

City of Jacksonville, Florida

Lenny Curry, Mayor

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

May 5, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-195 **Application for: Max Leggett Parkway PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated February 5, 2021.
2. The original written description dated February 5, 2021
3. The revised site plan dated April 20, 2021.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. Warehousing, light manufacturing and fabricating uses are only permitted as accessory uses within the CGC land use category. Such uses may be permitted provided that it is part of a commercial retail sales or service establishment and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.
2. A traffic study must be provided to the Planning and Development Department prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study.

Planning Department conditions:

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

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	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 2021-195 TO****PLANNED UNIT DEVELOPMENT****MAY 6, 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 **2021-195** to Planned Unit Development.

Location: North of Max Leggett Parkway between Hyatt Road and Owens Road

Real Estate Number(s): 107885-0110, 106276-0155, 106277-0170

Current Zoning District(s): Planned Unit Development (PUD 2019-372)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

Applicant/Agent: Emily Pierce, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Stephen Leggett
Duval Owens Phase II Property Ownership Association, Inc.
Duval Owens Signature, LLP
Second Time Signature, LLP
P.O. Box 939
Yulee, Florida 32041

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2021-195 seeks to rezone approximately 74.48 acres of land from PUD to PUD. The rezoning to PUD is being sought to increase the number of residential units allowed on Parcel B from 90 units to 145 units. The current PUD also included the following restrictions for townhomes.

- a. Each building shall contain at least two (2) units and no more than ten (10) units.
- b. Each unit must have an attached garage.
- c. There shall be one additional guest parking space per every four (4) units.
- d. There will be no parking in streets or road right-of-ways.

The PUD is requesting criteria (a), (b) and (d) be deleted to accommodate the proposed building type.

Parcel A will continue to allow preservation uses and Parcel C is scheduled for a VA Clinic.

The current PUD, 2019-372-E, allows for a mix of uses, Parcel A – preservation, Parcel B up to 90 residential units, commercial and medical uses and senior living, Parcel C – up to 350 residential units, commercial and medical uses and senior living.

The PUD was approved with the following conditions:

- (1) Warehousing, light manufacturing and fabricating uses are only permitted as accessory uses within the CGC land use category. Such uses may be permitted provided that it is part of a commercial retail sales or service establishment and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.
- (2) Residential uses are permitted within the CGC land use category, however they are limited to no more than 80 percent of a development.
- (3) All comments or conditions made by the Transportation Planning Division or the Traffic Engineering Division are PUD/Zoning conditions of the Transportation Planning Division, unless otherwise waived in writing by the Chief of the Transportation Planning Division, or waived by the Planning Commission, LUZ Committee, or City Council.
- (4) A traffic study must be provided to the Planning and Development Department prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study.
- (5) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either:
 - (a) an affidavit documenting that all conditions to the development order have been satisfied,
 - or (b) a detailed agreement for the completion of all conditions to the development order.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and recommends that conditions #1, and #4 be continued in this PUD.

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 Community General Commercial (CGC) 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 site is located in the CGC land use category of the Suburban Development Area and is located at the northwest quadrant of Max Leggett Parkway, a collector road, and Hyatt Road, a local roadway. The site is also located in Planning District 6 and Council District 7. CGC in the Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations that are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and are located in areas with an existing mix of non-residential uses. Townhomes (residential uses) are permitted to a maximum density of 20 dwelling units per acre but cannot be the sole use and cannot exceed 80% of the development. The site plan showing only a portion of the development site. 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 1.1.10 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.

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.

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.

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

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): Community General Commercial (CGC). 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 maximum of 145 townhouse units. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan and written description indicates that 4.5± acres of land will be provided for active recreational space. According to the written description, the recreational uses may include: parks, trails, exercise courses and additional amenities. The applicant has also requested that any recreation located within the subject property may

count towards compliance.

- 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.
- The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan, the proposed development will contain a pedestrian system that emphasizes interconnectivity between the subject parcels.
- Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Max Leggett Parkway and Hyatt Road. However, due to the unknown size and scope of this development, the Transportation Planning Division will require a traffic study that analyzes impacts to adjacent roadways and a methodology meeting prior to commencement of said study.
- Compatible relationship between land uses in a mixed-use project: Developing the site for multi-family dwellings and commercial retail uses creates an opportunity for unique and compact compatibility in the given area. This mixed-use development will further the intent of the North Vision Plan, which is to create communities rather than subdivisions in the suburban areas of the Northwest Planning District.
- Traffic and pedestrian circulation patterns:
- The use and variety of building setback lines, separations, and buffering: The proposed PUD is using the same development standards as the current PUD.
- The use and variety of building groupings: Each building will have no more than 10 units. Due to the narrowness of the parcel the buildings will be oriented along the straight road.
- The variety and design of dwelling types: Only one dwelling type is proposed.

(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	LI	IL	Industrial use, wetlands

South	LI	IL	Undeveloped, woodlands
East	LDR	RLD-60	Single family dwellings
	BP	IBP	Industrial office
	LI	IL	Single family dwellings
West	CGC	PUD (15-0562)	Multi-family units, wetlands

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a mixed use development with medical clinic and townhome uses. The PUD is appropriate at this location because it will offer alternative housing options for those employed in the area.

- o The availability and location of utility services and public facilities and services: Duval County Schools indicates the proposed development will generate 138 students.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Oceanway ES	7	23	680	572	84	101
Oceanway MS	1	10	1009	1052	104	83
First Coast HS	7	12	2212	2168	98	103

- o The existence and treatment of any environmental hazards to the proposed PUD property or surrounding lands: Due to the extraordinary growth in the area staff recommends a traffic study be required for each development within this PUD. The traffic engineer conducting each study shall have a methodology meeting with representatives from Transportation Planning, Traffic Engineering, and Development Services prior to the commencement of the study to determine the study limits and requirements.

(7) Usable open spaces plazas, recreation areas.

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

(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 did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

There are approximately 25.3 acres of Category III wetlands in the northwest corner of the proposed application. The wetlands of the application site is a portion of a larger wetland system located to the north and west of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

(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 23, 2021, the required Notice of Public Hearing sign was posted.



