

**Carriage House San Jose PUD
Written Description
November 12, 2025**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- a. RE # 149679-0000
- b. Current Land Use Designation: CGC/RPI
- c. Current Zoning Districts: CCG-1/CRO
- d. Proposed Land Use Designation: CGC
- e. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Carriage House San Jose LLC (the “Applicant”) proposes to rezone 2.05 acres of property located at 2890 University Blvd. W., Jacksonville, FL 32217 (the “Property”), from Commercial Community/General-1 (CCG-1) to Planned Unit Development (this “PUD”). The Property is generally located to the west of the intersection University Blvd. W. and St. Augustine Rd. and is more particularly described by the legal description attached to this ordinance as Exhibit 1. The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached to this ordinance as Exhibit 4.

The PUD zoning district is being sought to provide for development of a luxury storage facility on the Property, allowing for the storage of personal property, including by way of example and not limitation, cars, boats, recreational vehicles, and for amenities supporting same, together with auxiliary uses. This proposed development is consistent with surrounding uses, which includes various commercial uses, and will provide a service to the surrounding area.

The Property is designated as Community/General Commercial (“CGC”) and Residential Professional Institutional (“RPI”) on the Future Land Use Map (the “FLUM”) of the 2045 Duval County Comprehensive Plan and is within the Suburban Development Area.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts and existing uses are as follows:

	Land Use	Zoning	Use
North	CGC	CCG-1	Grocery Store, Bank
East	CGC/RPI	CCG-1/CRO	Medical Office, Fitness Center
South	RPI	CRO	Single-Family Residential

West	CGC/RPI	CCG-1/CRO	Self-Storage facility
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IV. **PUD DEVELOPMENT CRITERIA**

a. **Permitted Uses.** This section of the Written Description addresses the items required in Section 656.641.(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permissible Uses by Exception, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all building and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

1. *Permitted Uses and Structures:*

- A. Private automobile/vehicle garage condominium (or rentals) and associated commercial/retail services.
- B. Personal property storage meeting the performance standards and development criteria set forth in Section IV(c) below.
- C. Service garages for minor repairs.
- D. Auto laundry or manual car wash.
- E. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- F. Mobile car detailing services and automated carwash facilities meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- G. Commercial retail sales and service establishment.
- H. Incidental sales of fuel and gasoline.
- I. The retail sale and service of all alcoholic beverages, including liquor, beer, or wine for on-premises consumption in conjunction with another permitted use.
- J. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- K. Cellular telephone towers and radio towers subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
 - L. All other permitted uses within the CCG-1 zoning district per Sec. 656.313(IV)(a) of the City of Jacksonville Zoning Code.
 - M. Any uses permitted herein may be integrated vertically within a structure.
- 2. *Permitted Uses by Exception.* Those uses permitted by right or by exception in the CCG-1 zoning district that are not specifically permitted herein.
 - 3. *Minimum Lot Requirements (width and area):*
 - A. Width – None
 - B. Area – None
 - 4. *Maximum lot coverage by all buildings and structures:* None
 - 5. *Minimum yard requirements, as measured between principal structures and the boundary of the Property:*
 - A. Front (University Blvd. W.) – None
 - B. Rear (South) – Ten feet (10')
 - C. Side – None
 - 6. *Maximum Height of Structures:*
 - A. Forty-five feet (45')
 - B. Decorative rooftop structures are not included in the maximum height, including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy.
- b. **Accessory Uses and Structures.** Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal structure, and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing

the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located.

c. **Additional Performance Standards.** Additional performance standards shall be as follows: For storage uses, including private automobile/vehicle garage condominiums and associated commercial/retail service, no parking spaces shall be required because vehicles are able to park within the drive aisles while loading and unloading. Additionally, the minimum yard requirements set forth above shall apply in lieu of the requirements of Section 656.401(q) due to the unique configuration of the Property. Finally, there should be no maximum size of each storage space in the PUD, and the permitted uses in this PUD shall govern without the limitation of Section 656.40(q)(2). Otherwise, storage uses on the Property shall be subject to the requirements of Section 656.401(q)(3), (4), (6), and (7).

