AND RETENTION AND OPEN SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED DEVELOPMENT PLAN. IN ADDITION, A SIX-FOOT HIGH SOLID FENCE SHALL BE PROVIDED ALONG THE EASTERN PROPERTY LINE BETWEEN THE DEVELOPED AREA AND ADJACENT RESIDENTIAL LOTS.
 - PARKING AND DRIVEWAY AREAS SHALL BE LOCATED WEST OF THE BUILDING AREA, AND NOT BETWEEN THE DEVELOPED AREA AND RESIDENCES ADJACENT TO THE SITE ON THE EAST SIDE. ANY PLAYGROUND AREA ASSOCIATED WITH A DAY CARE CENTER, NURSERY SCHOOL, OR CHURCH SHALL BE LOCATED WEST OF THE BUILDING AREA, AND NOT BETWEEN THE DEVELOPED AREA AND RESIDENCES ADJACENT TO THE SITE ON THE EAST SIDE.
- ACCESS TO THIS PARCEL SHALL BE FROM SW 19TH PLACE. IMPROVEMENTS NEEDED FOR THE ACCESS CONNECTION TO SW 19TH PLACE OR TO THE INTERSECTION OF SW 19TH PLACE AND SW 75TH STREET SHALL BE PROVIDED BY THE DEVELOPER. THE DETERMINATION OF SPECIFIC IMPROVEMENTS NEEDED SHALL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS WHEN THE PROPOSED USES ARE DEFINED.
- CONCURRENCY REQUIREMENTS FOR ROADS, PARKS, DRAINAGE, STORMWATER MANAGEMENT, SOLID WASTE, WATER AND SEWER, AND MASS TRANSIT SHALL BE MET AS A CONDITION OF FINAL DEVELOPMENT PLAN APPROVAL.

Z23-000008 CONDITIONS (APPLIES ONLY TO PARCEL A & B):

- OPEN SPACE: SHALL BE PROVIDED PER THE APPLICABLE ULDC CRITERIA FOR QUALIFYING OPEN SPACE.
- DIMENSIONAL STANDARDS: ANY DEVELOPMENT ON "PARCEL A & B" WITHIN THE PLANNED DEVELOPMENT SHALL MEET THE SETBACKS AND BUILDING STANDARDS REQUIRED FOR THE R-2 ZONING DISTRICT, FOUND IN TABLE 403.09.1 OF THE ULDC.

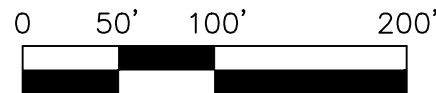
LEGEND

	RETENTION/BUFFER/OPEN SPACE
	SINGLE FAMILY/MULTIFAMILY
	PARCEL "A" (SEE LAND USE TABLE)



NORTH

SCALE: 1" = 100'



GRAPHIC SCALE

No.	Date	Comment

Project No: 23-154

Project phase: PD AMENDMENT

Project title:

PINE GLADE PLANNED
DEVELOPMENT
ALACHUA COUNTY,
FLORIDA

Sheet title:

ZONING MASTER PLAN

Designed: ---

Drawn: TAR

Checked: TAR

Date: 02/13/24

Sheet No.:

C800