

EXHIBIT "C"

SAN MARCO PUD ORDINANCE

ORDINANCE NO. 21-_____

The following conditions shall govern the development within the San Marco PUD

(1) Regulations for Development of the San Marco Planned Unit Development (PUD) shall be in accordance with this Ordinance and applicable sections of the LDC and Comprehensive Plan in effect at the time of issuance of any Development Order to which said regulations relate. Where this Ordinance does not provide Development standards, then the provisions of the specific sections of the LDC that are otherwise applicable shall govern.

(2) Maximum Density and Intensity.

(A) Tract A. A maximum of 50,050 square feet of medical and complementary commercial and office uses shall be allowed within the PUD on Tract A, as shown on the PUD Master Plan.

(B) Tract B shall be limited to Assisted Living and Memory Care facility as more fully described as follows:

1. The ALF facility shall be considered to be a residential facility, consistent with Florida law. The ALF facility is located in the Community Commercial Future Land Use District as shown on the Future Land Use Map of the Comprehensive Plan and defined in Table 2.1 of the Future Land Use Element.

2. To be located on Tract B, as shown on the PUD Master Plan. A maximum of 86 Assisted Living Facility (ALF) units, not to exceed 92 beds, shall be allowed within the PUD.

3. The ALF beds shall be restricted to Tract B as defined on the PUD Master Plan.

(C) Tract C shall be limited to Public Park uses or required usable open space as shown on the PUD master plan, and consistent with the Park Agreement which is Exhibit "F" to the Ordinance.

(3) Uses. The following uses, as identified with a number from the North American Industry Classification System (1997), or as otherwise provided for within this section, are permitted as of right, or as uses accessory to permitted uses within this PUD.

(A) Permitted Principal Uses:

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1. C-1 Uses, as the C-1 zoning district list of permitted uses (not including conditional uses) as amended from time to time.
 2. Ambulatory Health Care (NAICS Group 621) (Tract A only).
 3. Hospitals (NAICS Group 622), excluding Psychiatric and Substance Abuse Hospitals (Tract A only)
 4. Nursing and Residential Care Facilities (NAICS Group 623) limited to subgroups 6231, Nursing Care Facilities, and 6233 Community Care Facilities for the Elderly (Tract B only).
- (B) Conditional Uses. None.
- (C) Uses Accessory to Permitted Principal Uses:
1. Uses and structures that are accessory and incidental to the customary principal uses permitted above.
 2. Any other accessory use which is comparable in nature with the foregoing list of permitted accessory uses, as determined by the City Council.
- (4) List of Permitted Deviations from the LDC:
- (A) Deviation #1: Deviation from LDC Sec. 30-441 Table 2, which would require dual buffers for abutting internal tracts, to allow a ten-foot, Type-A, shared buffer internal to the San Marco PUD at location identified on the PUD Master Plan.
 - (B) Deviation #2: Deviation from LDC Sec. 30-441(b) Table 2 which requires a 15' Type "B" buffer between multi-family residential (category that most closely resembles the proposed ALF use) and single-family residential (across water basin) to allow the hedge or hedge/berm combination to be maintained at 3' rather than 6', only where the subject property abuts the water basin.

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Development Standards

San Marco Planned Unit Development

Principal Structures	
Minimum Lot Area	20,000 square feet
Minimum Unit Size	350 square feet
Minimum Lot Width	100 feet
Minimum Yard Requirements *	
Front Yard	25 feet
Side Yard	15 feet
Rear Yard/Water Basin	15 feet
Minimum yard requirement from any residentially zoned or used property	25 feet
Minimum yard from ALF building to northern boundary	275 feet
Maximum height of structures**	35' 10"
Minimum floor area of principal structure	1,000 square per building
Minimum building separation	½ the sum of the building heights
Accessory Structures	
Minimum distance from perimeter boundary	10'
Minimum separation from principal structure	10'

* Minimum yard requirements measured from structure to PUD perimeter boundary. Structures internal to the PUD shall meet the minimum building separation requirement.

** Zoning height as defined by LDC Section 30-10- Definitions

