

**ORDINANCE NO. 2012 - 18**

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM CITY'S C2-A, DOWNTOWN COMMERCIAL (CORE GATEWAY) DISTRICT TO CITY'S PD, PLANNED DEVELOPMENT, ON PROPERTY LOCATED AT 110 EAST CHURCH STREET, EAST OF WOODLAND BOULEVARD BETWEEN RICH AVENUE AND CHURCH STREET; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY ± 1.86 ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT APPROVAL ON A DETERMINATION OF CONCURRENCY; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the applicants, City of DeLand, owner and White Challis Redevelopment Company, contract purchaser (hereinafter collectively referred to as "Applicants"), own ± 1.86 acres of land located at 110 E. Church Street, east of Woodland Boulevard between Rich Avenue and Church Street, which is more particularly described in the legal description attached hereto as Exhibit "A" and by this reference made a part hereof; and

**WHEREAS**, the Applicants have applied for a change of zoning from the present zoning classification of the City's C2-A Downtown Commercial (Core Gateway) District to City's PD, Planned Development District; and

**WHEREAS**, said rezoning as a PD District is consistent with both the Comprehensive Plan and the purpose and intent of Section 33-32 of the Code of Ordinances of the City of DeLand (the "Code"); and

**WHEREAS**, the Applicants have submitted an application for the approval of a development plan in order to redevelop the property described in Exhibit "A" (hereinafter the "Property"); and

**WHEREAS**, the proposed development plan meets or exceeds the minimum conditions and standards for the PD District with respect to minimum development size, perimeter setbacks, comprehensive plan consistency, internal compatibility, external compatibility, open spaces, sidewalks, environmental constraints, internal access and circulation, external transportation access, off-street parking, public facilities and unified control; and

**WHEREAS**, the proposed development plan is consistent with the Downtown Commercial land use designation which encourages intensified mixed development in the downtown for a variety of commercial, office, institutional and residential needs; with office and residential encouraged to locate above the first floor.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:**

**Section 1.** The City Commission has held a public hearing to approve the change of zoning from City's C2-A Downtown Commercial (Core Gateway) District to the City's PD, Planned Development, on the Property, which is located at 110 East Church Street, east of Woodland Boulevard between Rich Avenue and Church Street.

**Section 2.** Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as the Woodland Block PD, Planned Development District.

**Section 3.** The zoning of the Property as PD, Planned Development District, is made pursuant to Section 33-32 of the Code and the development of the Property shall take place in accordance with that Section and in substantial compliance with the Development Plan Agreement, Maps and other supporting documentation submitted by Applicant which shall be filed and retained for public inspection in the office of the City Planning Department and constitute a supplement to the official Zoning Map of the City.

**Section 4.** The approved Development Plan for the Woodland Block PD, including the Development Plan Agreement, Map and other supporting documentation (on file with the City Planning Department), are attached hereto as Exhibit "B" and by this reference made a part hereof.

**Section 5.** The failure of the approved Development Plan to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with any law governing said permitting requirements, conditions, terms or restrictions, as same may be amended or enacted from time to time in the future. All current land development regulations of the City are applicable to the PD District except to the extent that they conflict with a specific provision of the approved Development Plan.

**Section 6.** At the time of development, the Applicant shall comply with all relevant building codes and development standards contained in the City's Code of Ordinances or in the Development Plan; provided, however, that the development standards contained in the adopted Development Plan shall supersede comparable standards contained in the Code of Ordinances.

**Section 7.** Pursuant to Article 5 of the City's Land Development Regulations, the Applicant shall comply with all applicable infrastructure regulations.

**Section 8.** The City Commission may rezone any portion of the Project which has not obtained a site plan approval within five years from the date of adoption of this Ordinance.

**Section 9.** Prior to the issuance of a building permit, Applicant shall submit an easement document, acceptable to the City of DeLand, permitting additions to shared access, parking, utilities, and stormwater.

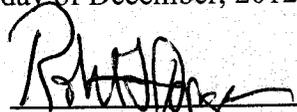
**Section 10.** The City Engineer, Planning Director, and Building Department are hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

**Section 11.** No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to, site plan approval shall be subject to a determination of concurrency.

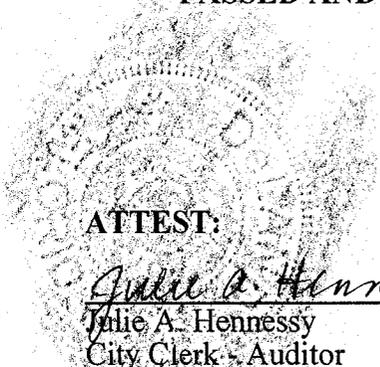
**Section 12.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

**Section 13.** This Ordinance shall become effective immediately upon its adoption.

**PASSED AND DULY ADOPTED** this 3<sup>rd</sup> day of December, 2012.

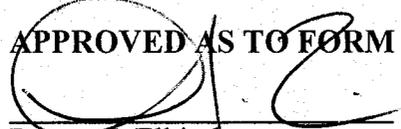
  
\_\_\_\_\_  
Robert F. Abgar  
Mayor - Commissioner

**ATTEST:**

  
  
\_\_\_\_\_  
Julie A. Hennessy  
City Clerk - Auditor

Passed on first reading: November 19, 2012  
Adopted on second reading: December 3, 2012

**APPROVED AS TO FORM AND LEGALITY:**

  
\_\_\_\_\_  
Darren J. Elkind  
City Attorney

**Exhibit "A"**

Legal Description for the Property

W 44 FT OF LOT 7 & ALL LOT 8 & LOT 9 EXC S 28.67 FT OF W 37.76 FT OF N ½ & EXC  
SW ¼ & INC N 111 FT OF LOT 10 BLK 7 ROGERS DELAND MB 14 PGS 15-17 INC  
PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