V. **OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

a. **Access.** Access will be provided via University Boulevard West, and vehicular internal circulation will be shown on the PUD site plan. The proposed access points and vehicular internal circulation as shown on the PUD site plan are conceptual and may be subject to revision during final design, engineering, and permitting. Design of the access and vehicular internal circulation is subject to review and approval of the Planning and Development Department.

i. **Fleetwood Road Access.** Gated access to the Property for unit owners only shall be provided via Fleetwood Road along the southeast boundary. The access gate will be designed and constructed in accordance with all applicable building codes and standards, and it will be maintained to ensure unobstructed access for emergency vehicles at all times. Signage will be posted at the Fleetwood Road entrance prohibiting commercial vehicles and other thru traffic from using this entrance and instead directing such traffic to the main entrance to the Property on University Boulevard West.

b. **Sidewalks, Trails, and Bikeways.** Sidewalks shall be provided as required in the Comprehensive Plan.

c. **Landscaping/Trees.** Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code and Article 25 of the Charter of the City of Jacksonville.

d. **Signage.** Signage is permitted in accordance with the zoning limitations for signage in the CCG-1 zoning district.

e. **Architectural Guidelines.** Buildings, structures, and signage shall be architecturally compatible with each other.

f. **Construction Offices.** On-site temporary construction offices/model units/sales offices will be permitted in any commercial parcel or “phase” until that parcel or “phase” is built out. Associated parking for such sales activities is permitted.

g. **Modifications.** Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.34 of the Zoning Code.

h. **Phasing.** The Property may be developed in multiple phases.

i. **Parking and Loading Requirements.** Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional superseding provisions:

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards: In accordance with Section IV(d)(3) above, for storage uses, including private automobile/vehicle garage condominiums and associated commercial/retail services – 0 spaces.
2. Shared parking can be used to satisfy required parking.
 - a. When two (2) or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
 - b. Shared parking must be provided within 400 feet of the business(es) being served. In the verification of substantial compliance process pursuant to Section 656.341(g) of the Zoning Code upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be reduced to not less than eighty percent (80%) of the sum of the amount required for each separate identified use
3. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

j. **Lighting.** To minimize the effects if site lighting on the adjacent residential property, directional site lighting fixtures will be utilized along the Property boundaries with the adjacent residential property to cast light downward onto the PUD site.

k. **Stormwater Retention.** Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

l. **Utilities.** The Property is served by JEA and FPL.

m. **Justification for the PUD Rezoning.** The PUD proposes this development of a luxury storage facility on the Property, allowing for the storage of personal property, including by way of example and not limitation, boats, cars, recreational vehicles, and for amenities supporting the same, together with ancillary uses. These uses will provide an important supporting use for nearby residential zoning districts. Further, this PUD is comparable with surrounding uses and zoning districts and will generate far less traffic than many uses permitted under the existing CCG-1 zoning district.

n. **PUD/Difference from Usual Application of Zoning Code.** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD site plan; it provides for site specific design standards and criteria; it includes variations to the accessory use and performance standards provisions as described in Section IV(c) above; it provides for deviations from certain setback and landscaping requirements; it includes variations from the parking standards and landscaping requirements; it includes variations from the parking standards otherwise applicable storage uses, shared parking, and other features of a planned development, as described in Section V(i) above. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below:

Element	Zoning Code	Proposed PUD	Reasoning
Uses	Per CCG-1: (1) Commercial retail sales and service establishments (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses. (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses. (4) Hotels and motels. (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities	Section IV(a)(1) <i>Permitted uses and structures:</i> A. Private automobile/vehicle garage condominium (or rentals) and associated commercial/retail services. B. Personal property storage meeting the performance standards and development criteria set forth in Section IV(c) below. C. Service garages for minor repairs. D. Auto laundry or manual car wash. E. Restaurants with the outside sale and service	To allow for development of storage uses as described herein.

