

Welaunee Arch Phase 1 Concept Planned Unit Development

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Prepared by:



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Approved

Land Use Administrator

Permit #

Date

INTRODUCTION

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PROJECT SUMMARY

The Welaunee Arch Phase 1 Concept Planned Unit Development (“PUD”) is a 1,227-acre (+/-) property comprising the West Arch District and the North Arch District of the Welaunee Arch, as those districts are defined in Policies 13.2.4 and 13.2.5 of the Welaunee Critical Area Plan (“CAP”).¹ This PUD implements the western and northern portions of Phase 1 of the Arch and shall be consistent with the Welaunee Arch Master Plan (“AMP”) [Objective LU 13.2]. The Northeast Gateway District, which together with the West Arch District and North Arch District comprises Phase 1 under Policy 13.2.5, will be implemented through one or more separate, future PUD Concept Plans and is not included in this application.

The PUD shall be consistent with the Welaunee Arch Master Plan and will provide:

- A coordinated land use pattern
- Integrated transportation and utility systems
- Preservation of natural features
- Walkable, interconnected neighborhoods
- Compliance with the AMP land use mix, open space, and design objectives

PUD Tract – approximately +/- 1,227 acres (the “Property”).

CAP District – Welaunee Critical Area Plan [Goal LU 13]

AMP District – Welaunee Arch Master Plan [Objective 13.2]

PUD Tract Location

The Property is located north of Interstate-10 and east of Centerville Road, comprising the western portion of the area identified as the “Arch” in the Welaunee Critical Area Plan. The Property is within the jurisdiction of the City of Tallahassee (“COT”).

Adjacent land uses to the west include Centerville Road and the established residential areas west of Centerville Road. To the south are single family residential uses including the Buckhead Neighborhood, Interstate-10, and the Welaunee Arch Northeast Gateway District. To the east are undeveloped lands within the Welaunee Arch Conservation Design District. To the north are government and institutional uses of the Leon County Northeast Park, Roberts Elementary School, and Montford Middle School as well as large-tract single family residential uses.

Ownership and Applicant’s Authority

Powerhouse, Inc. (“Owner”) is the owner of Property and is the Applicant for this PUD Concept Plan. Powerhouse, Inc. has the necessary authority to obtain a PUD rezoning for the Property.

Proposed Land Use

The Welaunee Arch Master Plan establishes a maximum of 12,500 dwelling units and 3,000,000 square feet of non-residential development across the entire Welaunee Arch at full build-out [Policy 13.2.6]. The residential and non-residential uses for this PUD are established within those limits and consistent with the densities identified in Policy 13.2.4(2) and (3) and Table 1 of the AMP. The West Arch District and North Arch District can be

¹ References in this PUD to a “Objective” or “Policy” refer to those Objectives or Policies found in the Welaunee Critical Area Plan and Arch Master Plan.

developed through a mix of four use types: 1. Mixed-Use Center (consisting of a Town Center or Village Center); 2. Neighborhood; 3. Residential; and 4. Open Space/Greenway) [Policy 13.2.4(2) and (3)]. The land use mix percentages, density, and intensity of development in each land use category are consistent with Policy 13.2.4(2) and (3). The following land uses are identified as the applicable zoning districts for the PUD:

Welaunee Arch Master Plan Land Use Category	Description
Town Center (TC) (Mixed-Use Center; 20-120 acres) ¹	Non-residential (45 - 90%): 4,000 - 30,000 sf/acre Residential (10 - 55%): 8 - 20 du/acre
Village Center (VC) (Mixed-Use Center; 5-50 acres) ¹	Non-residential (50 - 100%): 4,000 - 20,000 sf/acre Residential (0 - 50%): 4 - 14 du/acre
Neighborhood (NH) (1/4 - 1/2 mile from Mixed-Use Center)	Non-residential: 0 - 20,000 sf/acre Residential: 4 - 14 du/acre
Residential (RES)	Residential: 2 - 10 du/acre
Open Space / Greenway (OS/G) ²	Minimum 20% of Phase 1

1. A single Town Center and Village Center are permitted in Phase 1, one in each of the West Arch District and North Arch District.
2. A Regional Park, known as the Leon County Northeast Park, is located in the North Arch District and included in the Open Space/Greenway area for North Arch District. [Policy 13.2.4(3)(e)].

Residential Uses

The Welaunee Arch Master Plan establishes a maximum of 12,500 dwelling units for the Arch. The residential program for this PUD is consistent with the densities identified in Policy 13.2.4(2) and (3) and Table 1 of the AMP. The PUD preserves the full range of permitted residential densities within each zoning category and does not limit any zoning category to a single housing type, consistent with Policy 13.2.9.

Non-Residential Uses

The Welaunee Arch Master Plan establishes a maximum of 3,000,000 square feet of non-residential development across the entire Welaunee Arch at full build-out [Policy 13.2.6]. Non-residential development within the PUD shall be within the intensity ranges established by Policy 13.2.4(2) and (3) and Table 1 of the AMP, with sufficient non-residential square footage retained Arch-wide for the future Northeast Gateway District PUD. Specific non-residential building square footages identified in this PUD shall be refined upon submittal and consideration of Final Development Plans.

Housing Affordability

Consistent with Policy 13.2.9, the PUD provides a range of housing choices across its districts and zones to accommodate diverse income levels, age groups, abilities, and housing needs, and no zone that allows residential development is limited to single-family detached homes. To promote a range of housing types and choices, the applicant may elect at Final Development Plan to use one or more of the incentives contemplated by Policy 13.2.9 for the development of workforce housing within one-quarter mile of a mixed-use zone or transit hub, and for housing for low-income and very-low-income families, seniors, and persons with disabilities. Such incentives may be enumerated by separate agreement, and shall at a minimum provide for an waiver or reduction of development fees (such as mobility fees, impact fees, concurrency fees, or infrastructure capacity fees) on a dollar-for-dollar basis with the difference between the workforce housing, low-income, or very-low-income housing and the potential market rate housing foregone to provide the affordable housing.

Program Changes

The conceptual development program for this PUD is reflected in *Figure 4 – General Land Use Plan*. These land use assignments are general locations and are subject to revision during the design and permitting phase of development.

Traffic Concurrency

Concurrency credits, transportation infrastructure phasing, and ROW conveyance terms applicable to the Welaunee Arch are addressed through a separate Development Agreement between the City of Tallahassee and Powerhouse, Inc., (the “Development Agreement”) consistent with the Urban Services-Development Agreement dated April 15, 1990, as restated and amended. The approval of this Concept PUD does not constitute a concurrency determination for transportation facilities. To the extent that this PUD allows for residential or non-residential development beyond that for which concurrency has been secured, any such development must first satisfy its associated concurrency obligations before proceeding. Traffic concurrency for individual phases will be evaluated through PUD Final Development Plans, preliminary plats, site plans, or building permits, as applicable, in accordance with the City Land Development Code and the Development Agreement.

Eligibility

The PUD meets the minimum eligibility requirements of Section 10-165(b) of the City Land Development Code:

1. **Consistency with Tallahassee-Leon County Comprehensive Plan:** The Project is consistent with the Comprehensive Plan and the CAP which serves as the Master Plan for the Welaunee Arch. A Consistency Analysis has been provided under separate cover to the Tallahassee Leon County Planning Department (TLCPD).
2. **Minimum Area for a PUD Zoning District:** Section 10-165(b)(1), LDC establishes a three-acre minimum for a PUD zoning district. At approximately 1,227 acres (+/-), this PUD substantially exceeds the minimum acreage requirement, and exceeds the 350-acre minimum size for an initial Phase PUD Concept Plan in the Welaunee Arch under Policy 13.2.3.
3. **Configuration of the PUD:** The PUD consists of contiguous lands comprising the West Arch District and the North Arch District as identified on Figure 13-5 of the Welaunee CAP.
4. **Unified Control/ Ownership:** The area that is subject to the PUD application is under the uniform control and ownership of the Applicant, Powerhouse, Inc.
5. **Consistency with Other Ordinances:** Policy 13.3.2 requires that all development subject to the AMP be submitted as a PUD. This application is the initial PUD for Phase 1 of the AMP and will implement the goals, objectives, policies and development thresholds of the AMP with the approval of the PUD application.

The development proposed in this PUD will meet the requirements of the Tallahassee-Leon County Comprehensive Plan, including the Welaunee Critical Area Plan; the City Environmental Management Ordinance; the City Land Development Code; the City Sign Ordinance; and all other applicable City ordinances. The Welaunee Arch Master Plan (“AMP”) is the area-specific master plan for the Welaunee Arch. Where the AMP establishes standards that are more specific than, or that exceed, the generally applicable requirements of the Land Development Code or other City ordinances, the AMP controls.

Welaunee Arch Phase 1 PUD Quantitative Summary					
Mixed-Use and Residential Zones					
Land Use Category	Approximate Acreage (+/-)	Percent of Total	Permitted Density / Intensity	Dwelling Units	Non-Residential SF
Town Center (TC)	20	1.6%	8-20 du/acre; 4,000-30,000 SF/acre	220	200,000
Village Center (VC)	5	0.4%	4-14 du/acre; 4,000-20,000 SF/acre	35	75,000
Neighborhood (NH)	332	27.1%	4-14 du/acre; up to 20,000 SF/acre	2,656	150,000
Residential (RES)	460	37.5%	2-10 du/acre	3,680	—
Open Space/ Greenway (OS/G)	395	32.2%	Minimum 20% of Phase 1	—	—
Rights-of-Way	15	1.2%	—	—	—
Total	1,227	100%	—	6,591	425,000

Notes

1. The Quantitative Summary is informational only and is not a regulatory limit on any land use category. The acreages, dwelling-unit counts, and non-residential square footages are estimates of a target program and do not cap the development that may be approved within the density, intensity, and use-mix ranges established by Policy 13.2.4(2) and (3). Land use areas may expand or contract, and the program may be reallocated among zones, to the full extent allowed by the CAP, subject only to the Arch-wide maximums in Policy 13.2.6 and the open-space minimum in Policy 13.2.4(6). Refer to *General Land Use Plan (Figure 4)* for additional information.
2. The program described above will be required to satisfy all traffic concurrency obligations prior to development. Traffic concurrency for PUD will be reviewed as part of the development order review process and consistent with the Development Agreement.
3. Acreages are approximate and subject to change.
4. Per Policy 13.2.4 a “percent mix” of land uses shall be required within the Mixed-Use Centers. Percentages are reflected below:
 - a) TC: 10-55% of the land area in residential and community services; 45-90% non-residential.
 - b) VC: 0-50% of the land area in residential and community services; 50-100% non-residential.
 The land use districts of the Welaunee Arch Phase 1 PUD meet the required “percent mix” in the AMP.

PROJECT PHASING & SCHEDULE

Master Plan Phasing

Development of the Welaunee Arch is implemented in phases consistent with Policy 13.2.5 of the AMP. Phase 1 of the Arch consists of the Northeast Gateway District, the West Arch District, and the North Arch District. Phase 2 consists of the Conservation Design District. Phase 3 consists of the Residential Reserve District. Sub-phases or stages of each phase may be developed in separate PUD Concept Plans. This PUD Concept Plan implements the West Arch District and the North Arch District portions of Phase 1. The Northeast Gateway District will be implemented through one or more separate, future PUD Concept Plans.

Development Phasing

It is anticipated that the project will develop in response to market conditions and logical infrastructure phasing. The overall project will generally develop in phases coordinated with the construction of Welaunee Boulevard and the Shamrock South Extension. Master-planned stormwater management facilities are proposed to support each phase. Within this PUD, sub-phases may proceed concurrently or sequentially in either the West Arch District or the North Arch District at the Applicant's discretion, subject to the requirements of Policy 13.2.5 and the Development Agreement.

Required Phase 1 Mixed-Use Centers

Pursuant to Policy 13.2.5, Phase 1 of the Welaunee Arch must include one Town Center (TC) Zone and one Village Center (VC) Zone, either of which may be located in the West Arch District or the North Arch District. The Northeast Gateway District does not include a TC Zone or a VC Zone under Policy 13.2.4(1). Accordingly, this PUD provides for one TC Zone in the West Arch District and one VC Zone in the North Arch District.

Development Schedule

Development is anticipated to begin after approval of the PUD Concept Plan and PUD Final Development Plans (as phased). A PUD Final Development Plan (Preliminary Plat/ Site Plan applications) will be submitted for individual phases of development and reviewed as the equivalent to a Type A or B Site Plan in terms of process. A phased PUD Final Development Plan approval and environmental permitting will be followed by construction of phased infrastructure, including stormwater management facilities, utilities, roadways, sidewalk, bikeways, and landscaping amenities.

Future phases of the Project will be developed in the same manner and through the same process as noted herein. No specific number of phases has been identified at this time.

LAND USE PLAN DESCRIPTION

The General Land Use Plan for Welaunee Arch Phase 1 PUD is included as *Figure 4 – General Land Use Plan*. The location and configuration of land use districts as indicated in Figure 4 are conceptual, approximate, and may be adjusted based on market conditions or other factors. If the Director of the Growth Management Department determines that the change in the general location or configuration of the proposed land uses is substantial, pursuant to section 10-165(c)(1)(h) of the COT LDC, then a major amendment to the PUD must be approved.

The PUD's land use categories correspond directly to the land use zones identified for the West Arch District and the North Arch District in Policy 13.2.4(2) and (3) of the CAP. Detailed permitted uses, development standards, and design parameters for each category are set forth in Section 3 of this PUD.

Town Center

The Town Center zone is the principal Mixed-Use Center within the North Arch District and West Arch District portions of Phase 1 of the Welaunee Arch. The Town Center is a mixed-use development planned as a compact, efficient node of approximately 20 to 30 acres in size for this PUD. A Town Center contains uses that serve surrounding neighborhoods as well as those traveling through the area.

Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, open space, and civic, religious, and institutional uses (including day care services for children and adults). The Town Center includes uses mixed horizontally and vertically and is planned for multiple storefronts and multiple retailers so that available retail space is not aggregated into one or two large-format stores. Development intensities range from 4,000 to 30,000 square feet per acre, with individual non-residential building footprints not exceeding 50,000 gross square feet. Residential densities range from 8 to 20 dwelling units per acre for residential development not in vertically mixed-use buildings, with residential uses encouraged above ground-floor retail and other non-residential uses. The mixture of uses is 10% to 55% residential and community services and 45% to 90% non-residential.

The Town Center is planned primarily on a block system with a gridded road network, with block lengths generally less than 500 feet and block perimeters generally less than 3,000 feet. Bicycle and pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include the pedestrian facilities and accommodations required along frontages. Traffic-calming measures such as on-street parking, buildings close to the road with parking in the rear, and streetscapes with street trees and landscaping shall be used to create a pedestrian-friendly, walkable center. Community open space in the form of public squares, greens, or urban forest canopy areas is planned as the focal point. The Town Center will be located in the West Arch District as shown on *Figure 4, General Land Use Plan*.

Village Center

The Village Center is the secondary Mixed-Use Center within the North Arch District and West Arch District portions of Phase 1 of the Welaunee Arch. The Village Center be approximately 5 to 10 acres in size.

A Village Center allows small retail, specialty retail, office, restaurants, services, open space, residential, and other uses (including day care services for children and adults) that support residential uses within the District. The Village Center is also intended to function as a neighborhood focal point and is envisioned to include churches, town squares, and other civic, religious, and institutional uses. The mixture of uses is 0% to 50% residential and community services and 50% to 100% non-residential. Development intensities range from 4,000 to 20,000 square

feet per acre, with individual non-residential building footprints not to exceed 30,000 gross square feet. Residential densities range from 4 to 14 dwelling units per acre for residential development not in vertically mixed-use buildings, with residential uses encouraged above ground-floor retail and other non-residential uses.

The Village Center is planned primarily on a block system with a gridded road network with block lengths are generally less than 500 feet and block perimeters generally less than 3,000 feet. Bicycle and pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include the pedestrian facilities and accommodations required along frontages. Traffic-calming measures such as on-street parking, buildings close to the road with parking in the rear, and streetscapes with street trees and landscaping shall be used to create a pedestrian-friendly, walkable center. Community open space in the form of village squares, village greens, or urban forest canopy areas is planned as the focal point. The Village Center will be located in the North Arch District as shown on *Figure 4, General Land Use Plan*.

Neighborhood

The Neighborhood category is intended to provide the opportunity for a range of housing choices integrated with neighborhood-scale, non-residential uses in proximity to a Mixed-Use Center that includes non-residential uses providing commercial shopping opportunities to meet daily needs. A defining intent of the Neighborhood category is direct pedestrian and bicycle connection to the adjacent Town Center or Village Center; the Neighborhood is located within one-quarter to one-half mile of the center and is connected to it by sidewalks, shared-use paths, and bicycle facilities, consistent with Policies 13.2.18, 13.2.22, and 13.2.23.

