

4. Signs, landscaping, structures, and fixtures shall not block horizontal sight distance at the exits to public rights of way. The clear sight triangle shall be as defined in the FDOT Design Manual Section 212.11.
5. A six-(6) foot sidewalk is required with a minimum of five feet sidewalks if right-of way constraints are shown.
6. Bicycle parking shall be provided at a minimum rate of two percent (2%) of required vehicle parking. Follow the current City of Jacksonville Zoning Code (Section 656.608) for bicycle parking within multi-family and retail commercial developments.

Planning Department conditions:

1. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.
2. If any of the accesses to the public right of way will be gated, the gate shall be located so that at no time will the vehicles waiting for the gate to open extend to the public street. A queuing analysis will be required with the Civil Site Plan Review.
3. Any parking space smaller than 9'x18' shall be considered Compact Parking. Such spaces shall have signs and pavement marking designating them as parking for compact cars only per Section 656.607 of the Zoning Code. A maximum of 30% of the parking spaces can be designated as compact parking.
4. Signs, landscaping, structures, and fixtures shall not block horizontal sight distance at the exits to public rights of way. The clear sight triangle shall be as defined in the FDOT Design Manual Section 212.11.
5. A six-(6) foot sidewalk is required with a minimum of five feet sidewalks if right-of way constraints are shown.
6. Bicycle parking shall be provided at a minimum rate of two percent (2%) of required vehicle parking. Follow the current City of Jacksonville Zoning Code (Section 656.608) for bicycle parking within multi-family and retail commercial developments.

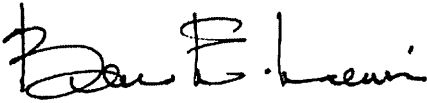
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were several speakers in opposition with concerns about increased traffic, 4 story buildings overlooking single family, and increase response times for JFRD. The Commissioners felt the site plan stepped back the heights with the tallest next to the Wal-Mart. There were concerns about the heights of buildings 8, 10 and 11 and their proximity to single family.

Planning Commission Vote:	5-0
David Hacker, Chair	Absent
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-0736 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 4, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-0736 to Planned Unit Development.

Location: 0 Rampart Road; Near the corner of Collins Road and Rampart Road

Real Estate Numbers: 015960 0200; 015961 0000; 015961 0300; 015961 4000;
015962 0000; 015962 0010; 015963 0000; 015965 0000;
015965 0010; 015965 0020; 015965 0030; 015965 0040;
015965 0050

Current Zoning District: Agriculture (AGR)
Residential Rural -Acre (RR-Acre)
Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Categories: Low Density Residential (LDR)

Proposed Land Use Category High Density Residential (HDR)
Medium Density Residential (MDR)
Community/General Commercial (CGC)

Planning District: 4 – Southwest

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owners: Geneva Mae Adair Trust
41 Swimming Pen Drive
Middleburg, FL 32068

William T Terrell
7733 Rampart Road

Jacksonville, Florida 32244
Leslie W Terrell
32960 Chestnut Ridge Road
North Ridgeville, OH 44039

Faye Terrell
7761 Rampart Road
Jacksonville, Florida 32244

Buerman Frederick G JR Living Trust
7187 Collins Road
Jacksonville, FL 32244

Kenneth D Williamson
7143 Collins Road
Jacksonville, FL 32244

Kelly A Caceres
7169 Collins Road
Jacksonville, FL 32244

Voelkel Ray JR Life Estate
7167 Collins Road
Jacksonville, FL 32244

Staff Recommendation:

APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2021-0736** seeks to rezone approximately 27.86± acres of land from Agriculture (AGR), Rural Residential-Acre (RR-Acre), and Residential Low Density-60 (RLD-60) to a Planned Unit Development (PUD). The rezoning to a new PUD-SC is being sought in order to allow for a development that contains a maximum of 500 multi-family dwellings in conjunction with a wide range of commercial uses.

There is also companion Small Scale Land Use Amendment L-5606-21C (Ordinance 2021-0535) that seeks to amend the land use on the property from Low Density Residential (LDR) to High Density Residential (HDR), Medium Density Residential (MDR), and Community/General Commercial (CGC).

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The 27.82 acre subject property is located along the north side of Collins Road and the east side of Rampart Road, both collector roads.

The site is located within the Low Density Residential (LDR) land use category, within the Suburban Development Area. The rezoning ordinance is companion to a land use amendment (Ordinance 2021-735) which seeks to amend the land use designation to MDR, CGC, and HDR with site specific Future Land Use Element (FLUE) Policy 4.4.25. The site specific policy exempts the subject site from the High Density Residential Suburban Area Development Characteristic requiring a mix of uses for developments with a density greater than 25 units per acre.

The PUD is proposing a mix of uses including commercial and residential uses at a density of up to 500 dwelling units, which is consistent with the overall maximum density permitted. However, it is unclear if the distribution of densities within the MDR and HDR categories are consistent. Consistency of distribution of densities should be demonstrated at the time of PUD Verification.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Suburban Development Area and according to the attached JEA Availability Letter, **2021-0920**, the proposed development must connect to City water and sewer.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The proposed rezoning to a PUD would allow for commercial and residential infill on traditionally vacant and rural parcels along Collins Road and Rampart Road. The PUD will also allow for a greater variety of mixed residential lots—which directly will address the housing needs of City residents.

Recreation and Open Space Element

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

As stated in the submitted written description, recreation and open space will be provided at a minimum rate of 150 square feet per residential unit.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5606-21C (**Ordinance 2021-0735**) that seeks to amend the land use from LDR to MDR, HDR, and CGC. Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a mixed-use development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Per the submitted written description, active recreation and amenities shall be provided at a ratio of a minimum 150 square feet of recreational and open space per residential unit. This may include parks, open space, pedestrian walks and paths, along with any amenity/recreation center, pool, cabana/clubhouse, or health/exercise facility.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville, however there will be no uncomplimentary land use buffers provided between internal uses of the PUD. Buffers and setbacks will be provided between internal and external uses.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Rampart Road and Collins Road.

The variety and design of dwelling types: The written description, dated September 2, 2021 states that the proposed project will be comprised of up to 400 apartment units and up to 100 townhomes.

The particular land uses proposed and the conditions and limitations thereon: The proposed project is a mixed-use development that contains a residential component with 500 multi-family dwelling units and 3.46 acres of commercial uses. The conceptual site plan, together with these uses, provides for a compact development that prevents urban sprawl while supporting the shopping, recreation and employment needs of the development's residents.