	<p>operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>(6) Art galleries, museums, community centers, dance, art or music studios.</p> <p>(7) Vocational, trade or business schools and similar uses.</p> <p>(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>(11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.</p> <p>(12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors</p>	<p>if food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>F. Mobile car detailing services and automated carwash facilities meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>G. Commercial retail sales and service establishment.</p> <p>H. Incidental sales of fuel and gasoline.</p> <p>I. The retail sale and service of all alcoholic beverages, including liquor, beer, or wine for on-premises consumption in conjunction with another permitted use.</p> <p>J. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>K. Cellular telephone towers and radio towers subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.</p> <p>L. All other permitted uses within the CCG-1 zoning district per Sec. 656.313(IV)(a) of the</p>	
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	<p>requiring heavy equipment or vehicles in excess of one-ton capacity.</p> <p>(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p> <p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of</p>	<p>City of Jacksonville Zoning Code.</p> <p>M. Any uses permitted herein may be integrated vertically within a structure.</p>	
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	<p>which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p>		
Lot Requirements	<p>Per CCG-1</p> <p>Minimum Lot Width: None, except as otherwise required for certain uses.</p> <p>Minimum Lot Area: None, except as otherwise required for certain uses.</p>	<p>Per Section IV(a)</p> <p>Minimum Lot Width: None</p> <p>Minimum Lot Area: None</p> <p>Maximum Lot by all buildings: None</p>	<p>The lot requirements are consistent with CCG-1</p>

	<p>Maximum Lot Coverage: None, except as otherwise required for certain uses</p> <p>Minimum Yard Requirements:</p> <p>-Front: None -Side: one -Rear – 10 feet</p> <p>Maximum Height of Structures: 60 feet</p>	<p>Minimum Yard Requirements for all structures are:</p> <p>-Front: None -Side: None -Rear – 10 feet</p> <p>Maximum Height of Structures: 45 feet</p>	
Performance Standards for Schools	<p>Section 656.401(q)</p> <p><i>Personal property storage facilities:</i></p> <p>(1) Storage buildings shall be subdivided by permanent partitions into spaces containing not more than 300 square feet each.</p> <p>(2) Storage of goods shall be limited to personal property with no retail sales, service establishments, offices, apartments (other than manager's office and apartment), commercial distribution or warehousing allowed.</p> <p>(3) The minimum lot size shall be not less than two acres.</p> <p>(4) If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interfered with the residential use of that area.</p> <p>(5) Minimum yard requirements:</p>	<p>Section IV(c)</p> <p>Additional performance standards shall be as follows: For storage uses, including private automobile/vehicle garage condominiums and associated commercial/retail service, no parking spaces shall be required because vehicles are able to park within the drive aisles while loading and unloading. Additionally, the minimum yard requirements set forth above shall apply in lieu of the requirements of Section 656.401(q) due to the unique configuration of the Property. Finally, there should be no maximum size of each storage space in the PUD, and the permitted uses in this PUD shall govern without the limitation of Section 656.40(q)(2). Otherwise, storage uses on the Property shall be subject to the requirements of Section 656.401(q)(3), (4), (6), and (7).</p>	<p>The performance standards in the PUD clarify that for storage uses, no additional parking spaces are required.</p>