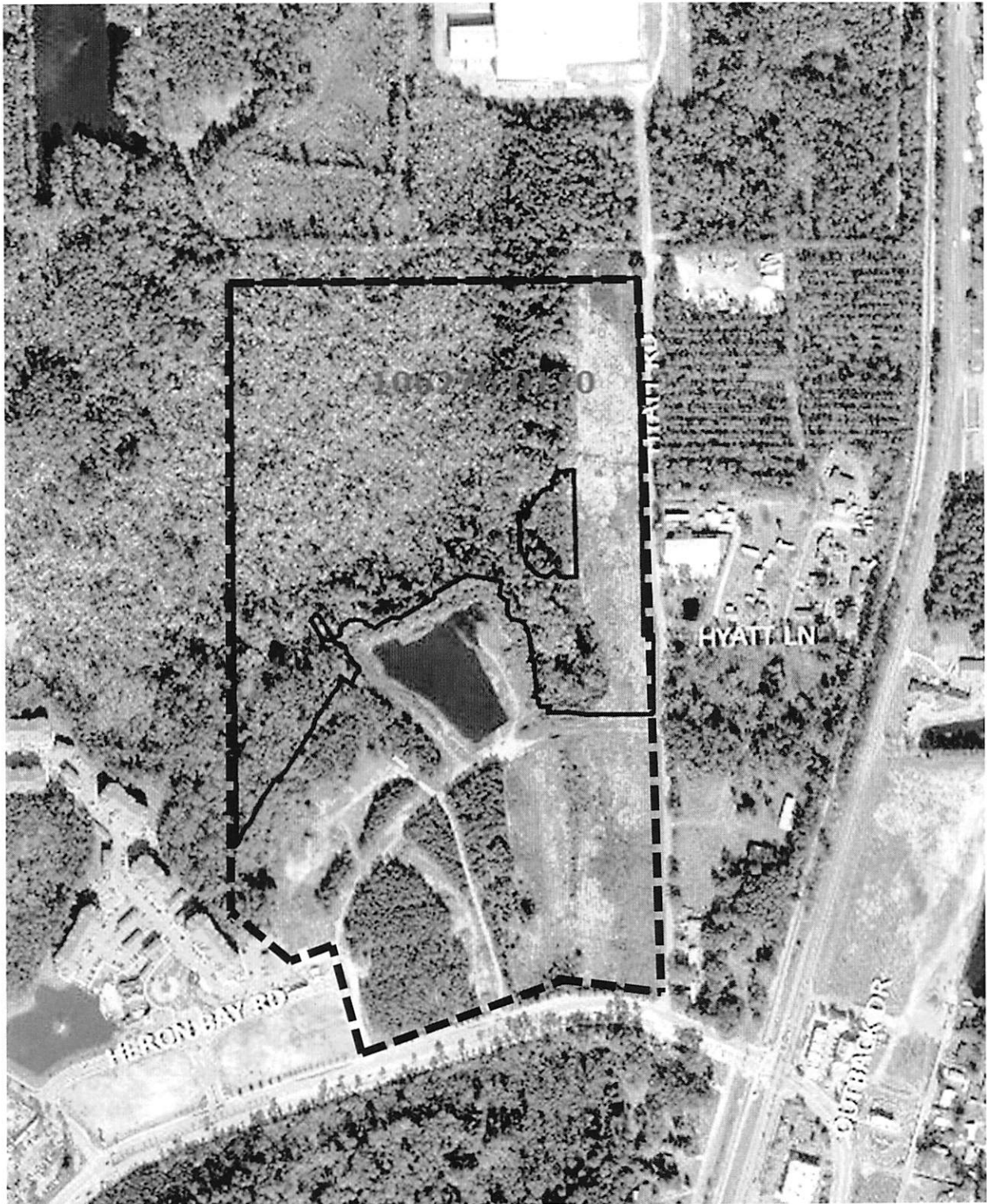
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-195** be **APPROVED with the following exhibits:**

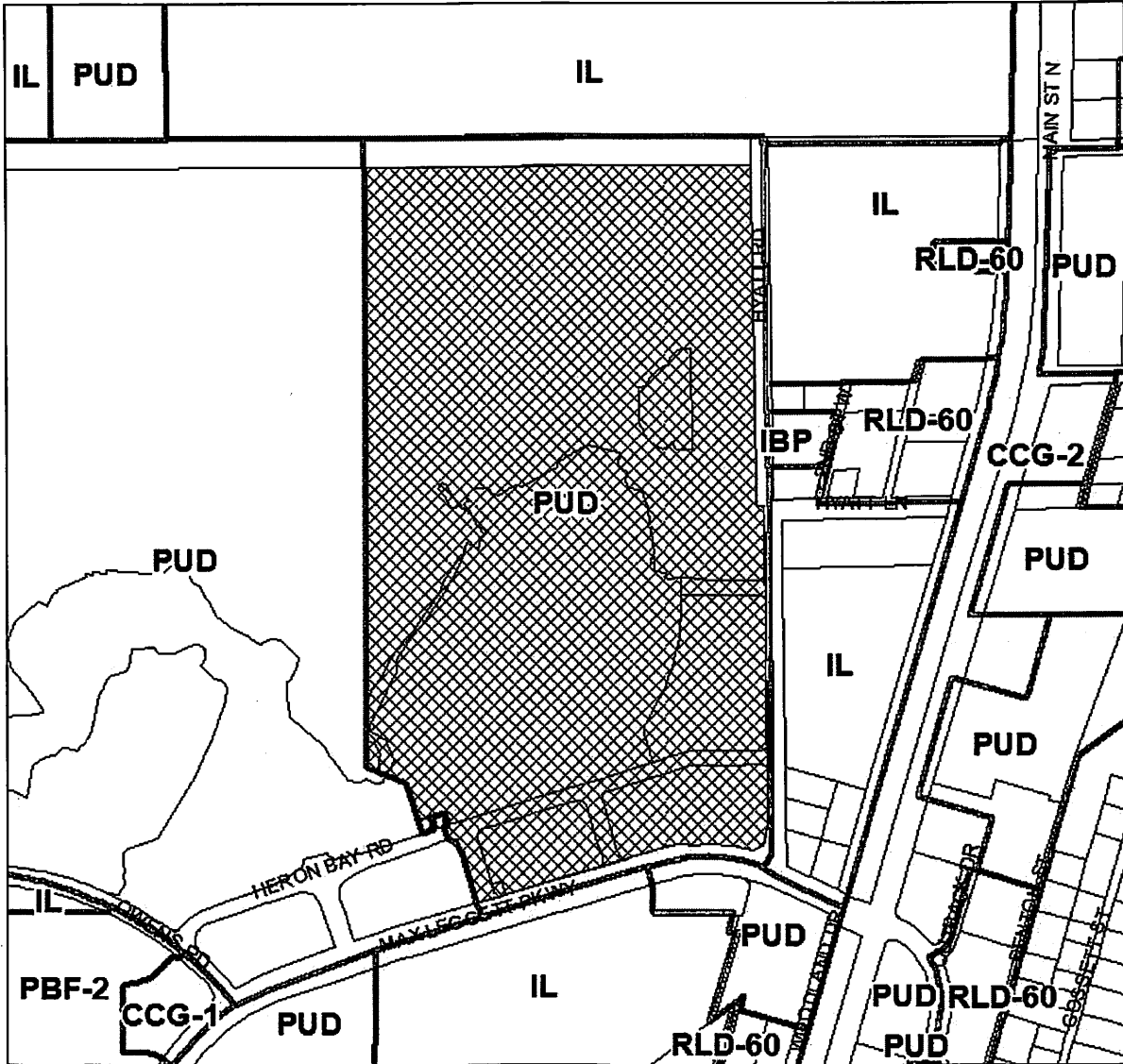
1. The original legal description dated February 5, 2021.
2. The original written description dated February 5, 2021
3. The revised site plan dated April 20, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-195** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Warehousing, light manufacturing and fabricating uses are only permitted as accessory uses within the CGC land use category. Such uses may be permitted provided that it is part of a commercial retail sales or service establishment and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.
2. A traffic study must be provided to the Planning and Development Department prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 195 390 780 Feet</p> <p>COUNCIL DISTRICT: 7</p>
<p>ORDINANCE NUMBER ORD-2021-0195</p>	<p>TRACKING NUMBER T-2021-3368</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0195 **Staff Sign-Off/Date** BEL / 03/23/2021
Filing Date 04/07/2021 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 05/11/2021 **Planning Commission** 05/06/2021
Land Use & Zoning 05/18/2021 **2nd City Council** N/A
Neighborhood Association THE EDEN GROUP, INC.
Neighborhood Action Plan/Corridor Study DUNN & MAIN NAP, JIA CRA