**THE WOODLAND BLOCK PLANNED DEVELOPMENT AGREEMENT**

**IN THE CITY COMMISSION OF THE**

**CITY OF DELAND, FLORIDA**

**IN RE: (Z-12-07), Application of**

**City of DeLand, Florida and**

**White Challis Redevelopment Co., LLC**

**ORDINANCE # 2012-18**

**ORDER AND RESOLUTION**

**GRANTING A REQUEST FOR CHANGE OF ZONING FROM C2-A, DOWNTOWN COMMERCIAL DISTRICT,**

**TO WOODLAND BLOCK PD, PLANNED DEVELOPMENT**

The application of the City of DeLand, a Florida municipal corporation (the "City"), and White Challis Redevelopment Co., LLC, a Florida limited liability company ("White Challis"), collectively hereinafter the "Applicants", for rezoning was heard by and before the City Commission, DeLand Florida on December 3, 2012. Based upon the verified Application and other supporting documents, maps, charts, overlays, other evidence and instruments, the advice, report, and recommendations of the Community Development, and other Departments and agencies of DeLand, Florida, and the testimony adduced and evidence received at the Public Hearing on this Application by the Planning Board on September 19, 2012, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

**GENERAL FINDINGS**

A. That the City is the owner of the Property, and White Challis is the contract purchaser of the Property, which is a 1.87-acre parcel of land situated in DeLand, Florida, described more particularly in the legal description, a true copy of which is attached hereto as Exhibit "A" (the "Property").

B. The City and White Challis have entered into the Acquisition and Redevelopment Agreement for purposes of redevelopment of the Property (defined below) consistent with the terms

1 therein and dated October 29, 2012 (the "A&R Agreement").

2 C. That the application of the City and White Challis was duly and properly filed herein on  
3 February 20, 2012 as required by law.

4 D. That all fees and costs which are by law, regulation, or Ordinance required to be borne  
5 and paid by the Applicants have been paid.

6 E. That the Applicants have complied with the concept plan provision as required by Land  
7 Development Regulations Ordinance # 2002-09, as amended.

8 F. That the Applicants have complied with the "Due Public Notice" requirements of the  
9 City Commission, Land Development Regulations Ordinance # 2002-09, as amended.

10 G. That the owner of the property, the City, agrees with the provisions of the Development  
11 Agreement.

12 **FINDINGS REGARDING REZONING**

13 A. That the Applicants have applied for a change of zoning from the present zoning  
14 Classification of the Property from C2-A, Downtown Commercial, to Woodland Block Planned  
15 Development.

16 B. That the said rezoning to Woodland Block Planned Commercial Development is  
17 consistent with both the City of DeLand Comprehensive Plan Ordinance # 1990-04, as amended, and the  
18 intent and purpose of the City of DeLand Land Development Regulations Ordinance # 2002-09, as  
19 amended, and does promote the public health, safety, morals, general welfare and orderly growth of the  
20 area affected by the rezoning request.

21 **NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF DELAND, FLORIDA, IN**  
22 **OPEN MEETING DULY ASSEMBLED IN THE CITY COMMISSION CHAMBERS, 120 SOUTH FLORIDA**  
23 **AVENUE, DELAND, FLORIDA, THIS 3<sup>rd</sup> DAY OF *Dec.* A.D., 2012, AS FOLLOWS:**  
24

25 A. That the Application of the City and White Challis for the rezoning of the Property is

1 hereby granted.

2 B. That the zoning classification of the Property is hereby amended from C2-A, Downtown  
3 Commercial, to PD as described in Article XII of the City of DeLand, Land Development Regulations  
4 Ordinance # 2002-09, as amended.

5 C. That the Official Zoning Map of the City of DeLand is hereby amended to show the  
6 rezoning of the Property to Woodland Block PD.

7 D. That the City of DeLand Land Development Regulations Ordinance # 2002-09, as  
8 amended, is consistent with the provisions of the "Development Agreement" as hereinafter set forth in  
9 this Ordinance and with respect to any conflict between Land Development Regulations Ordinance #  
10 2002-09, as amended, and the "Development Agreement", the provisions of the "Development  
11 Agreement" shall govern. Ordinance # 2002-09, as amended, shall govern with respect to any matter  
12 not covered by the "Development Agreement." The City of DeLand will ensure overall compliance with  
13 this Ordinance.

14 E. Unless otherwise provided for herein the City of DeLand, Land Development Regulations  
15 Ordinance #2002-09, as amended, shall apply to the Woodland Block PD in the same manner as the C2-A,  
16 Downtown Commercial District, zoning classification.

17 F. Nothing in this Ordinance shall abridge the requirements of any City of DeLand  
18 Ordinance other than Ordinance #2002-09, as amended. Timing and review procedures contained in  
19 this Order and Resolution may be modified to comply with the City of DeLand Land Development  
20 Regulations, Ordinance # 2002-09, as amended. Further, nothing in the Development Agreement is  
21 intended to abridge the requirements of Ordinance # 2002-09, as amended, and any other City  
22 Ordinances.

23 **DEVELOPMENT AGREEMENT**

1           A.     Development Concept. The Property shall be developed as a PD substantially in  
2 accordance with the Woodland Block Planned Development Plan (defined below). The Planned  
3 Development Plan shall govern the development of the Property as a PD and shall regulate the future  
4 land use of this parcel. In the event of a conflict between the Development Agreement and the Planned  
5 Development Plan (defined below), the Development Agreement shall control.

6           1.     Planned Development Plan. The Planned Development Plan shall consist of the  
7 following:

- 8           a.     Conceptual Development Plan prepared by Gerard J. Pendergast and dated  
9                   March 19, 2010;
- 10           b.     Phasing Plan;
- 11           c.     Architectural elevations; and
- 12           d.     Rendering.

13 The Planned Development Plan is hereby approved and incorporated in this Ordinance by reference as  
14 Exhibit "B". The Planned Development Plan shall be filed and retained for public  
15 inspection in the Planning Department and it shall constitute a supplement to the Official Zoning Map of  
16 the City of DeLand.

17           2.     Amendments. All amendments of the Planned Development Plan, other than  
18 those deemed by the Planning Department to be minor amendments as set out in Ordinance # 2002-09,  
19 as amended, shall require the review and recommendation of the Planning Board and action by the City  
20 Commission in the same manner as a rezoning of the Property. Minor amendments shall include  
21 changes to the Planned Development Plan to address minor errors or inconsistencies, other conditions  
22 reasonably necessary to be addressed, changes to locations of improvements otherwise consistent with  
23 the terms of the Development Agreement, and changes in the density or intensity of the proposed  
24 development program otherwise consistent with the terms of the Development Agreement.

