

2168 St. Johns Bluff LLC & Nguyen Hung Van ET AL PUD

Written Description

April 26, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE ## 163806-0000, 163814-0010, 163815-0000, 163813-0050, 163816-0000, 163812-0000, 163811-0000, 163807-0400 & RE # 163810-0020
- B.** Current Land Use Designation: RPI
- C.** Proposed Land Use Designation: BP
- D.** Current Zoning District: CRO
- E.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF PUD/COMPREHENSIVE PLAN CONSISTENCY

The Applicant proposes to rezone approximately 6.14 acres of property along St. Johns Bluff Road and Bradley Road from Commercial, Residential and Office (“CRO”) to Planned Unit Development (“PUD”). The property proposed for the rezoning is more particularly described in the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district (the “PUD”) is being sought to provide for the development of the Property with a mix of primarily office and storage-related uses permitted in the Business Park (“BP”) land use category. The PUD shall be developed and maintained in accordance with this PUD Written Description and the site plan dated March 11, 2024, and attached hereto as **Exhibit “4”** (the “Site Plan”).

As shown on the Site Plan, the PUD is divided into two (2) parcels, Parcel A and Parcel B. Parcel A is approximately 4.86 acres, will be accessed from both St. Johns Bluff Road and Bradley Road, and will include office space, parking, and storage uses, including personal property storage and open, covered, and fully enclosed storage of boats and recreational vehicles (“RVs”). Parcel B is approximately 1.28 acres, will be accessed from Bradley Road, and will include office space, parking, and storage of equipment, vehicles, and similar commercial vessels. In addition, Parcel B will maintain the existing single-family dwelling located on the Property.

The Property currently contains a few mobile homes and the above-referenced single-family home, but it is largely vacant and undeveloped. The development of the Property with a mix of office and storage-related uses, as shown on the Site Plan, will continue positive growth in this area and take advantage of an underutilized site in a prime location. The Property currently lies within the Suburban Development Area and within the Residential-Professional-Institutional (“RPI”) land use category on the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property from RPI to BP.

III. SURROUNDING LAND USES

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	BP, RPI	PUD, CRO	Service Garage, Vacant, Church
East	BP, CGC	IBP, CCG-1	Servpro, Water Treatment & Plumbing, Commercial, Church
North	RPI, CGC, LDR	CRO, PUD, RLD-60	Service Garage, JEA Pump Station, Single Family
West	RPI, LDR	CRO, RLD-60	Vacant, Single Family

IV. DESCRIPTION OF PERMITTED USES

A. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. 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 uses within the PUD may be integrated horizontally or vertically.

B. Permitted Uses

The uses listed below apply to all locations within the PUD, unless otherwise specified herein.

a. *Permitted uses and structures.*

- (1) One single-family dwelling (Parcel B only).
- (2) All types of professional and business offices, and similar uses.
- (3) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (4) Building trades contractors with outside storage yards and heavy construction equipment.
- (5) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.

- (6) Essential services, including water, sewer, gas, telephone, cell towers subject to the requirements in Part 15 of the Zoning Code, radio and electric, meeting the performance standards and development criteria set forth in Part 4, as applicable.
 - (7) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
 - (8) Off-street parking lots.
 - (9) Outside storage.
 - (10) Personal property storage establishments.
 - (11) Open storage of equipment, vehicles, boats and RVs.
 - (12) Covered storage of equipment, vehicles, boats and RVs.
 - (13) Fully enclosed storage of equipment, vehicles, boats and RVs.
 - (14) Uses that may be a mix of the above-listed permitted uses.
- b. *Minimum lot requirements, maximum lot coverage by all buildings and structures, minimum yard requirements and maximum height of structures.*

The PUD will not have traditional lot requirements for each parcel, or internal setbacks between parcels. These requirements shall be applied to the entire PUD site as whole from the overall Property boundaries, without regard to internal property ownership boundaries which may exist, currently or in the future, among individual uses, users, tenants or owners. To the extent that any of the above-listed permitted uses are subject to requirements in the Zoning Code, including Part 4 of the Zoning Code, any conflicting requirements listed herein shall supersede the requirements of the Zoning Code.

(1) *Minimum lot requirements (width and area).*

- (a) Width—100 feet.
- (b) Area—10,000 square feet.

(2) *Maximum lot coverage by all buildings and structures—65%. The maximum impervious surface ratio shall be that required for the IBP zoning district (85%).*

(3) *Minimum yard requirements.*

- (a) Front—10 feet.
- (b) Side— 10 feet.
- (c) Rear— 10 feet.