Compatible relationship between land uses in a mixed-use project: Developing the site for multi-family dwellings and commercial uses creates an opportunity for unique and compact compatibility in the given area.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located west of I-295, near the corner of Rampart Road and Collins Road. There are predominantly residential uses to the west, and commercial to the east. The subject site will preserve the residential character of the area, while also offering a variety of housing option and an assortment of commercial retail uses within the immediate area.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RLD-60	Single-Family Dwellings
South	LDR	RLD-60/RR-Acre	Single-Family Dwellings
East	CSV/CGC	PUD 2013-0469	Shopping Center
West	LDR	RLD-60/PUD 1993-2001	Single-Family Dwellings

(6) Intensity of Development

The proposed development will be consistent with the proposed MDR, HDR, and CGC functional land use categories.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated October 14, 2021, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal.

School Capacity: Based on the Development Standards for impact assessment, the 27.86± acre proposed PUD rezoning has a development potential of 500 multi-family dwellings. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
PUD 2021-0736
Development Potential: 500 Multi-Family Dwellings**

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 1 & 2
Elementary	8	5,659	78%	62	85%	2,414	10,649
Middle	7	1,109	67%	25	68%	729	938
High	8	2,633	87%	37	64%	406	2,210
Total New Students				124			

*Student Distribution Rate: 0.250
Elementary: 0.125
Middle: 0.051
High: 0.074*

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Sadie Tillis #116	2	62	493	438	89%	93%
Charger Academy #216	2	25	1438	921	64%	65%
Westside HS #241	8	37	1786	1464	82%	91%
		124				

- Does not include ESE & room exclusions
- Analysis based on a **maximum 500 dwelling units** – PUD 2021-0736

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via Rampart Road and Collins Road. The Traffic Engineer has reviewed the application and has issued the following comments. **Staff supports the Engineer's findings and forwards to you the following:**

- A traffic study shall be provided at Civil Site Plan Review.
- Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.
- If any of the accesses to the public right of way will be gated, the gate shall be located so that at no time will the vehicles waiting for the gate to open extend to the public street. A queuing analysis will be required with the Civil Site Plan Review.
- Any parking space smaller than 9'x18' shall be considered Compact Parking. Such spaces shall have signs and pavement marking designating them as parking for compact cars only per Section 656.607 of the Zoning Code. A maximum of 30% of the parking spaces can be designated as compact parking.
- Signs, landscaping, structures, and fixtures shall not block horizontal sight distance at the exits to public rights of way. The clear sight triangle shall be as defined in the FDOT Design Manual Section 212.11.

Below are additional comments that were received from the Transportation Planning Division:

- This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

(7) Usable open spaces plazas, recreation areas.

Per the submitted written description, active recreation and amenities shall be provided at a ratio of a minimum 150 square feet of recreational and open space per residential unit. This may include parks, open space, pedestrian walks and paths, along with any amenity/recreation center, pool, cabana/clubhouse, or health/exercise facility.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District identified 15.8 acres of Category III wetlands. Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

Multi-family parking will be provided at a rate of 1.35 spaces per apartment and may consist of a combination of surface, garage, and tandem parking (townhomes).

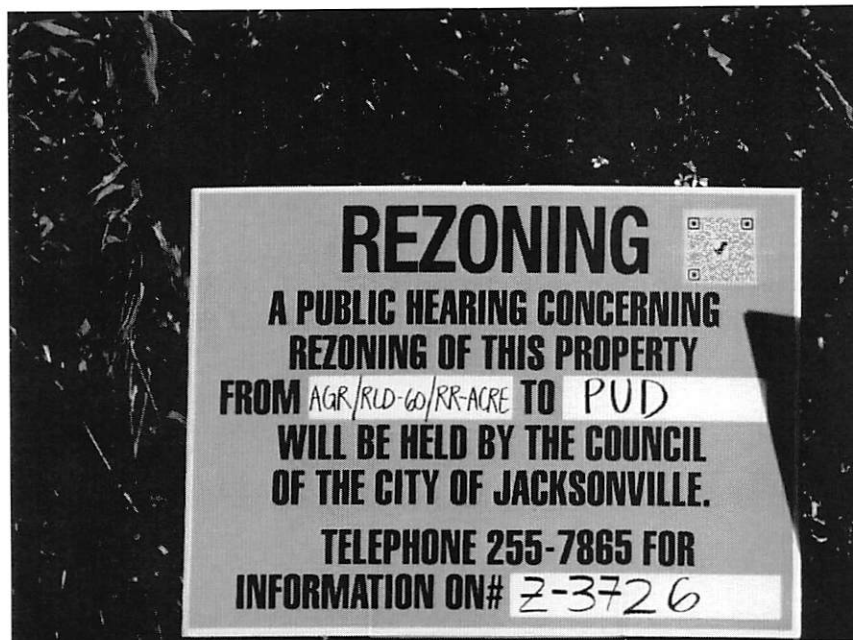
Commercial parking will be provided at the following rates: 4.0 space per 1,000 square feet gross leasable area for commercial retail and restaurants, 3.0 spaces per 1,000 square feet gross leasable area for offices, and 1.0 spaces per 2 units/beds for senior housing.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that provides connectivity to both Collins Road and Rampart Road.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 20, 2021** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0736** be **APPROVED with the following exhibits:**

1. The **original** legal description dated July 7, 2021
2. The **original** written description dated September 23, 2021
3. The **original** site plan dated August 9, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0736** be **APPROVED WITH CONDITIONS.**

1. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.
2. If any of the accesses to the public right of way will be gated, the gate shall be located so that at no time will the vehicles waiting for the gate to open extend to the public street. A queuing analysis will be required with the Civil Site Plan Review.
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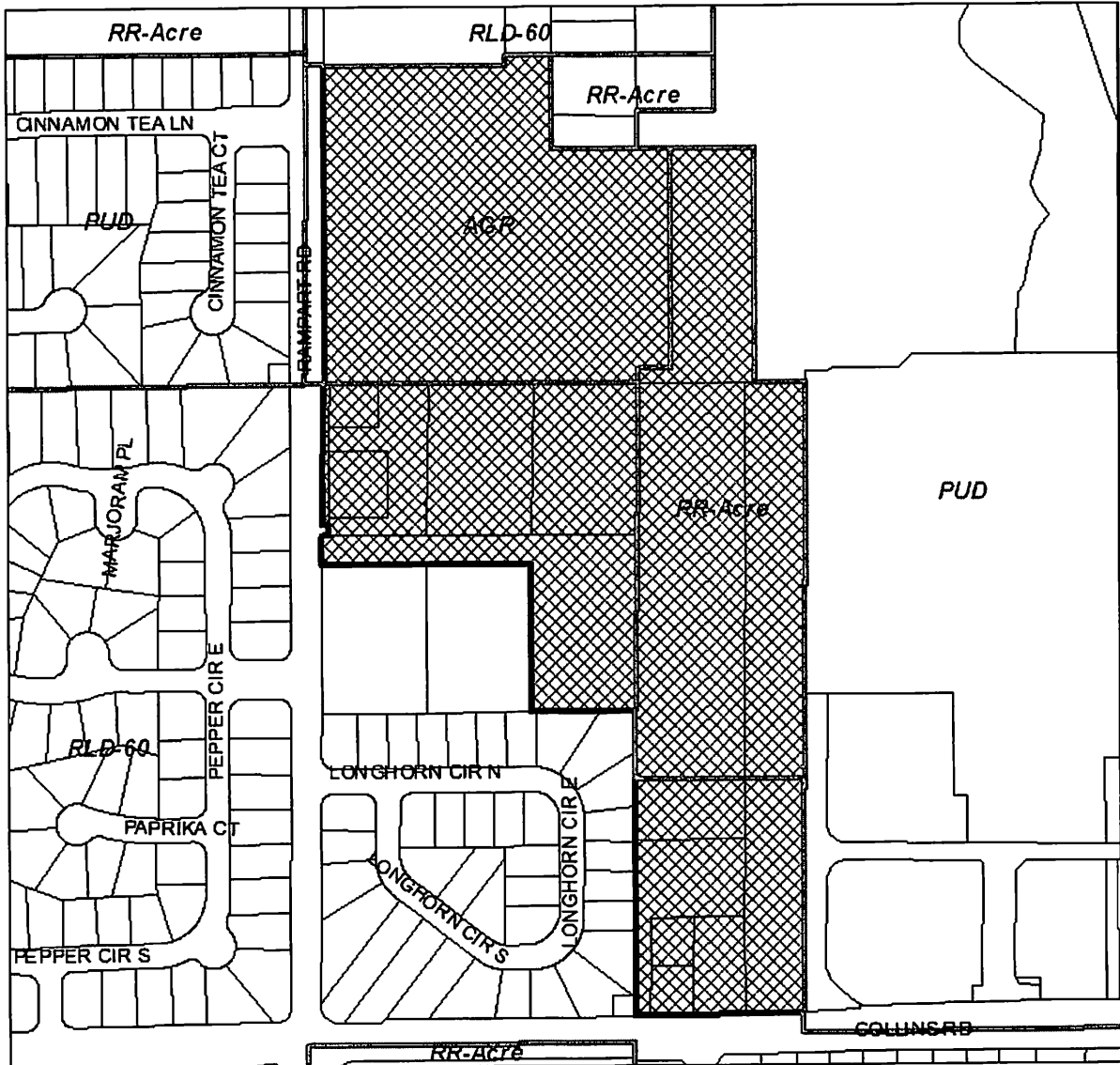
Aerial view of subject property



10/28/21: View of the subject property, facing east along Rampart Road.



10/28/21: View of the subject property, facing north along Collins Road.



<p>REQUEST SOUGHT:</p> <p>FROM: AGR, RR-Acre and RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 110 220 440 Feet</p> <p>COUNCIL DISTRICT: 10</p>
<p>ORDINANCE NUMBER ORD-2021-0736</p>	<p>TRACKING NUMBER T-2021-3726</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # N/A **Staff Sign-Off/Date** KPC / 09/27/2021
Filing Date N/A **Number of Signs to Post** 7
Hearing Dates:
1st City Council N/A **Planning Commission** N/A
Land Use & Zoning N/A **2nd City Council** N/A
Neighborhood Association ARGYLE AREA CIVIC COUNCIL
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3726 **Application Status** PAID
Date Started 08/11/2021 **Date Submitted** 08/11/2021

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name GENEVA MAE ADAIR TRUST
Mailing Address 41 SWIMMING PEN DRIVE
City MIDDLEBURG **State** FL **Zip Code** 32068
Phone **Fax** **Email**

Last Name TERRELL **First Name** WILLIAM **Middle Name** T
Company/Trust Name
Mailing Address 7733 RAMPART ROAD
City JACKSONVILLE **State** FL **Zip Code** 32244
Phone **Fax** **Email**

Last Name TERRELL **First Name** LESLIE **Middle Name** W

Company/Trust Name

Mailing Address
32960 CHESTNUT RIDGE ROAD

City NORTH RIDGEVILLE **State** OH **Zip Code** 44039

Phone **Fax** **Email**

Last Name TERRELL **First Name** FAYE **Middle Name**

Company/Trust Name

Mailing Address
7761 RAMPART ROAD

City JACKSONVILLE **State** FL **Zip Code** 32244

Phone **Fax** **Email**

Last Name SEE **First Name** BELOW **Middle Name**

Company/Trust Name
BUERMAN FREDERICK G JR LIVING TRUST

Mailing Address
7187 COLLINS ROAD

City JACKSONVILLE **State** FL **Zip Code** 32244

Phone **Fax** **Email**

Last Name WILLIAMSON **First Name** KENNETH **Middle Name** DAVID

Company/Trust Name

Mailing Address
7143 COLLINS ROAD

City JACKSONVILLE **State** FL **Zip Code** 32244

Phone **Fax** **Email**

Last Name CACERES **First Name** KELLY **Middle Name** ANN
Company/Trust Name
Mailing Address
 7169 COLLINS ROAD
City JACKSONVILLE **State** FL **Zip Code** 32244
Phone **Fax** **Email**