1           3.     Subdivision Approval. After the Planned Development Plan is recorded, and  
2 prior to any construction, including clearing and land filling, a preliminary plat of the area to be subdivided  
3 shall be submitted for review and approval in the manner required by Article XIII of the City of DeLand  
4 Land Development Regulations, Ordinance # 2002-09, as amended.

5           4.     Final Site Plan Approval. After the Planned Development Plan is recorded, and  
6 prior to issuance of any permits for construction for any phase, including clearing and land filling, a Final Site  
7 Plan shall be prepared and submitted for review and approval in the manner required by Article XII of the  
8 City of DeLand, Land Development Regulations Ordinance # 2002-09, as amended.

9           B.     Unified Ownership. As between the Applicants, Applicants shall maintain unified  
10 ownership of the subject parcel until after issuance of the Final Development Order Plat for the initial  
11 phase of development of the Property. Conveyance of any portion of the Property by the City to White  
12 Challis shall not be deemed to violate the requirement set forth herein for the Applicants to maintain  
13 unified ownership of the Property.

14          C.     Phases of Development. Development of the Property shall occur in no more than two  
15 (2) phases, as described in this Section. Provided, however, that the phases may be developed in either  
16 order, and, alternatively, Property may be developed in a single phase of development. The phases  
17 described below are depicted on the Planned Development Plan.

18          1.     The Woodland Lofts Phase. The Woodland Lofts Project shall consist of the  
19 development of "The Woodland Lofts Building" for approximately fourteen (14) multi-family residential  
20 units on the second and third floors and options for rooftop patios and balconies and ground-floor  
21 commercial floor area. On-site parking shall be provided at a ratio of 1 space per residential unit. On-site  
22 parking for the commercial use shall not be required.

23          2.     The Townhomes Phase. The Townhomes Project shall consist of the following:

24           a.     The Millworks shall consist of the development of approximately

1 eight (8) townhome-style residential units. The units shall be 2-stories with rear-entry 2-car garages and  
2 options for individual rooftop patios and balconies. The units shall be permitted to have residential or  
3 "Professional" commercial uses as listed on Exhibit "C" on the ground-floor consistent with a live-work  
4 design and the nature and character of the Project.

5 b. The Rich Park Brownstones shall consist of the development of approximately  
6 eight (8) townhome-style residential units. The units shall be 2-stories with rear-entry 2-car garages and  
7 options for individual rooftop patios and balconies. The Rich Park Brownstones shall also include the park  
8 area between the two buildings as shown on the Planned Development Plan, which shall be privately owned  
9 and maintained by the property owners association associated with the Rich Park Brownstones. The units  
10 shall be permitted to have residential or "Professional" commercial uses as listed on Exhibit "C" on the  
11 ground-floor consistent with a live-work design and the nature and character of the Project.

12 c. The Public Parking Lot shall consist of public parking spaces, stormwater  
13 retention system to serve the Property, areas for amenities and other improvements as more particularly  
14 shown on the Planned Development Plan.

15 D. Land Uses within the PD. The development of the Property shall be consistent with the uses  
16 prescribed for each area within the proposed PD. The approximate location and size of said land use areas  
17 are shown on the Planned Development Plan. Land uses shall be allowed as permitted principal uses and  
18 structures along with their customary accessory uses and structures as set forth on Exhibit "C", attached  
19 hereto and incorporated by reference. Garage sales are prohibited in the Millworks and Rich Park  
20 Brownstones. The Millworks and Rich Park Brownstones shall be permitted to have the "Residential" uses,  
21 and the "Professional" uses on the ground-floor, as shown on Exhibit "C".

22 E. Development Standards. Except as otherwise provided in this Agreement, Lot Development  
23 Criteria and maximum density established by the LDR for C2-A, Downtown Commercial Districts, shall apply  
24 to the Property.

1 F. Environmental Considerations. Development of the Property shall comply with the  
2 terms of the LDR's environmental requirements, including but not limited to, the LDR's tree preservation  
3 requirements. Open space requirements for the Property shall be satisfied by the park area on the Rich  
4 Park Brownstones Parcel and preservation of the historic tree and landscaping areas as shown on the  
5 Planned Development Plan.

6 G. Signage. The Property shall have a uniform sign program and shall comply with the  
7 terms of the LDR. Signage shall be permitted on the Property consistent with Exhibit "D". The colors of the  
8 sign faces shall compliment and coordinate with the appearance of the buildings on the respective lot and  
9 shall be approved by the Historic Preservation Board consistent with the LDR. Way finding and public  
10 parking signage on the Property shall be permitted during the site plan process for the Public Parking Lot  
11 Parcel. A uniform signage program shall be included in the site plan application for each phase of the  
12 project, and shall be subject to review by the Historic Preservation Board as provided by the LDR.

13 H. Architecture. All buildings and accessory structures constructed within the Property  
14 shall be developed in compliance with the requirements of this Section and the applicable provisions of  
15 the LDR relating to architectural standards, where they do not conflict with the provisions of this  
16 Section. Architecture for all buildings on the Property shall be consistent with the Planned Development  
17 Plan. Architecture shall be subject to review as part of the site plan review process for each phase for  
18 consistency with the Planned Development Plan pursuant to the procedures established in the LDR  
19 (including consistent architectural treatment of the entire building).

20 I. Sewage Disposal and Potable Water. Provision for sewage disposal and potable water  
21 needs of the PD will be provided in accordance with the Comprehensive Plan, Ordinance # 1990-04, as  
22 amended, the Land Development Regulations Ordinance # 2009-09, as amended, and State of Florida  
23 Administrative Code 64E-6.

24 J. Stormwater Drainage. Provision for stormwater retention shall be in accordance with  
25 The Land Development Regulations Ordinance # 2002-09, as amended, and the Planned

1 Development Plan. The stormwater management system shall be constructed to serve the entire  
2 Property.

3 K. Access and Transportation System Improvements. All access and transportation system  
4 improvements shall be provided in accordance with the Land Development Regulations, Ordinance #  
5 2002-09, as amended. The Property shall be developed in substantial accordance with the following  
6 access and transportation system improvements:

7 1. Access. At least one vehicle driveway shall be constructed on both Church Street  
8 and Rich Avenue. A pedestrian alleyway with lighting shall be constructed between the Woodland Lofts  
9 building and the property to the south to provide pedestrian ingress/egress from the Public Parking Lot  
10 directly to Woodland Blvd.