Residential density ranges from 4 to 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre, with individual non-residential building footprints not to exceed 10,000 gross square feet. Allowable housing types include multi-family, single family detached, single family attached, duplex, triplex, fourplex, multiplex, courtyard and cottage court, townhouse, and live-work housing, and no portion of the Neighborhood category is limited to a single housing type.

Residential

The Residential category is intended to provide the opportunity for a range of housing choices in proximity to Mixed-Use Centers that include non-residential uses providing commercial shopping opportunities to meet daily needs, and to provide a transition from the Mixed-Use Center and Neighborhood categories to existing development outside of the Welaunee Arch. Residential development is mixed with open spaces and compatible with protected areas such as the Welaunee Greenway.

Residential density ranges from a minimum of 2 dwelling units per acre to a maximum of 10 dwelling units per acre. Within any portion of the Residential category that lies within 1,000 feet of existing residential development designated Residential Preservation or Suburban on the Future Land Use Map, including the Buckhead Neighborhood, residential density does not exceed 6 dwelling units per acre. Allowable housing types include single family detached, single family attached, duplex, triplex, fourplex, multiplex, courtyard and cottage court, townhouse, and live-work housing. Like the Neighborhood category, no portion of the Residential category is limited to a single housing type.

Open Space/Greenways

The Open Space/Greenways category includes all open space within the West Arch District and the North Arch District and incorporates the adjacent Primary Open Space System depicted on Figure 13-5 of the CAP. A minimum of 20% of the gross area of Phase 1 is designated as Open Space, with the option to reduce this to no less than 15% if the Alternative Development Program is exercised.

The function of the Open Space/Greenway category is to incorporate a public, connected, and continuous network of open space throughout the development. The category includes Conservation and Preservation Areas (identified through the Natural Features Inventory (NFI), the Welaunee Greenway, Canopy Road Zones along Centerville Road, aesthetic open space, buffers for environmentally sensitive areas, multi-use paths, passive recreation areas, community gathering places, and stormwater management facilities. Internal recreational multi-use paths are integrated with the Welaunee Greenway. Multi-use paths constructed as part of Welaunee Boulevard, the Shamrock South Extension, Conservation and Preservation Areas, and proposed stormwater management facilities are counted toward meeting the PUD's open space requirements. A Regional Park, known as the Leon County Northeast Park, is located in the North Arch District and included in the Open Space/Greenway area for North Arch District. [Policy 13.2.4(3)(e)].

Conservation, Preservation, and Open Space

Conservation and Preservation Areas within the West Arch District and the North Arch District shall be identified through the NFI in accordance with Policy 13.2.39, and shall be subject to the design and development criteria in Policies 13.2.38 and 13.2.39, and Chapter 5 of the City Land Development Code. Conservation easements covering Conservation and Preservation Areas shall be effective before or concurrent with the effective date of the applicable Final Development Plan, consistent with Policy 13.2.39. The Primary Open Space System depicted on Figure 13-5 of the CAP is incorporated into the Open Space/Greenway zoning category and may include the Welaunee Greenway, Canopy Road Zones, aesthetic open space, buffers for environmentally sensitive areas, multi-use paths, passive recreation, community gathering places, and stormwater management facilities consistent with Policy 13.2.33.

Community Facilities and Services

Community Facilities and Services areas are integrated throughout the PUD to support phased development, provide connectivity within the project and to adjacent areas, and ensure the orderly provision of infrastructure consistent with the Comprehensive Plan and the CAP. The precise location, configuration, and acreage of Community Facilities and Services will be refined as development proceeds, provided that the overall PUD remains consistent with the CAP's land use distribution requirements.

Program Changes

The conceptual development program for the PUD is reflected in the land uses shown on *Figure 4 — General Land Use Plan* and in the Quantitative Summary. These land use assignments are general locations and are subject to revision during the design and permitting phase of development.

TRANSPORTATION

Transportation System

As described in Policies 13.2.17 and 13.2.18, the Welaunee Arch transportation system shall generally meet the following guidelines:

1. Thoroughfares connecting through the Arch to areas beyond the Arch shall be arterials designed as boulevards for high vehicular capacity and moderate speeds not to exceed a design speed of 45 miles per hour with sidewalks on both sides of the roadway and bicycle facilities.
2. Thoroughfares connecting mixed use areas within the Arch shall be collectors designed as avenues with high vehicular capacity and low to moderate speeds not to exceed a design speed of 30 miles per hour with sidewalks on both side of the roadway and bicycle facilities.
3. On thoroughfares, a shared use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for the sidewalk on one side of the road and the bike lanes for that facility.
4. The transportation system, along with the mixture of uses, shall be designed to achieve an internal capture of at least 20% of the vehicular trips generated on-site at buildout.

Northeast Gateway/Welaunee Boulevard and Shamrock South Extension

The primary roadway system within the Welaunee Arch is depicted on the Welaunee Arch Transportation Map (Figure 13-7 of the CAP) and on *Figure 7 — Vehicular Circulation Plan* in Section 4 of this PUD. The system includes the Northeast Gateway, which consists of Welaunee Boulevard (extending from south of I-10 north through the Arch) and the Shamrock South Extension (extending from Centerville Road to U.S. 90 / Mahan Drive, traversing through the West Arch District, the Northeast Gateway District, and the Welaunee Heel). Welaunee Boulevard and the Shamrock South Extension are programmed to be constructed by the Blueprint Intergovernmental Agency. Within this PUD, both Welaunee Boulevard and the Shamrock South Extension shall be designed to function as complete streets to promote mobility for multiple users — pedestrians, bicyclists, motorists, and transit riders of all ages. Welaunee Boulevard, north of the Shamrock South Extension, is planned as a two-laned roadway with a paved multi-use trail. If transportation demand necessitates an expansion of the roadway in the future, the party responsible for the roadway expansion or construction shall be responsible for the cost and construction of sidewalks or other pedestrian facilities. No private residential driveways shall connect directly to Welaunee Boulevard or to the Shamrock South Extension. Right-of-way widths shall be as identified in the Comprehensive Plan and the Development Agreement.

Internal Roads

Primary access to the Project will be from Welaunee Boulevard and the Shamrock South Extension. Additional internal roads will connect to these primary roadways and to limited Centerville Road access points consistent with Policy 13.2.25. Internal roads within the PUD will be phased to serve individual components of the development. The Applicant may elect at its discretion to install roundabouts as traffic control devices. A system of internal roads will connect with the primary roadways constituting the primary transportation system within the PUD. Within mixed-use centers and neighborhoods, where feasible based on engineering design criteria and the protection of environmental features, a grid of interconnected streets will provide alternative travel paths, consistent with Policy 13.2.17.

Lot Access Criteria

Legal access to residential lots in the PUD may be accomplished by any combination of the following:

1. Frontage on a publicly dedicated local street with a driveway accessing the publicly dedicated street, or
2. Frontage on a publicly dedicated local street/lane/alley that serves multiple single-family lots through a combined driveway connection if there are infrastructure or environmental impacts that can be avoided.

Double frontage lots shall be restricted to one driveway per lot and all lots in a row shall be accessed from the same side on the lower classification, lower traffic roadway, as approved by COT.

Sidewalk, Bike, and Pedestrian Network

Development within the PUD shall include pedestrian and bicycle systems that integrate the proposed zoning categories and provide access to the PUD's open space system, consistent with Policies 13.2.22 and 13.2.23. Sidewalks shall be provided on both sides of local streets in mixed-use zones, and on at least one side of local streets in zones that allow only residential development. Where feasible, a shared-use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for sidewalks and bike lanes. Where bicycle, pedestrian, and/or shared-use path facilities intersect the Welaunee Greenway, opportunities shall be provided to access the Greenway, consistent with Policy 13.2.23. Refer to *Figure 8 — Bicycle and Pedestrian Circulation Plan* for a conceptual circulation plan, which may be adjusted in final design without requiring an amendment to this PUD.

Parking Standards

Parking for development within the PUD shall be provided in accordance with the COT LDC in effect at the time of development, and shall be designed to support walkable, pedestrian-oriented development patterns consistent with the CAP. The applicant may request reduced minimum parking within the Town Center and Village Center at Final Development Plan through shared-parking arrangements, on-street parking credits, and the incentives contemplated by Policies 13.2.9 and 13.2.24 of the AMP.

Parking Location Standards

Within Mixed-Use Centers, vehicular parking shall be located on the street, in parking structures, or off-street at the street level. Off-street parking shall be provided in the rear, or on the side of buildings where feasible based on engineering design standards or the protection of environmental features, and shall be limited in size and scale through measures such as shared parking, parking credits, and maximum parking limits, consistent with Policy 13.2.24. Off-street parking shall not exceed 125 percent of the minimum number of spaces required by the Land Development Code for the applicable use, and no single surface parking bay placed between a building and a street shall exceed one 60-foot-wide, double-loaded bay. Incentives, such as reduced parking or setback requirements, may be requested at Final Development Plan for the use of building-mounted solar systems on parking structures. Refer to *Preferred Auto-Oriented Use Arrangement and Circulation* for preferred layout options for uses such as convenience stores/gas stations and restaurants with drive-thru facilities.

Surface parking for non-residential uses in the Neighborhood zones shall be located primarily to the side or rear of buildings with the option of one 60-foot wide (double-loaded) bay of parking allowed between the building and the street. On-street parking is also encouraged to serve individual lots as well as to provide traffic calming.

All surface parking lots shall be interconnected with multiple sidewalks that generally run perpendicular to the building to provide safe pedestrian access with minimized vehicular conflicts to each building. Sidewalks shall be a minimum of 6 feet wide and shall connect to the main sidewalk network parallel to the street.

Surface parking is encouraged to cross lot lines and will not require landscape buffers between lots when parking is shared. Landscape buffers/setbacks shall be provided at the edges of parking fields where they abut the street or rear lot lines.

Driveways/Access

For non-residential uses in the Mixed-Use centers and Neighborhood Zone, a system of rear access lanes (alleys) can provide access at the rear of the lot. Driveway access from the rear or side of a lot is preferred. Driveways are permitted in the front setback but are limited to every 100' or greater (centerline to centerline).

For residential uses in the Neighborhood Zone and Residential Zone, a system of rear access lanes (alleys) can provide garage access at the rear of the lot. This is preferred for lots less than fifty (50) feet in width. On lots at least fifty (50) feet wide, options for driveways and garage access include:

1. Front driveway accessing a garage behind the house or near the back of the lot;
2. Turning the garage so that it does not face the front (provided the garage is set behind the front building line); or
3. Setting the garage at least twenty (20) feet behind the front of the building.

Transit

Mixed-use centers within the PUD are intended to be designed with transit as a component of the multimodal transportation system in the Welaunee Arch, consistent with Policy 13.2.26. As Final Development Plans are developed, coordination with StarMetro shall occur to ensure the plan accommodates necessary infrastructure to support anticipated transit service.

Although the PUD is not currently served by StarMetro, if or when service is provided in the future, development will be coordinated with COT (StarMetro) as to mass-transit opportunities and needs. If required, individual development phases shall identify and locate transit shelters within the PUD at locations to be agreed to by the developer and COT. Transit shelters shall be provided by the developer. Transit hub(s) or any infrastructure beyond a standard bus stop and/ or transit shelter, shall not be the responsibility of the developer.

Electric, Connected and Automated Vehicles

As Final Development Plans are developed, coordination with the City Planning Department and the City's Public Infrastructure departments shall occur to ensure the plan accommodates necessary infrastructure to support charging infrastructure for electric vehicles and infrastructure to support Connected and Automated Vehicles, consistent with Policy 13.2.27. Incentives, such as reduced parking and setback requirements, may be requested at Final Development Plan for development that is electric vehicle capable or electric vehicle ready in accordance with the National Electrical Code.

Transportation Concurrency

Transportation concurrency for development within this PUD is addressed through a separate Development Agreement and at the Final Development Plan, preliminary plat, or site plan stage as applicable, consistent with Policy 13.2.28 and the City's Concurrency Management System Policy and Procedures Manual or any successor mobility funding system in effect at the time of development.

Figure 7 - Vehicular Circulation Plan shows the primary transportation network for Welaunee Arch Phase 1 PUD. The detailed roadway network will be provided with the preliminary plat for each development phase.

STORMWATER

Stormwater management for the Welaunee Arch is planned on an Arch-wide basis through the Stormwater Facilities Master Plan (SFMP) prepared in accordance with Policy 13.2.33. The SFMP scope of work has been or will be approved by COT prior to final approval of this PUD Concept Plan, and the SFMP shall be reviewed and approved by COT prior to or concurrent with PUD Concept Plan approval, as required by Policy 13.2.33. The SFMP addresses, at a minimum:

1. regional impacts to flood extents and stormwater conveyance;
2. infrastructure requirements necessary to manage stormwater in compliance with local, state, and federal regulations;
3. phasing, implementation, and easement reservations necessary to serve projected full build-out; and
4. facilitation of environmental and stormwater permitting.

The SFMP analysis includes detailed hydrologic and hydraulic modeling of existing and post-development conditions and incorporates existing land uses, soils, and topographic data, and the conceptual land use plan reflected in Figures 13-5 through 13-7 of the CAP.

The development is anticipated to be served by a combination of regional and sub-regional stormwater management facilities generally depicted on *Figure 5 - Concept Stormwater Plan*. These facilities are intended to provide treatment and retention for on-site runoff within defined drainage basins and to function as an integrated system that supports phased development.

The location, size, configuration, and operational characteristics of stormwater management facilities are conceptual and subject to refinement during final engineering and permitting. Final stormwater design will be reviewed and approved at the time of site plan, subdivision, or development order approval, as applicable, and nothing in this PUD shall be construed as approval of final stormwater design or permitting.

Facilities located within or adjacent to environmentally sensitive areas shall be designed to avoid adverse impacts and remain consistent with applicable Comprehensive Plan policies and the COT LDC.

Floodplain Management

No habitable structures shall be constructed within the post-development, full build-out 100-year floodplains or 100-year flood exclusion areas, consistent with Policy 13.2.33. Flood extents delineated by the SFMP shall identify the 100-year flood exclusion area under the full build-out condition. Development shall minimize encroachment into wetland habitat areas, and any required road crossings shall be located at the narrowest point of a wetland to allow for an efficient transportation design while maintaining the continuity of identified wildlife corridors, consistent with Policy 13.2.34. No net reduction in floodplain storage shall be permitted within the 100-year floodplain.

Low-Impact Design and Nutrient Loading

The SFMP incorporates low-impact design best management practices to encourage the disconnection of impervious surfaces and to increase the removal of nutrients from stormwater discharges. The SFMP also evaluates the existing nutrient pollutant loading to Class III surface water resources and ensures net improvement in the post-development condition, consistent with Policy 13.2.33. Because the Welaunee Arch lies

within the springshed boundaries of the Upper Wakulla River and Wakulla Spring Basin Management Action Plan, Final Development Plans shall mitigate potential nutrient loading consistent with Policy 13.2.35.

Stormwater Facilities Authorized in Open Space

Stormwater facilities may be located within the Open Space/Greenway zoning category subject to the design criteria in this PUD and consistent with the protection of conservation and preservation features pursuant to Chapter 5 of the COT LDC, as authorized by Policies 13.2.33 and 13.2.38. Stormwater facilities may function as dual-purpose amenities and may be utilized to meet minimum open space requirements provided the LDC's applicable stormwater management facility design requirements for landscape credit are met. The location, size, configuration, and operational characteristics of stormwater management facilities are conceptual and subject to refinement during final engineering and permitting.

Stormwater Facilities in Mixed-Use Zones

Stormwater detention and treatment facilities for Mixed-Use Zones shall be designed in accordance with applicable standards and should be located outside of Mixed-Use Zones to promote a compact, pedestrian-oriented arrangement of land uses, consistent with Policy 13.2.7(3). Stormwater facilities may be located within Mixed-Use Zones if alternative sites are not reasonably available outside of Mixed-Use Zones or where stormwater facilities can be integrated with pedestrian-friendly environments, including the option to be vaulted or underground.

Design standards for stormwater facilities located within a Mixed-Use Zone, consistent with the intent of the zone as required by Policy 13.2.7(3), are set forth in the Mixed-Use design standards prepared under Policy 13.2.7(1) and are illustrated conceptually on *Figure 5 - Concept Stormwater Plan*.

See *Figure 5 - Concept Stormwater Plan* of this PUD.