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
 VOELKEL RAY JR LIFE ESTATE
Mailing Address
 7167 COLLINS ROAD
City JACKSONVILLE **State** FL **Zip Code** 32244
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 015960 0200	10	4	AGR	PUD
Map 015961 0000	10	4	RLD-60	PUD
Map 015961 0300	10	4	RLD-60	PUD
Map 015961 0400	10	4	RLD-60	PUD
Map 015962 0000	10	4	RLD-60	PUD
Map 015962 0010	10	4	RLD-60	PUD
Map 015963 0000	10	4	RLD-60	PUD
Map 015965 0000	10	4	RLD-60	PUD
Map 015965 0010	10	4	RLD-60	PUD
Map 015965 0020	10	4	RR-ACRE	PUD
Map 015965 0030	10	4	RR-ACRE	PUD
Map 015965 0040	10	4	RLD-60	PUD
Map 015965 0050	10	4	RLD-60	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5606

Total Land Area (Nearest 1/100th of an Acre) 27.82

Development Number

Proposed PUD Name RAMPART AND COLLINS MIXED USE PUD

Justification For Rezoning Application

THE RIGHT OF A PROPERTY OWNER TO USE, MAINTAIN, DEVELOP, AND IMPROVE HIS OR HER PROPERTY FOR PERSONAL USE OR FOR THE USE OF ANY OTHER PERSON, PURSUANT TO CHAPTER 2021-195, LAWS OF FLORIDA / CH. 163.3177(6)(I)1.

Location Of Property

General Location

I-295 AND COLLINS ROAD

House #	Street Name, Type and Direction	Zip Code
0	RAMPART RD	32244

Between Streets

RAMPART ROAD and COLLINS ROAD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- | | |
|--|-------------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 27.82 Acres @ \$10.00 /acre: | \$280.00 |
| 3) Plus Notification Costs Per Addressee | |
| 111 Notifications @ \$7.00 /each: | \$777.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$3,326.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1
Legal Description

A PORTION OF LAND LYING WITHIN TRACT 1 1, BLOCK 3, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LONGHORN ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 25, 25A THROUGH 25C, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 00°25'09" EAST, ALONG THE EAST LINE OF SAID PLAT, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID TRACT 11, BLOCK 3, A DISTANCE OF 16.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°25'09" EAST, ALONG SAID EAST AND WEST LINES, A DISTANCE OF 450.26 FEET; THENCE DEPARTING SAID EAST AND WEST LINES, RUN NORTH 88 °29'08" EAST, A DISTANCE OF 335.08 FEET TO A POINT ON THE WEST LINE OF COLLINS PLAZA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGES 169 THROUGH 176, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN SOUTH 00°27'07" WEST, ALONG SAID WEST LINE, A DISTANCE OF 450.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COLLINS ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88 °29'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 334.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 3.460 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF LAND LYING WITHIN TRACTS 9 AND 11, BLOCK 3, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF IE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LONGHORN ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 25, 25A THROUGH 25C, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 00°25'09" EAST, ALONG THE EAST LINE OF SAID PLAT, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID TRACT 11, BLOCK 3, A DISTANCE OF 466.39 FEET; THENCE DEPARTING SAID EAST AND WEST LINES, RUN NORTH 88 °29'08" EAST, A DISTANCE OF 162.20 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 00°00' 19" WEST, A DISTANCE OF 58.46 FEET; THENCE RUN SOUTH

89°59'41" WEST, A DISTANCE OF 130.00 FEET; THENCE RUN NORTH 00°00'19" WEST, A DISTANCE OF 243.00 FEET; THENCE RUN SOUTH 89°59'41" WEST, A DISTANCE OF 175.31 FEET;
THENCE RUN NORTH 00°00'19" WEST, A DISTANCE OF 324.59 FEET; THENCE RUN NORTH " EAST, A DISTANCE OF 87.97 FEET; THENCE RUN NORTH 00°00'19" WEST, A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 89°59'41" EAST, A DISTANCE OF 36.80 FEET; THENCE RUN NORTH 00°00'19" WEST, A DISTANCE OF 16.35 FEET; THENCE RUN NORTH 54°59'41" EAST, A DISTANCE OF 78.33 FEET; THENCE RUN NORTH 00°00'19" WEST, A DISTANCE OF 70.72 FEET; THENCE RUN NORTH 89°59'41" EAST, A DISTANCE OF 199.98 FEET; THENCE RUN NORTH 00°09'55" WEST, A DISTANCE OF 4.94 FEET TO THE SOUTHWEST CORNER OF TRACT C OF COLLINS PLAZA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGES 169176 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 88°03'17" EAST, A DISTANCE OF 95.81 FEET TO A POINT ON THE WEST LINE OF LOT 6 OF SAID COLLINS PLAZA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°27'07" WEST, ALONG THE WEST LINE OF LOT 6 AND THE WEST LINE OF TRACT "A" OF SAID COLLINS PLAZA, A DISTANCE OF 820.87 FEET; THENCE DEPARTING SAID WEST LINES, RUN SOUTH 88°29'08" WEST, A DISTANCE OF 172.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 7.020 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF LAND LYING WITHIN TRACTS 6, 8, 9, AND 11, BLOCK 3, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LONGHORN ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 25, 25A THROUGH 25C, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°25'09" EAST, ALONG THE EAST LINE OF SAID PLAT, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID TMC 11, BLOCK 3, A DISTANCE OF 466.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°25'09" EAST, ALONG SAID EAST AND WEST LINES, A DISTANCE OF 163.73 FEET TO THE NORTHEAST CORNER OF SAID PLAT, THENCE DEPARTING SAID EAST AND WEST LINES, SOUTH 89°31'28" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 212.16 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED OFFICIAL RECORDS BOOK 6088, PAGE 2166, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, NORTH 00°25'53"

WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 301.78 FEET TO A POINT ON THE NORTHERN MOST SOUTHERLY LINE OF SAID LANDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°36'23" WEST, ALONG SAID NORTHERN MOST SOUTHERLY LINE, A DISTANCE OF 420.11 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAMPART ROAD (A 66 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID NORTHERN MOST SOUTHERLY LINE, RUN NORTH 00°23'57" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 67.10 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13847, PAGE 2454, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE NORTH 89°35'16" EAST, A DISTANCE OF 10.00 FEET; 2) THENCE RUN NORTH 00°24'07" EAST, A DISTANCE OF 20.01 FEET; 3) THENCE RUN NORTH 89°36'03" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY OF RAMPART ROAD, THENCE DEPARTING SAID BOUNDARY, RUN NORTH 00°23'57" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 916.55 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED AS PARCEL 6 IN OFFICIAL RECORDS BOOK 8216, PAGE 557, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN ALONG THE NORTH LINE OF SAID LANDS THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN SOUTH " EAST, A DISTANCE OF 370.00 FEET; 2) THENCE RUN NORTH 00°23'57" EAST, A DISTANCE OF 22.90 FEET TO A POINT ON THE NORTH LINE OF AFORESAID TRACT 8, BLOCK 3; 3) THENCE RUN SOUTH 89°45'41" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 92.04 FEET TO A POINT 175 FEET WESTERLY OF THE EAST LINE OF AFORESAID TRACT 8, BLOCK 3; 4) THENCE DEPARTING SAID NORTH LINE OF TRACT 8, BLOCK 3, RUN SOUTH 00°25'09" WEST, A DISTANCE OF 187.13 FEET; 5) THENCE SOUTH 89°27'18" EAST, A DISTANCE OF 175.00 FEET TO A POINT ON THE EAST LINE OF AFORESAID TRACT 8, BLOCK 3 AND THE NORTHWEST CORNER OF THE LANDS DESCRIBED AS PARCEL 9 AFORESAID OFFICIAL RECORDS BOOK 8216, PAGE 557; THENCE DEPARTING SAID NORTH LINE OF PARCEL 6, RUN NORTH 89°59'41" EAST, ALONG THE NORTH LINE OF SAID PARCEL 9, A DISTANCE OF 234.83 FEET TO A POINT ON THE WEST LINE OF COLLINS PLAZA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGES 169 THROUGH 176, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°09'55" EAST, ALONG SAID WEST LINE OF THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 472.91 FEET; THENCE DEPARTING SAID SOUTHERLY EXTENSION, RUN SOUTH 89°59'41" WEST, A DISTANCE OF 199.98 FEET; THENCE RUN SOUTH 00°00'19" EAST, A DISTANCE OF 70.72 FEET; THENCE RUN SOUTH 54°59'41" WEST, A DISTANCE OF 78.33 FEET; THENCE RUN SOUTH 00°00'19" EAST, A DISTANCE OF 16.35 FEET; THENCE RUN SOUTH 89°59'41" WEST, A DISTANCE OF 36.80 FEET; THENCE RUN SOUTH 00°00'

19" EAST, A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 89°59'41" WEST, A DISTANCE OF 87.97 FEET; THENCE RUN SOUTH 00°00' 19" EAST, A DISTANCE OF 324.59 FEET; THENCE RUN NORTH 89° 59'41 " EAST, A DISTANCE OF 175.31 FEET; THENCE RUN SOUTH 00°00' 19" EAST, A DISTANCE OF 243.00 FEET; THENCE RUN NORTH 89°59'41" EAST, A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 00°00'19" EAST, A DISTANCE OF 58.46 FEET; THENCE RUN SOUTH 88°29'08" WEST, A DISTANCE OF 162.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 17.336 ACRES, MORE OR LESS.

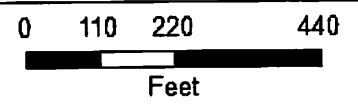
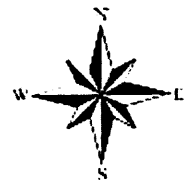
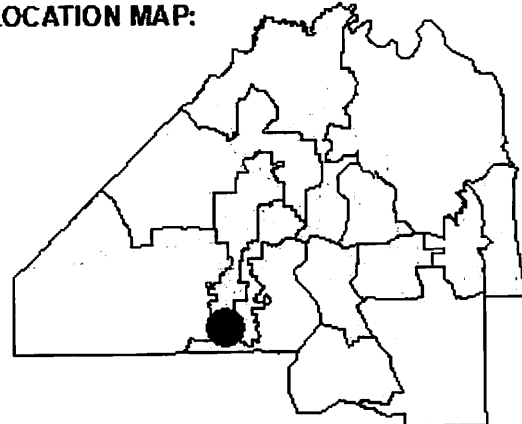


REQUEST SOUGHT:

FROM: AGR, RR-Acre and RLD-60

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2021-3726

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit "D"

Rampart and Collins Mixed Use PUD Written Description September 23, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 015960-0200, 015963-0000, 015962-0000, 015962-0010, 015961-0000, 015961-0400, 015961-0300, 015965-0030, 015965-0000, 015965-0040, 015965-0010, 015965-0050, 015965-0020
- B. Current Land Use Designation: LDR – Suburban Development Area
- C. Current Zoning District: AGR, RR-Acre, RLD-60
- D. Proposed Land Use Designation: MDR, HDR, CGC
- E. Proposed Zoning District: PUD

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

The applicants propose to rezone approximately 27.86 acres of property from AGR, RR-Acre, and RLD-60 to PUD. The property is located in the northwest quadrant of Rampart Road and Collins Road, and is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property"). This application is a companion to Small Scale Land Use Amendment Application L-5592, which seeks to replace the Property's current LDR future land use category with a mix of the CGC, MDR, and HDR categories. As described below, the PUD zoning district is being sought to provide a mixed-use development with retail commercial and multi-family residential uses, to be developed in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as **Exhibit "E."**

III. PUD DEVELOPMENT CRITERIA

A. MDR/HDR Site Development Standards

- 1. *Permitted Uses and Structures:*
 - a. Up to four hundred (400) apartments and up to one hundred (100) townhome multi-family residential dwelling units and related amenities including but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas, and similar uses.
 - b. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - c. Temporary construction trailers and offices, and sales/leasing

offices.

- d. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section III.F.3 below.
 - e. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section III.F.2 below.
 - f. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.
 - g. Amenity/recreation centers, which may include pools, cabanas/clubhouses, health/exercise facilities, and similar uses.
 - h. Bona fide commercial agricultural uses may continue until build-out.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required buffer. Permitted accessory uses and structures to include fences, berms, dog parks, dog washes, trash enclosures, entry gates, walking paths and jogging trails.
3. *Minimum lot requirements (width and area):*
- a. Apartments – None.
 - b. Townhomes – Fifteen (15) feet / 1,500 square feet interior units, twenty (20) feet / 2,000 square feet end units.
4. *Maximum lot coverage by all buildings and structures:*
- a. Apartments – Sixty percent (60%).
 - b. Townhomes – Seventy percent (70%).
5. *Minimum yard requirements:*
- a. Apartments: Front – Twenty (20) feet; Rear – Twenty (20) feet; Side – Twenty (20) feet.
 - b. Townhomes: Front – Twenty (20) feet from garage, fifteen (15) from front façade; Rear – Ten (10) feet; Side – Zero (0) feet

interior, ten (10) feet end units.