11 2. Internal Roadways. Internal driveways connecting Rich Avenue and Church  
12 Street to the Public Parking Lot and other portions of the Property shall remain owned by the City as  
13 public right-of-way.

14 L. Building or Property Owners Association. The charter and by-laws of the property  
15 owners associations to be created for the privately owned portions of the Property and any other  
16 agreements, covenants, easements or restrictions shall be furnished to the City of DeLand at the time of  
17 creation White Challis shall be responsible for recording said information in the Public Records of  
18 Volusia County, Florida. Also, White Challis shall bear and pay all costs for recording all of the  
19 aforementioned documents.

20 With respect to the enforcement of said agreements, covenants, easements or restrictions  
21 entered into between White Challis and the owners or occupiers of property within the PD, the City of  
22 DeLand shall only enforce the provisions of the "Development Agreement" and City of DeLand Land  
23 Development Regulations Ordinance # 2002-09, as amended, whichever is applicable, and not the  
24 private agreements entered into between the aforementioned parties.

25 M. Reverter Provision: The City Commission may rezone any portion of the project which

1 has not secured a final development order on or before 5 years from the effective date of this ordinance  
2 as may be necessary or appropriate to protect adjoining properties or the public health, safety and  
3 welfare, unless the City Commission, for good cause shown, shall extend the time period indicated in  
4 this paragraph. For good cause shown, one twelve (12) month extension may be approved by the City  
5 Manager as a minor modification to this Agreement.

6 N. Binding Effect of Plans; Recording; and Effective Date. The Planned Development Plan,  
7 including any and all amendments shall bind and inure to the benefit of the Applicants and their  
8 successors in title or interest. The PD zoning, provisions of the "Development Agreement," and all  
9 approved plans shall run with the land and shall be administered in a manner consistent with Article XII  
10 of the City of DeLand Land Development Regulations Ordinance # 2002-09, as amended.

11 This Ordinance and all subsequent amendments shall be filed with the Clerk of the Court and  
12 recorded within forty-five (45) days following execution of the document by the City Commission, in the  
13 Official Records of Volusia County, Florida. One copy of the document, bearing the book and page number  
14 of the Official Record in which the document was recorded, shall be submitted to the Planning Department  
15 for placement in the public file. The date of recording of this document shall constitute the effective date  
16 of the PD or its subsequent amendments. The City of DeLand shall pay all filing costs for  
17 recording documents.

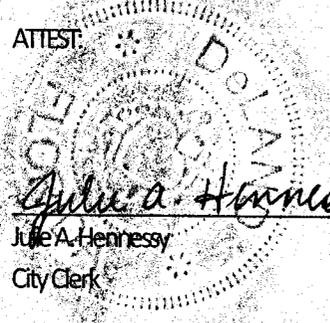
18  
19 [REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]  
20

Instrument# 2013-015969 # 14  
Book : 6810  
Page : 3177

DONE and ORDERED by the City Commission, City of DeLand, Florida, this 3<sup>rd</sup> day of Dec., 2012.

ATTEST:

City Commission of DeLand Florida

  
Julie A. Hennessy  
Julie A. Hennessy  
City Clerk

Robert F. Apgar  
Robert F. Apgar  
Mayor

STATE OF FLORIDA  
CITY OF DELAND

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of

December, 2012 (mo/yr), by Julie A. Hennessy and Robert F. Apgar as City Clerk and Mayor,

City of DeLand, respectively, on behalf of the City of DeLand, and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name: Kendra R. Curry  
Commission No.: EE 099155  
My Commission Expires: 8/19/2015

  
KENDRA R. CURRY  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE099155  
Expires 8/19/2015

WITNESSES:

Erin Bellomy  
Erin Bellomy  
KELLY WHITE  
[Signature]

John "Jack" White  
Applicant's Name, Title & Corporation

[Signature]  
Applicant's Name, Title & Corporation

[Signature]  
Owner of Property (if other than applicant)

The foregoing instrument was acknowledged before me this Dec. 12, 2012 day of  
(mo/yr), by John White who is personally known to me or who has  
produced \_\_\_\_\_ as identification.

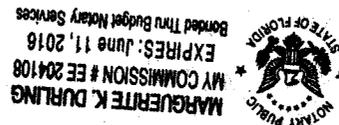
Marguerite K Durling  
NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Revised November 19, 2012 u/p/zone/pddoc/whitechallis pd11-19-12.doc



**Exhibit "A"**

Legal Description for the Property

W 44 FT OF LOT 7 & ALL LOT 8 & LOT 9 EXC S 28.67 FT OF W 37.76 FT OF N 'A & EXC SW 'A & INC N 111  
FT OF LOT 10 BLK 7 ROGERS DELAND MB 14 PGS 15-17 INC PUBLIC RECORDS OF VOLUSIA COUNTY,  
FLORIDA.