	<p>(i) Front—30 feet.</p> <p>(ii) Side and rear—Zero feet if adjacent to a commercial district; 15 feet side yard and ten feet rear yard if adjacent to residential district.</p> <p>(6) Perimeter landscaping adjacent to streets: All vehicular use areas (VUAs) which are not entirely screened by an intervening building from any abutting dedicated public street, to the extent such areas are not so screened, shall contain the following:</p> <p>(i) A landscaped area of not less than 20 square feet for each linear foot of vehicular use area (VUA) street frontage;</p> <p>(ii) No less than one tree, of four-inch caliper or greater, located within 25 feet of the street right-of-way, for each 25 linear feet, or fraction thereof, of VUA street frontage.</p> <p>(7) The requirements of Section 656.1214(a) may be met by increasing the minimum perimeter landscaping requirements.</p>		
Uncomplimentary Buffers	<p>Section 656.1216</p> <p>(a) Where uncomplimentary land uses or zoning districts are adjacent, without an intervening street, a buffer strip shall be required between the uses or zoning districts. Such buffer strip shall be at least ten feet, except as set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j), in width the entire length of all such common boundaries. The following shall</p>	<p>Section V(c)</p> <p>Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code and Article 25 of the Charter of the City of Jacksonville</p>	

	<p>constitute uncomplimentary uses and zoning districts:</p> <p>(1) Multiple-family dwelling use or zoning districts (three or more attached units) when adjacent to single-family dwelling(s) or lands zoned for single-family dwellings.</p> <p>(2) Office use or zoning districts, when adjacent to single-family or multiple-family dwellings, mobile home parks or subdivisions or lands zoned for single-family or multiple-family dwellings, mobile home parks or subdivisions.</p> <p>(3) Mobile home park use or zoning districts, when adjacent to single-family dwellings, multiple-family dwellings and office uses, or lands zoned for single-family dwellings, multiple-family dwellings or offices.</p> <p>(4) Commercial and institutional uses or zoning districts, when adjacent to single-family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision uses or lands zoned for single-family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision.</p> <p>(5) Industrial uses or zoning districts, when adjacent to any nonindustrial uses or zoning districts other than agricultural land uses or zoning districts.</p> <p>(6) Utility sites such as transmission or relay towers, pumping stations, electrical sub-stations, telephone equipment huts or other similar uses when adjacent to single-family dwellings,</p>		
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	<p>multiple-family dwellings, mobile homes, offices, institutional uses or zoning districts or adjacent to public or approved private streets.</p> <p>(7) On property zoned for government use, the proposed government use most similar to the land uses or zoning districts specified above shall determine the buffer standards.</p> <p>(b) Buffer material requirements shall be as follows:</p> <p>(1) <i>Tree count.</i> The total tree count required within the buffer strip shall be determined by using a ratio of one tree for each 25 linear feet of required buffer strip, or majority portion thereof, with a minimum of 50 percent of the trees being shade trees. Trees shall be spaced so as to allow mature growth of the trees, but spaced no greater than 40 feet on center.</p> <p>(2) <i>Ground cover.</i> Grass or other ground cover shall be planted on all areas of the buffer strip required by this Section which are not occupied by other landscape material.</p> <p>(3) <i>Visual screen.</i> A visual screen running the entire length of common boundaries shall be installed within the buffer strip, except at permitted access ways. The visual screen may be a wood, wood composite, or masonry wall, PVC fence, landscaping, earth mounds or combination thereof so long as such strips shall provide at the time of installation a minimum of 85 percent opacity for that area between</p>		
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	<p>the finished grade level at the common boundary line and six feet above such level and horizontally along the length of all common boundaries. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years. Earth mounds shall not exceed a slope of three to one. If a visual screen, which satisfies all applicable standards, exists on adjacent property abutting the property line or exists between the proposed development on the site and the common property line, then it may be used to satisfy the visual screen requirements. Except for industrial uses or ones, whenever a preserve area or water body at least 100 feet wide when measured perpendicular to the property line separates the uncomplimentary uses, then the visual screen height requirement shall be reduced to three feet and the buffer strip width shall be reduced to five feet, when measured from the top of the lake bank or the jurisdictional wetland edge. If a plant is used for the visual screen, it shall be a minimum height of 24 inches at the time of installation.</p> <p><i>(4) Prevailing requirement.</i> Whenever parcels of land fall subject to both the perimeter landscaping requirements and the uncomplimentary land use buffer strip requirements of the article, the latter requirements shall prevail.</p> <p><i>(5) Hardship.</i> If the Chief determines that the construction of a landscape</p>		
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	<p>buffer area required by this article would create a hardship for the existing structures or vehicular use areas, the Chief may approve a buffer area with a width no less than five feet, provided such buffer area meets the visual screening requirements of this article.</p> <p>(c) The buffer strip shall not be used for principle or accessory uses and structures, vehicular use areas, dumpster pads, signs, equipment, storage. Slopes within buffer strips shall not exceed four to one.</p> <p>(d) If a water body exists along the common property line between uncomplimentary uses which is less than 100 feet wide when measured perpendicular to the property line then the buffer strip shall be established between the use and the water body. Preserve areas may be used as buffer strips, so long as the tree and visual screen requirements can be satisfied.</p>		
Parking	See Part 6 of the Zoning Code	<p>Section V(i)</p> <p>Off street parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional superseding provisions:</p> <p>Parking shall be provided in garages, driveways, or common parking in accordance with the following standards: In accordance with Section IV(d)(3) above, for storage uses, including private automobile/vehicle garage condominiums and associated commercial/retail services – 0 spaces.</p>	This PUD also clarifies requirements relating to the sharing of parking