INFRASTRUCTURE & UTILITIES

Utilities

The orderly provision of water, sanitary sewer, and stormwater infrastructure is essential to the coordinated development of the PUD. Potable water, sanitary sewer, and electricity service shall be provided by COT pursuant to the Urban Services-Development Agreement between the City and Powerhouse, Inc., as restated and amended, consistent with Policy 13.2.30. Telecommunications services shall be provided by private providers. The installation of utilities may be phased consistent with the level-of-service and availability standards of the Tallahassee-Leon County Comprehensive Plan, with utility infrastructure improvements occurring consistent with the general timing of development. All on-site potable water, sanitary sewer, and reclaimed-water infrastructure required to serve development shall be designed, constructed, and funded by the applicant or the applicable parcel developer, unless otherwise agreed by the City in writing.

Concept utility and stormwater plans illustrate the general location of existing and proposed major utility corridors, lift stations, force mains, gravity mains, potable water mains, and stormwater management facilities. These plans are conceptual and are intended to demonstrate feasibility and coordination rather than final design.

Onsite Easements

The Applicant shall provide, at no cost to COT and upon request by COT, all utility easements within the PUD necessary for the installation, operation, maintenance, and replacement of potable water, sanitary sewer, and stormwater infrastructure required to serve development as it occurs. The size and location of such easements shall be consistent with COT standards and mutually agreed upon by COT and the Applicant. Where utility extensions are required to serve off-site properties or regional infrastructure, any necessary onsite easements shall be provided in locations coordinated with COT and consistent with the approved utility concept plans. Existing utility easements within the West Arch District and the North Arch District shall remain in effect and be accommodated in the design and development of the site, consistent with their existing terms and applicable COT requirements.

Where utility extensions are required to serve off-site properties or regional infrastructure, any necessary onsite easements shall be provided in locations coordinated with COT and consistent with the approved utility concept plans.

Potable Water and Sanitary Sewer Infrastructure

Potable water and sanitary sewer service to the PUD will be provided through a coordinated system of existing COT infrastructure and developer-installed improvements. All on-site potable water distribution mains, sanitary sewer gravity mains, force mains, lift stations, and related appurtenances necessary to serve development within the PUD shall be designed, constructed, and funded by the Applicant or subsequent parcel developers, unless otherwise agreed upon by COT. Connections to existing COT infrastructure are generally depicted on *Figure 6 — Concept Utility Plan*.

Phasing and Utility Sizing

Utility infrastructure within the PUD may be constructed in phases consistent with the timing of development. Utilities installed to serve initial phases shall be sized and located to allow for the orderly extension of service to future phases, where feasible. Prior to issuance of development orders, detailed utility plans or utility concept plans shall be submitted for review and approval by the COT Underground Utilities Department, demonstrating compliance with applicable standards and consistency with the overall PUD framework.

Utility Placement and Coordination

Potable water, sanitary sewer, reclaimed water (if utilized), electric, gas, and telecommunications utilities will generally follow the proposed roadway network, consistent with the COT Utility Placement Guidelines. Final utility locations and designs are subject to refinement during detailed engineering and shall consider environmental constraints, roadway design, and coordination with stormwater facilities and open space areas. Utilities shall be collocated within roadway corridors where feasible, consistent with Policy 13.2.30.

Stormwater facilities and dedicated open space lands will be coordinated to meet the intent of the CAP and applicable Comprehensive Plan policies. Fencing or other protective measures may be utilized where necessary to protect adjacent non-PUD lands or environmentally sensitive areas.

Schools

The PUD shall be analyzed for impacts on public schools based upon then-applicable pupil generation rates utilized by Leon County Schools, consistent with Policy 13.2.36. Pursuant to Policy 13.2.36 and prior to site plan approval of the 500th residential dwelling unit in Phase 1 of the Welaunee Arch, a 10-acre site shall be reserved for future dedication to the Leon County School Board, located proximate to residential areas, a Town Center or Village Center, and the Primary Open Space System, with off-site stormwater management provided through a regional system. The location, configuration, and timing of this reservation shall be addressed at Final Development Plan in coordination with Leon County Schools. The fair market value of the school site, any off-site stormwater treatment and storage capacity, and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts. A School Impact Analysis form is included in Section 5 consistent with Section 10-165(d)(1)(c)(9) of the COT LDC.

Fire and Emergency Services

Mixed-use Centers and residential neighborhoods within the PUD shall be designed to facilitate essential services, such as fire, police, and emergency medical services, consistent with generally accepted response times and Policy 13.2.11. Upon request of COT, sites for fire and/or emergency services will be identified at Final Development Plan in coordination with and through formal agreement with COT, consistent with Policy 13.2.37.

Community Facilities

Consistent with Policy 13.2.10, Community Services, Light Infrastructure, Community Parks, and Neighborhood Parks shall be allowed uses in any zoning category established in this PUD, consistent with the intent of each category.

Clean Energy and Energy-Efficient Design

Final Development Plans may incorporate strategies and standards consistent with COT's Clean Energy Resolution or any clean energy plan adopted by COT and shall comply with applicable clean energy and renewable energy ordinances in effect at the time of development, consistent with Policy 13.2.31. Final Development Plans may provide incentives where developments incorporate Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems consistent with Policy 13.2.32.

Signage

Signage within the PUD shall comply with the COT LDC and shall be designed to support the pedestrian-oriented, compact development patterns envisioned by the AMP, particularly within the Mixed-Use Centers.

Natural Features

The Natural Features Inventory (NFI) identified both conservation and preservation features. Protection of these features will be in accordance with the LDC. Many of the conservation and preservation features are contained within the Project's Primary Open Space. Regulated wetlands, watercourses and waterbodies, and floodplains will be protected by a minimum 50-foot natural buffer from the jurisdictional wetland line.

Landscaping

Site-specific plans for each plat or unit of development will address landscaping as part of the EMP application for that particular unit or plat and will meet the requirements of the COT LDC and environmental regulations in effect at the time of development approval. All areas of the PUD will identify areas of constructed landscape and the minimum onsite landscaping required for individual sites.

Street trees shall be planted along all roadways except for roadways that are developed in association with residential subdivisions. Furthermore, the planting strip along minor roadways may be reduced where necessary as approved by the COT Growth Management Department and UUPI.

Landscaping in the Town Center, Village Center, and Neighborhood zones shall include shade trees planted as street trees and shall be planted at a distance no further than 60 feet on collector roads, and no further than 50 feet apart on local streets, unless demonstrated to the satisfaction of the Growth Management Department to not be feasible. Street trees should include a mixture of species so that no one tree is prominent and to create a diverse urban canopy. The location of street trees and shrubs near intersections must comply with the FDOT Design Manual (212 Intersections). Street trees shall comply with COT Street Tree Planting Standards.

Landscaping within the PUD shall use drought-resistant native plant materials from the Florida Friendly Landscaping Guide to Plant Selection and Landscape Design, or another regionally appropriate guide approved by the City, and shall not include invasive species listed by the Florida Exotic Pest Plant Council, consistent with Policy 13.2.12.

Specific landscape standards and requirements for the PUD shall be established consistent with Policy 13.2.38(10) and shall meet or exceed, on a cumulative basis, the Landscape and Urban Forest requirements of Chapter 5 of the Land Development Code. These standards shall include, without limitation, standards for street trees in mixed-use zones and along public roadways, shade trees and landscaped islands within parking lots, and patriarch tree preservation.

Enhanced roadway landscaping, above the requirements of the LDC is at the discretion of the developer, shall not be the responsibility of COT, and shall be maintained by the developer or applicable Property Owners Association or Community Development District.

In the Town Center, Village Center, and Neighborhood zones, trees may be planted in tree wells, where appropriate, with grates to enhance the streetscape and viability of this area at the discretion of the developer.

Stormwater management facilities are intended to be utilized to satisfy the open space requirements of the PUD, and perimeter landscaping shall be implemented. Perimeter landscaping may not comprise a row of shrubs evenly spaced but rather a more natural planting pattern that may include groupings of plantings (i.e., massed planting or plantings in drifts) consistent with the intent of the AMP.

Stormwater management facilities areas shall not be required to meet the green space criteria of the LDC unless those facilities, or portions of the facilities, are proposed to be counted as "landscape areas" as a component of

a plat or phase of development. The mere location of a stormwater management facility within an open space area does not trigger LDC green space criteria.

For landscaping of non-residential portions of the PUD, perimeter landscaping, as required by the LDC, may be provided in groupings of non-residential properties, lots, or sites rather than on an individual property, lot, or site basis.

Welaunee Arch Phase 1 Concept PUD

Zoning Categories

The Welaunee Arch Phase 1 PUD establishes the following zoning categories, which correspond to the land use zones identified for the West Arch District and the North Arch District in Policy 13.2.4(2) and (3) of the Welaunee Critical Area Plan:

1. Town Center
2. Village Center
3. Neighborhood
4. Residential
5. Open Space/Greenway

The Town Center is located in the West Arch District, and the Village Center is located in the North Arch District as depicted on *Figure 4 – General Land Use Plan*. The location, size, and configuration of all zones depicted on Figure 4 are conceptual and approximate and are subject to refinement at Final Development Plan.

Permitted Uses

The Permitted Use Table below identifies the uses allowed as-of-right (“Permitted Uses”) within each of the five land use zones: Town Center, Village Center, Neighborhood, Residential, and Open Space/Greenway.

PERMITTED USE TABLE

Uses	Town Center	Village Center	Neighborhood	Residential	Open Space / Greenway
Residential & Hospitality					
Multifamily Residential	P	P	P		
Single Family Detached Residential			P	P	
Single Family Attached Residential (Townhomes)	P	P	P	P	
Duplex (two-family) residential	P	P	P	P	
Triplex Residential	P	P	P	P	
Fourplex Residential	P	P	P	P	
Courtyard & Cottage Court Residential	P	P	P	P	
Live/Work Units	P	P	P		
Accessory Dwelling Unit	P	P	P	P	
Short Term Rental	P	P	P		
Hotel, Resort, & Inn	P	P	P		
Bed and Breakfast	P	P	P		

Residential Care	P	P	P		
Community Facilities / Institutional					
Assembly	P	P	P	P	
Day Care	P	P	P	P	
Hospital & Clinic	P	P	P		
Library/Museum	P	P	P		
Law Enforcement & Fire	P	P	P	P	
School	P	P	P	P	
Post Office	P	P	P		
Entertainment Venue	P	P	P		
Indoor Recreation	P	P	P	P	
Outdoor Recreation	P	P	P	P	P
Parks	P	P	P	P	P
Retail & Service					
Grocery Store	P	P	P		
Neighborhood Retail	P	P	P		
General Retail	P	P			
General Retail with drive-thru	P	P			
Convenience store with fuel	P	P			
Restaurant	P	P	P		
Restaurant with drive-thru	P	P			
Craftsman Retail	P	P	P		
Neighborhood Service	P	P	P		
General Service	P	P			
Office					
General Office	P	P			
Neighborhood Office	P	P	P		
Home Occupation	P	P	P		
Industrial					
Light Industrial	P	P			
Utilities	P	P	P	P	
Agriculture and silviculture*	P	P	P	P	P

KEY: P = Permitted Use

* Agriculture and silviculture uses are allowable interim uses in all land use zones until development approval is granted for a subject parcel consistent with Policy 13.2.16 of the CAP.

Town Center

District Intent

The Town Center zone is a single mixed-use development planned as a compact, efficient node. The Town Center shall serve surrounding neighborhoods as well as those traveling through the area and may include uses mixed horizontally and vertically. It is the design intent to plan for multiple storefronts and multiple retailers in the Town Center so that available retail space is not aggregated into one or two large-format stores.

The Town Center is located in the West Arch District on the PUD Concept Plan Map; the precise location shall be determined by the Applicant at Final Development Plan.

Town Center Development Standards

1. District size: approximately 20 to 30 acres.
2. Use mix: 10% to 55% residential and community services; 45% to 90% non-residential. The mixture of uses shall be measured on a Town Center-wide basis.
3. Residential density: 8 to 20 dwelling units per acre for residential development not in vertically mixed-use buildings.
4. Non-residential intensity: 4,000 to 30,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 50,000 gross square feet.
5. Open space within zone: no minimum on-site open space required for each preliminary plat. Community open space in the form of public squares, greens, or urban forest canopy areas shall be planned as a focal point.
6. Stormwater facilities: shall be located outside of the Town Center where reasonably feasible to promote a compact, pedestrian-oriented development pattern; if located within the Town Center, shall be designed consistent with Policy 13.2.7(3), including the option to be vaulted or underground.
7. Parking: vehicular parking shall be located on the street, in parking structures, or off-street at the street level; off-street parking shall be provided at the rear or side of buildings where feasible (Policy 13.2.24).
8. Residential lots within the PUD may have double-frontage on two streets or lanes/ alleys. Double frontage lots shall be restricted to one driveway per lot and all lots in a row shall be accessed from the same side.
9. A minimum 5' rear setback except where rear property line is adjacent to a residential land use, then a 15' setback is required.
10. For non-residential uses, front setbacks shall be a maximum of 20 feet to allow for landscaping and pedestrian circulation along the street or a maximum of 80 feet (only where one 60-foot bay of parking is proposed between the street and building).
11. Any portion of a building within 45 feet of a single-family residential lot within the PUD shall not exceed 40 feet in height.

Village Center

District Intent

The Village Center zone is a single mixed-use zone consistent with Policy 13.2.4(2)(c) of the Welaunee Critical Area Plan. The Village Center shall allow small retail, specialty retail, office, restaurants, services, open space, residential, and other uses that support residential uses within the District. The Village Center is intended to function as a neighborhood focal point and is envisioned to include churches, town squares, and other civic, religious, and institutional uses.

The Village Center is located in the North Arch District on the PUD Concept Plan Map; the precise location shall be determined by the Applicant at Final Development Plan.

Village Center Development Standards

1. District size: approximately 5 to 10 acres.
2. Unit mix: 0% to 50% residential and community services; 50% to 100% non-residential. The mixture of uses shall be measured on a Village Center-wide basis.
3. Residential density: 4 to 14 dwelling units per acre for residential development not in vertically mixed-use buildings.
4. Non-residential intensity: 4,000 to 20,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 30,000 gross square feet.
5. Open space within zone: no minimum on-site open space required for each preliminary plat. Community open space in the form of village squares, village greens, or urban forest canopy areas shall be planned as the focal point.
6. Stormwater facilities: shall be located outside of the Village Center where reasonably feasible to promote a compact, pedestrian-oriented development pattern; if located within the Village Center, shall be designed consistent with Policy 13.2.7(3), including the option to be vaulted or underground.
7. Parking: vehicular parking shall be located on the street, in parking structures, or off-street at the street level; off-street parking shall be provided at the rear or side of buildings where feasible (Policy 13.2.24).
8. Residential lots within the PUD may have double-frontage on two streets or lanes/alleys. Double frontage lots shall be restricted to one driveway per lot and all lots in a row shall be accessed from the same side.
9. A minimum 5' rear setback except where rear property line is adjacent to a residential land use, then a 15' setback is required.
10. For non-residential uses, front setbacks shall be a maximum of 20 feet to allow for landscaping and pedestrian circulation along the street or a maximum of 80 feet (only where one 60-foot bay of parking is proposed between the street and building).

Neighborhood

District Intent

The Neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood-scale, non-residential uses in proximity to a mixed-use land use district that includes non-residential uses to provide commercial shopping opportunities to meet daily needs, consistent with Policy 13.2.4(2)(d) and (3)(b) of the Welaunee Critical Area Plan.

The Neighborhood zone shall be located within $\frac{1}{4}$ to $\frac{1}{2}$ mile from the edge of the Mixed-Use Center zone (Town Center or Village Center). The Neighborhood zone is intended to be a transitional zone between the Mixed-Use Center and the Residential zone. The precise location of the Neighborhood zones, which shall be determined by the Applicant at Final Development Plan, may vary based on the transportation network and transition to the adjacent Residential zones.

Neighborhood Zone Development Standards

1. Location: within $\frac{1}{4}$ to $\frac{1}{2}$ mile from the edge of the applicable Mixed-Use Center zone.
2. Residential density: 4 to 14 dwelling units per acre. Specific densities for individual phases or sub-areas shall be established at Final Development Plan.
3. Non-residential intensity: maximum 20,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 10,000 gross square feet.
4. Compatibility with Existing Residential Development: in any portion of the Neighborhood zone that lies within 1,000 feet of existing residential development designated Residential Preservation or Suburban on the Future Land Use Map (including, without limitation, the Buckhead Neighborhood), residential density shall not exceed 6 dwelling units per acre, consistent with Policy 13.2.15.
5. Lots within the PUD are not subject to minimum buildable area requirements between front and rear setback lines.
6. Residential lots within the PUD may have double-frontage on two streets or lanes/alleys. Double frontage lots shall be restricted to one driveway per lot and all lots in a row shall be accessed from the same side.
7. Residential block lengths within the PUD shall meet LDC requirements.
8. Accessory Dwelling Units shall not be counted as dwelling units for purposes of calculating residential densities.
9. A minimum rear setback of 30 feet shall be provided on non-residential sites when rear property line is adjacent to a residential land use.
10. For residential uses, driveway shall be a minimum of 22 feet long measured from garage to sidewalk except that no minimum driveway length applies to a garage accessed from a rear lane or alley.

