

Contractor's Business Park (MPL2017-10012)

Additional Conditions of Approval

Additional Land Development Conditions for Lots 2 through 4

- While some consolidation of property may occur there must remain a minimum of 2 lots throughout the development of the property.
- A mix of neighborhood serving uses is encouraged.
- All buildings fronting Princeton are subject to a maximum setback of 80 ft.
- A subdivision plat is required prior to redevelopment of the subject property.

Additional Urban Design Conditions for Lots 2 through 4

- Dumpsters must be located to the rear of the building and must be contained in an enclosure that is built of material consistent to that of the principal structure.
- The landscape palette must be consistent across all three lots.
- Where the rear of the building is not treated as a principal façade a screening wall is required to be constructed between the southern side of the access road and the parking lot of the subject lot.
- The design of the buildings and development on these properties must be pedestrian in scale.
- All buildings must be finished with durable, high quality, materials that are authentic to the style of architecture for which the building is proposed.
- A base, middle and top must be expressed on all facades. All facades must be finished with the same materials and architectural details. Side and rear building facades that are visible from a street or the access drive must contain architectural detail comparable in appearance and complexity to the front of the building.

Additional Transportation Condition for lots 2 through 4

- A 5 ft. minimum width pedestrian connection must be constructed between the entrance drive west of Lot 2, east through lots 2-4 as each lot is developed. This pedestrian path must be located along the southern side of the buildings, between the buildings and front property line. If located directly adjacent to a vehicular use area the sidewalk must be 7 ft. in width.

Proposed Prohibited Uses. The following land uses are prohibited throughout the Contractor's Business Park Master Plan area:

1. Labor pools and labor halls as defined by Chapter 448, Florida Statutes.
2. Any business in which a material part of its service includes loaning money secured by vehicle titles (often known as "car-title loans"), but not including financial institutions such as banks, credit unions, trust companies, consumer finance, and retail installment lenders.
3. Any business commonly known as "check cashing" establishment, or any business in which a material part of its service includes offering loans secured by future employment wages or other compensation (often known as "payday loans," or "pay day advances"), but not including retail businesses which provide a check cashing service as an incidental part of their business and financial institutions such as banks, credit unions, and trust companies.
4. Tattoo, body art, and body piercing establishments.
5. Pawnshops, as defined by the Florida Pawnbroking Act.
6. Bail bond agencies, as defined by Chapter 648, Florida Statutes.
7. Flea markets.
8. Automobile sales and rentals.
9. Fortune tellers, tarot card readers, palm readers, psychics, and like establishments.
10. Mobile uses.
11. Bottle clubs, as defined by the Florida Beverage Law.
12. Liquor stores.
13. Bars or nightclubs.