

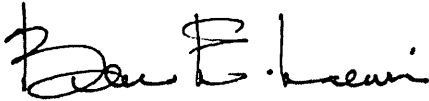


determines if an access point on Main Street is approved. The Commissioners felt the type of use was inconsequential and this was a reduction in the number of units.

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
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 2022-200 TO**  
**PLANNED UNIT DEVELOPMENT**

**APRIL 21, 2022**

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 2022-200 to Planned Unit Development.

***Location:*** South side of Percy Road between Lem Turner Road and Willard Lane

***Real Estate Number(s):*** 019521-0020

***Current Zoning District(s):*** Planned Unit Development (PUD 2006-493)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** North, District 6

***Applicant/Agent:*** Wyman R. Duggan, Esq.  
Rogers Towers, PA  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville Florida 32207

***Owner:*** Lem Turner Jacksonville Ltd.  
700 Island Landing Drive  
St. Augustine Florida 32095

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-200 seeks to rezone approximately 19.09± acres of land from PUD to PUD. The rezoning to PUD is being sought to allow a maximum of 300 multi-family apartments

The current PUD, 2006-493 was approved for a maximum of 350 condominiums/townhomes, 399,000 square feet of retail commercial uses. The PUD was approved with the following conditions

(a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated May 22, 2006, and attached hereto as Exhibit 4, and the Transportation Planning Division Memorandum dated May 15 2006, and attached hereto as Exhibit 5, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.

The Planning & Development Department has reviewed the condition of the enacted ordinance and recommends the updated Transportation Planning Division memorandum be included as a condition.

### **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.

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

Yes. The Planning and Development Department finds that the subject property is located in the Medium Density Residential (MDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The PUD is proposing a maximum 300 multi-family dwellings which is a density of 15.8 units per acre. Well below the maximum density of 20 units per acre. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. 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:**

**Policy 1.1.12** Promote the use of Planned Unit 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.

**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.

**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 residential infill on undeveloped and underutilized parcels along Lem Turner Road. The PUD will also allow for a greater variety of residential dwellings—which directly will address the housing needs of City residents.

***(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 plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

***(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): Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as 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 lands for a multi-family development. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The site plan shows the buildings fronting parking areas and surrounding the retention pond. This arrangement is typical of multi-family developments.
- The use of topography, physical environment and other natural features: The site plan shoes a central retention pond surrounded by individual buildings. This will allow vistas across the pond for the residents.
- Traffic and pedestrian circulation patterns: The site plan shows a loop road with access on Lem Turner Road and Percy Road providing alternate points of ingress and egress.
- The use and variety of building setback lines, separations, and buffering: The written description indicates there will be a 20 foot setback from all property lines. Although the site plan shows parking between the boundaries and the buildings. This will increase the building setback to approximately 60 feet from the property lines. The maximum building height is 35 feet, which is the same maximum height as single family dwellings.

***(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 Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PUD (19-373) AGR	Percy Oaks single family subdivision Single family dwelling
South	CGC	PUD (19-373)	Undeveloped, potential commercial uses
East	LDR	RR-Acre	Undeveloped
West	CGC	PUD (19-373)	Undeveloped, potential commercial uses

***(6) Intensity of Development***

The proposed development is consistent with the MDR functional land use category as a multi-family development. The PUD is appropriate at this location because multi-family development will complement the proposed commercial uses by increasing the housing options for those that are employed in the immediate area.

- The availability and location of utility services and public facilities and services: JEA has no objection to the proposed development.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City Traffic Engineer has the

following comments.

- Sidewalk shall be provided on the frontage of Percy Road.
- 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 (currently Chris LeDew [CLeDew@coj.net](mailto:CLeDew@coj.net)), the Chief of the Transportation Division (currently Laurie Santana [LSantana@coj.net](mailto:LSantana@coj.net)) and the traffic reviewer from Development Services (currently John Kolczynski [JohnFK@coj.net](mailto:JohnFK@coj.net)).

***(7) Usable open spaces plazas, recreation areas.***

The project will be developed with the required amount of open space and recreation area.

***(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 identifies small pockets of wetlands on-site. However, 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.***

The site will be developed in accordance with Part 6 of the Zoning Code.

***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on April 6, 2022, the required Notice of Public Hearing sign was posted.