(4) *Maximum height of structures.* Thirty-five (35) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.

Note: Cell towers are a permitted use in this PUD. In the event a wireless communication tower is approved to be constructed within the PUD, the height requirements pursuant to Part 15 of the Zoning Code will apply to such tower.

B. Accessory Uses and Structures

Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

C. Height Limitations

Decorative rooftop structures, including screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

D. Additional Performance Standards

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

1. For personal property storage and outside storage on Parcel A, no parking spaces shall be required because vehicles are able to park within the drive aisles while loading and unloading. Otherwise, the use is subject to the conditions of 656.401(q)(1)-(4), to the extent applicable.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

As shown on the Site Plan, access to Parcel A will be provided via St. Johns Bluff Road and Bradley Road. Access to Parcel B will be provided via Bradley Road. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD:

1. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses or parcels, the owners of 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, as 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, currently or in the future, among individual uses or parcels.
2. The Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated mixed-use nature of this PUD, all internal uses within the PUD shall be deemed compatible with each other and no buffers between such internal uses are required.

D. Signage

The purpose of these sign standards is to establish and authorize a coordinated signage program that provides for the identification of the uses, users, tenants and owners of each parcel within the PUD and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage may be provided for all common areas and roadways within each respective parcel of the PUD. The PUD identity, if any, multiple uses, users, tenants and owners may be identified on signs within the PUD without regard to property ownership boundaries that may exist, currently or in the future, among the individual uses, users, tenants and owners and without regard to lot location, property ownership or frontage. All signs shall be architecturally compatible with the other buildings and structures within each respective parcel of the PUD. Signs may be internally or externally illuminated. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

1. Parcel A Project Identity Monument Sign on St. Johns Bluff Road.

A maximum of one (1) project identity monument sign is permitted along St. Johns Bluff Road primarily for the uses, users, tenants and owners within Parcel A. This sign may be two sided, internally or externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels may be identified on this monument sign. This monument sign will not exceed fifteen (15) feet in height, and the total square feet (each side) in area will not exceed one square foot per linear foot of road frontage along St. Johns Bluff Road for a maximum of one hundred (100) square feet (each side) in area.

2. Parcel A Project Identity Monument Sign on Bradley Road.

A maximum of one (1) project identity monument sign is permitted along Bradley Road primarily for the uses, users, tenants and owners within Parcel A. This sign may be two sided, externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels may be identified on this monument sign. This monument sign will not exceed six (6) feet in height and fifty (50) square feet (each side) in area.

3. Parcel B Project Identity Monument Sign on Bradley Road.

A maximum of one (1) project identity monument sign is permitted along Bradley Road primarily for the uses, users, tenants and owners within Parcel B. This sign may be two sided, externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels may be identified on this monument sign. This monument sign will not exceed six (6) feet in height and fifty (50) square feet (each side) in area.

4. Projecting and Wall Signs oriented toward St. Johns Bluff Road and Bradley Road.

Wall and projecting signs oriented toward St. Johns Bluff Road and Bradley Road are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward St. Johns Bluff Road or Bradley Road. These signs may be internally or externally illuminated. In the event a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two sides of the building adjacent to such sign.

5. Other Signs.

Directional signs indicating major buildings, specific areas and various building entries are permitted. The design of these signs should reflect the character of the buildings and project identity signs of each respective parcel within the PUD and may include the logo and name of the PUD identity, if any, the parcel identity, multiple uses, users, tenants and owners within the PUD. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of ten (10) such signs will be permitted.

Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings within each respective parcel of the PUD, they may 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 and projecting 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 signs such as leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per parcel within the PUD shall be permitted on the Property.

E. Architectural Guidelines

Buildings, structures, and signage shall be architecturally compatible within each respective parcel of the PUD.

F. Construction offices/model units/real estate rental or sales

On-site, temporary construction offices/trailers/model units/modular office buildings/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

G. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

I. Phasing

Verifications of compliance or modifications may be sought for the entire Property, individual parcels, whether currently existing or created in the future, or portions of parcels, as they are developed. The Property may be developed in a single phase or in multiple phases. During the development of one phase, the undeveloped phases may be used for outside storage.

J. Parking and Loading Requirements

1. Parcel A: Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions: Parking shall be provided in garages, driveways, or common parking in accordance with the following standards: In accordance with Section IV.D.1 above, for personal property storage and outside storage – 0 spaces.
2. Parcel B: Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code.

K. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

L. Stormwater Retention

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

M. Utilities

The Property is served by JEA.