Residential

District Intent

The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use districts that include non-residential uses to provide commercial shopping opportunities to meet daily needs. The Residential zone is intended to provide a transition from the Mixed-Use Center and Neighborhood zones to existing development outside of the Welaunee Arch, and shall be designed to be mixed with open spaces and compatible with protected areas such as the Welaunee Greenway.

Residential Zone Development Standards

1. Residential density: 2 to 10 dwelling units per acre.
2. Compatibility with Existing Residential Development: in any portion of the Residential zone that lies within 1,000 feet of existing residential development east of Centerville Road and west of Miccosukee Road designated Residential Preservation on the Future Land Use Map (i.e. the Buckhead Neighborhood), residential density shall not exceed 6 dwelling units per acre, consistent with Policy 13.2.15.
3. Welaunee Greenway: where the Residential zone abuts or is adjacent to the Welaunee Greenway, design shall be compatible with the Greenway and shall provide pedestrian and bicycle connectivity to the Greenway, consistent with Policies 13.2.23 and 13.2.44.
4. Driveways: no private residential driveways shall connect to Welaunee Boulevard or to the Shamrock South Extension, consistent with Policy 13.2.19. Direct access to Centerville Road shall not be permitted, consistent with Policy 13.2.25.
5. Sidewalks: required on at least one side of local streets in the Residential zone, consistent with Policy 13.2.22.
6. Lots within the PUD are not subject to minimum buildable area requirements between front and rear setback lines.
7. Residential lots within the PUD may have double-frontage on two streets or lanes/alleys. Double frontage lots shall be restricted to one driveway per lot and all lots in a row shall be accessed from the same side.
8. Residential block lengths within the PUD shall meet LDC requirements.
9. Accessory Dwelling Units shall not be counted as dwelling units for purposes of calculating residential densities.
10. For residential uses, driveway shall be a minimum of 22 feet long measured from garage to sidewalk except that no minimum driveway length applies to a garage accessed from a rear lane or alley.

Open Space/Greenways

District Intent

The Open Space/Greenway zone includes all open space within the West Arch District and the North Arch District, including the adjacent Primary Open Space System depicted on Figure 13-5 of the Welaunee Critical Area Plan. The Open Space/Greenway zone shall be consistent with Policies 13.2.4(6), 13.2.38, 13.2.39, and 13.2.44 of the CAP.

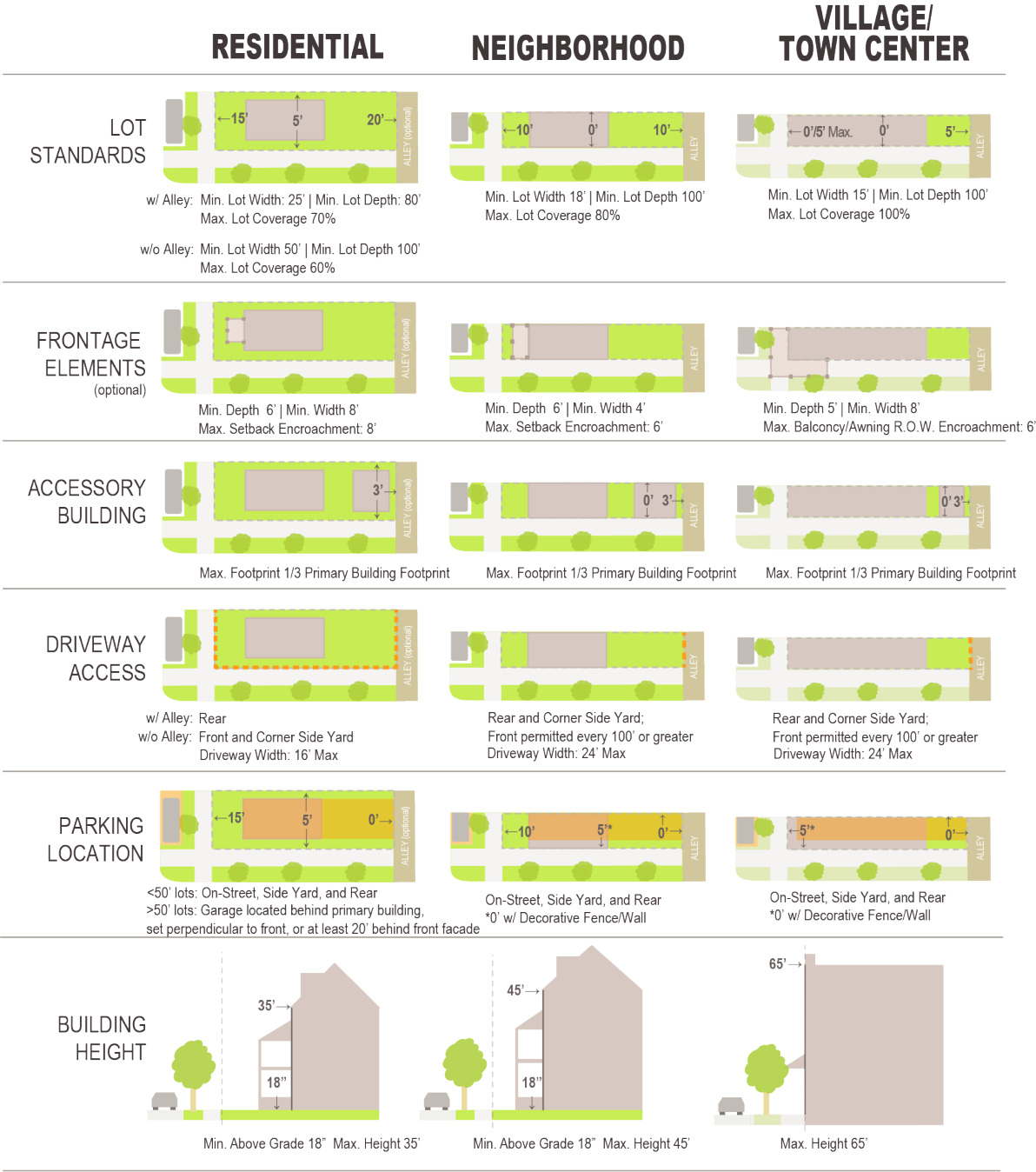
The Open Space/Greenway zone shall include Conservation and Preservation Areas, Canopy Road Zones, the Welaunee Greenway, aesthetic open space, multi-use paths, passive recreation areas, community gathering places, and stormwater management facilities. A minimum of 20% of the gross area of Phase 1 shall be designated Open Space, consistent with Policy 13.2.4(6) (or no less than 15% if the Alternative Development Program in Policy 13.2.45 is exercised).

Open Space/Greenways Development Standards

1. Locations, widths, and surface materials (improved or unimproved) of multi-use paths and/or trails may vary based on COT regulations, public safety, the cost to construct the facilities above a protected natural feature, and local or state imposition of required mitigation for the impacts of such facilities (including unreasonable cost implications).
2. Trail system widths shall generally be a minimum of six feet.
3. Multi-use path and/or trail surface materials may vary as paved or unpaved depending on location and considerations listed in Location-Specific Design Standard 1 above. Paved surfaces may comprise concrete or asphalt pavement. Unpaved surfaces may comprise boardwalk, gravel, crushed stone, bark/woodchips, grass, and/or unimproved natural ground.

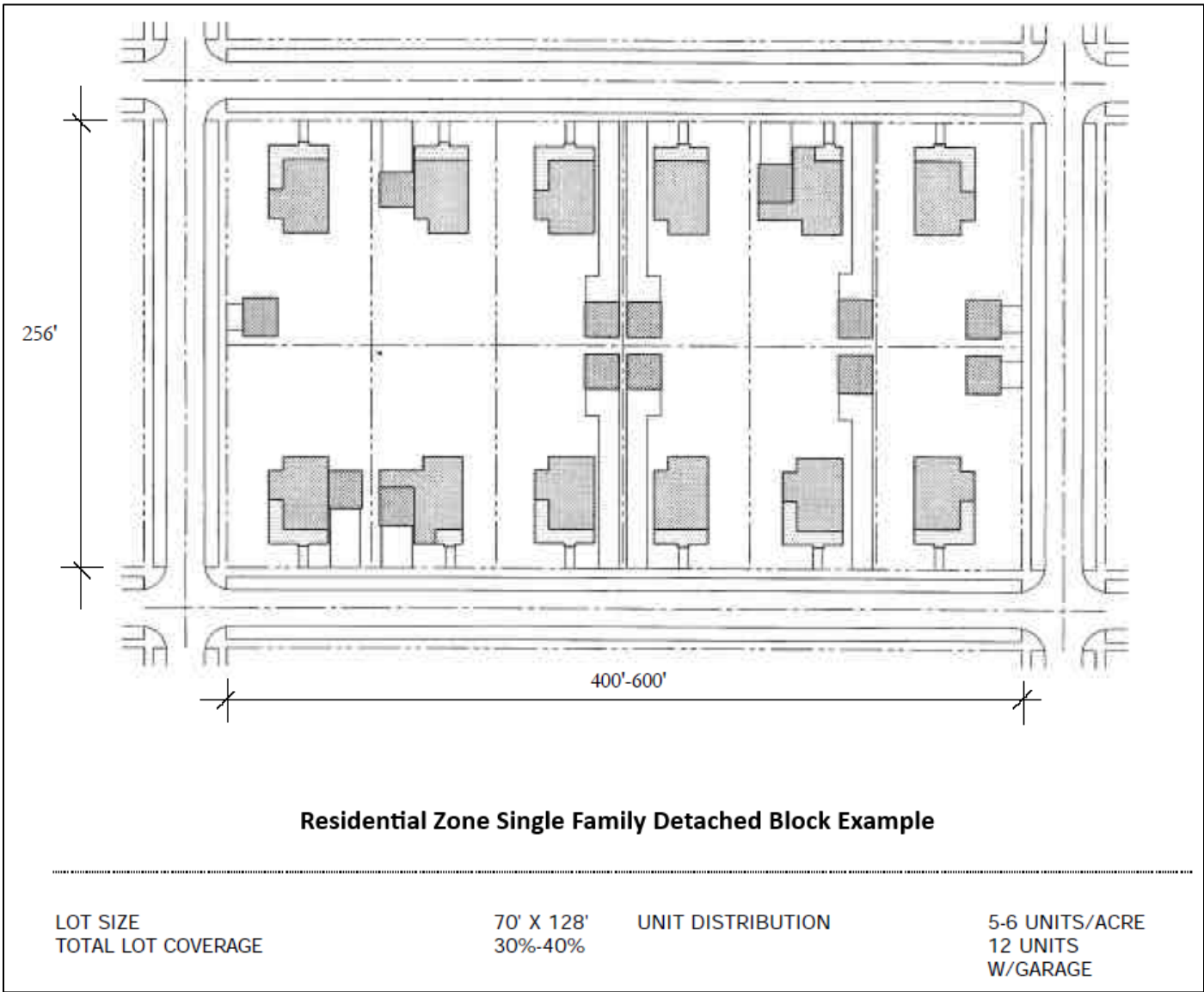
Development Standards

The following Development Standards diagram illustrates the requirements applicable to the Residential, Neighborhood, and Village Center/Town Center zones within the PUD. The diagram establishes lot standards including minimum and maximum setbacks (front, side, and rear), lot widths, lot depths, and lot coverage ratios. Additional standards address porch and balcony dimensions, accessory building placement and lot locations, driveway access configurations, parking locations, and maximum building heights. These standards apply to residential uses in all applicable zones; setback lot coverage requirements, and building heights also apply to non-residential uses within the Neighborhood and Mixed Use Zones. Specific numerical standards for each zone are set forth in the diagram and shall be applied at Final Development Plan.



Residential Zone Block Example - Single Family Detached, >50' Lots

The diagram below is an example block configuration in the Residential Zone of single family detached residential uses on lots 50' wide or larger.