### RECOMMENDATION

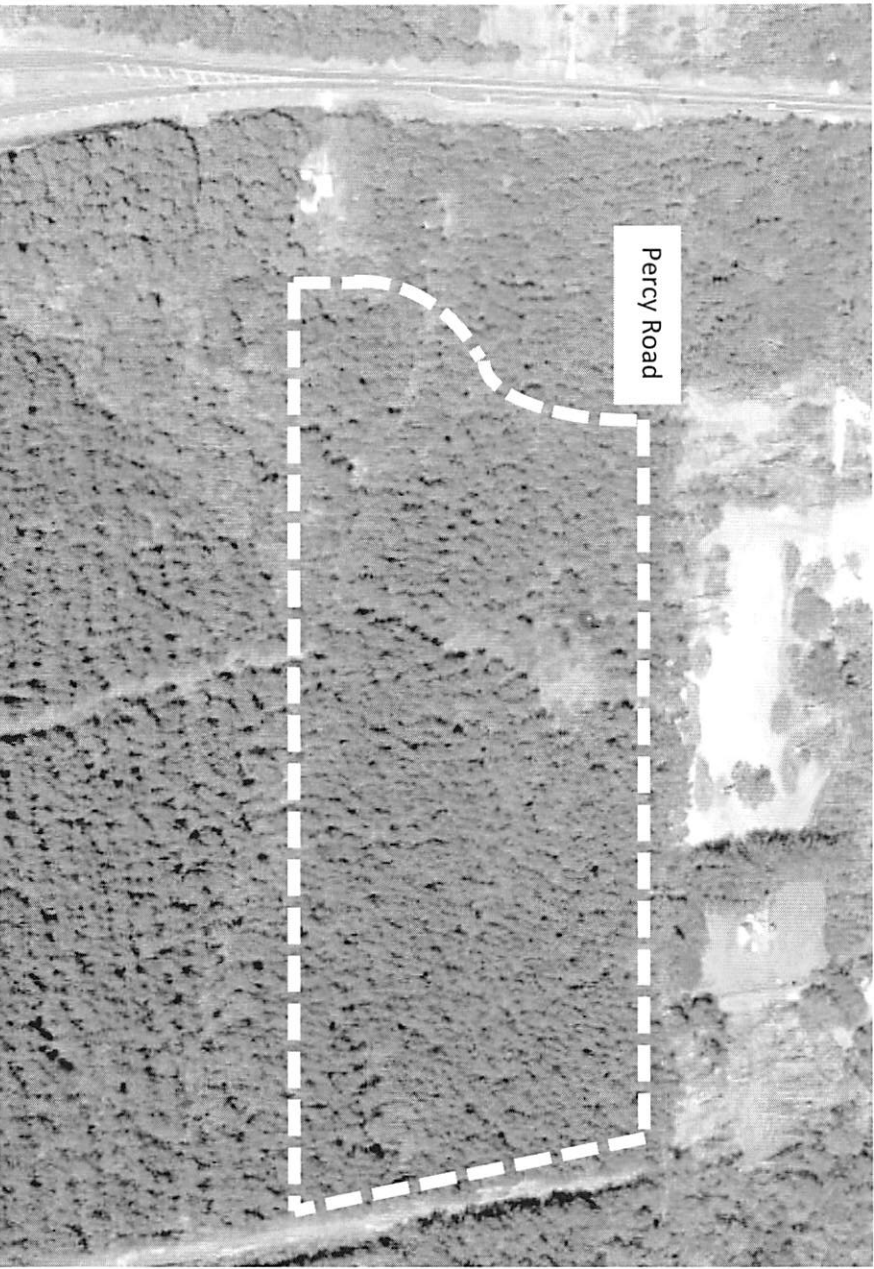
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-0200** be **APPROVED** with the following exhibits:

1. The original legal description dated January 6, 2022.
2. The original written description dated January 6, 2022.
3. The original site plan dated January 3, 2022.