VI. JUSTIFICATION FOR THE PUD REZONING

The proposed PUD will provide for the development of the Property with a variety of storage-related uses permitted in the BP land use category. The PUD will allow the Owner to maximize the potential of the Property in order to continue positive growth in this area and take advantage of an underutilized site in a prime location. The PUD provides for flexibility in site design and configuration that could otherwise not be accomplished through conventional zoning.

VII. 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 Owner and successors to the PUD Written Description and Site Plan, unless modified; it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it includes variations from the signage provisions consistent with the integrated design of this PUD; and it includes variations from the parking standards consistent with the integrated design of this PUD.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	<p>IBP Zoning District</p> <p><i>(a) Permitted uses and structures.</i></p> <p>(1) Medical and dental or chiropractor offices and clinics.</p> <p>(2) Hospitals.</p> <p>(3) Professional offices.</p> <p>(4) Business offices.</p> <p>(5) Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.</p> <p>(6) Union halls.</p> <p>(7) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.</p> <p>(8) Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).</p> <p>(9) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.</p> <p>(10) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.</p> <p>(11) Vocational, technical, business, trade or industrial schools and similar uses.</p> <p>(12) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance</p>	<p><i>a. Permitted uses and structures.</i></p> <p>(1) One single-family dwelling (Parcel B only).</p> <p>(2) All types of professional and business offices, and similar uses.</p> <p>(3) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.</p> <p>(4) Building trades contractors with outside storage yards and heavy construction equipment.</p> <p>(5) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.</p> <p>(6) Essential services, including water, sewer, gas, telephone, cell towers subject to the requirements in Part 15 of the Zoning Code, radio and electric, meeting the performance standards and development criteria set forth in Part 4, as applicable.</p> <p>(7) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>(8) Off-street parking lots.</p> <p>(9) Outside storage.</p> <p>(10) Personal property storage establishments.</p> <p>(11) Open storage of equipment, vehicles, boats and RVs.</p> <p>(12) Covered storage of equipment, vehicles, boats and RVs.</p> <p>(13) Fully enclosed storage of equipment, vehicles, boats and RVs.</p> <p>(14) Uses that may be a mix of the above-listed permitted uses.</p>	<p>To allow for the development of storage uses and similar uses on the Property.</p>

	<p>standards and development criteria set forth in Part 4.</p> <p>(13) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>(b) Permissible uses by exception.</p> <p>(1) Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.</p> <p>(2) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.</p> <p>(3) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.</p> <p>(6) Animal hospitals, veterinary clinics, animal boarding places, dog parks.</p> <p>(7) Outside storage subject to the performance standards and development criteria set forth in Part 4.</p> <p>(8) Fitness centers.</p> <p>(9) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(c) Permitted accessory uses. See Section 656.403.</p>		
<p>Lot Requirements</p>	<p>IBP Zoning District</p> <p>(a) Minimum lot requirements (width and area)</p> <ol style="list-style-type: none"> 1. Width—100 feet. 2. Area—10,000 square feet. <p>(b) Maximum lot coverage by all buildings and structures. 65 percent. Impervious surface ratio as required by Section 654.129.</p> <p>(c) Minimum yard requirements.</p> <ol style="list-style-type: none"> 1. Front—20 feet. 2. Side—10 feet. 	<p>(1) Minimum lot requirements (width and area).</p> <ol style="list-style-type: none"> (a) Width—100 feet. (b) Area—10,000 square feet. <p>(2) Maximum lot coverage by all buildings and structures—65%. The maximum impervious surface ratio shall be that required for the IBP zoning district (85%).</p> <p>(3) Minimum yard requirements.</p> <ol style="list-style-type: none"> (a) Front—10 feet. 	<p>To allow for flexible interior site design.</p>