Setbacks will be measured between principal structures. If a townhome lot line is on a lake, water, or wetlands, the top of bank shall not be considered the lot line. Furthermore, when a townhome lot is located on a corner, the "front" of the lot will be determined upon submission for a building permit or platting. Encroachments by sidewalks, driveways, parking, signage, utility structures, trash compactors, garbage receptacles, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks. Multifamily dwellings on the same lot with more than four (4) dwelling units shall not be required to provide forty (40) feet separation between buildings when directly facing or backing up to another building. Minimum building separation shall meet Florida Building and fire prevention safety codes.

6. *Maximum height of structures:* Sixty (60) feet for apartments and thirty-five (35) feet for townhomes, except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.
7. *Impervious surface ratio:* Seventy percent (70%) townhomes, eighty percent (80) apartments.

B. CGC Site Development Standards

1. *Permitted Uses and Structures:*
 - a. All permitted and permissible uses by exception in CCG-1, including without limitation general retail uses and retail outlets for the sale of food and drugs including grocery stores, drug stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, flooring and floor coverings, office equipment or furniture, hardware, antiques, and all other similar retail uses. These uses include drive-through and drive-in facilities and other similar uses.
 - b. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.
 - c. Libraries, museums, and community centers.

- d. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption or off premises consumption or both, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- e. Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- f. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- g. Establishments or facilities in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed wholesaler do not exceed 75% of production, subject to the performance standards and development criteria set forth in Section III.F.8 below; provided, however, that this sub-section shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment.
- h. Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- i. Restaurants with on premises consumption of beer, wine and alcohol, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- j. Restaurants with the outside sale and service of food on adjoining patio area.
- k. Outside sale and service of alcoholic beverages, subject to the performance standards and development criteria set forth in Sections III.F.5 and III.F.8 below.
- l. Deleted.
- m. Retail and restaurant kiosks (static or mobile kiosks).

- n. Public buildings and facilities except for public maintenance facilities and storage yards.
- o. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- p. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, indoor cart racing, cinemas and theaters, and other similar uses.
- q. Express or parcel delivery offices, but not trucking distribution centers.
- r. Hotels and motels.
- s. Multi-family residential dwelling units and related amenities including but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas, and similar uses.
- t. Off-street parking lots, meeting the performance standards and development criteria set forth in Section III.F.4 below, which may include outdoor sales, entertainment, and public displays.
- u. Convenience stores with or without gasoline pumps.
- v. Hospitals, medical clinic (outpatient), and similar facilities.
- w. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
- x. Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses.
- y. Independent living, assisted living, and memory care housing for the elderly.
- z. Skilled nursing facilities.
- aa. Medical, dental and chiropractic offices and clinics.
- bb. Business and professional offices.
- cc. Meeting facilities and conference centers for business meetings, social gatherings (holiday events, parties, reunions, weddings, and similar events), including the associated service of food and alcohol and the outside sale and service of alcohol meeting the performance standards and development criteria set forth in

Sections III.F.7 and III.F.8 below.

- dd. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
 - ee. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
 - ff. Child and adult day care centers meeting the performance standards in Section III.F.1 below.
 - gg. Churches including a rectory, nursery and day school. These uses will not be entitled to the minimum distance limitations of Chapter 656, Part 8.
 - hh. Temporary construction trailers and offices.
 - ii. As part of a quality grocer or other general retailer, outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Section III.F.6 below.
 - jj. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section III.F.3 below.
 - kk. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section III.F.2 below.
 - ll. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.
 - mm. Amenity/recreation centers, which may include pools, cabanas/clubhouses, health/exercise facilities, and similar uses.
 - nn. Any uses permitted herein may be integrated vertically within a structure, specifically including but not limited to the vertical integration of residential and retail uses.
2. *Minimum lot requirements (width and area):*
- a. None.
3. *Maximum lot coverage by all buildings and structures:*

- a. Commercial uses – none.
- b. Multifamily uses – fifty percent (50%).

4. *Minimum yard requirements (Commercial):*

- a. Front – None.
- b. Rear – None.
- c. Side – None.

5. *Minimum yard requirements (Multifamily):*

- a. Front – Twenty (20) feet.
- b. Rear – Twenty (20) feet.
- c. Side – Twenty (20) feet.

Encroachments by sidewalks, driveways, parking, signage, utility structures, trash compactors, garbage receptacles, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.

6. *Maximum height of structures:*

Sixty (60) feet, except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.

7. *Impervious surface ratio:* Eighty-five percent (85%).

C. Silviculture.

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

D. Land Clearing.

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

E. 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 use or 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 and structures related to a residential use may include but not limited to noncommercial greenhouses and plant nurseries, private garages or carports, storage areas, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with a residential use.

F. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Child or adult day care centers shall be allowed subject to the following conditions:
 - a. All centers shall provide an adequate off-street area for the stacking of vehicles and required parking.
 - b. Child day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.
2. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
3. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
 - a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
4. Off-street parking lots shall be allowed subject to the following condition:
 - a. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any adjacent residential properties, subject to the review and approval of the Planning and Development Department.
5. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be allowed subject to the following conditions:
 - a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater 25% of the inside area

for sale and service. The outside area also shall be surrounded by a permanent railing or other barrier at least three and half feet high; provided that the barrier may be broken up by multiple entranceways no more than six feet wide each.

6. Outside retail sale of holiday items shall be allowed subject to the following conditions:
 - a. Outside retail sales shall be limited to forty-five (45) days prior to and thirty (30) days following the holiday.
 - b. There shall be adequate parking sufficient to accommodate the additional retail sales.
 - c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.
7. Private clubs, conference centers, and meeting facilities shall be allowed subject to the following condition:
 - a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.
8. The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer and wine, permitted under Subsections d, e, f, g, h, i, k, and cc of Section III.B are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via Rampart Road and Collins Road as shown on Exhibit "E." For individual "lots" or parcels of land within the PUD which may be owned in fee simple, there shall be no required street frontage or access for building permits. The internal roads as shown on the PUD Site Plan and other interior access roads will be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated at entrances to multifamily residential uses. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department. A sidewalk will be provided internal to the development a minimum of five (5) feet in width on one side of internal roads, or four (4) feet in width on both sides of internal roads.