Application Info

Tracking # 3368 **Application Status** PENDING
Date Started 02/05/2021 **Date Submitted** 02/05/2021

General Information On Applicant

Last Name PIERCE **First Name** EMILY **Middle Name** G.
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** EPIERCE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name LEGGETT **First Name** STEPHEN **Middle Name** M.
Company/Trust Name DUVAL OWENS PHASE II PROPERTY OWNERS ASSOCIATION, INC.
Mailing Address PO BOX 939
City YULEE **State** FL **Zip Code** 32041
Phone **Fax** **Email**

Last Name LEGGETT **First Name** STEPHEN **Middle Name** M.
Company/Trust Name DUVAL/OWENS SIGNATURE, LLP
Mailing Address PO BOX 939
City YULEE **State** FL **Zip Code** 32041
Phone **Fax** **Email**

Last Name
LEGETT

First Name
STEPHEN

Middle Name
M.

Company/Trust Name
SECOND TIME SIGNATURE, LLP

Mailing Address
PO BOX 939

City
YULEE

State
FL

Zip Code
32041

Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2019-372-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	107885 0110	7	6	PUD	PUD
Map	106276 0155	7	6	PUD	PUD
Map	106277 0170	7	6	PUD	PUD

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

Existing Land Use Category
CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 74.48

Development Number

Proposed PUD Name REVISED MAX LEGGETT PARKWAY PHASE II

Justification For Rezoning Application

SEE EXHIBIT "D" ATTACHED HERETO.

Location Of Property

General Location
NORTHWEST QUADRANT OF MAX LEGGETT PARKWAY & HYATT ROAD

House # **Street Name, Type and Direction** **Zip Code**
0 HYATT RD 32218

Between Streets
HYATT ROAD and OWENS 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 | |
| 74.48 Acres @ \$10.00 /acre: | \$750.00 |
| 3) Plus Notification Costs Per Addressee | |
| 26 Notifications @ \$7.00 /each: | \$182.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$3,201.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