	<p>3. Rear—10 feet.</p> <p>(d) Maximum height of structures. 35 feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.</p>	<p>(b) Side— 10 feet.</p> <p>(c) Rear— 10 feet.</p> <p>(4) Maximum height of structures. Thirty-five (35) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.</p> <p>Note: Cell towers are a permitted use in this PUD. In the event a wireless communication tower is approved to be constructed within the PUD, the height requirements pursuant to Part 15 of the Zoning Code will apply to such tower.</p>	
<p>Signage</p>	<p>Part 13 of the Zoning Code.</p>	<p>The purpose of these sign standards is to establish and authorize a coordinated signage program that provides for the identification of the uses, users, tenants and owners of each parcel within the PUD and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage may be provided for all common areas and roadways within each respective parcel of the PUD. The PUD identity, if any, multiple uses, users, tenants and owners may be identified on signs within the PUD without regard to property ownership boundaries that may exist, currently or in the future, among the individual uses, users, tenants and owners and without regard to lot location, property ownership or frontage. All signs shall be architecturally compatible with the other buildings and structures within each respective parcel of the PUD. Signs may be internally or externally illuminated. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>1. Parcel A Project Identity Monument Sign on St. Johns Bluff Road.</p> <p>A maximum of one (1) project identity monument sign is permitted along St. Johns Bluff Road primarily for the uses, users, tenants and owners within Parcel A. This sign may be two sided, internally or externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels may be identified on this monument sign. This monument sign will not exceed fifteen (15) feet in height, and the total square feet (each side) in area will not exceed one square foot per linear foot of road frontage along St. Johns Bluff Road for a maximum of one hundred (100) square feet (each side) in area.</p> <p>2. Parcel A Project Identity Monument Sign on Bradley Road.</p> <p>A maximum of one (1) project identity monument sign is permitted along Bradley Road primarily for the uses, users, tenants and owners within Parcel A. This sign may be two sided, externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels may be identified on this monument sign. This monument sign will not exceed six (6) feet in height and fifty (50) square feet (each side) in area.</p> <p>3. Parcel B Project Identity Monument Sign on Bradley Road.</p>	<p>To allow for adequate signage on the Property.</p>

		<p>A maximum of one (1) project identity monument sign is permitted along Bradley Road primarily for the uses, users, tenants and owners within Parcel B. This sign may be two sided, externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels may be identified on this monument sign. This monument sign will not exceed six (6) feet in height and fifty (50) square feet (each side) in area.</p> <p>4. Projecting and Wall Signs oriented toward St. Johns Bluff Road and Bradley Road.</p> <p>Wall and projecting signs oriented toward St. Johns Bluff Road and Bradley Road are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward St. Johns Bluff Road or Bradley Road. These signs may be internally or externally illuminated. In the event a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two sides of the building adjacent to such sign.</p> <p>5. Other Signs.</p> <p>Directional signs indicating major buildings, specific areas and various building entries are permitted. The design of these signs should reflect the character of the buildings and project identity signs of each respective parcel within the PUD and may include the logo and name of the PUD identity, if any, the parcel identity, multiple uses, users, tenants and owners within the PUD. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of ten (10) such signs will be permitted.</p> <p>Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings within each respective parcel of the PUD, they may 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 and projecting signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Temporary signs such as leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per parcel within the PUD shall be permitted on the Property.</p>	
Parking	Part 6 of the Zoning Code.	<p>1. Parcel A: Off street parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions: Parking shall be provided in garages, driveways, or common parking in accordance with the following standards: In accordance with Section IV.D.1 above, for personal property storage and outside storage – 0 spaces.</p> <p>2. Parcel B: Off street parking will be provided in accordance with Part 6 of the City's Zoning Code.</p>	To allow for flexible interior site design.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	On-site, temporary construction offices/trailers/model units/modular office buildings/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Rental or sales activities	This clarifies the Zoning Code and assists the Owner in developing

		are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	and marketing the Property.
Landscaping	Part 12 of Zoning Code.	<p>Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD:</p> <p>1. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses or parcels, the owners of 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, as 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, currently or in the future, among individual uses or parcels.</p> <p>3. The Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated mixed-use nature of this PUD, all internal uses within the PUD shall be deemed compatible with each other and no buffers between such internal uses are required.</p>	To allow for flexible interior site design.

VIII. NAMES OF DEVELOPMENT TEAM

- Owners:
 - Parcel A: 2168 ST JOHNS BLUFF LLC
 - Parcel B: HUNG VAN NGUYEN and CHRISTINE BUNAG
- Engineer: Taylor & White, Inc.
- Architect: Architect Kurmaskie Associates, Inc.
- Agent/Applicant: Rogers Towers, P.A.

IX. LAND USE TABLE

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

X. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on February 14, 2024.

XI. PUD REVIEW CRITERIA

A. Consistency with the 2045 Comprehensive Plan

As described above, the uses proposed herein are consistent with the BP land use category. The proposed development is consistent with the Comprehensive Plan and furthers

the following goals, objectives and policies contained therein, including:

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

FLUE Policy 1.1.7: Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.15: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.9: Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.21: Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

1. Foster vibrant, viable communities and economic development opportunities;
2. Address outdated development patterns; and/or
3. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

B. Consistency with the Concurrency Management System

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

C. Internal Compatibility

The PUD provides for integrated design and compatible uses within the PUD.

D. External Compatibility/Intensity of Development

The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

E. Maintenance of Common Areas and Infrastructure

All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

F. Impact on Wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.