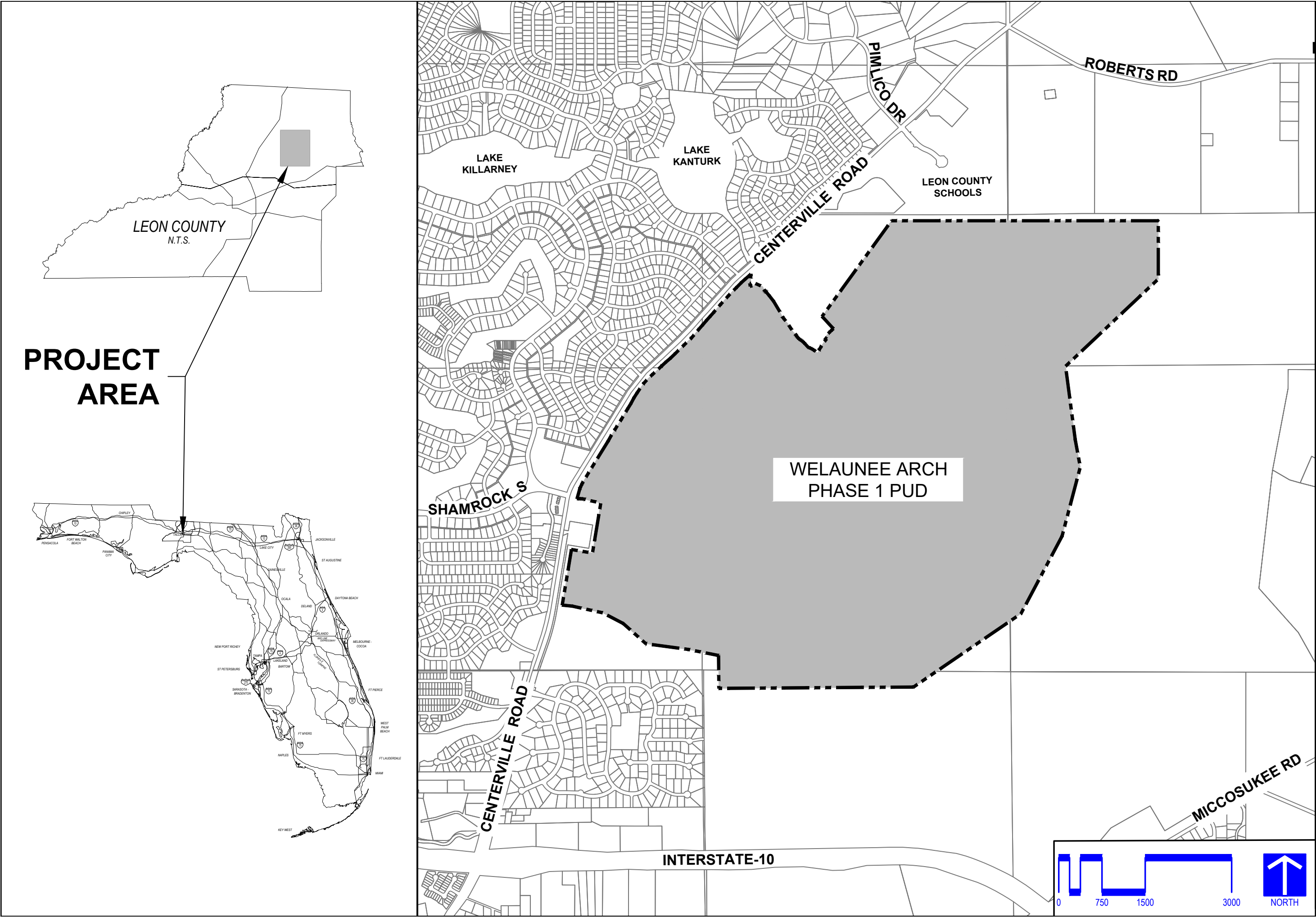


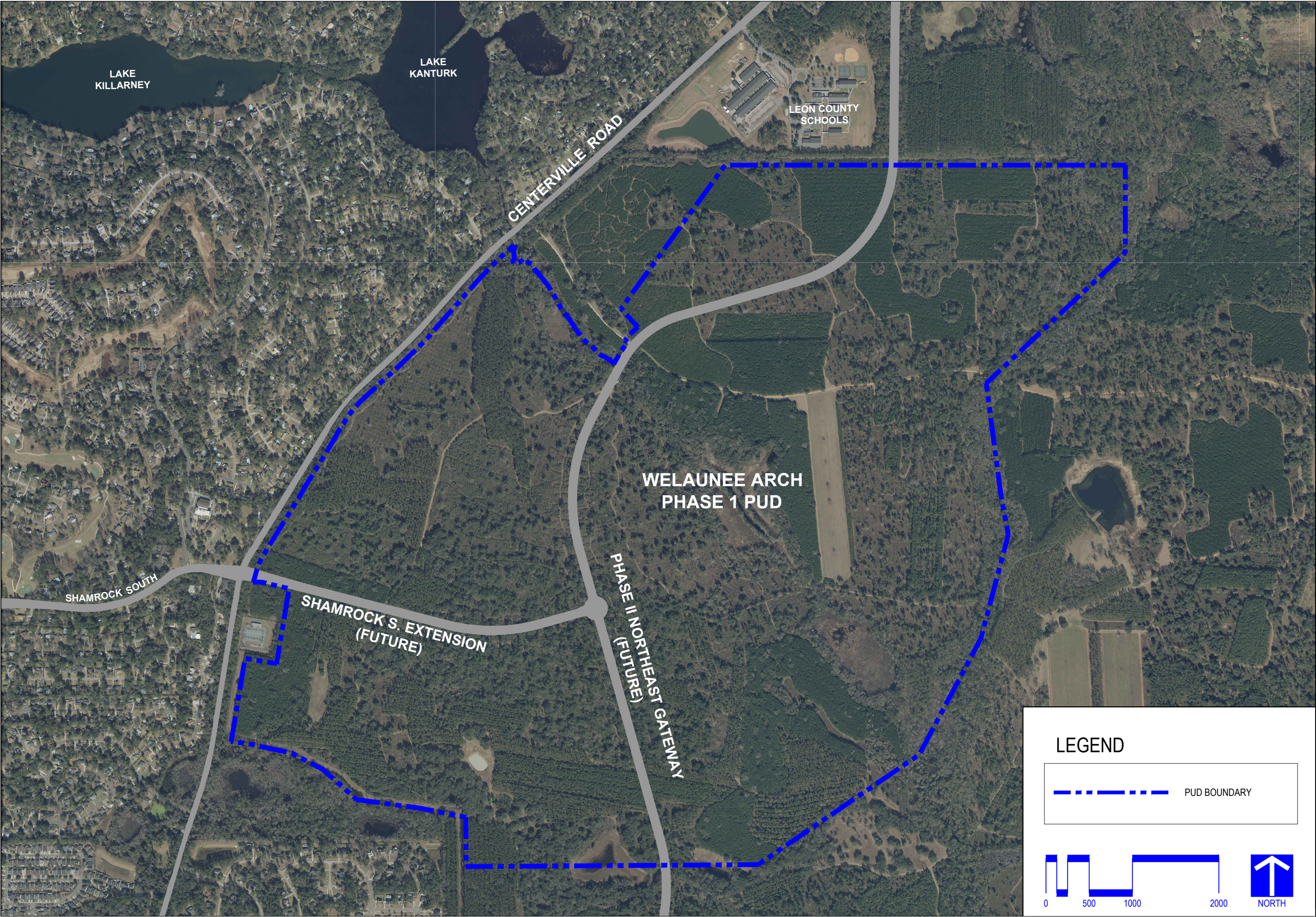
Preferred Access and Circulation for Auto-Oriented Uses

The following diagram illustrates the preferred parking, access, and circulation options for auto-oriented uses such as convenience stores/gas stations and restaurants with drive-thru facilities in the Town Center and Village Center zones. Precise design of such uses will be evaluated in the Final Development Plan review. Site-specific access and circulation requirements shall not interfere with normal business operations of permitted uses.



Welaunee Arch Phase 1 PUD Concept Plan





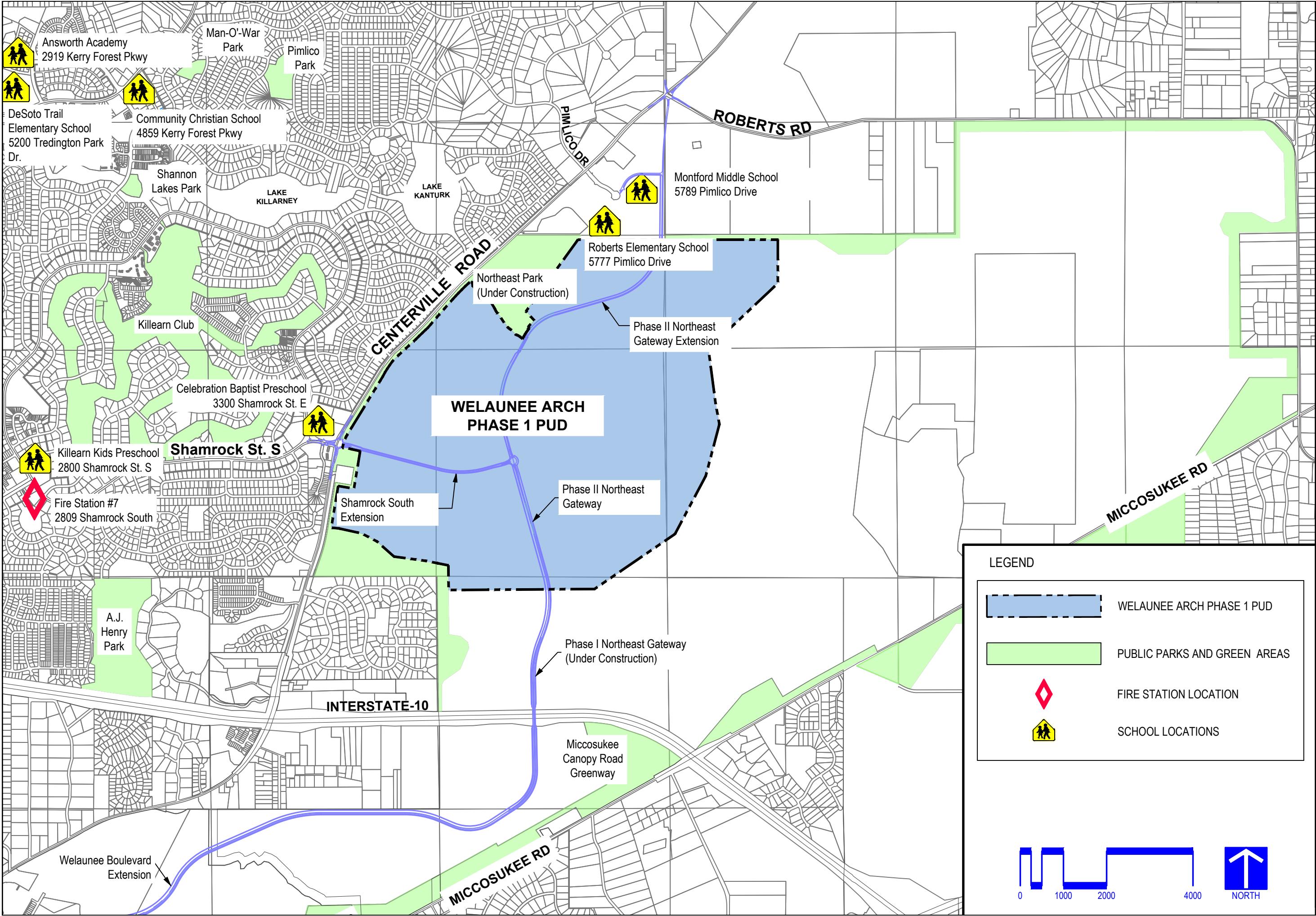
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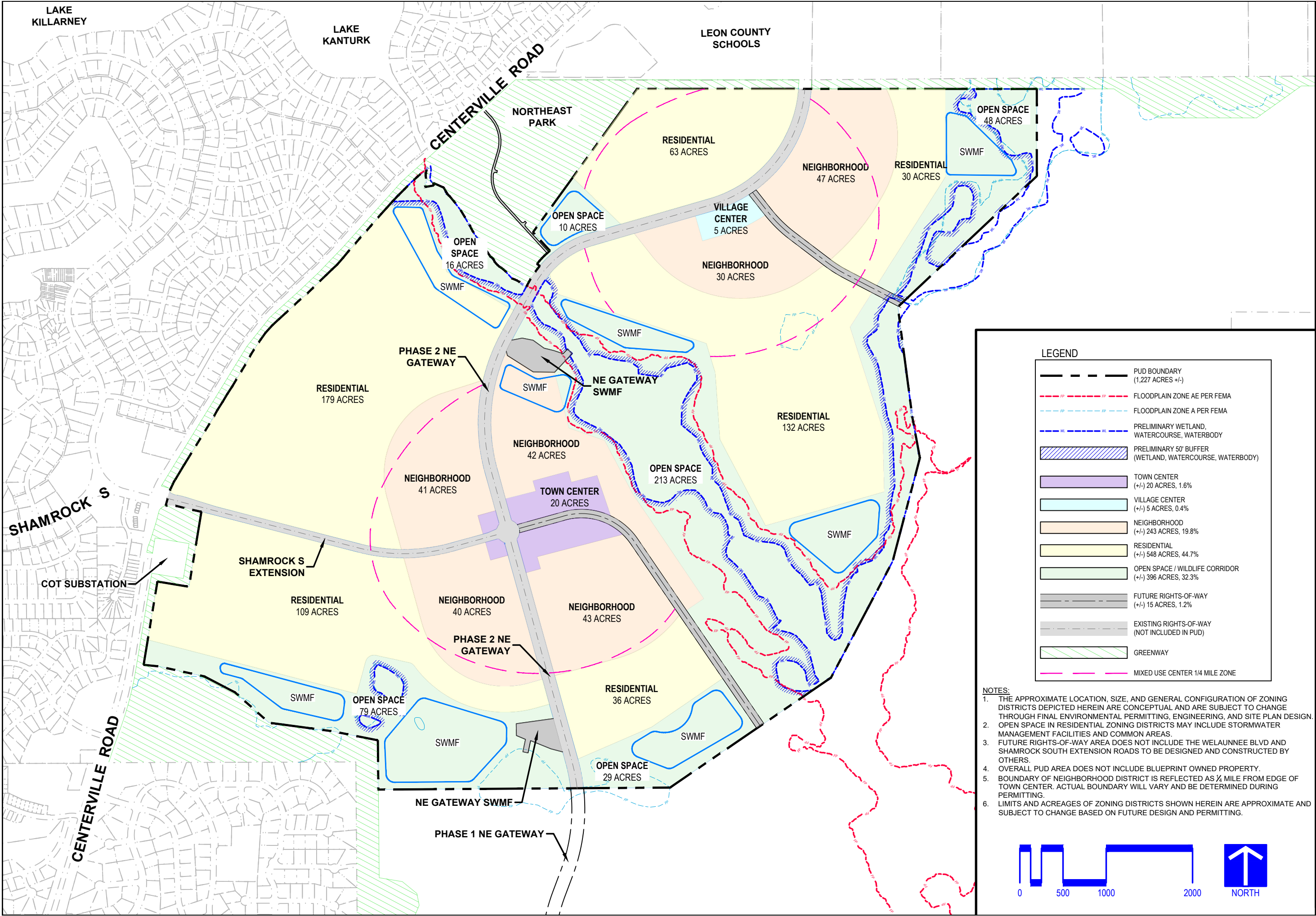
Aerial Photograph
Welaunee Arch Phase 1 PUD

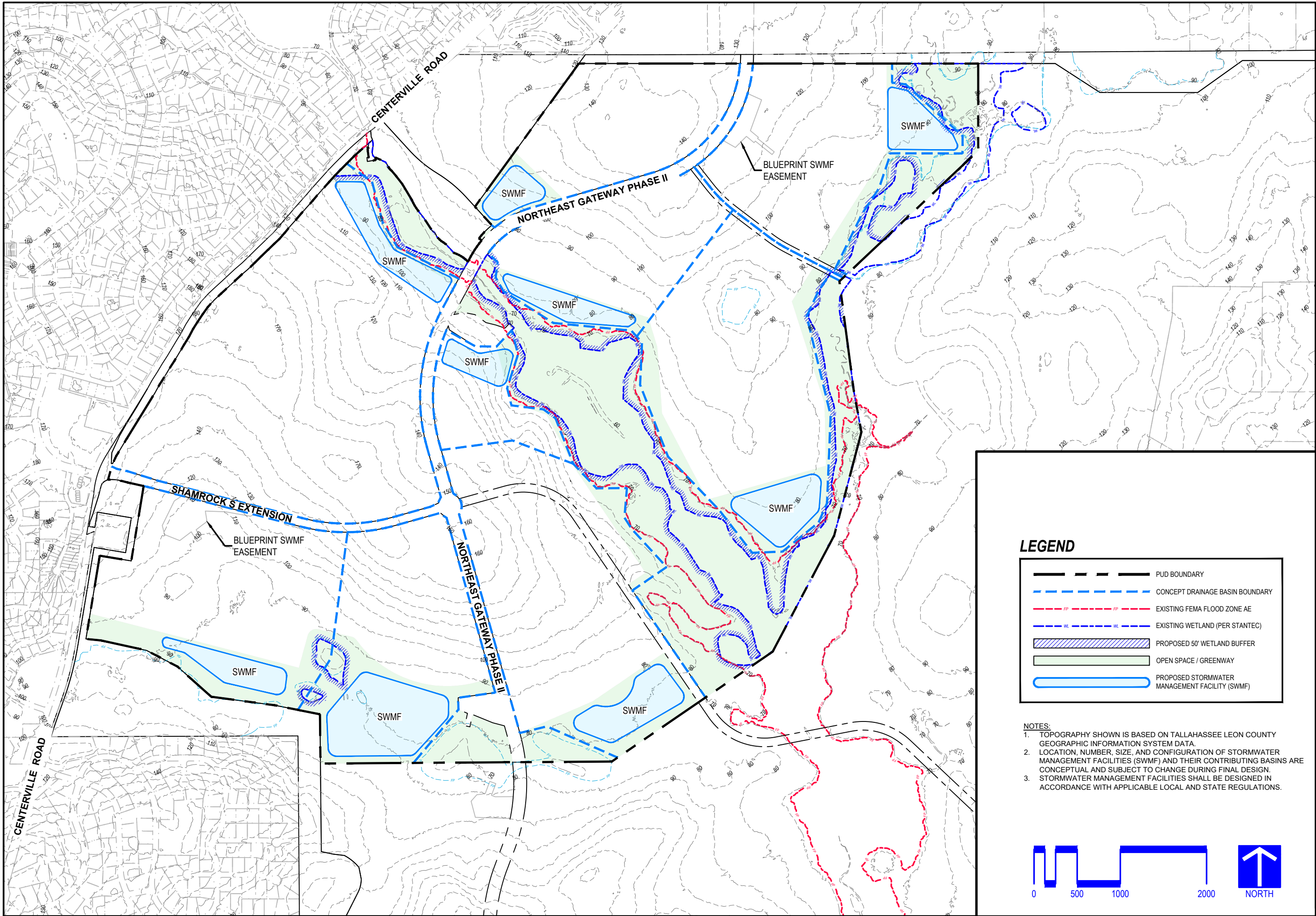


LEGEND

- WELAUNEE ARCH PHASE 1 PUD
- PUBLIC PARKS AND GREEN AREAS
- FIRE STATION LOCATION
- SCHOOL LOCATIONS







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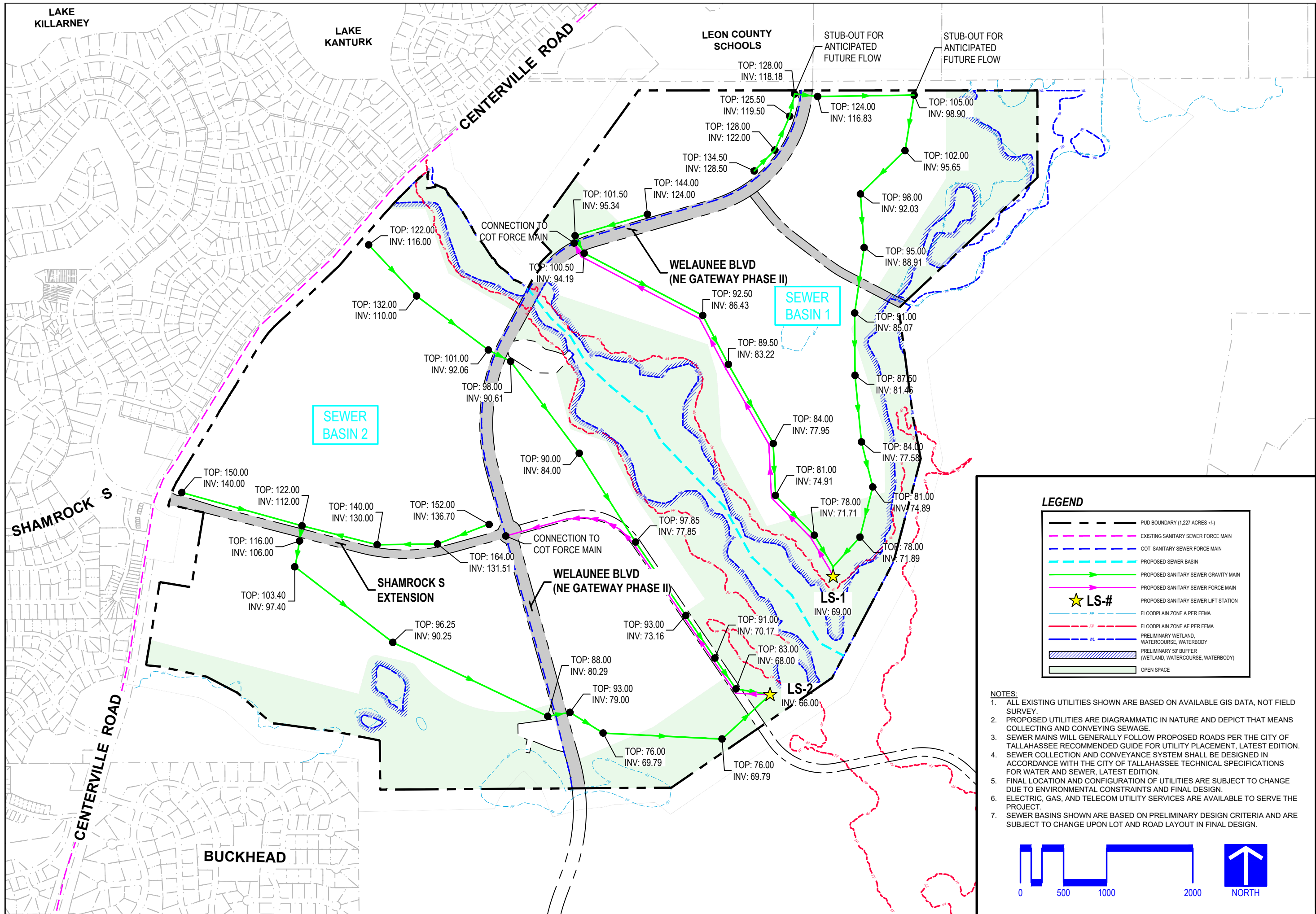
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Concept Stormwater Plan