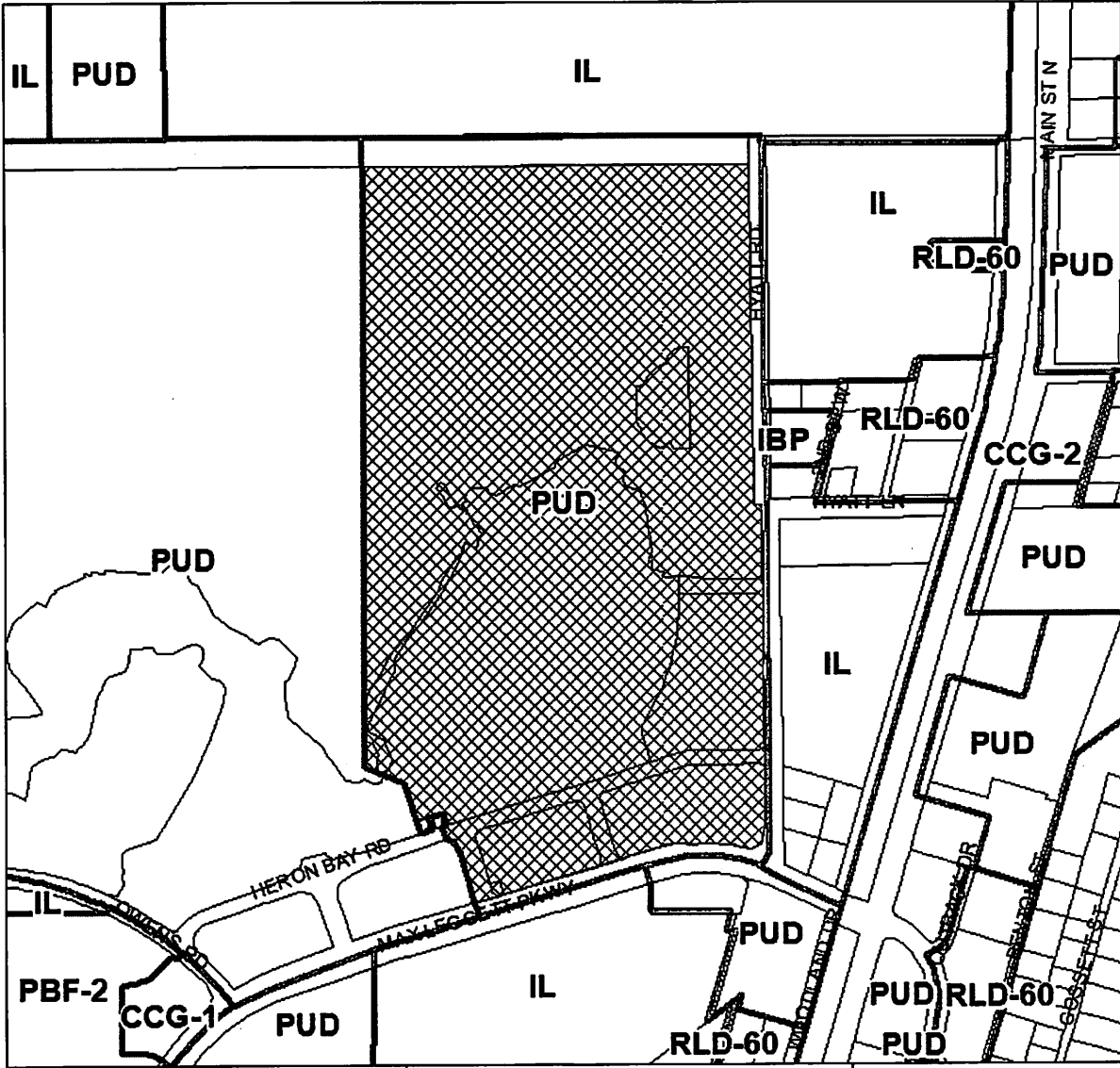
DUVAL OWENS BOUNDARY

A PART OF SECTIONS 19 AND 20, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 2 OF THE SUBDIVISION OF THE G. N. TISON ESTATE, AS RECORDED IN PLAT BOOK 6, PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 914.63 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HYATT ROAD (A RIGHT OF WAY OF VARYING WIDTH AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 51 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.01 FEET TO THE **POINT OF BEGINNING** ; THENCE CONTINUE SOUTH 00 DEGREES 51 MINUTES 29 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 175.30 FEET; TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 39 MINUTES 55 SECONDS EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 997.32 FEET TO A POINT ON THE NORTH LINE OF LOT 7 OF G. N. TISON SUBDIVISION OF PART OF SECTIONS 19 AND 20, AS RECORDED IN PLAT BOOK 6, PAGE 72 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 30.06 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 14 SECONDS EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HYATT ROAD, A DISTANCE OF 1119.19 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 12 DEGREES 57 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 71.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAX LEGGETT PARKWAY (A RIGHT OF WAY OF VARYING WIDTH AS SHOWN ON CITY OF JACKSONVILLE RIGHT OF MAP OF DUVAL ROAD DATED APRIL 18, 2011); THENCE SOUTH 69 DEGREES 22 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MAX LEGGETT PARKWAY, 39.62 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 600.00 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AND ARC LENGTH OF 207.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85 DEGREES 02 MINUTES 55 SECONDS WEST, AND A CHORD DISTANCE OF 206.61 FEET TO A POINT ON SAID CURVE; THENCE NORTH 85 DEGREES 08 MINUTES 19 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 55.82 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 612.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 68.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76 DEGREES 41 MINUTES 04 SECONDS WEST, AND A CHORD DISTANCE OF 68.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 73 DEGREES 29 MINUTES 15 SECONDS WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 673.13 FEET TO A POINT ON SAID CURVE; THENCE NORTH 16 DEGREES 30 MINUTES 45 SECONDS WEST, LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE OF MAX LEGGETT PARKWAY, 190.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 58.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49 DEGREES 44 MINUTES 34 SECONDS WEST AND A CHORD DISTANCE OF 54.80 FEET TO A POINT ON SAID CURVE; THENCE

LEGAL DESCRIPTION

NORTH 16 DEGREES 30 MINUTES 45 SECONDS WEST, 4.36 FEET TO THE SOUTHEAST CORNER OF HERON BAY ROAD, (A RIGHT OF WAY OF VARYING WIDTH BY PLAT OF DUVAL/OWENS T-ROAD, AS RECORDED IN PLAT BOOK 71, PAGE 47 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 16 DEGREES 30 MINUTES 45 SECONDS WEST, 50.00 FEET TO THE NORTHEAST CORNER OF SAID HERON BAY ROAD, SAID POINT LYING ON THE SOUTH LINE OF TRACT "A", AS SHOWN ON SAID PLAT OF DUVAL/OWENS T-ROAD; THENCE ALONG LINES OF SAID TRACT "A", THE FOLLOWING FOUR (4) COURSES: COURSE NO. 1) NORTH 73 DEGREES 29 MINUTES 15 SECONDS EAST, 13.49 FEET; COURSE NO. 2) THENCE NORTH 16 DEGREES 31 MINUTES 02 SECONDS WEST, 45.00 FEET; COURSE NO. 3) THENCE SOUTH 73 DEGREES 28 MINUTES 58 SECONDS WEST, 50.00 FEET; COURSE NO. 4) THENCE SOUTH 16 DEGREES 31 MINUTES 02 SECONDS EAST, 45.10 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID HERON BAY ROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1238.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 35.21 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 71 DEGREES 56 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 35.21 FEET TO A POINT ON SAID CURVE; THENCE NORTH 16 DEGREES 31 MINUTES 09 SECONDS WEST, 167.30 FEET; THENCE NORTH 66 DEGREES 36 MINUTES 07 SECONDS WEST, 147.66 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 13 SECONDS WEST, 2085.59 FEET TO A POINT ON THE SOUTH LINE OF THE EXCEPTION PARCEL RECORDED IN OFFICIAL RECORDS BOOK 9412, PAGE 1803 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 1340.93 FEET TO THE POINT OF BEGINNING.

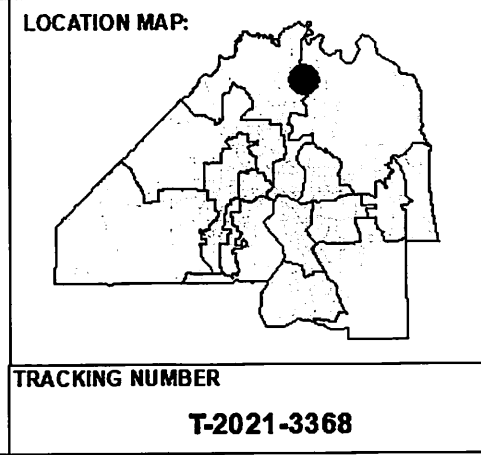
CONTAINING 74.48 ACRES MORE OR LESS.



REQUEST SOUGHT:

FROM: PUD

TO: PUD



A north arrow pointing upwards, with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left.