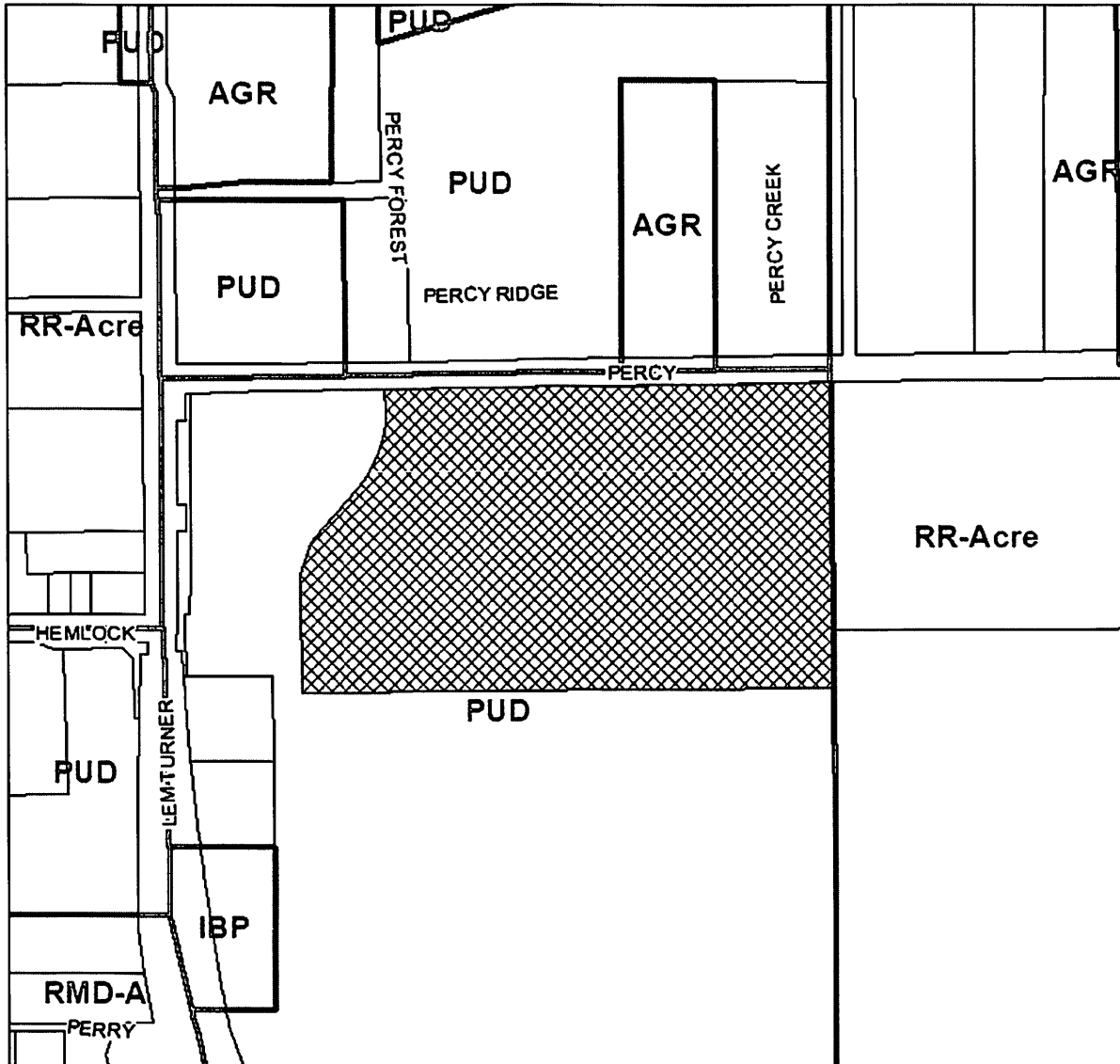
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-200** be **APPROVED** subject to the following condition, which may only be changed through a rezoning:

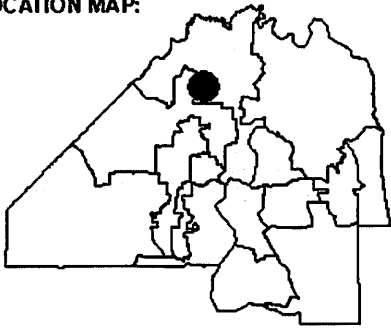
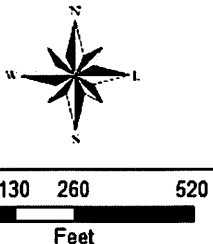
1. The development shall be subject to the Transportation Planning Division memorandum dated April 8, 2022 or as otherwise approved by the Planning and Development Department.





Aerial view of subject property



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p><b>7</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0200</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2022-4022</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

# City of Jacksonville, Florida

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ONE CITY. ONE  
JACKSONVILLE.