**Exhibit "B"**

Planned Development Plan

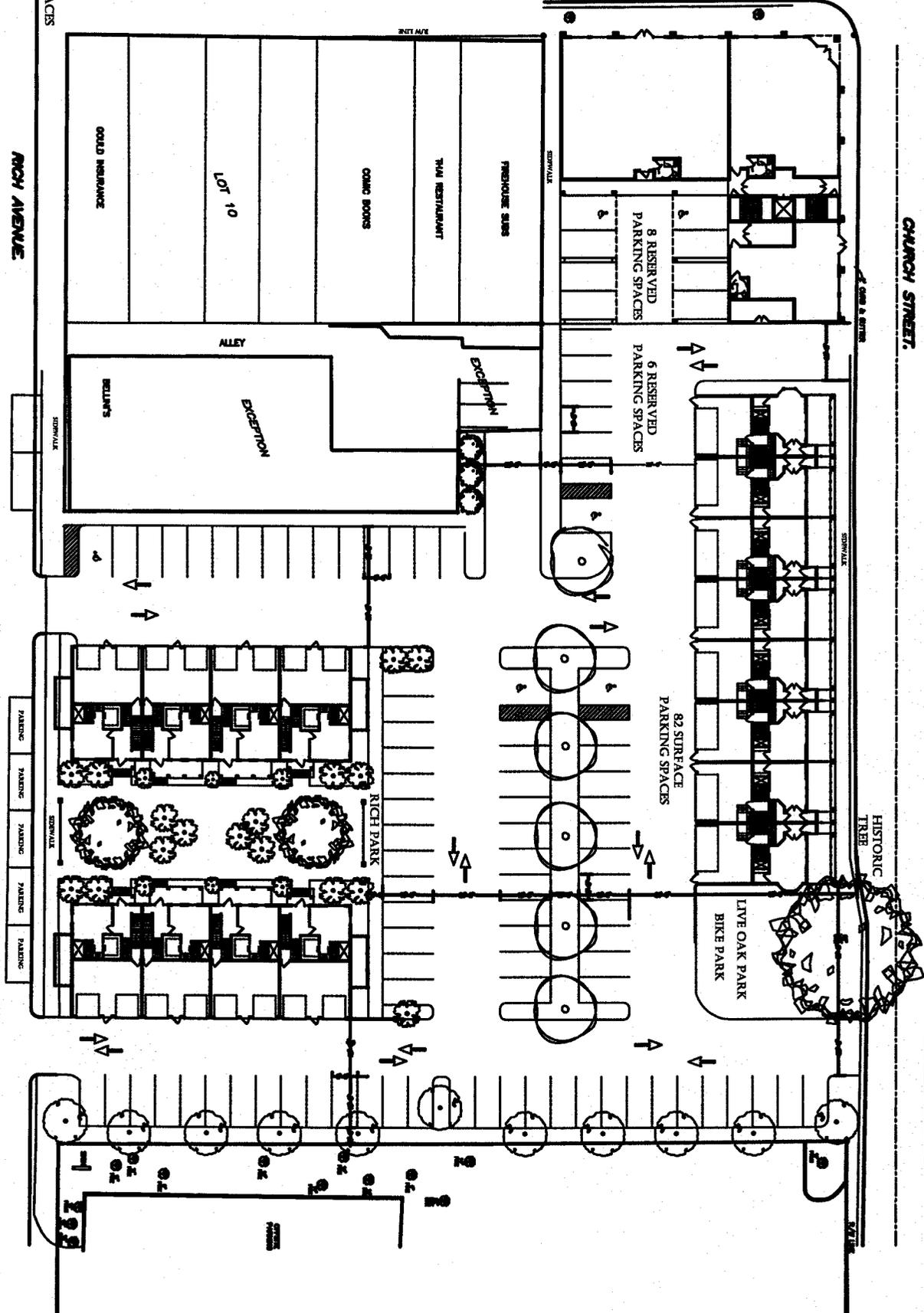


N. WOODLAND BOULEVARD. (U.S. 17/92)

5 ON STREET PARKING  
 82 SURFACE SPACES  
 46 RESERVED SPACES  
 133 TOTAL PARKING SPACES

RICH AVENUE

CHURCH STREET.



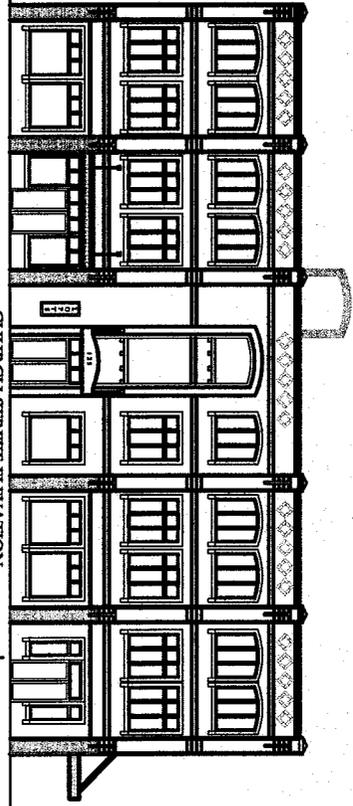
REQUEST FOR PROPOSAL

MARCH 14, 2013  
 REVISIONS

REDEVELOPMENT of DOWNTOWN  
 PARCEL RFP No. 10-01  
 WOODLAND BOULEVARD between CHURCH & RICH STREETS

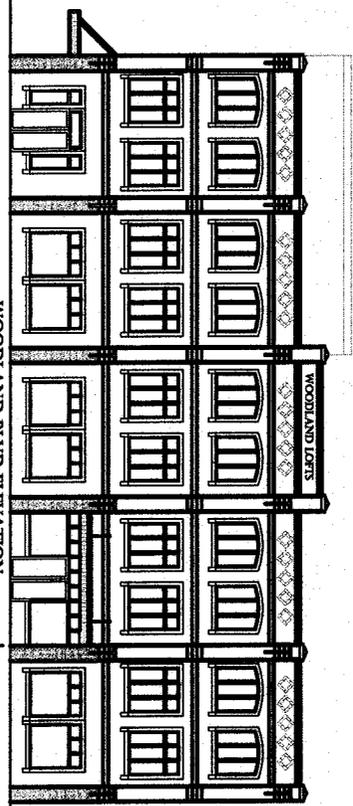


GERARD J. PENDERGAST  
 280 CANAL STREET SUITE 201, MIAMI BEACH, FLORIDA 33550  
 PH: (305) 427-5025 FAX: (305) 427-5027  
 ARCHITECTURE/PLANNING  
 AR 002491



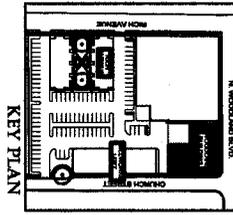
CHURCH STREET ELEVATION

SCALE 1/8"=1'-0"