0 195 390 780

Feet

COUNCIL DISTRICT:

7

EXHIBIT 2

PAGE 1 OF 1

Exhibit "D"

February 5, 2021

Revised Max Leggett Parkway Phase II PUD

Written Description

Current Land Use Designation: CGC

Current Zoning District: PUD

Proposed Zoning District: PUD

**RE #s: 106276-0170, 106276-0180, 106276-0190, 106276-0210, 106277-0180, 106277-0280, 106277-0285, 106277-0290, 106277-0295, & 107885-0110
(formerly 106276-0155 & a portion of 106277-0170)**

I. SUMMARY DESCRIPTION OF THE PLAN

Duval/Owens Signature, LLP, Duval/Owens Phase II Property Owners Association, Inc. and Second Time Signature, LLP (the "Applicant") propose to rezone approximately 74.48 acres of property from a Planned Unit Development (PUD) as approved in Ordinance 2019-372-E, to revise the uses permitted in Parcel B.

The subject property is located on the north side of Max Leggett Parkway, on the east side of Integra Drive, and on the west side of Hyatt Road. The property is more particularly described by the legal description attached hereto as Exhibit "1" (the "Property").

The Property is located within the Community/General Commercial (CGC) future land use categories in the 2030 Comprehensive Plan and is in the Suburban Priority Development Area. The PUD will be consistent with the CGC – Suburban Priority Area in that Residential is not the sole use, nor will it exceed eighty (80) percent of the development.

As shown on the Site Plan attached hereto as Exhibit "E," the Revised Max Leggett Parkway Phase II PUD shall include a mix of residential, senior living, commercial, medical and warehouse/flex space uses. The residential uses may include: multifamily housing such as apartments, townhomes or condominiums. The senior living uses may include: housing for seniors, including independent living, assisted living, skilled nursing living, memory care, and similar uses. The commercial uses may include: retail; service; and, a variety of medical and medical support uses. And, the warehouse/flex space uses may include: commercial; warehouse; and light industrial uses.

II. SITE SPECIFICS

The Property is currently developed with a mix of apartments, medical and retail uses. A VA Clinic will be constructed on Parcel C.

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LI & CGC	II & PUD	Light Manufacturing & Vacant
West	CGC	PUD	Multifamily apartments & Vacant
North	LI & CGC	IL & PUD	Industrial/Warehouse & Vacant
East	LI, CGC, BP & LDR	IL, CCG-2, IBP & RLD-60	Timber, Industrial, Warehouse, Single Family Residential, Lumber Yard, Storage, & Rail Road

PUD DEVELOPMENT CRITERIA

III. PERMITTED USES

This section of the Written Description addresses the items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

As shown on the Site Plan, the PUD proposes development of three (3) interconnected parcels. The PUD permits the following uses or combinations thereof: Preservation; Commercial & Medical; Residential; Senior Living; and Warehouse/Flex Space. The parcels are identified solely for the purpose of defining permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The location, size (in area), and configuration of these parcels may be modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

The PUD Site Plan is conceptual only and may be subject to change, due to site characteristics and design and engineering factors. The PUD Site Plan may be modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

A. Parcels—Permitted Uses

Within Parcel A, Preservation uses as described below are permitted.

Within Parcel B, up to 145 units of Residential, limited to Townhomes and Condominiums, Commercial & Medical, Warehouse/Flex Space and/or Senior Living uses as described below are permitted.

Within Parcel C, up to 350 units of Residential, Commercial & Medical and Senior Living uses as described below are permitted.

B. Residential (Parcels B & C)

1. *Permitted Uses and structures:*
 - a. Multifamily dwellings, including apartments, townhouses (both rental and fee simple), and condominiums consistent with the additional criteria set forth in Sections B.4 & B.5 below. Apartments are not permitted in Parcel B.
 - b. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, meeting rooms, and similar uses.
 - c. Structured parking.
 - d. Parks, playgrounds, playfields, and recreational and community structures.
 - e. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
 - f. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
 - g. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
 - h. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.
2. *Permissible Uses by Exception:* None.
3. *Permitted accessory uses and structures:* As accessory to the uses within this portion of the PUD, the sale of convenience goods, personal and professional services for the residents only shall be permitted; provided, however, that these sales shall be designed and scaled to meet only the requirements of the residents in the multifamily uses and there shall be no signs or other external evidence of the existence of these services.

4. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multifamily/apartment uses:* For the purpose of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.
 - a. Minimum lot width: None.
 - b. Maximum lot coverage by all buildings: Seventy-five (75) percent.
 - c. Minimum yard requirements. The minimum yard requirements for all structures are:
 - (1) Front: A minimum of Fifteen (15) feet from the front of the building to the right-of-way. If the use has an attached garage, the front set back shall be Twenty (20) feet from the front of the garage to the right-of-way.
 - (2) Side: Fifteen (15) feet between buildings or as otherwise approved by the Planning and Development Department. For townhomes the side setback between units shall be zero (0) feet and twenty (20) feet between buildings.
 - (3) Rear: Ten (10) feet.
 - d. Maximum height of structures: Sixty (60) feet.
5. *Additional criteria for townhouse and condominium uses:*
 - a. Each building shall contain at least two (2) units and no more than ten (10) units.
 - b. There shall be one additional guest parking space per every four (4) units.
 - c. Storage and/or parking of vehicles not in regular use, travel trailers, personal recreational vehicles, utility trailers, boats, motor homes, etc. shall be prohibited on apartment property.

6. *Additional criteria for apartment uses:*

- a. The apartments may be built with any number of units per building.
- b. Storage and/or parking of vehicles not in regular use, travel trailers, personal recreational vehicles, utility trailers, boats, motor homes, etc. shall be prohibited on apartment property.

C. Senior Living (Parcels B & C)

Those portions of the Property designated as Parcels B and C permit all types of Senior Living residential uses, including uses defined in the Zoning Code, such as nursing homes, homes for the aged, and housing for the elderly, and also including residential uses described in more contemporary nomenclature as independent living, assisted living, memory care, and skilled nursing.

1. *Permitted Uses and structures:*

- a. 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.
- b. Independent living, assisted living, and memory care housing for the elderly.
- c. Adult Congregate Living Facility.
- d. Skilled nursing facilities.
- e. Cafeteria, dining hall, café, food court uses (breakfast/lunch/dinner).
- f. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, and similar uses.
- g. Parks, playgrounds, playfields, gardens, raised planting beds, recreational and community structures and similar uses.
- h. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.