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

## **MEMORANDUM**

**DATE:** April 11, 2022

**TO:** Bruce Lewis, City Planner Supervisor  
Current Planning Division

**FROM:** Chris Schoenig, City Planner III  
Transportation Planning Division

**SUBJECT:** Transportation Memorandum 2022-0200

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Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Sidewalk shall be provided on the frontage of Percy Road.
- 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 (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).

# Application For Rezoning To PUD

**Planning and Development Department Info**

**Ordinance #** 2022-0200 **Staff Sign-Off/Date** BEL / 02/28/2022  
**Filing Date** 03/16/2022 **Number of Signs to Post** 6

**Hearing Dates:**  
**1st City Council** 04/26/2022 **Planning Commission** 04/21/2022  
**Land Use & Zoning** 05/03/2022 **2nd City Council** N/A

**Neighborhood Association** THE COUNCILMAN R GAFFNEY  
**Neighborhood Action Plan/Corridor Study** NONE

**Application Info**

**Tracking #** 4022 **Application Status** PENDING  
**Date Started** 01/16/2022 **Date Submitted** 01/16/2022

**General Information On Applicant**

**Last Name** DUGGAN **First Name** WYMAN **Middle Name** R

**Company Name**  
 ROGERS TOWERS, P.A.

**Mailing Address**  
 1301 RIVERPLACE BOULEVARD, SUITE 1500

**City** JACKSONVILLE **State** FL **Zip Code** 32207

**Phone** 9043983911 **Fax** 9043960663 **Email** WDUGGAN@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**  
 LEM TURNER JACKSONVILLE LTD.

**Mailing Address**  
 700 ISLAND LANDING DRIVE

**City** ST. AUGUSTINE **State** FL **Zip Code** 32095

**Phone** **Fax** **Email**

**Property Information**

**Previous Zoning Application Filed For Site?**  
**If Yes, State Application No(s)** 2006-493-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 019521 0020	7	6	PUD	PUD

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

**Existing Land Use Category**  
 MDR

**Land Use Category Proposed?**  
**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 19.09

**Development Number**

**Proposed PUD Name** LEM TURNER/I-295 NORTHEAST QUADRANT RESIDENTIAL PUD

**Justification For Rezoning Application**

TO PERMIT THE DEVELOPMENT OF THE PROPERTY WITH MULTIFAMILY RESIDENTIAL USES.

**Location Of Property**

**General Location**

I-295 AND LEM TURNER ROAD

House #	Street Name, Type and Direction	Zip Code
0	LEM TURNER RD	32218

**Between Streets**

I-295 and PERCY 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.).