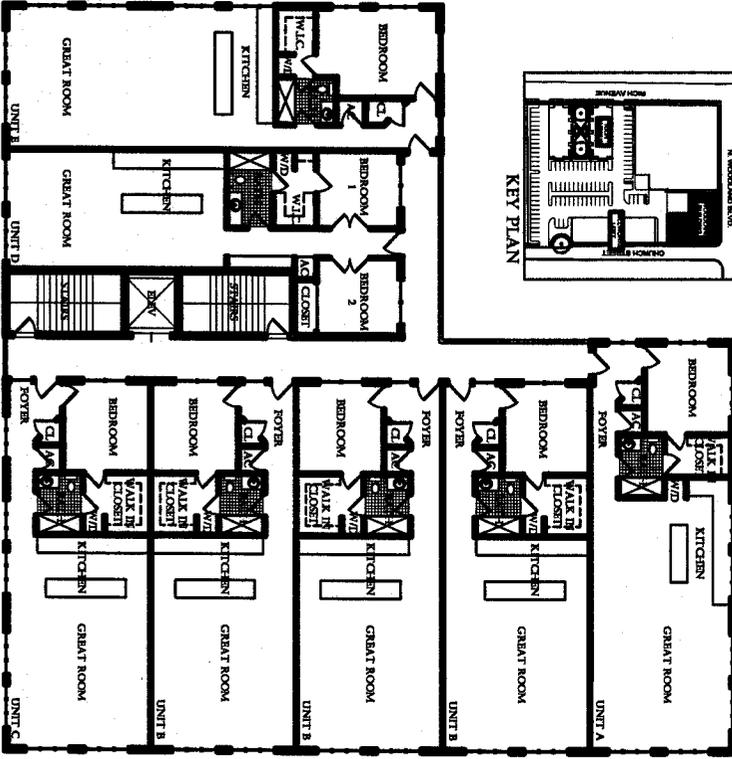


WOODLAND BLVD ELEVATION

SCALE 1/8"=1'-0"

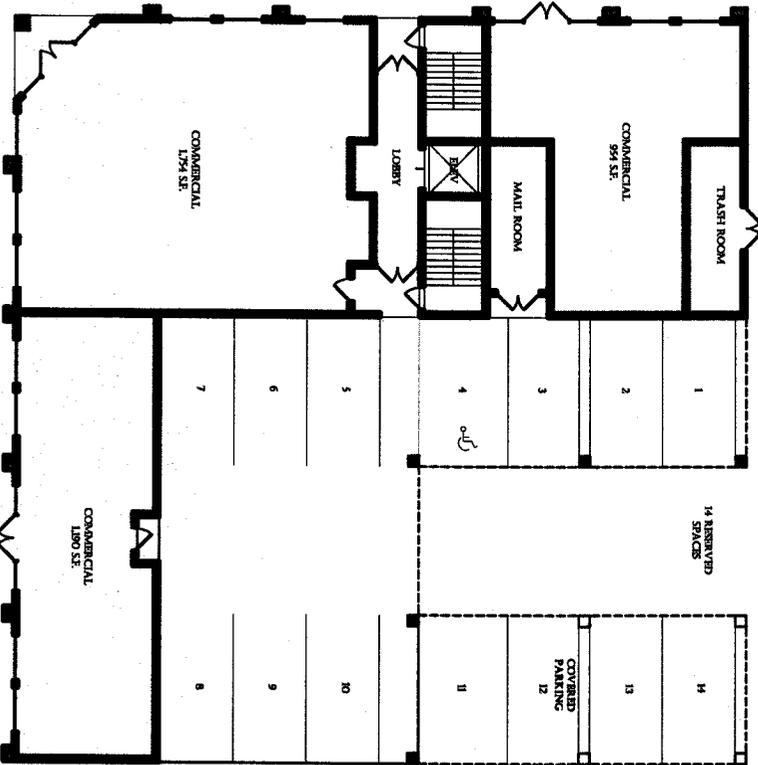


KEY PLAN



WOODLAND BLVD FLOOR PLAN  
 TYPICAL FLOOR

SCALE 1/8"=1'-0"



WOODLAND BLVD FLOOR PLAN  
 FIRST FLOOR

SCALE 1/8"=1'-0"

REQUEST FOR PROPOSAL

MARCH 11, 2010  
 REVISIONS

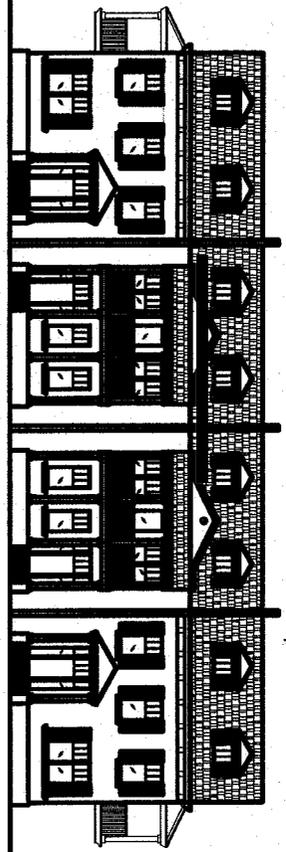
**REDEVELOPMENT of DOWNTOWN  
 PARCEL RFP No. 10-01**  
 WOODLAND BOULEVARD between CHURCH & RICH STREETS



**GERARD J. PENDERGAST**

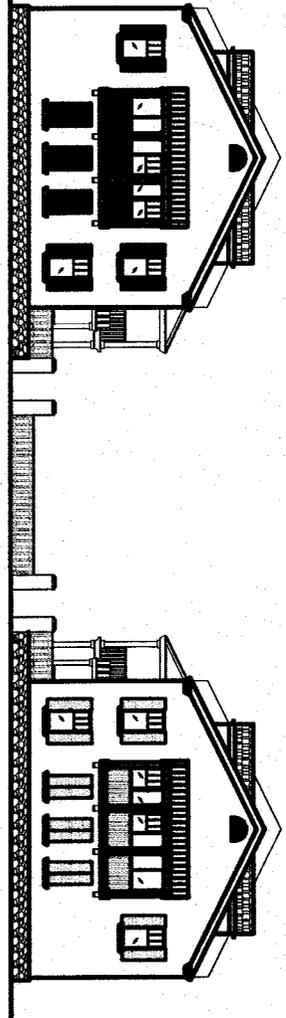
200 CANAL STREET SUITE 201 BETHUNE BEACH, FLORIDA 32008  
 PH (321) 421-5028 FAX (321) 421-5011  
 ARCHITECTURE/PLANNING  
 AS 020-011