2. *Permissible Uses by Exception:* None.
3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.
 - a. Minimum lot width: None.
 - b. Maximum lot coverage by all buildings: Seventy-five (75) percent.
 - c. *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - (1) Front: Twenty (20) feet.
 - (2) Side: Ten (10) feet.
 - (3) Rear: Ten (10) feet.
 - d. Maximum height of structures: Sixty (60) feet.

D. Commercial & Medical (Parcels B & C)

Those portions of the Property designated as Parcels B & C permit the following Commercial & Medical uses.

1. *Permitted uses and structures:*
 - a. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florists, delicatessens, bakeries, home furnishings and appliances (including repairs incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts but not installation, repair or rebuilding of parts) and accessories and similar uses. These uses include drive-through and drive-in facilities, and other similar and compatible uses.

- b. Service establishments such as barber and beauty shops, shoe repair shops, restaurants (including drive-thru, drive-in, and the outside sale and service of food meeting the performance standards and development criteria as set forth in Part 4), convenience stores, filling, gas or service stations (including automated car washes), interior decorators, gymnasiums and fitness centers, self-service laundries, dry cleaners, dry cleaning plants, tailors or dressmakers, laundries or dry cleaning pickup stations, radio and television broadcasting offices and studios, communication towers and antennas, marinas, blueprinting, job printing, lithography, publishing and similar establishments, radio and television repair shops, travel agencies, employment offices, home equipment rental, and similar uses.
- c. Banks (including drive-through tellers), loan companies, mortgage brokers, stockbrokers, and similar financial institutions.
- d. Restaurants, cafes and food establishments (including drive-in and drive-through) including the retail sale and service of all alcoholic beverages (liquor, beer or wine) for on-premises consumption.
- e. Restaurants, cafes and food establishments with permanent outside sale and service of food and alcoholic beverages meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- f. All types of professional, and business offices, newspaper offices, employment offices, building trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers, or other heavy construction equipment), and similar uses.
- g. Hotels and motels, hotels with conference centers, and similar uses.
- h. Convention centers, conference centers, and similar uses.
- i. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, and theaters.

- j. Art galleries, museums, community centers, dance, art, gymnastics, karate, martial arts or music studios, vocational trade, or business schools, nursing schools, medical training facilities, theaters for stage performances, and similar uses.
- k. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- l. Hospitals, sanitariums, and similar uses.
- m. Medical, dental and chiropractic offices or clinics, including a student clinic, infirmary or health facility, and similar uses.
- n. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services, and similar uses.
- o. Hospice facilities and similar uses.
- p. Research, medical and dental laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products, cath laboratories, and similar uses.
- q. Surgery centers, outpatient surgery centers, x-ray centers, imaging (MRI) centers, and similar uses.
- r. An establishment or facility that includes the retail sale and service of all alcoholic beverages including liquor, beer or wine, for on-premises or off-premises consumption or both, including permanent or restricted outside sale and service meeting the performance standards and development criteria of Part 4 of the Zoning Code.
- s. Retail plant nurseries, including outside display.
- t. Veterinarians and animal boarding, subject to the performance standards and development criteria of the CCG-1 Zoning District as set forth in Part 4 of the Zoning Code.
- u. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- v. 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.

- w. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pick-up, and similar uses.
 - x. Travel agencies.
 - y. Libraries, museums, and community centers.
 - z. Commercial recreational or entertainment facilities such as cinemas and theaters.
 - aa. Express or parcel delivery offices, but not trucking distribution centers.
 - bb. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.
 - cc. Churches, including a rectory or similar use.
 - dd. Fruit, vegetable, poultry or fish market.
 - ee. Private clubs, lodges and fraternities.
 - ff. Outside retail sale of holiday items, subject to the performance standards and development criteria as set forth in Part 4 of the Zoning Code.
 - gg. Service stations meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code, service garages for major and minor repairs (including tire stores), and automated car washes, in conjunction with a service or filling station.
2. *Permissible uses by exception:* Those uses permitted by exception under the CCG-1 Zoning District (except those listed above as permitted uses by right) shall be allowed with the granting of a Zoning Exception by the Planning Commission, except as prohibited below.
3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose of these requirements,

“lot” refers to the parent property within which the proposed buildings are located and “yard” refers to distance from the parent property boundary.

- a. Minimum lot requirement (width and area): None.
- b. Maximum lot coverage by all buildings: None.
- c. Minimum yard requirements: For the purpose of these requirements, “lot” refers to the parcel within which the office and retail commercial use is located and “yard” refers to distance from the parcel boundary.
 - (1) Front: None.
 - (2) Side: None, except that there will be ten (10) feet between buildings.
 - (3) Rear: Ten (10) feet.
- d. Maximum height of structures: Sixty (60) feet.

E. Warehouse/Flex Space (Parcel B)

That portion of the Property designated as Parcel B permits the following Warehouse/Flex Space uses.

1. *Permitted uses and structures.*
 - a. Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
 - b. Light manufacturing, processing (including food processing but not slaughterhouse) packaging and fabrication.
 - c. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - d. Personal property (self-storage) establishments and similar uses.
 - e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.

2. *Permissible Uses by Exception:* None.
3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.
 - a. Minimum lot requirement (width and area): None.
 - b. Maximum lot coverage by all buildings: None.
 - c. Minimum yard requirements: For the purpose of these requirements, "lot" refers to the parcel within which the office and retail commercial use is located and "yard" refers to distance from the parcel boundary.
 - (1) Front: None.
 - (2) Side: None, except that there will be ten (10) feet between buildings.
 - (3) Rear: Ten (10) feet.
 - d. Maximum height of structures: Thirty-five (35) feet.
4. All of the permitted uses, other than those specifically permitting outside storage, shall be conducted within an enclosed building.

F. Preservation (Parcel A)

That portion of the Property designated as Parcel A permits the following Preservation uses.

1. *Permitted uses and structures.*
 - a. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
 - b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

- c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
 - d. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.
- 2. *Permitted Uses by Exception:* None.
 - 3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose of these requirements, “lot” refers to the parent property within which the proposed buildings are located and “yard” refers to distance from the parent property boundary.
 - a. Minimum lot requirement (width and area): None.
 - b. Maximum lot coverage by all buildings: None.
 - c. Minimum yard requirements: None.
 - d. Maximum height of structure: None.

G. Permitted Uses and Criteria Applicable for All Uses in All Portions of the Property

- 1. *Permitted accessory uses and structures:* Parking, parking decks, and detached garages shall be permitted on all parcels except Parcel A.
- 2. *Recreational/open space uses:*
 - a. In any portion of Parcels B and C, the following uses shall be permitted: parks, playgrounds, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.