Welaunee Arch Phase 1 PUD

Figure
5



SANITARY SEWER BASIN 1										
DEVELOPMENT	UNITS	QTY	FLOW FACTOR	AVG WATER FLOW (GPM)	AVG WATER FLOW (MGD)	AVG SEWER FLOW (GPM)	AVG SEWER FLOW (MGD)	SEWER PEAKING FACTOR	PEAK SEWER FLOW (GPM)	PEAK SEWER FLOW (MGD)
SFR OR MFR	BEDS	8,346	125	724.48	1.04	579.58	0.83	2.5	1,448.96	2.09
COMMERCIAL	SF	1,413,800	0.12	117.82	0.17	94.25	0.14	2.5	235.63	0.34
FLOW TO LS-1						673.84	0.97	2.5	1,684.59	2.43

SANITARY SEWER BASIN 2										
DEVELOPMENT	UNITS	QTY	FLOW FACTOR	AVG WATER FLOW (GPM)	AVG WATER FLOW (MGD)	AVG SEWER FLOW (GPM)	AVG SEWER FLOW (MGD)	SEWER PEAKING FACTOR	PEAK SEWER FLOW (GPM)	PEAK SEWER FLOW (MGD)
SFR OR MFR	BEDS	11,825	125	1026.48	1.48	821.18	1.18	2.5	2,052.95	2.96
COMMERCIAL	SF	1,560,000	0.12	130.00	0.19	104.00	0.15	2.5	260.00	0.37
FLOW TO LS-2						925.18	1.33	2.5	2,312.95	3.33

TOTAL FLOW TO OFFSITE				
AVG SEWER FLOW (GPM)	AVG SEWER FLOW (MGD)	SEWER PEAKING FACTOR	PEAK SEWER FLOW (GPM)	PEAK SEWER FLOW (MGD)
1,599.02	2.30	2.50	3,997.54	5.76

- NOTES:
- DEVELOPMENT TYPES AND QUANTITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - FLOW FACTORS, PEAKING FACTORS, AND UNITS ARE SELECTED BASED ON CITY OF TALLAHASSEE ENGINEERING DESIGN MANUAL FOR WATER AND SEWER, 2018.
 - PEAKING FACTORS WERE SELECTED BASED ON THE OVERALL DEVELOPMENT (FULL BUILD OUT) NOT INDIVIDUAL USES.
 - SEWER FLOW FACTORS ARE BASED ON 80% OF THE WATER FLOW FACTORS SHOWN IN APPENDIX B OF THE CITY OF TALLAHASSEE ENGINEERING DESIGN MANUAL FOR WATER AND SEWER, 2018.
 - SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE ESTIMATED TO HAVE 4 BEDS PER UNIT.
 - COMMERCIAL FLOW CALCULATIONS ARE BASED ON A CONSERVATIVE USE OF GROCERY STORE.
 - SEWER FLOW ESTIMATES ARE BASED ON THE "ENGINEERING DESIGN MANUAL FOR WATER AND SEWER FACILITIES". THE FLOW ESTIMATES TO DO NOT ACCOUNT FOR FLOW RATES FROM PROPOSED LIFT STATIONS.

- NOTES:
- ALL EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE GIS DATA, NOT FIELD SURVEY.
 - PROPOSED UTILITIES ARE DIAGRAMMATIC IN NATURE AND DEPICT THAT MEANS COLLECTING AND CONVEYING SEWAGE.
 - SEWER MAINS WILL GENERALLY FOLLOW PROPOSED ROADS PER THE CITY OF TALLAHASSEE RECOMMENDED GUIDE FOR UTILITY PLACEMENT, LATEST EDITION.
 - SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF TALLAHASSEE TECHNICAL SPECIFICATIONS FOR WATER AND SEWER, LATEST EDITION.
 - FINAL LOCATION AND CONFIGURATION OF UTILITIES ARE SUBJECT TO CHANGE DUE TO ENVIRONMENTAL CONSTRAINTS AND FINAL DESIGN.
 - ELECTRIC, GAS, AND TELECOM UTILITY SERVICES ARE AVAILABLE TO SERVE THE PROJECT.
 - SEWER BASINS SHOWN ARE BASED ON PRELIMINARY DESIGN CRITERIA AND ARE SUBJECT TO CHANGE UPON LOT AND ROAD LAYOUT IN FINAL DESIGN.

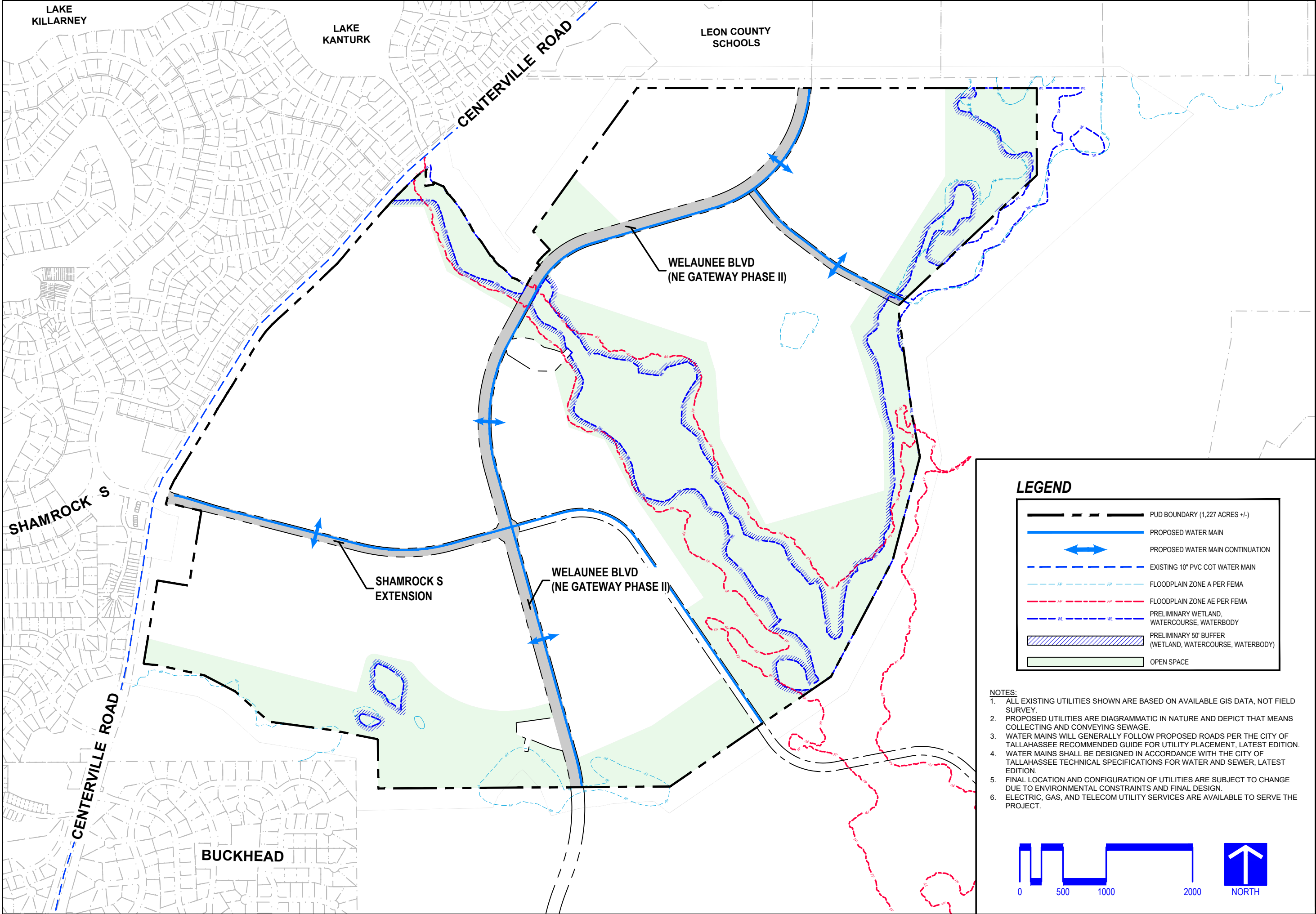


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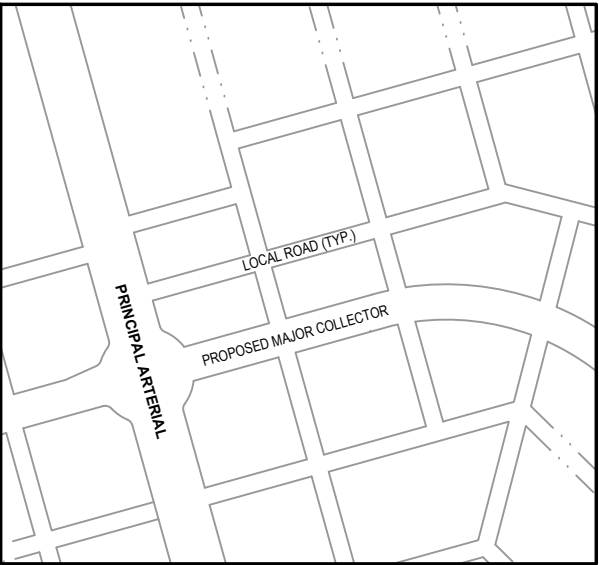
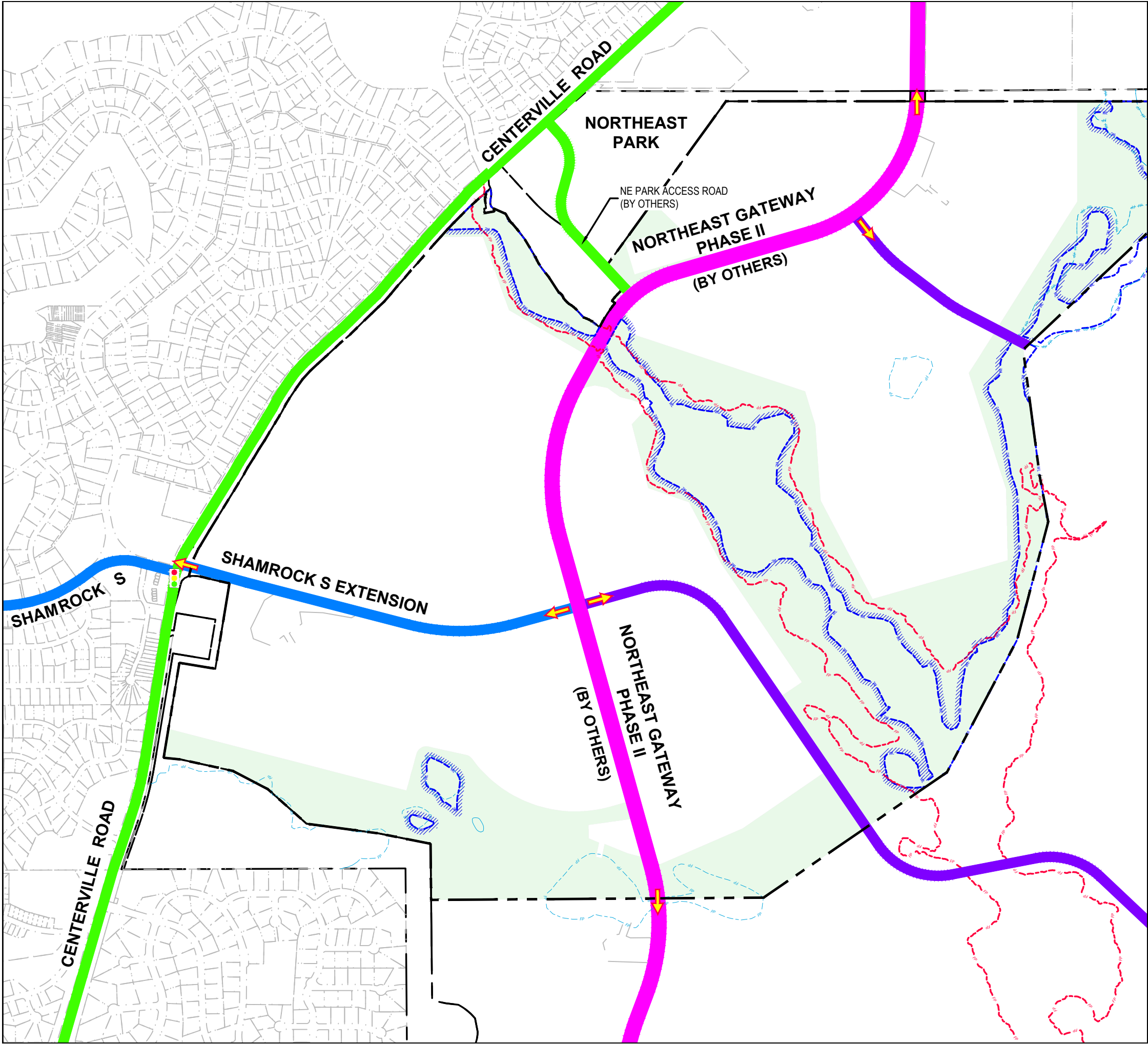
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Concept Utility Plan - Water