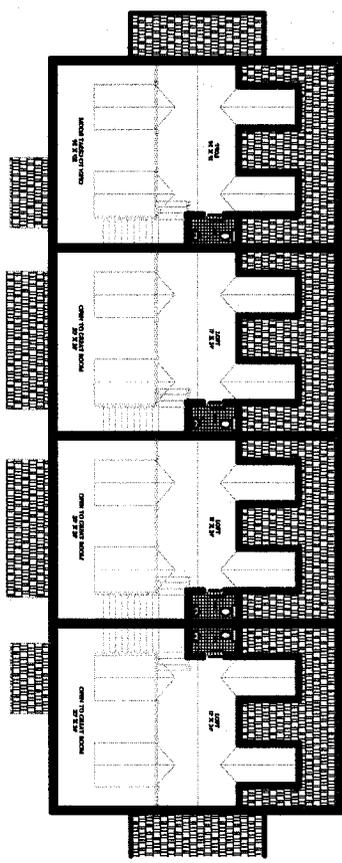
PARK GARDEN ELEVATION

SCALE 1/8"=1'-0"



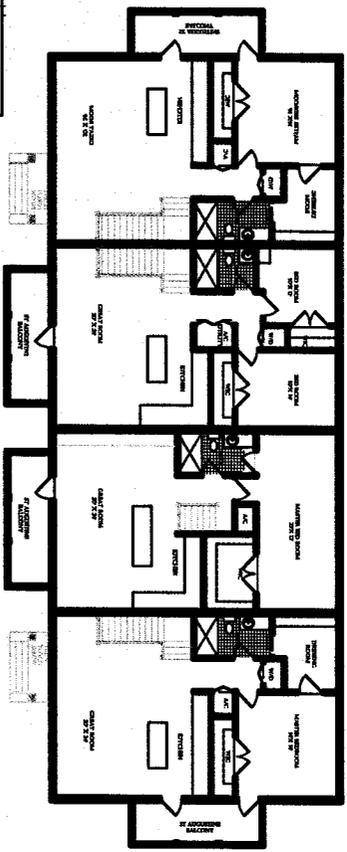
RICH AVENUE ELEVATION

SCALE 1/8"=1'-0"



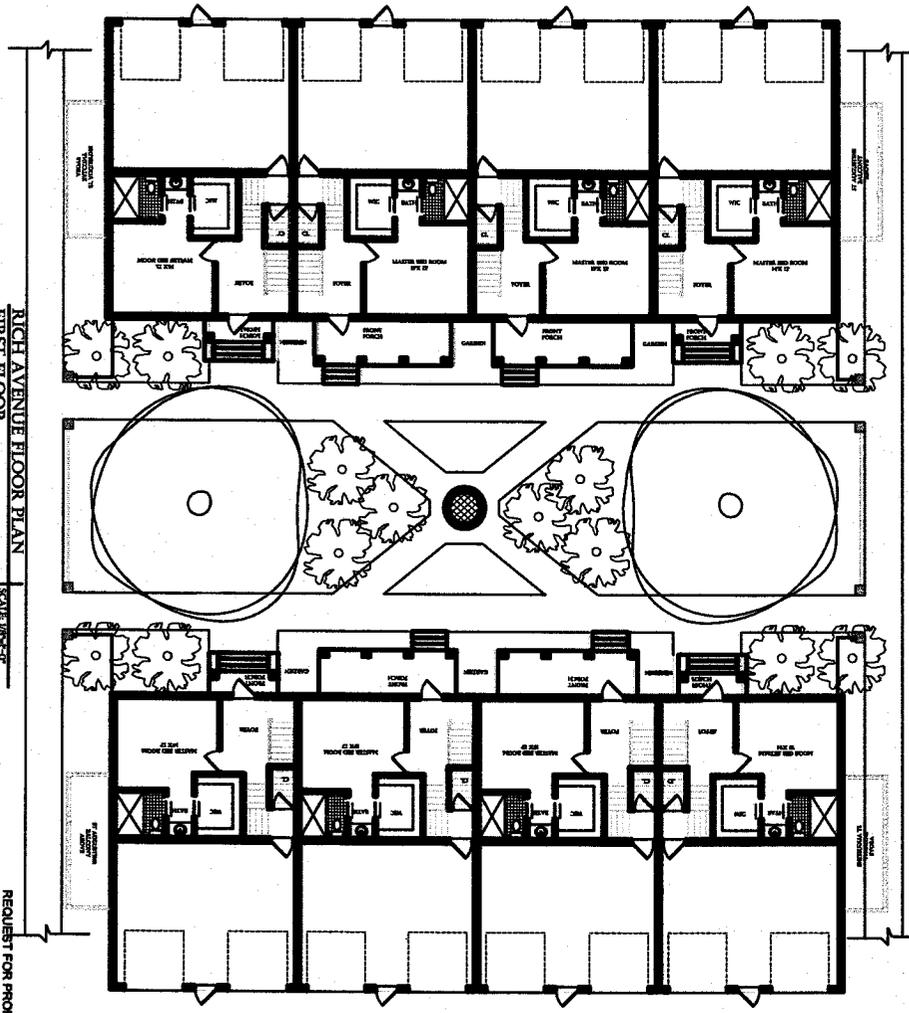
RICH AVENUE FLOOR PLAN  
THIRD FLOOR

SCALE 3/8"=1'-0"



RICH AVENUE FLOOR PLAN  
SECOND FLOOR

SCALE 3/8"=1'-0"



RICH AVENUE FLOOR PLAN  
FIRST FLOOR

SCALE 3/8"=1'-0"