B. Recreation/Open Space

For multifamily residential uses within the PUD, active recreation/amenities shall be provided at a ratio of a minimum of 150 square feet of recreational and open space per residential unit. These active recreation/amenities may include parks, open space, pedestrian

walks and paths, and recreational uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within a multifamily use.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Ordinance Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use/urban design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries, which may exist among individual uses.

1. *Buffers*

- a. The City’s Ordinance Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated nature of this project, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.
- b. Along the boundary between the Property and the commercial development to the east, the existing wall on the commercial development will suffice and no additional wall will be required. A buffer strip ten (10) feet in width with ground cover and a shade tree every twenty-five (25) feet will be installed on the multifamily side of the fence as multifamily development occurs.
- c. A fifteen (15) foot building setback will be provided for commercial development within the Property that is adjacent to residential uses to the west.
- d. A thirty (30) foot landscape buffer will be provided along the common property lines with the eastern boundary of 7771 Rampart Road (real estate parcel #015961-0200), and with the northern boundaries of 7237 and 7231 Longhorn Circle North (real estate parcels 015973-0500 and 015973-0055) in the Longhorn Estates subdivision. The landscape buffer will comply with the requirements of Section 656.1215(b).

2. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be twenty-four (24) feet, measured one-hundred (100) feet off of the right of way (to allow for return radii to meet the needs of the travelling public).

3. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.

D. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the project and tenants' identification and for directional communication in a distinctive and aesthetically pleasing manner. The sign standards apply project-wide. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated.

A summary table of the proposed sign standards is shown below.

Multifamily development:

Three (3) project identity signs are permitted. At the Collins Road entrance, a monument sign up to twenty (20) feet in height and one hundred (100) square feet in area is permitted. This sign will be shared with the commercial development. At each of the Rampart Road entrances to the multifamily development, a monument sign up to twenty (20) feet in height and twenty-five (25) square feet in area is permitted. The sign may be two sided and externally or internally illuminated.

Commercial development:

In addition to shared signage at the Collins Road entrance as described above, non-residential uses, owners, and tenants are permitted the following signage:

Each outparcel will be permitted one (1) project identity monument sign with two sides. These signs will be oriented to either Collins Road or the internal access road, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on an outparcel may be identified with one shared monument sign. The signage may not exceed ten feet (10') in height and two hundred (200) square feet in sign face area per side.

For commercial uses:

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and

vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right of way for each tenant within the anchor/tenant buildings (on end cap units) will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way. Any square footage utilized for awning signs which is not perpendicular to the wall to which the awning is attached shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of eight (8) square feet in area per side. Any square footage utilized for under canopy signs shall be subtracted from the allowable square footage that can be utilized for wall signs.

For all uses:

Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Changing message devices are permitted subject to the provisions of Section 656.1302, Ordinance Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD, but will not be permitted in peripheral parcels. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to “Now Opening,” “Now Leasing,” or “Hiring Soon” banners) up to 150 square feet may be displayed

for a maximum of ninety (90) days without a permit. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)	
Project Identity Monument	At Collins Road entrance	1	100	20	
Project Identity Monument	At Rampart Road entrances to MFR development	2	25	20	
Outparcel Identity Monument	Collins Road	1 Per Parcel	45 (single tenant), 60 (multiple tenants)	10	
Wall Signs	Project Wide		10% of sq ft of occupancy frontage (front and end/side)		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide		8		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		
Temporary Banners	Project Wide with 90 Day Limit		150		
Festival Banners	Project Wide on Light Poles	N/A			

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Multifamily Parking and Loading Requirements

Parking will be provided at a rate of 1.35 spaces per apartment and may consist of a combination of surface, garage and tandem spaces. Two parking spaces will be provided for each townhome unit, which may be provided in garages or driveway tandem spaces. One (1) guest parking spaces will be provided per four (4) townhome dwelling units. Compact spaces are permitted. Specified loading spaces will not be provided, however, there will be sufficient drive aisle width and vehicular use area to allow the loading and unloading of vehicles in close proximity to each building. The parking areas shall be exempt from the requirements of the Parking Lot Landscape Matrix set forth in Section 656.607(l) and Figure B. Bicycle parking will be provided at a minimum rate of two percent (2%) of required vehicle parking.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

G. Commercial Parking and Loading Requirements

Off street parking will be provided in accordance with the following additional and superseding provisions. The parking areas shall be exempt from the requirements of the Parking Lot Landscape Matrix set forth in Section 656.607(l) and Figure B.

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards:
 - a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
 - b. Office: 3.0 spaces per 1,000 s.f. GLA
 - c. Senior Housing 1.0 space per 2 units/beds
2. Shared parking can be used to satisfy required parking.
 - a. When two 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.
3. Valet parking can be used to satisfy parking requirements.
4. In the verification of substantial compliance process pursuant to Section 656.341(g), 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 (80) percent of the sum of the amount required for each separate identified use.

5. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

H. Lighting

To minimize the effects of site lighting on the adjacent residential properties, directional site lighting fixtures will be utilized to cast light downward onto the Property.

I. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations. In addition, the existing City of Jacksonville drainage easement and stormwater facility on the Property will be reconfigured, relocated and enlarged concurrently with the PUD approval process.

J. Utilities

The Property is served by JEA.

K. Conceptual Site Plan

The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

L. Phasing.

Development may be phased based upon market demand. Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any.

M. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

N. Justification for the PUD Rezoning

The PUD proposes the concept of a carefully planned mixed-use development scaled for and complimentary to the pedestrian. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;

- Pedestrian- and bicycle-oriented environment;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

O. 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 Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. Such a unique and integrated community plan requires the use of the PUD ordinance in order to administer the standards that have been designed to ensure proper implementation of the community's intended design. The design and layout of the PUD is creative in its planning approach as described above, more desirable than would be possible through strict application of the minimum requirements of the Land Development Code, and more efficient.

P. Permissible Uses by Exception

There are no permissible uses by exception.

Q. Names of Development Team

Developer/Owner: Southeast Investments, Inc.

Planner/Engineer: ETM, Inc.

R. Land Use Table

A Land Use Table is attached hereto as **Exhibit "F."**

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MDR, HDR, and CGC land use categories.