Welaunee Arch Phase 1 PUD



CONCEPTUAL ROAD / BLOCK DIAGRAM
FOR TOWN CENTER AND VILLAGE CENTER
SCALE = NTS

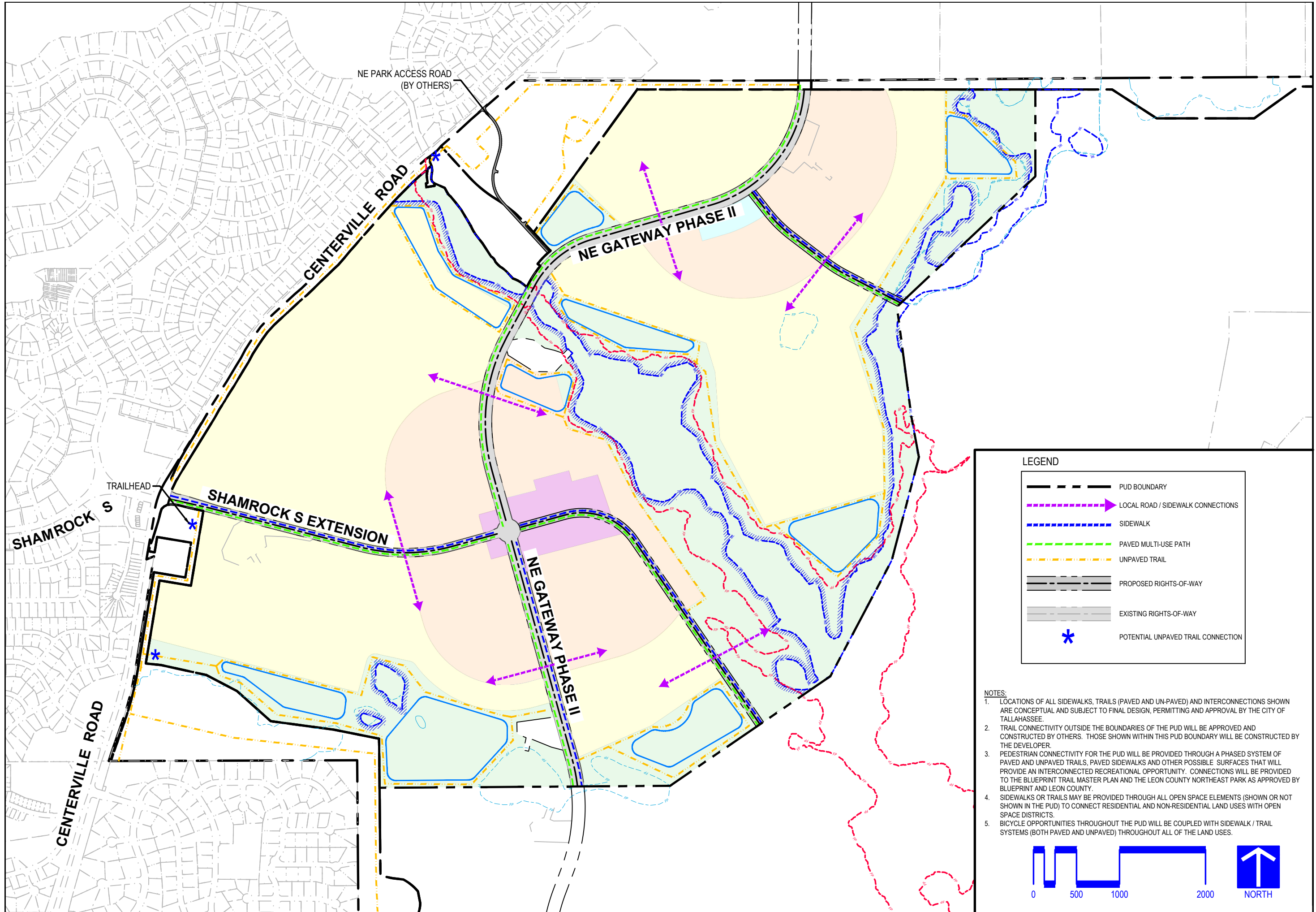
NOTE:
1. THE INTENT OF THE ROAD / BLOCK DIAGRAM SHOWN HERE SHALL BE ACHIEVED AS DESIGN AND PERMITTING PROGRESSES BUT ALTERATIONS OF BLOCK LENGTHS, NUMBER OF ROADS, ETC. SHALL BE DICTATED BY FINAL DESIGN.

LEGEND

	PUD BOUNDARY
	EXISTING MINOR ARTERIAL
	EXISTING MAJOR COLLECTOR
	EXISTING PRINCIPAL ARTERIAL
	PROPOSED MAJOR COLLECTOR
	PROPOSED TRAFFIC CONTROL DEVICE (FUTURE COT DETERMINATION)
	PROPOSED ROAD CONNECTIONS (FULL ACCESS, TWO LANES)
	FLOODPLAIN ZONE AE PER FEMA
	FLOODPLAIN ZONE A PER FEMA
	PRELIMINARY WETLAND, WATERCOURSE, WATERBODY
	OPEN SPACE

- NOTES:
1. LOCATIONS OF ALL ROADWAYS SHOWN ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN, PERMITTING AND APPROVAL BY THE CITY OF TALLAHASSEE UNDERGROUND UTILITIES AND PUBLIC INFRASTRUCTURE DEPARTMENT (UUPI).
 2. NORTHEAST GATEWAY AND SHAMROCK EXTENSION ARE SHOWN BASED ON AVAILABLE INFORMATION FROM BLUEPRINT AND WILL BE CONSTRUCTED BY OTHERS. CONNECTIONS OF PROPOSED MAJOR COLLECTOR ROADS, AS WELL AS ADDITIONAL LOCAL ROADS (NOT SHOWN) WILL BE COORDINATED WITH BLUEPRINT AND THE CITY OF TALLAHASSEE UUPI DEPARTMENT.
 3. ADDITIONAL INTERNAL (LOCAL) ROADS THAT SERVE THE DEVELOPMENT ARE NOT SHOWN. FINAL LOCATIONS AND CONNECTIONS WILL BE DETERMINED DURING THE PLATTING PROCESS.
 4. PROPOSED TRAFFIC SIGNALS, ROUNDABOUTS OR OTHER TRAFFIC CONTROL DEVICES WILL BE COORDINATED WITH THE CITY OF TALLAHASSEE DURING THE DESIGN AND PLATTING PROCESS AND INSTALLED BASED BY THE DEVELOPER BASED ON AN APPROVED OPERATIONAL TRAFFIC ANALYSIS.
 5. ROADWAY NETWORK AND FUNCTIONAL CLASSIFICATIONS SHOWN HEREIN ARE SUBJECT TO FINAL APPROVAL BY THE CITY UUPI DEPARTMENT BASED ON TRAFFIC NEEDS, UTILITY SERVICE REQUIREMENTS AND PHYSICAL / ENVIRONMENTAL CONDITIONS.



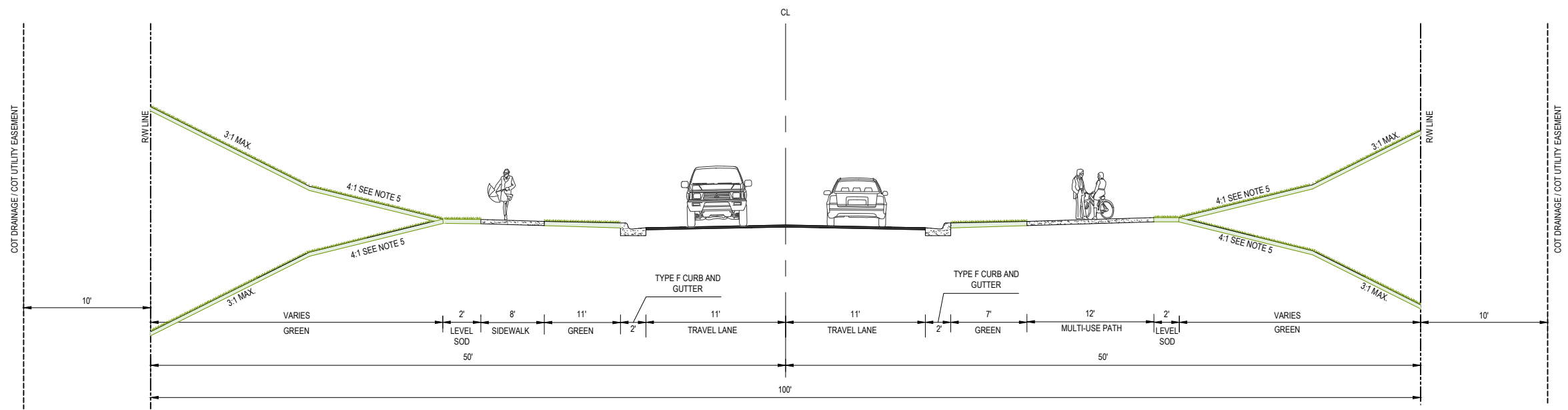


LEGEND

	PUD BOUNDARY
	LOCAL ROAD / SIDEWALK CONNECTIONS
	SIDEWALK
	PAVED MULTI-USE PATH
	UNPAVED TRAIL
	PROPOSED RIGHTS-OF-WAY
	EXISTING RIGHTS-OF-WAY
	POTENTIAL UNPAVED TRAIL CONNECTION

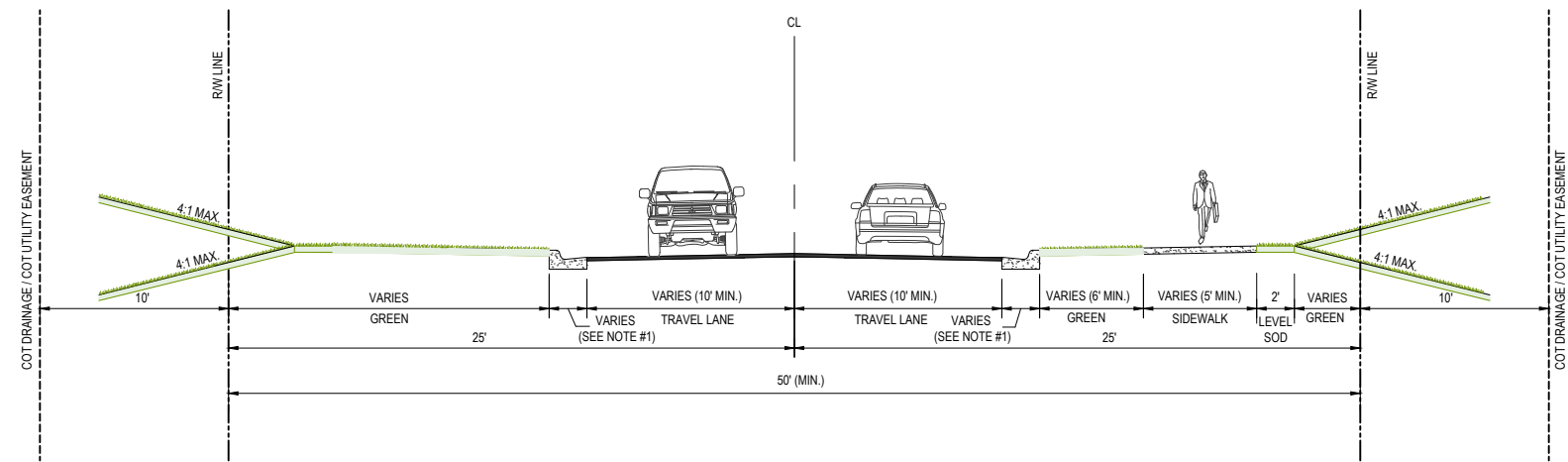
- NOTES:**
1. LOCATIONS OF ALL SIDEWALKS, TRAILS (PAVED AND UN-PAVED) AND INTERCONNECTIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN, PERMITTING AND APPROVAL BY THE CITY OF TALLAHASSEE.
 2. TRAIL CONNECTIVITY OUTSIDE THE BOUNDARIES OF THE PUD WILL BE APPROVED AND CONSTRUCTED BY OTHERS. THOSE SHOWN WITHIN THIS PUD BOUNDARY WILL BE CONSTRUCTED BY THE DEVELOPER.
 3. PEDESTRIAN CONNECTIVITY FOR THE PUD WILL BE PROVIDED THROUGH A PHASED SYSTEM OF PAVED AND UNPAVED TRAILS, PAVED SIDEWALKS AND OTHER POSSIBLE SURFACES THAT WILL PROVIDE AN INTERCONNECTED RECREATIONAL OPPORTUNITY. CONNECTIONS WILL BE PROVIDED TO THE BLUEPRINT TRAIL MASTER PLAN AND THE LEON COUNTY NORTHEAST PARK AS APPROVED BY BLUEPRINT AND LEON COUNTY.
 4. SIDEWALKS OR TRAILS MAY BE PROVIDED THROUGH ALL OPEN SPACE ELEMENTS (SHOWN OR NOT SHOWN IN THE PUD) TO CONNECT RESIDENTIAL AND NON-RESIDENTIAL LAND USES WITH OPEN SPACE DISTRICTS.
 5. BICYCLE OPPORTUNITIES THROUGHOUT THE PUD WILL BE COUPLED WITH SIDEWALK / TRAIL SYSTEMS (BOTH PAVED AND UNPAVED) THROUGHOUT ALL OF THE LAND USES.





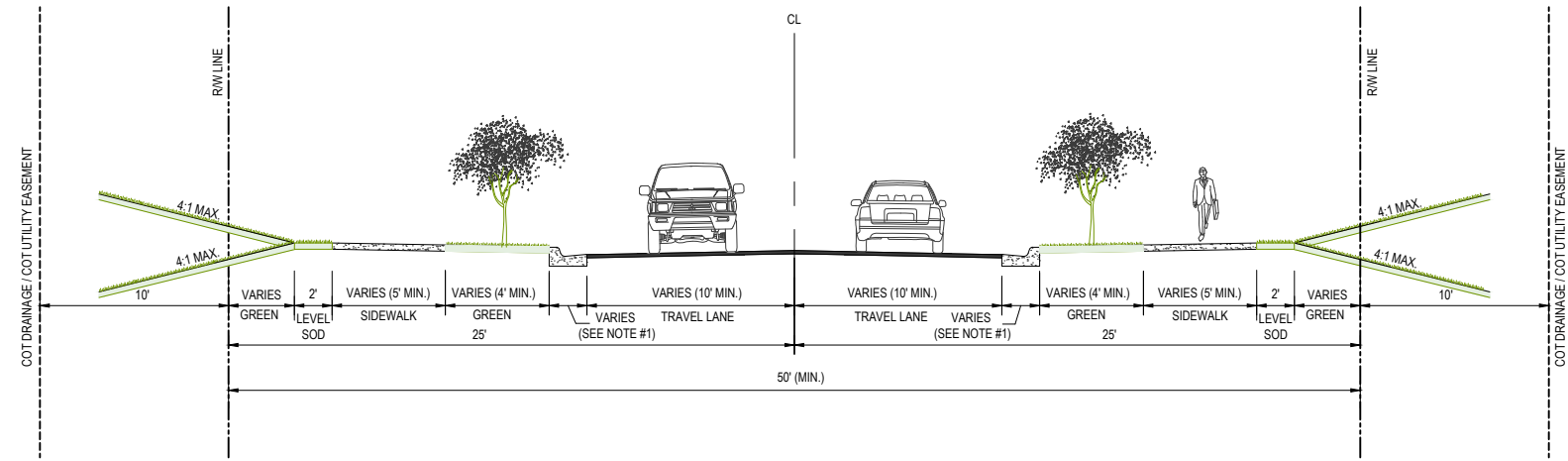
TYPICAL SECTION MAJOR COLLECTOR

- NOTES:
1. THIS TYPICAL SECTION IS LIMITED TO THE TWO ROADWAYS REFLECTED IN THE "WELAUNEE ARCH MASTER PLAN" COMPREHENSIVE PLAN AS A NORTHEASTERN AND SOUTHEASTERN CONNECTION THROUGHOUT THE REMAINDER OF THE ENTIRE "ARCH" PROPERTY. THERE ARE NO OTHER MAJOR COLLECTOR ROADS PROPOSED IN THIS PUD BOUNDARY.
 2. THE DESIGN OF THE MAJOR COLLECTOR TYPICAL SECTION IS BASED ON THE DESIGN OF THE SHAMROCK EXTENSION (DESIGNED, PERMITTED AND BUILT BY BLUEPRINT).
 3. ANY MODIFICATIONS WILL BE ADDRESSED DURING PLATTING, FINAL DESIGN AND PERMITTING WITH THE CITY OF TALLAHASSEE.
 4. TREES SHOWN IN TYPICAL SECTIONS ARE INTENDED TO DEPICT THE GENERAL LOCATIONS OF TREES PLANTED IN THE RIGHT-OF-WAY AND ARE NOT INTENDED TO DEMONSTRATE OR REQUIRE A SPECIFIC NUMBER OR SPECIES OF TREES. FINAL DESIGN WILL INCLUDE THESE DETAILS.
 5. SIDE SLOPES MAY INCREASE DUE TO PROTECTION OF NATURAL FEATURES THAT ARE REGULATED BY THE CITY OF TALLAHASSEE.