**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**

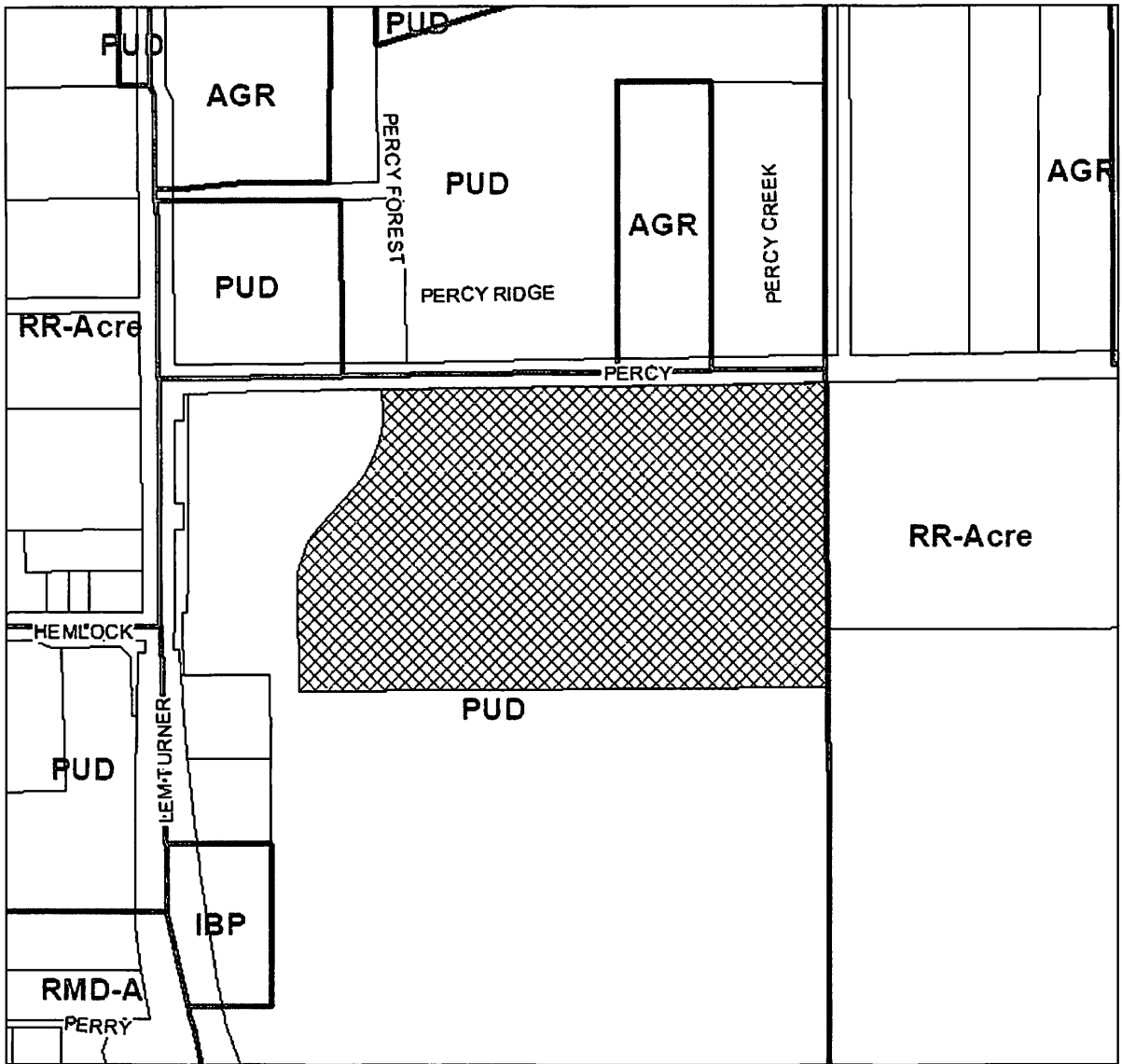
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**  
**19.09 Acres @ \$10.00 /acre: \$200.00**
- 3) Plus Notification Costs Per Addressee**  
**11 Notifications @ \$7.00 /each: \$77.00**
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,546.00**

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

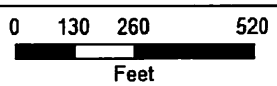
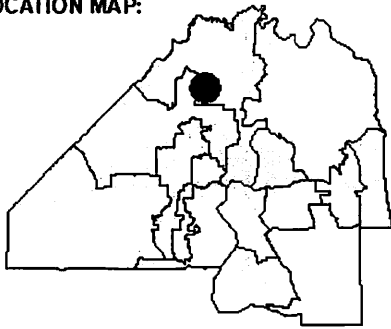


**REQUEST SOUGHT:**

**FROM:** PUD

**TO:** PUD

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**7**

**TRACKING NUMBER**

**T-2022-4022**

**EXHIBIT 2  
PAGE 1 OF 1**

**EXHIBIT “D”**

**Lem Turner/I-295 Northeast Quadrant Residential PUD  
Written Description  
January 6, 2022**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Current Land Use Category: MDR – Suburban Area
- B. Current Zoning District: PUD
- C. Requested Zoning District: PUD
- D. Real Estate Number: 019521-0020 (portion)

**II. SUMMARY DESCRIPTION OF THE PLAN**

The Applicant proposes to rezone approximately 19.1± acres of property (the “Property”) from Planned Unit Development (PUD) to PUD. The subject property is located in the Lem Turner/I-295 Northeast Quadrant, as shown on Exhibit “K”, and is undeveloped. The Property is more particularly described in the legal description attached as Exhibit “1” to this application. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”). The Property is currently subject to PUD Ordinance 2006-493-E, which contemplated a 66 acre mixed use development of up to 399,000 square feet of retail commercial development and up to 350 condominiums or townhomes (the “2006 PUD”). Neither component was ever developed, and all of the land subject to Ord. 2006-493-E remains in silviculture activity. As depicted on the Site Plan and described below, this application is being sought to provide for a master planned residential development of up to 300 multifamily dwelling units on the land comprising the multifamily residential component of the 2006 PUD. Full urban services (water and sewer) will be provided to the development.