B. Consistency with the Concurrency and Mobility Management System: The PUD will comply with the Concurrency and Mobility Management System.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 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 compatible with surrounding uses.

F. **Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by an owners' association.

G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities.

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

I. **Listed Species Regulations:** Not required.

J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides ample off street parking.

K. **Sidewalks, Trails, and Bikeways:** The PUD provides pedestrian and bicycle connectivity to both Collins Road and Rampart Road.

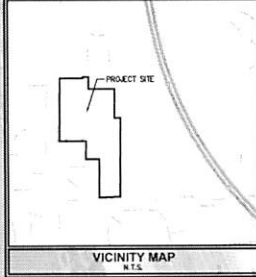
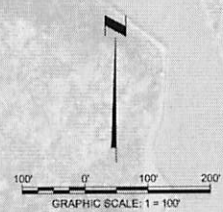
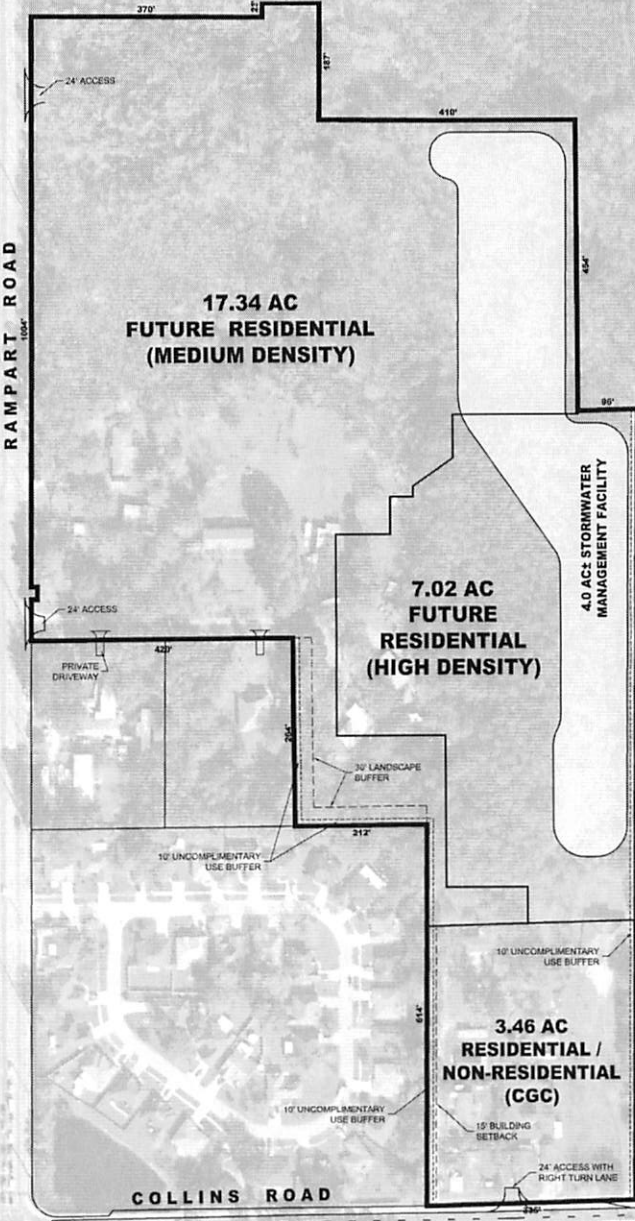
EXHIBIT F
RAMPART AND COLLINS MIXED USE PUD
Land Use Table

Total gross acreage	<u>27.8</u> Acres	<u>100</u> %
Amount of each different land use by acreage Residential	<u>24.5</u> Acres	<u>88</u> %
Total number of dwelling units	<u>500</u> D.U. Max	
Commercial / Industrial	<u>3.5</u> Acres	<u>12</u> %
Other land use (Hospital and related uses)	<u>0</u> Acres	<u>0</u> %
Active recreation and/or open space	<u>1.72</u> Acres (within residential area)	<u>6</u> %
Passive open space	<u> </u> Acres	<u> </u> %
Public and private right-of-way	<u>0</u> Acres	<u> </u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.

OWNER:	THE FERBER COMPANY 151 SANGRASS CORNERS DRIVE SUITE 202 PONTE VEDRA BEACH, FLORIDA 32082 (904) 285-7600
DEVELOPER:	THE FERBER COMPANY 151 SANGRASS CORNERS DRIVE, SUITE 202 PONTE VEDRA BEACH, FLORIDA 32082 (904) 285-7600
SURVEYOR:	CLYMER FARMER BARLEY, INC. 4450 NORTHEAST 83RD ROAD MELBOURNE, FLORIDA 32940 (321) 748-3178
LANDSCAPE ARCHITECT:	ENGLAND, THING & MILLER, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256 (904) 842-8960
ENGINEER:	ENGLAND, THING & MILLER, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256 (904) 842-8960
GEOTECH:	ECS FLORIDA, LLC 17554 SANDS CREEK COURT JACKSONVILLE, FLORIDA 32256 (904) 880-3960

LEGEND	
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT



Walmart



NOTES:
 1. THIS DEVELOPMENT LIES WITHIN FLOOD ZONE PER FEMA FIRM MAP COMMENTARY NO. 13231C-0509K, DATED 06/03/2015.
 2. ALL SIDEWALKS PROVIDED WILL MEET ALL APPLICABLE ADA REQUIREMENTS. SEE PAVING AND DRAINAGE PLANS AND NEIGHBORHOOD GRADING PLANS FOR DETAILS. SIDEWALKS MAY MEANDER THROUGH PARKS.
 3. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION, AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
 4. ALL RIGHT-OF-WAY TO BE PUBLIC.

PLANS PREPARED UNDER THE
 DIRECTION OF

JENNIFER VARGAS
 P.E. NUMBER: 86429

PLOTTED: August 9, 2021 4:53 PM BY: Terry Smith

PERSONS

TEAM NO. 20-259	DRAWN BY:	DATE:
	DESIGNED BY:	AUGUST 2021
	CHECKED BY: D.H.	

Englund, Thing & Miller, Inc.
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ETM

VISION • EXPERIENCE • RESULTS

PUD SITE PLAN
 COLLINS ROAD MULTI-FAMILY
 FOR
 THE FERBER COMPANY

DRAWING NUMBER
PUD