TYPICAL SECTION LOCAL ROADS
(WITHIN RESIDENTIAL LAND USE)

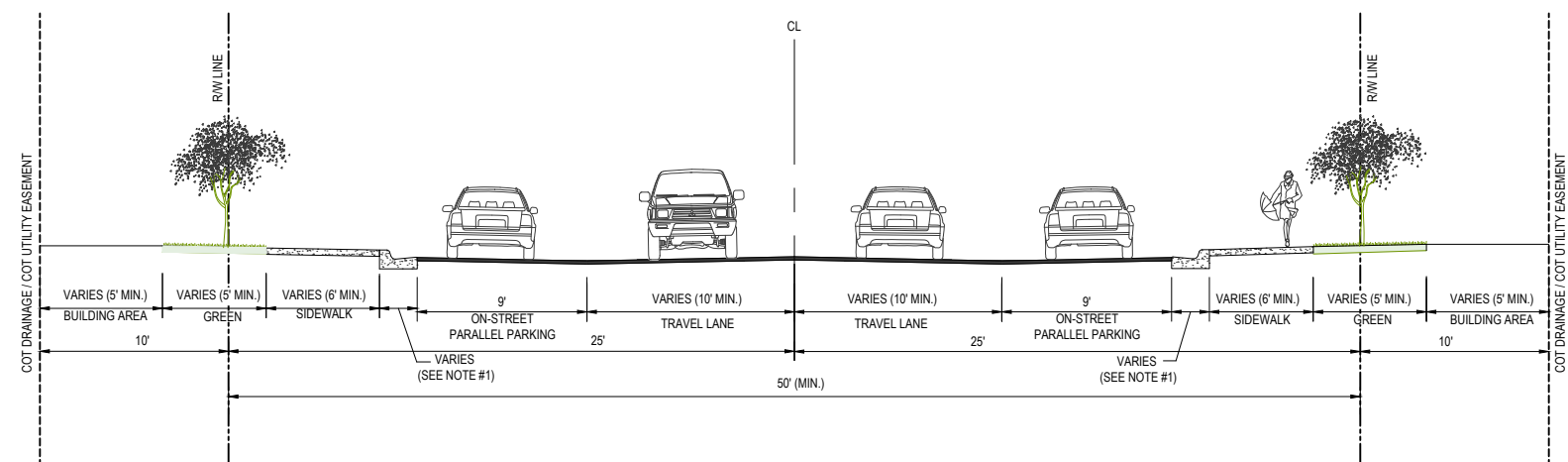
- NOTES:
1. THIS TYPICAL SECTION IS BASED ON PREVIOUSLY APPROVED "LOCAL" ROADS BY THE CITY OF TALLAHASSEE BUT WILL BE SUBJECT TO FINAL DESIGN AND PERMITTING BY CITY OF TALLAHASSEE UUP/ DEPARTMENT (INCLUDING CURB/GUTTER TYPE AND DIMENSIONS) AND CAN VARY FROM RESIDENTIAL TO NON-RESIDENTIAL PHASES .
 2. TREES SHOWN IN TYPICAL SECTIONS ARE INTENDED TO DEPICT THE GENERAL LOCATIONS OF TREES PLANTED IN THE RIGHT-OF-WAY AND ARE NOT INTENDED TO DEMONSTRATE OR REQUIRE A SPECIFIC NUMBER OR SPECIES OF TREES. FINAL DESIGN WILL INCLUDE THESE DETAILS.
 3. TREES IN THE RIGHT-OF-WAY (RESIDENTIAL PHASES) WILL BE PROVIDED BY THE INDIVIDUAL LOT CONTRACTORS TO KEEP TREES FROM BEING DAMAGED DURING THE CONSTRUCTION PROCESS. TREES IN THE RIGHT-OF-WAY (NON-RESIDENTIAL PHASES) WILL BE PROVIDE ON A LOT BY LOT BASIS BY THE INDIVIDUAL APPLICANT FOR SITE PLAN / ENVIRONMENTAL PERMIT APPLICATION REVIEW.



TYPICAL SECTION LOCAL ROADS

(FOR RESIDENTIAL USES WITHIN NEIGHBORHOOD LAND USE)

- NOTES:
1. THIS TYPICAL SECTION IS BASED ON PREVIOUSLY APPROVED "LOCAL" ROADS BY THE CITY OF TALLAHASSEE BUT WILL BE SUBJECT TO FINAL DESIGN AND PERMITTING BY CITY OF TALLAHASSEE UUPI DEPARTMENT (INCLUDING CURB/GUTTER TYPE AND DIMENSIONS) AND CAN VARY FROM RESIDENTIAL TO NON-RESIDENTIAL PHASES.
 2. TREES SHOWN IN TYPICAL SECTIONS ARE INTENDED TO DEPICT THE GENERAL LOCATIONS OF TREES PLANTED IN THE RIGHT-OF-WAY AND ARE NOT INTENDED TO DEMONSTRATE OR REQUIRE A SPECIFIC NUMBER OR SPECIES OF TREES. FINAL DESIGN WILL INCLUDE THESE DETAILS.
 3. TREES IN THE RIGHT-OF-WAY (RESIDENTIAL PHASES) WILL BE PROVIDED BY THE INDIVIDUAL LOT CONTRACTORS TO KEEP TREES FROM BEING DAMAGED DURING THE CONSTRUCTION PROCESS. TREES IN THE RIGHT-OF-WAY (NON-RESIDENTIAL PHASES) WILL BE PROVIDE ON A LOT BY LOT BASIS BY THE INDIVIDUAL APPLICANT FOR SITE PLAN / ENVIRONMENTAL PERMIT APPLICATION REVIEW.



TYPICAL SECTION LOCAL ROADS

(FOR NON-RESIDENTIAL USES WITHIN TOWN CENTER, VILLAGE CENTER, AND NEIGHBORHOOD LAND USES)

- NOTES:
1. THIS TYPICAL SECTION IS BASED ON PREVIOUSLY APPROVED "LOCAL" ROADS BY THE CITY OF TALLAHASSEE BUT WILL BE SUBJECT TO FINAL DESIGN AND PERMITTING BY CITY OF TALLAHASSEE UUPI DEPARTMENT (INCLUDING CURB/GUTTER TYPE AND DIMENSIONS) AND IS INTENDED TO BE LIMITED TO NON-RESIDENTIAL DEVELOPMENT IN THE TOWN CENTER, VILLAGE CENTER AND NEIGHBORHOOD DISTRICT (MIXED USE / NON-RESIDENTIAL USES).
 2. TREES SHOWN IN TYPICAL SECTIONS ARE INTENDED TO DEPICT THE GENERAL LOCATIONS OF TREES PLANTED IN THE RIGHT-OF-WAY AND ARE NOT INTENDED TO DEMONSTRATE OR REQUIRE A SPECIFIC NUMBER OR SPECIES OF TREES. FINAL DESIGN WILL INCLUDE THESE DETAILS.
 3. TREES IN THE RIGHT-OF-WAY (NON-RESIDENTIAL PHASES) WILL BE PROVIDE ON A LOT BY LOT BASIS BY THE INDIVIDUAL APPLICANT FOR SITE PLAN / ENVIRONMENTAL PERMIT APPLICATION REVIEW.
 4. PARALLEL PARKING IS NOT INTENDED TO BE CONTINUOUS PER BLOCK. LANDSCAPE ISLANDS WILL BE PROPOSED TO BREAK ON-STREET PARKING INTO SMALLER BAYS ALONG THE TRAVEL LANES. TREES WILL BE PROVIDED IN THESE ISLANDS AND WILL BE INSTALLED PER INDIVIDUAL DEVELOPMENT APPLICATIONS (PORTIONS OF EACH BLOCK / EACH LOT FRONTAGE).

Glossary

1. **Blueprint Intergovernmental Agency** – A COT-Leon County agency funded by a local government one-cent sales surtax and established to implement a plan for large, transformative, and generational projects that are aimed to enhance the local community through coordinated planning and construction of transportation, utilities, stormwater management, parks, greenways, and economic development programs.
2. **Accessory Dwelling Unit** – A secondary dwelling unit located on the same lot as a primary single-family residence, which may be attached to or detached from the primary dwelling, including guest houses, in-law suites, garage apartments, and similar accessory living quarters.
3. **Assembly** – A use category for facilities designed for group gatherings, including places of worship, meeting halls, community centers, civic clubs, fraternal organizations, and similar establishments where people assemble for religious, social, educational, or civic purposes.
4. **Bed and Breakfast** – A lodging establishment operated within a residential structure that provides overnight accommodations and may include breakfast service to guests, typically featuring a limited number of guest rooms and owner or operator residence on-site.
5. **Community Park** – Parks that serve several neighborhoods with total populations of up to 25,000 and have a service area of up to a three-mile radius.
6. **Courtyard & Cottage Court Residential** – A residential development type featuring multiple small-scale dwelling units arranged around a shared courtyard or common open space, designed to promote a sense of community and provide private outdoor areas while maintaining a compact, walkable neighborhood character.
7. **Convenience Store with Fuel** – A small retail establishment offering a limited selection of groceries, snacks, beverages, and other convenience items, combined with motor vehicle fueling facilities, designed to serve the daily needs of residents and travelers. Such uses should be designed in general conformance with the preferred access and circulation standards for auto-oriented uses in the Town Center and Village Center zones.
8. **Duplex (Two-Family) Residential** – A residential building containing two dwelling units, which may be arranged side-by-side, stacked vertically, or in other configurations, designed for occupancy by two separate households.
9. **Craftsman Retail** – A retail establishment where goods are manufactured, assembled, or repaired on the premises and sold directly to consumers, including artisan workshops, custom furniture makers, jewelry designers, pottery studios, picture framing shops, and similar small-scale production facilities with a retail component.
10. **Day Care** – A facility providing care, supervision, and educational or developmental activities for children or adults on a regular basis during daytime hours, including child care centers, preschools, nursery schools, after-school programs, and adult day care facilities.
11. **Entertainment Venue** – A facility designed for public amusement, cultural events, or performances, including theaters, cinemas, concert halls, live music venues, comedy clubs, bowling alleys, arcades, escape rooms, and similar establishments providing entertainment activities.
12. **Light Infrastructure** – Small-scale utility and public service installations that include water wells, water tanks, sewage pump stations, electric substations, and solar power stations and systems.
13. **Fourplex Residential** – A residential building containing four dwelling units, designed for occupancy by four separate households.

14. General Office – A use category for professional, business, and administrative office space, including corporate headquarters, professional services (such as legal, accounting, engineering, and architectural firms), financial institutions, insurance agencies, real estate offices, medical and dental offices, and similar business establishments.
15. General Retail – A use category for establishments engaged in the sale of goods or merchandise to the general public at a scale appropriate for a walkable Town Center or Village Center setting, including boutiques, clothing stores, gift shops, home goods and décor stores, stationery and card shops, pet supply stores, bookstores, florists, specialty food retailers, outdoor goods outfitters, and similar commercial establishments.
16. General Service – A use category for establishments providing services to individuals or businesses, including banks and credit unions, salons and barbershops, spas and wellness centers, dry cleaners, laundromats, printing and copy centers, coworking spaces, photography studios, music and dance studios, fitness studios, yoga and pilates studios, martial arts studios, pet grooming and boarding, tutoring and test prep centers, shipping and mailing centers, and similar service-oriented businesses.
17. Grocery Store – A retail establishment primarily engaged in the sale of food and household products for home preparation and consumption, including supermarkets, specialty food stores, organic markets, butcher shops, bakeries, and similar food retail establishments.
18. Low-Impact Design – Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration, or use of stormwater to protect water quality and associated habitats.
19. Home Occupation – A business, profession, or occupation conducted within a dwelling unit by residents of the dwelling, which is clearly incidental and secondary to the residential use and does not change the residential character of the property.
20. Indoor Recreation – A use category for facilities providing recreational activities within an enclosed structure, including gymnasiums, fitness centers, indoor sports facilities, swimming pools, skating rinks, climbing gyms, trampoline parks, indoor playgrounds, game rooms, and similar indoor recreational establishments.
21. Hospital & Clinic – A use category for medical facilities providing healthcare services, including hospitals, urgent care centers, outpatient clinics, surgical centers, diagnostic imaging facilities, physical therapy and rehabilitation centers, dialysis centers, mental health facilities, veterinary clinics, and similar healthcare establishments.
22. Hotel, Resort, & Inn – A lodging establishment providing temporary accommodations to guests, including full-service hotels, limited-service hotels, extended-stay hotels, boutique hotels, resorts, motels, and inns, typically featuring multiple guest rooms, common areas, and may include amenities such as restaurants, meeting facilities, pools, and fitness centers.
23. Low-Income – Defined by the U.S. Department of Housing and Urban Development as a household with an annual gross income at or below 80% of the Area Median Income, adjusted for family size.
24. Library/Museum – A use category for public or private facilities dedicated to the collection, preservation, and exhibition of materials for educational, cultural, or research purposes, including public libraries, private libraries, art museums, history museums, science museums, children's museums, cultural centers, archives, and similar institutions.
25. Law Enforcement & Fire – A use category for public safety facilities, including police stations, fire stations, emergency medical services facilities, emergency operations centers, 911 dispatch centers, and related public safety infrastructure.
26. Light Industrial – A use category for manufacturing, processing, assembly, or storage activities conducted entirely within an enclosed building, with minimal external impacts such as noise, vibration, odor, or

emissions, including research and development facilities, technology manufacturing, food processing, breweries, distilleries, and similar low-impact industrial operations.

27. Live/Work Units – A mixed-use building type combining residential dwelling space with commercial, office, or artisan workspace within the same unit, designed to allow occupants to both live and conduct business on the premises.
28. Neighborhood Parks – Parks that serve as the focus for neighborhood units with a population of up to 5,000 and have a service area of approximately one-half mile and are accessible primarily to pedestrian and bicyclists.
29. Neighborhood Office – A small-scale professional or business office designed to be compatible with adjacent residential areas, including law offices, real estate brokerages, insurance agencies, accounting and tax preparation offices, architectural and design studios, counseling and therapy practices, and similar low-intensity office uses typically occupying smaller buildings or suites that do not generate significant traffic or noise.
30. Neighborhood Retail – A retail use intended to serve the surrounding community on a daily or frequent basis, including convenience stores, pharmacies, small grocery or corner markets, newsstands, coffee shops, ice cream parlors, dry cleaners, and similar neighborhood-oriented retail establishments typically occupying smaller storefronts.
31. Multifamily Residential – A residential building containing three or more dwelling units, including apartments, condominiums, and similar multi-unit housing structures.
32. Neighborhood Service – A service use intended to meet the daily or frequent needs of the surrounding community at a scale compatible with adjacent residential areas, including hair salons, barbershops, nail salons, laundromats, small-scale fitness studios and gyms, personal training studios, tutoring centers, pet grooming, massage and wellness services, medical spas, alterations and tailoring, and similar neighborhood-oriented service establishments typically occupying smaller storefronts.
33. Non-Residential – Any land, building, or structure that is not used or zoned for human living quarters or permanent dwelling.
34. Post Office – A facility operated by the United States Postal Service or a private postal or shipping company for the receipt, sorting, and delivery of mail and packages, including retail postal service counters and package shipping services.
35. Outdoor Recreation – A use category for recreational activities conducted primarily outdoors, including parks, playgrounds, sports fields and courts, nature trails, greenways, dog parks, community gardens, outdoor swimming pools, amphitheaters, and similar outdoor recreational facilities.
36. Transit Hub – A central public transportation station where passengers transfer between multiple fixed-route buses, paratransit services, and regional connections.
37. School – An educational institution providing instruction at the elementary, middle, high school, or post-secondary level, including public schools, private schools, charter schools, parochial schools, vocational schools, trade schools, colleges, and universities.
38. Triplex Residential – A residential building containing three dwelling units, designed for occupancy by three separate households.
39. Short Term Rental – A dwelling unit or portion thereof that is rented to transient guests for periods of less than 30 consecutive days, including vacation rentals, home-sharing arrangements, and similar temporary lodging uses operated within residential properties.
40. Single Family Attached (Townhomes) – A residential dwelling unit that shares one or more common walls with adjacent dwelling units, with each unit having its own separate entrance and typically its own lot, including townhouses, rowhouses, and similar attached housing types.

- 41. Single Family Detached – A freestanding residential dwelling unit designed for occupancy by a single household, not sharing any walls with adjacent structures, situated on its own individual lot.
- 42. Residential Care – A facility providing room, board, and personal care services for individuals who require assistance with daily living activities, including assisted living facilities, nursing homes, memory care facilities, group homes, and similar residential care establishments.
- 43. Restaurant – An establishment where food and beverages are prepared and served to customers for consumption on or off the premises, including full-service restaurants, fast-casual restaurants, cafes, diners, coffee houses, bakery cafes, bars, brewpubs, and similar food service establishments.
- 44. Wildlife Corridor – A functional ecological network of public and private conserved lands and greenways that support regional wildlife survival.
- 45. Utilities – Infrastructure and facilities necessary for the provision of public services, including water treatment and distribution facilities, wastewater collection and treatment facilities, electric power generation and distribution facilities, natural gas distribution, telecommunications facilities, and similar utility infrastructure.
- 46. Workforce Housing – Provides affordable rental and purchase options for moderate-income workers; key elements include income limits tied to Area Median Income, developer density incentives, and down payment assistance.
- 47. Very Low-Income – Defined by the U.S. Department of Housing and Urban Development as a household with an annual gross income at or below 50% of the Area Median Income, adjusted for family size.