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, MDR	CCG-1, RR	Wal-Mart, Home Depot, Restaurant, Small commercial retail
East	LDR	RR	Vacant, Retention, Silviculture
North	AGR, PUD	IH, IBP-1	Vacant, Residential
West	MDR, RR, ROS	RR, RMD-A,	Residential, RV Park



		AGR	
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**III. PUD DEVELOPMENT CRITERIA**

**A. Description of Uses and Development Criteria**

1. *Permitted uses.* Multi-family residential dwelling units, related amenities including but not limited to walking path(s), dock, pool, cabana/clubhouse, health/exercise facility, business/conference center, sales office, dog park and dog wash area, bike shop, electric car charging stations, and similar uses; park/open space; essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code; and home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. Cellular towers, communication antennas and communication towers as described in Part 15 of the Zoning Code are permitted.
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.
3. *Minimum lot requirement (width and area).* Nineteen (19) acres.
4. *Maximum lot coverage by all buildings.* Fifty (50) percent.
5. *Maximum impervious surface ratio.* Eighty-five (85) percent.
6. *Minimum Yard Requirements and Building Setbacks.* Each residential building shall be a minimum of twenty (20) feet from the Property boundaries. Encroachments by sidewalks, driveways, parking, garages, signage, utility structures, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks. Residential buildings that directly face or back up to another residential building shall provide a separation of at least forty (40) feet. There shall be not less than fifteen (15) feet between residential buildings meeting “end to end,” and not less than twenty-five (25) feet between residential buildings meeting “face to end.”

7. *Maximum height of structure.* Thirty-five (35) feet to the eave of the roof, as measured from three (3) feet above finished floor elevation. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

**B. Overall Development Criteria.**

1. *Access.* As shown on the Site Plan, access to the Property will be available via off-site access roads leading to both Lem Turner Road and Percy Road, and via a direct connection to Percy Road.

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. 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 Traffic Engineer and the City Planning and Development Department.

2. *Pedestrian Circulation.* Internal sidewalks will be provided, as well as a sidewalk connecting to Lem Turner Road. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
3. *Recreational/Open Space.* Pursuant to the Comprehensive Plan, recreational/open space will be provided at a minimum of one hundred fifty (150) square feet per residential unit.
4. *Parking and Loading Requirements.* Parking will be provided at a minimum rate of 1.6 spaces per dwelling unit. Up to thirty percent (30%) of the parking spaces may be compact spaces. Single-story garages are permitted. Zero (0) loading spaces will be provided. Bicycle parking will be provided at a rate of 2.5% of the vehicle parking specified above. Parking may be modified by an administrative modification.
5. *Signage.* There will be four (4) signs: (a) one double-faced or two single-faced illuminated monument parcel identification sign(s), not to exceed one hundred (100) square feet in area per sign face and eight (8) feet in height, at the entrance to the development from the off-site access roads; (b) one double-faced or two single-faced illuminated monument parcel

identification sign(s), not to exceed one hundred (100) square feet in area per sign face and a maximum thirty-five (35) feet in height to the top of the sign face, on Lem Turner Road frontage of the 2006 PUD; (c) one double-faced or two single-faced illuminated pole parcel identification sign(s), not to exceed one hundred (100) square feet in area per sign face and a maximum fifty (50) feet in height to the top of the sign face, on the I-295 frontage of the 2006 PUD; and (d) one double-faced or two single-faced illuminated monument parcel identification sign(s), twenty-four (24) square feet in area and eight (8) feet in height, at the Percy Road entrance. Signs (b) and (c) above shall not be considered off-site signage, as the Property had signage rights on Lem Turner Road and on I-295 under the 2006 PUD. Real estate signs, directional signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary leasing signs up to one thousand (1,000) square feet in area (to be visible from Lem Turner Road and I-295) are also permitted.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

6. *Landscaping/fencing.* No uncomplementary buffers will be required along the boundaries of the Property. Otherwise, landscaping will be provided in accordance with the requirements of Part 12 of the Zoning Code; provided, however, that any required subdivision buffer and/or perimeter landscaping may overlap with the building setbacks. In addition, accessory structures such as garages may be located within any required buffer. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.
7. *Architectural Design.* Buildings (including roof types and facades), structures and signage will be constructed and painted with materials which are aesthetically compatible.

