

**PROPOSED STIPULATIONS FOR S&J REZONE ORDINANCE**  
**(Recommended During Public Hearing on October 11, 2016)**

- 1) Require non-vehicular connectivity between this parcel and the eastern property;
- 2) Height limit of 35 feet;
- 3) Density shall not exceed eight units per acre;
- 4) A vegetative buffer shall be placed adjacent to the north boundary of the FPL easement along the entire width of the property except where any wetland is located. The vegetative buffer shall be so designed, planted and maintained to be 70 percent or more opaque between two and six feet above the average ground level when viewed horizontally. Plantings shall be of a size and type which will ensure the meeting of the 70 percent opacity requirement within 12 months of the date of first planting;
- 5) Venetian Gateway standards relating to architectural design and signage standards; and
- 6) If at the time of site and development plan approval, the developer restricts the use of this parcel to rental units only and the city approves and adopts this restriction, stipulations 1, 2, 3 and 5 shall not apply and the following shall apply:
  - a) the southerly most buildings shall be limited to 35 feet in height;
  - b) density shall not exceed 12 units per acre, and
  - c) all other buildings except those described in restriction "a" above shall be limited to a maximum of 45 feet in height.