- b. All active and passive recreational uses located within the parent Property will count towards the recreation requirements for any residential use.
3. *Dumpsters, Propane Tanks, Etc.:* Dumpsters, propane tanks and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the principle use, such that the dumpster, propane tank, and similar appurtenances are screened from view from the surrounding roadways and adjacent properties. Utility tracts, maintenance areas, and loading/unloading zones shall be screened from surrounding roadways by landscaping and/or opaque fencing which is aesthetically compatible with other structures located on the Property.
4. *Outside Display:* Where outside display is permitted, such display must be located within 10 feet of the front of each building.
5. *Warehouse/Flex Space:* The warehouse/flex space buildings shall be architecturally compatible to the surrounding area and subject to the review and approval of the Planning and Development Department.

H. Accessory Uses and Structures

Accessory uses and structures, including those set forth in Section 656.403 of the Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principle 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 principle building. Accessory uses shall not involve operations or structures not in keeping with character of the principle use and shall be subject to the following:

1. Accessory uses shall not be located in required front or side yards except as follows:
 - a. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than two (2) feet from the property line.
2. Accessory uses and structures related to residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, 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 regard to a residential use. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.

3. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

I. Recreation

1. For Senior Living uses, active recreation/amenities shall be provided consistent with applicable state licensing requirements.
2. For any Residential uses, active recreation/amenities shall be provided in accordance with the requirements of the 2030 Comprehensive Plan and the Zoning Code. However, all active and passive recreation located within the parent Property will count towards compliance with the residential recreation requirements.

J. Access

1. All access points already constructed during the widening of Max Leggett Parkway may be utilized along with the access point previously permitted on Owens Road (City Development Number 7517.006), but not yet constructed.
2. Access from Hyatt Road will be generally as shown on the Site Plan. The final location of all the Hyatt Road access points is subject to the review and approval of the City's Traffic Engineer.
3. The entrance roads and other internal access roads and drives may be public or private. Private internal access roads may be gated. Internal access shall be provided by reciprocal easements among the driveways of the various parcels if ownership or occupancy is subdivided among more than one person or entity.
4. Where possible, interconnectivity between the various parcels will be provided for both vehicular and pedestrian access.

K. Signage

The signage shall be generally consistent to the signage previously approved in MM-18-001 and shall be part of the unified signage package for the overall Max Leggett Parkway development (see Exhibit J attached). The purpose of these sign criteria standards is to continue the coordinated signage program established under the Max Leggett PUD (Ord. 2015-562-E & MM-18-001) that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with each other and with the buildings represented.

1. *Development Identity Monument Signs – Overall Site:* Subject to the restriction contained in MM-18-001 limiting the Development Identity Monument Signs to a total of three (3) signs within the overall Max Leggett Parkway development, this PUD permits up to two (2) Development Identity Monument Signs within the PUD which shall be utilized to identify the overall development. These signs may be single or double sided and externally or internally illuminated or non-illuminated. These Development Identity Monument Signs shall be generally located along Max Leggett Parkway and Hyatt Road. The signs will not exceed thirty three (33) feet in height and two hundred (200) square feet (each side) in area. The Development Identity Monument Signs shall all contain the project name and/or logo, and may contain the names and logos of the tenants. Two concept plans showing alternative designs for the proposed Development Identity Monument Signs are attached hereto as Exhibit “J.” The alternative plans are conceptual in nature and the final design may differ somewhat from that shown. The developer may choose to vary the two (2) Development Identity Monument Signs in height. However, the two (2) signs shall all be architecturally similar in design and appearance with each other and with the Development Identity Monument Sign(s) erected in the Max Leggett Parkway development in order to uniformly identify the overall development.
2. *Individual Parcel/Use Identity Monument Signs – Parcels B & C:* Each parcel or use within the PUD shall be permitted one (1) single or double sided on-site or “off-site” Individual Parcel/Use Identity Monument Sign which may be externally or internally illuminated or non-illuminated. The Individual Parcel/Use Identity Monument Sign shall not exceed eight (8) feet in height and fifty (50) square feet (each side) in area.
3. *Identity Monument Sign – Parcel B:* Two (2) identity monument signs will be permitted for Parcel B. The signs may be on-site or “off-site” within Parcel C. These signs may be single or double sided and externally or internally illuminated or non-illuminated. The monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

4. *Other Signs – Overall Site:*

- a. Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way, approved private street or parking lot.
- b. Under canopy/wall blade signs are permitted. One (1) under the canopy sign/wall blade sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per sign; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs on the building in question, unless such sign is erected perpendicular to the building facades – blade sign.
- c. Awning signs are permitted: One (1) awning sign per occupancy is permitted. Awning graphics shall not exceed ten (10) square feet with a maximum letter height of eight (8) inches.

5. *Directional signs:* Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating major buildings, common areas, various building entries, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

6. *Real Estate & Construction Signs:* Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.

7. *All signs – Overall Site:*

- a. Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in 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, 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.

- b. Multiple tenants within one building or a series of buildings may be identified on a single sign. For signage purposes, the PUD is to be considered as a single development without regard to property ownership boundaries. Thus, individual parcels or lots which may own their sites in fee simple may have signage anywhere within the PUD even though such signage would otherwise be considered “off-site” pursuant to the Zoning Code.
- 8. *Temporary Banner Signs:* Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.
 - 9. *Required Signage:* Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

L. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue at this site until build-out.

M. Landscaping & Buffer.

- 1. Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions:
 - a. Landscaping standards shall be applied taking into consideration the entire use or development at issue. For individual lots within the Property which may own their sites in fee simple, required landscaping may be provided “off-site” within the Property and may be shared with other uses, so long as the Applicant demonstrates that the Property, in its entirety, provides sufficient landscaping for all proposed uses therein. Landscape standards shall be applied within Parcels B and C without regard to property ownership boundaries, which may exist among individual uses.
 - b. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review and approval of the Planning and development Department.

2. A buffer/screen shall be provided as required in Section 656.1216, Zoning Code, between (1) Commercial & Medical or Warehouse/Flex Space uses and any Residential use, and (2) a Senior Living use and any Residential uses.

