

PUD WRITTEN DESCRIPTION
COASTAL RIDGE PUD
February 15, 2024

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.17 acres of property on the property located at 0 Coastal Ridge Boulevard, Jacksonville, Florida 32081 (RE# 168149 9900) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The land subject to this PUD is the NexTower lease parcel description, including the ingress/egress and utilities easement description, as specified in Exhibit 1. The Property is located within the Nocatee DRI, the MU land use category, and the Suburban Development Area. The Property is zoned PUD pursuant to Ordinance 2015-282-E (the “Nocatee Jacksonville PUD”).

Map H of the Nocatee DRI and the Nocatee Jacksonville PUD designate the Property for Town Center uses, which includes a wide range of uses from residential, office/commercial (including cellular telephone antenna facilities), and intensive commercial uses. This PUD is filed to clarify that the Nocatee Jacksonville PUD permits a “Track III” conventional wireless tower as defined in Part 15 of the Zoning Code (“Conventional Wireless Tower”) within the Suburban Development Area on the Property and to permit the proposed Conventional Wireless Tower as conceptually depicted in the attached site plan. The documents typically required for a Conventional Wireless Tower application are filed herewith as Exhibit J. All uses other than Conventional Wireless Towers shall comply with the Nocatee Jacksonville PUD.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	MU	PUD (2015-282)	Undeveloped
East	New Town (St. Johns County)	PUD (2016-24) (St. Johns County)	Single-family
South	MU	PUD (2015-282)	Church
West	MU	PUD (2015-282)	Church

- B. Project name: Coastal Ridge PUD.
- C. Project engineer: Towersource.
- D. Project developer: NexTower Development Group II, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: MU.

G. Current zoning district: PUD (2015-282)

H. Requested zoning district: PUD.

I. Real estate number: 168149 9900.

II. QUANTITATIVE DATA

A. Total acreage: 0.17 acres.

B. Maximum height for a wireless communication tower: One hundred seventy (170) feet.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This PUD adopts the Nocatee Jacksonville PUD in full but clarifies that Conventional Wireless Towers are permitted. This PUD sets a maximum limit on the height of the proposed Conventional Wireless Tower, requires a two hundred forty (240) foot setback from developed single-family boundary lot lines, fifty (50) feet from environmentally sensitive lands, one hundred (100) feet from a transportation view corridor, and permits the tower facility to be screened by PVC fencing.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Owner and/or tenant will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. As permitted in the Nocatee Jacksonville PUD.
2. Wireless communication towers, including Conventional Wireless Towers located within the Suburban Development Area.

B. Permissible Uses by Exception:

1. As permitted in the Nocatee Jacksonville PUD.

C. Permitted Accessory Uses and Structures:

1. As permitted in the Nocatee Jacksonville PUD and Section 656.403.

V. DESIGN GUIDELINES

A. All uses except for Conventional Wireless Towers shall comply with the design guidelines within the Nocatee Jacksonville PUD.

B. Conventional Wireless Towers:

1. Height: The maximum height of a Conventional Wireless Tower is one hundred seventy (170) feet.
2. Design: Any Conventional Wireless Tower must be a monopole design.
3. Minimum Setbacks for Conventional Wireless Towers (as measured from the base of the monopole):
 - a. Two hundred forty (240) feet from the nearest developed single-family boundary lot line.
 - b. Two hundred fifty (250) feet or two hundred percent (200%) of the tower height, whichever distance is greater, from the nearest boundary of a public park, historic district, historic landmark, or Neighborhood Conservation District.
 - c. Fifty (50) feet from the nearest environmentally sensitive lands.
 - d. One hundred (100) feet from any transportation view corridor.

C. Separation: No Conventional Wireless Tower shall be permitted to be constructed within two thousand six hundred forty (2,640) feet of another Conventional Wireless Tower.

D. Collocation: Conventional Wireless Towers shall be designed to accommodate collocation of antennas for multiple wireless communication service providers, as follows:

Conventional Tower Height	Minimum Number of Spaces for Providers
< 110 feet	2
110 feet – 130 feet	3
131 feet – 170 feet	4

E. Balloon Test: A balloon test for the proposed Conventional Wireless Tower shall be conducted as follows, unless otherwise prohibited by law:

1. The balloon shall be red and a minimum of four (4) feet in diameter, anchored to the ground so that it flies at the same height and location as the proposed tower.
2. The balloon shall be flown continuously from 7:00 AM until sunset for two (2) separate days within the same week.
3. The balloon test shall be conducted during the week prior to the first scheduled public hearing for this PUD rezoning before the City Council committee of reference. Notice of the scheduled week of the balloon test shall be given along with the notice of the public hearing in accordance with Section 656.124, Ordinance Code.