Dumpsters, propane tanks, and similar appurtenances in each parcel shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.

8. *Lighting.* Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
9. *Stormwater Retention.* Stormwater facilities will be provided in accordance with all applicable regulations.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.
11. *Maintenance of Common Areas and Infrastructure.* The common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company.
12. *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.
13. *Temporary Uses.* Temporary leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.
14. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
15. *Miscellaneous.* Silviculture and/or bona fide commercial agricultural uses may continue on the Property until build-out.

#### IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** The Property is located within the MDR – Suburban Area land use category according to the Future Land Use Map of the 2030 Comprehensive Plan. The PUD permits a maximum of three hundred (300) units on approximately 19.1 acres and therefore is consistent with the

Comprehensive Plan density limitations. The proposed development is consistent with the following objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan, among others: 1.1.12, 1.1.13, 1.1.20, 1.1.22, 1.1.25, 1.2.4, 1.2.9, 2.10, 3.1.6, and 3.1.11.

- B. Roadways / Consistency with the Concurrency Management System:** The development of the Property will comply with the requirements of the CMMSO.
- C. Allocation of Residential Land Use:** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. Internal Compatibility:** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the site will be available from Lem Turner Road and Percy Road, and the Property may be gated. Internal access will be provided by approved private drives and parking areas. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
- E. External Compatibility / Intensity of Development:** The surrounding land use categories include CGC, BP, NC, and LDR. The Property is located at the nexus of an interstate highway and a minor arterial, in a developed area with a mix of residential, RV park, and retail commercial uses. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area and increases the mixed use character of this node. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- F. Usable Open Spaces, Plazas, Recreation Areas:** Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per residential unit.
- G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.
- H. Listed Species Regulations:** Not applicable.

- I. **Off-Street Parking & Loading Requirements:** Parking will be provided at a minimum rate of 1.6 spaces per dwelling unit. Up to thirty percent (30%) of the parking spaces may be compact spaces. Single-story garages are permitted. Zero (0) loading spaces will be provided. Bicycle parking will be provided at a rate of 2.5% of the vehicle parking specified above. Parking may be modified by an administrative modification.
- J. **Pedestrian Circulation System:** Internal sidewalks will be provided, as well as a sidewalk connecting to Lem Turner Road. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

V. **ADDITIONAL § 656.341 CRITERIA**

- A. **Professional Consultants:** Planner/architect/engineer: ETM. Developer: Shelton McNally Real Estate Partners and/or assigns.
- B. **Differences from the Usual Application of the 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 this written description and to the 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.
- C. **Amount of Public and Private Rights of Way:** The internal circulation consists of private drives and parking areas.
- D. **Operation and Maintenance of Areas and Functions:** The Property is privately owned and will remain so.



- CONCEPT PLAN NOTES:**
1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
  2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
  3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
  4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

SITE DATA TABLE	
JURISDICTION:	CITY OF JACKSONVILLE
SITE AREA:	19.09 Ac
NUMBER OF BUILDINGS:	10 (30 UNITS/BLDG)
NUMBER OF UNITS:	300
PARKING REQUIRED:	1.75 SPACES PER UNIT = 525
PARKING PROVIDED:	488 SPACES (1.6/UNIT) 428 STANDARD SPACES 11 HANDICAP 30 GARAGE

**CONCEPT PLAN**  
**LEM TURNER MULTI-FAMILY**  
 1/3/22

**ETM** England-Thompson & Miller, Inc.  
 14778 Oak St. Jacksonville Road  
 Jacksonville, FL 32256  
 TEL: (904) 642-8980  
 FAX: (904) 646-9485  
 REG-2384 LC-0000316

January 3, 2022  
 Exhibit 4  
 Page 1 of 1

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# EXHIBIT F

PUD Name

**Lem Turner / I-295 NE Quad Residential PUD**

Date

Jan 6, 2022

## Land Use Table

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Total gross acreage	<b>19.1</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>15.15</b>	Acres	<b>79.3</b> %
Total number of dwelling units	<b>300</b>	D.U.	
Commercial	<b>0</b>	Acres	<b>0</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>1.04</b>	Acres	<b>5.5</b> %
Passive open space, wetlands, pond	<b>2.91</b>	Acres	<b>15.2</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of non-residential buildings and structures	<b>128,620</b>	Sq. Ft.	<b>3</b> %