		<p>Shared parking can be used to satisfy required parking.</p> <p>When two (2) or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.</p> <p>Shared parking must be provided within 400 feet of the business(es) being served. In the verification of substantial compliance process pursuant to Section 656.341(g) of the Zoning Code upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be reduced to not less than eighty percent (80%) of the sum of the amount required for each separate identified use.</p> <p>The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.</p>	
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o. **Permissible Uses By Exception.** Those uses permitted by right or by exception in the CCG-1 zoning district that are not specifically permitted herein.

p. **Names of Development Team.**

Developer: Carriage House San Jose LLC

Engineer: Almond Engineering

q. **Land Use Table.** A Land Use Table is attached as Exhibit F. Acreage, densities, and intensities in Exhibit F are approximate.

VI. **PUD REVIEW CRITERIA**

a. **Consistency with the Comprehensive Plan.** As described above, the uses proposed herein are consistent with the CGC land use category. The accompanying future land use amendment for the portion of the Property designated as RPI seeks to amend this portion to CGC in order for the entire Property and proposed uses within this PUD to be compliant with the Comprehensive Plan. The maximum densities and intensities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives, and policies contained therein, including:

FLUE Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compatible land use patterns, and increasingly efficient urban service delivery system that discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns; and
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use Map category description and their associated provisions.

FLUE Policy 1.1.12: Promote the use of Planned Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, state, and federal regulations.

FLUE 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.

FLUE Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.4: The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

FLUE Policy 3.2.7. The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

FLUE Objective 6.3: The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed, and underutilized land within areas that have infrastructure, utilities, and public facilities, while addressing the needs of the City residents.

b. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.

c. **Allocation of Land Use.** The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

d. **Internal Compatibility.** The PUD provides for integrated design and compatible uses within the PUD.

e. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

f. **Maintenance of Common Areas and Infrastructure.** All common areas and infrastructure will be maintained by the owner, maintenance company and/or one (1) or more owners' association(s).

g. **Impact on Wetlands.** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

h. **Listed Species Regulations.** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

i. **Off-Street Parking Including Loading and Unloading Areas.** The PUD provides ample off street parking and unique parking requirements for storage uses, as set forth above.

j. **Sidewalks, Trails, and Bikeways.** Sidewalks shall be provided as required in the Comprehensive Plan.

EXHIBIT F

PUD Name

Carriage House San Jose PUD

Land Use Table

Total gross acreage	2.15	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	2.15	Acres	100 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space		Acres	
Passive open space	0.42	Acres	19 %
Public and private right-of-way		Acres	
Maximum coverage of buildings and structures	75,341	Sq. Ft.	81 %