F. Performance Standards:

1. *No advertising.* The proposed Conventional Wireless Tower shall not be used for any advertising purpose, including signage, designs or logos.
2. *Security wall or fence.* A minimum eight (8) foot high finished masonry wall or PVC or wooden fence shall be required around all portions of the Conventional Wireless Tower visible from the public view. For purposes of this Section, a finished masonry wall includes, but is not limited to, stucco, brick or any other decorative cover or finish.
3. *Landscaping.* The visual impacts of Conventional Wireless Tower site shall be mitigated through the use of a landscaping buffer outside the perimeter of the security fence or wall. The landscape buffer shall be a minimum of ten (10) feet on all sides subject to and consisting of the following:
 - a. A row of evergreen shade trees a minimum of fifteen (15) feet tall (at the time of planting) with a four-inch caliper, spaced a maximum of fifteen (15) feet apart; and
 - b. A row of evergreen shrubs such as viburnum, ligustrum, holly or juniper, a minimum of four-feet tall (at the time of planting) and potted in seven-gallon containers, planted four feet on center, in order to maintain 80 percent opacity within one (1) year of planting.
 - c. The landscaping buffer shall be properly maintained through an irrigation system.
4. *Illumination.* No signals, lights or illumination shall be permitted on the Conventional Wireless Tower, unless otherwise required by the Federal Aviation Administration.
5. *Color.* The Conventional Wireless Tower shall either have a dull gray or galvanized finish or have a noncontrasting finish that minimizes the visibility of the tower from

public view, except where contrasting color is required by federal or state regulation.

6. *Required signs.* The security fence or wall surrounding the tower site shall contain a sign, measuring no more than thirty (30) inches wide by twenty-four (24) inches high, identifying the primary party responsible for the operation and maintenance of the facility, the address and telephone number of that party, the FCC registration and site identification numbers of the tower and the street address of the tower site, where applicable.

G. Registration and Reporting Requirements:

1. *Annual registration.* On or before June 1 of each calendar year, the owner of the Conventional Wireless Tower shall file with the City's Wireless Communications Coordinator (the "Coordinator") a declaration as to the continuing operation of the facility, as well as the name and address of the tower owner, the service provider's tower identification number, the address of the tower (if no numerical address then general site location), and the real estate number for the subject parcel, including identification of all wireless communication service providers located on the tower, complete with names, addresses, and phone numbers of the respective contact persons and the service provider's tower identification number.
2. *Transfer of wireless communication tower ownership; declaration.* Should there be a transfer of tower ownership or lease, within thirty (30) days of the transfer, the new wireless communication tower owner shall file with the Coordinator a declaration with the updated name and address of the tower owner, the service provider's tower identification number, the address of the tower (if no numerical address then general site location), and the real estate number for the subject parcel.
3. *Certification of structural integrity.* Every five (5) years after issuance of the initial permit, or as otherwise requested by the City, the owner of the Conventional Wireless Tower within the City shall file with the Coordinator a "Certification of Structural Integrity." This certification shall be prepared by a licensed professional engineer, who shall attest that a thorough and complete inspection of the tower was conducted and that the tower and accessory structures are continuing to perform as originally designed.
4. *Noncompliance.* Failure to timely file the annual declaration, transfer declaration, or Certification of Structural Integrity shall result in a presumption that the tower is either unused or unsafe, thereby subjecting the tower to removal under the abandonment provisions of Part 15.
5. *Signage for public contact information on the base of ground mounted wireless communication towers.* Each ground mounted wireless communication tower owner shall place on the tower compound fence, facing a public right of way or private road, a permanent sign, no higher than five (5) feet and no lower than four

(4) feet in height from the base of the ground, which provides for the name and address of the wireless communication tower owner, the name and phone number of a point of contact for the wireless communication tower owner, and the service provider's tower identification number. The sign area for the sign must be at least twenty-four (24) inches wide and at least eighteen (18) inches tall, or be clearly visible and legible to an individual standing no more than fifteen (15) feet from the sign, but no greater in sign area than six (6) square feet. The purpose of this signage is to provide the public with contact information for the wireless communication tower owner and a point of contact who can assist the public with questions regarding the wireless communication tower.

H. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for any use other than Conventional Wireless Towers shall be as required in the Nocatee Jacksonville PUD. No parking spaces shall be required for a Conventional Wireless Tower.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Valley Ridge Boulevard, substantially as shown on the Site Plan. The Property shall be sufficiently accessible to permit entry onto the Property by fire, police, and rescue.
3. *Pedestrian Access.* As required by the Nocatee Jacksonville PUD.

I. Signs: Signs for uses other than wireless communication towers shall be consistent with the requirements for the Nocatee Jacksonville PUD.

J. Landscaping: Landscaping for uses other than wireless communication towers shall be consistent with the requirements for the Nocatee Jacksonville PUD.

K. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

L. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site.

M. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use

Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
4. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;

- c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
6. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.**
- This PUD permits the Conventional Wireless Tower and development already approved in the Nocatee Jacksonville PUD.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Valley Ridge Boulevard. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area and will provide much needed communication infrastructure to the Nocatee community.
- F. Usable open spaces, plazas, recreation areas.** Development which requires open space shall be provided according to the Nocatee Jacksonville PUD
- G. Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. Off-Street parking including loading and unloading areas.** Parking is not required for the Conventional Wireless Tower. All other uses shall comply with the Nocatee Jacksonville PUD.

- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.