REQUEST FOR PROPOSAL

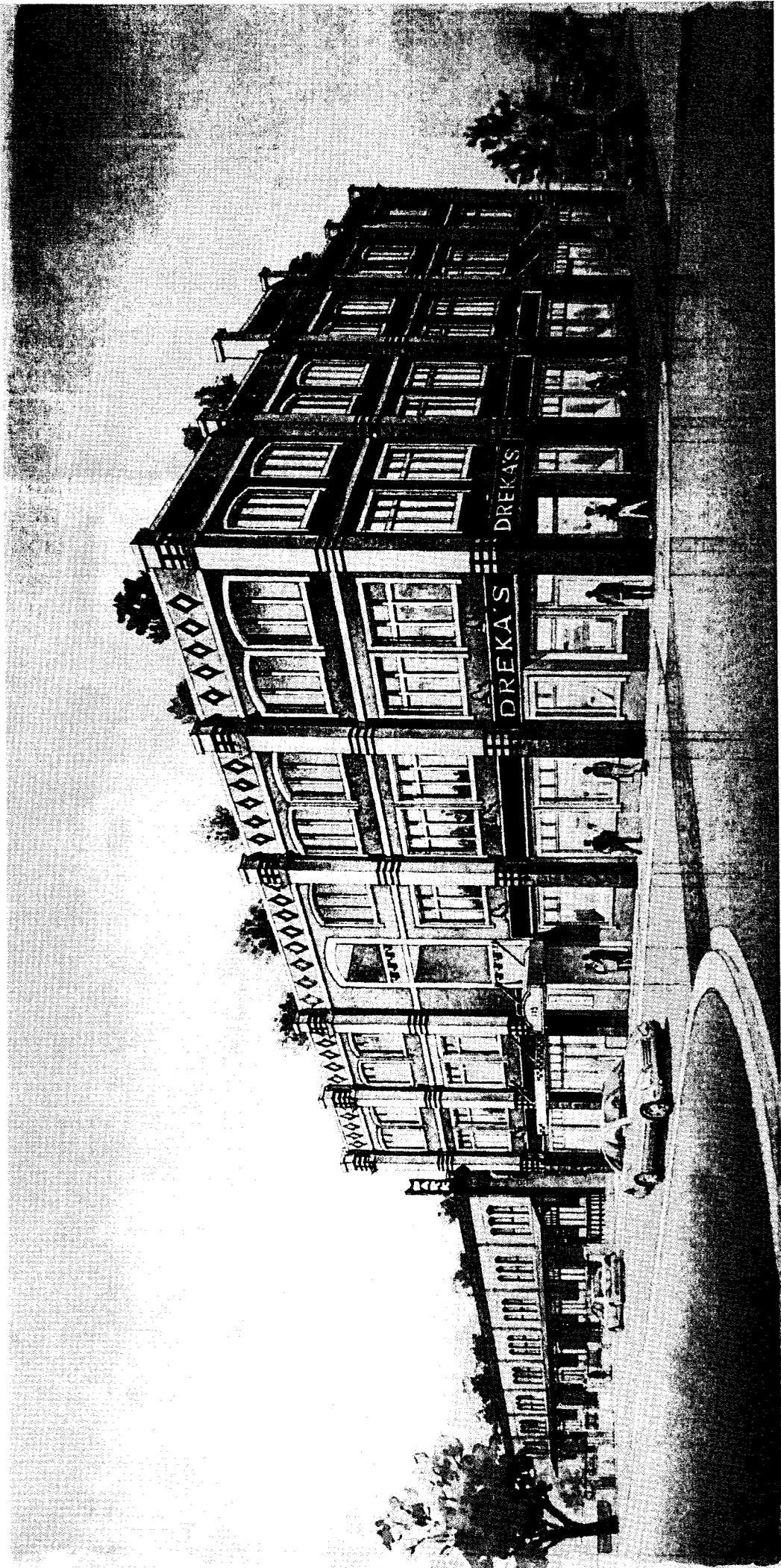
KISTY PLAN

MARCH 11, 2013  
 REVISIONS

**REDEVELOPMENT of DOWNTOWN  
 PARCEL RFP No. 10-01**  
 BOULDER BOULEVARD between CHURCH & RICH STREETS



**GERARD J. PENDERGAST**  
 230 CANAL STREET SUITE 202, WEST PALM BEACH, FLORIDA 33411  
 PH (561) 837-5025 FAX (561) 837-5011  
 ARCHITECTURE/PLANNING  
 AS 020-211





**Exhibit "C"**

Permitted Uses

<b>PROFESSIONAL</b>										
Abstractors, accountants, bookkeeping and business services										
General and professional offices, architectural, engineering, surveying, legal and other professional services										
General offices and services										
Financial institutions (except in live-work units)										
Investment, insurance, finance, real estate and bank offices										
Offices and studios for financial services such as credit bureaus, appraisers, advisors, insurance, brokers and real estate										
Offices for professional services such as architects, engineers, surveyors and lawyers including government offices										
Art or jewelry gallery										
<b>MEDICAL</b>										
Apothecary shops, drugstores and pharmacies										
<b>BUSINESS SUPPORT SERVICES</b>										
Copy, mailbox and shipping shops										
<b>PERSONAL SERVICES</b>										
Beauty salons, day spas and barbershops										
Laundry and dry cleaning pickup stations where no such work is done on the premises										
Tailor shops and shoe repair										
Travel agencies										
<b>HOSPITALITY</b>										
Restaurants										
Restaurants and establishments serving alcoholic beverages excluding those requiring a DBPR 3PS or 4COP license										

<b>FOOD SERVICE AND INDUSTRY</b>										
Bakeries (retail) pastry and gourmet shops										
Grocery, vegetable, fruit, fish, meat, dairy and poultry products retail sales										
<b>MISCELLANEOUS</b>										
Public Parking										

<b>RETAIL</b>										
Art, antique, gift china, glassware, jewelry and luggage shop										
Book and stationary stores, news stands										
Convenience stores without gas pumps										
Department and discount stores										
Florist shops retail or wholesale										
Furniture store, retail										
Hardware, bicycle, sporting goods, hobby shops and locksmiths										
Men's, women's and children's clothing and accessories										
Photographic supplies, studios, art supplies and music shops										
Radio and television sales and service										
Sundries, tobacco, confectionary and candy shops (excludes cigar bars)										
Trophy and awards, sales and assembly										
Pet stores and groomers with no overnight boarding of animals										
Electronics, computers, cell phones										
<b>RESIDENTIAL</b>										
Apartment dwelling										
Multifamily dwellings including condominiums and live-work townhouses										
Multiple-family townhouses with residential use on the first floor										

**EXHIBIT "D"**

**Signs**

For commercial uses permitted on the Property, signage may be provided as permitted under the Land Development Regulations as follows:

1. If additional building access is provided on a building face without frontage, one wall or awning with sign area of one sq. ft. per ft. of building front at the access area up to 60 sq. ft.
2. Window signs up to 25% of window area
3. One easel or sandwich board sign per unit.
4. In addition to the above, the Woodland Lofts Building, the Millworks, and Rich Park Brownstones shall each be permitted one wall sign identifying the respective building per street frontage. Such wall sign shall comply with the maximum sign area set forth above.