N. Modifications.

1. Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code.
2. PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual portions of the Property or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

O. Vehicular and Bicycle Parking.

1. Vehicular off-street parking will be provided in accordance with Subpart A of Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) with the following additional and superseding provisions:
 - a. Parking shall be provided in accordance with the following standards (based upon parking generation studies conducted by the Urban Land Institute--ULI):

Office & Clinic: Minimum 3.0 spaces per 1,000 s.f. GLA, maximum 5.0 spaces per 1,000 s.f. GLA
 - b. For Commercial & Medical and Warehouse/Flex Space uses located on individual lots within Parcels B and C which may own their sites in fee simple, required off-street parking may be provided "off-site" within Parcels B and C and may be shared with other uses, so long as all of the uses within this portion, in their entirety, provide sufficient off-street parking for all proposed uses therein.
 - c. For Senior Living uses within Parcels b and C, parking shall be provided at a minimum ratio of one (1) space for every four (4) beds plus 1 space for each employee or resident manager during peak shift and shall be provided in either garages, driveways, or common parking.

- d. For all other uses not specifically addressed, the provisions of Section 656.604, Ordinance Code.
 - e. A modification from the requirements of Part 6 of the Zoning Code (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.
2. Bicycle parking will be provided in accordance with Subpart B of Part 6 of the City's Zoning Code (Off-Street Parking for Bicycles) with the following additional and superseding provisions:
- a. Parking for apartments, townhomes and condominiums will be provided at 0.125 spaces on-site per bedroom (2 spaces minimum).
 - b. No bicycle parking will be required for townhomes or condominiums.
 - c. Parking for nursing homes, assisted living and memory care facilities, Adult Congregate Living Facilities, and Skilled Nursing facilities will be provided at 1 space per 30,000 sf of floor area (2 spaces minimum).

P. Sidewalks.

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and Code of Subdivision Regulations.

Q. Utilities

Electric, power, water and sewer will be provided by JEA.

R. Pre-application conference.

A pre-application conference was held on February 2, 2021.

S. Justification for the PUD Rezoning.

This PUD allows for the development of the second phase of the Max Leggett Parkway project. This phase will contain a mix of multifamily residential, senior housing, commercial and medical, and warehouse/flex space. As with the first phase, there will be a common scheme of development with regard to architectural appearance,

signage and landscaping. Additionally, a significant portion of the property will be preserved as conservation. The PUD provides for flexibility in the site design by way of a mix of uses on one site that could not otherwise be accomplished with conventional zoning. The PUD design results in minimal impact to environmentally sensitive lands and ensures consistency with the surrounding zoning and existing uses.

T. PUD/Difference from Usual Application of the Zoning Code

The PUD differs from the usual application of the zoning code in the following respects:

Element	Zoning Code	Proposed PUD
Development Identity Monument Signs	§656.1303(c)(3)(i): One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.	Subject to the restriction contained in MM-18-001 limiting the Development Identity Monument Signs to a total of three (3) signs within the overall Max Leggett Parkway development, this PUD permits up to two (2) Development Identity Monument Signs which shall be utilized to identify the overall development. These signs may be single or double sided and externally or internally illuminated or non-illuminated. These Development Identity Monument Signs shall be generally located along Max Leggett Parkway and Hyatt Road. The signs will not exceed thirty three (33) feet in height and two hundred (200) square feet (each side) in area. The Development Identity Monument Signs shall all contain the project name and/or logo, and may contain the names and logos of the tenants. Two concept plans showing alternative designs for the proposed Development Identity Monument Signs are attached hereto as Exhibit "J." The alternative plans are conceptual in nature and the final design may differ somewhat from that shown. The developer may choose to vary the two (2) Development Identity Monument Signs in height. However, the two (2) signs shall all be architecturally similar in design and appearance with each other and with the Development Identity Monument Sign(s) erected in the Max Leggett Parkway development in order to uniformly identify the overall development.
Individual Parcel/Use Identity Monument Signs	§656.1303(c)(3)(i): One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.	<i>Individual Parcel/Use Identity Monument Signs – Parcels B & C:</i> Each parcel or use within the PUD shall be permitted one (1) single or double-sided on-site or "off-site" Individual Parcel/Use Identity Monument Sign which may be externally or internally illuminated or non-illuminated. The Individual Parcel/Use Identity Monument Sign shall not exceed eight (8) feet in height and fifty (50) square feet (each side) in area. <i>Identity Monument Sign – Parcel B:</i> Two (2) identity monument signs will be permitted for Parcel B. The signs may be on-site or "off-site" within Parcel C. These signs may be single or double sided and externally or internally illuminated or non-illuminated. The monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.
Other Signage	For CCG-1 §656.1303(c)(3): (ii) wall signs are permitted. (iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs. (iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not	Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way, approved private street or parking lot. Under canopy/wall blade signs are permitted. One (1) under the canopy sign/wall blade sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per sign; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs on the building in question, unless such sign is erected perpendicular to the building facades – blade sign. Awning signs are permitted: One (1) awning sign per occupancy is permitted. Awning graphics shall not exceed ten (10) square feet with a maximum letter height of eight (8) inches. Directional signs: Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating major buildings, common areas, various building entries, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet

	<p>exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.</p>	<p>the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials. Real Estate & Construction Signs: Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted. Overall Site: Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in 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, 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. Multiple tenants within one building or a series of buildings may be identified on a single sign. For signage purposes, the PUD is to be considered as a single development without regard to property ownership boundaries. Thus, individual parcels or lots which may own their sites in fee simple may have signage anywhere within the PUD even though such signage would otherwise be considered "off-site" pursuant to the Zoning Code. Temporary Banner Signs: Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted. Required Signage: Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.</p>
<p>Min Yard Requirements & Building Setbacks</p>	<p>For CCG-1 §656.313(A)(IV)(f): (i) Front—None. (ii) Side—None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided. (iii) Rear—10 feet.</p> <p>For CCG-2 §656.313(A)(V)(f): (i) Front – None. (ii) Side – None. (iii) Rear – 10 feet. (iv) Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.</p>	<p>Residential: (1) Front—15feet from the front of the building to ROW. If the use has an attached garage, the front setback shall be 20 feet from the front of the garage to the ROW. (2) Side—15 feet between buildings or as otherwise approved by the Planning and Development Department. For townhomes the side setback between units shall be zero (0) feet and twenty (20) feet between buildings. (3) Rear—20 feet. Senior Living: (1) Front – 20 feet. (2) Side – 10 feet. (3) Rear – 10 feet. Commercial & Medical: (1) Front – None. (2) Side – None, except that there will be 10 feet between buildings. (3) Rear – 10 feet. Warehouse/Flex Space (1) Front – None. (2) Side – None, except that there will be 10 feet between buildings. (3) Rear – 10 feet.</p>
<p>Max Height</p>	<p>For CCG-1 §656.313(A)(IV)(g) & CCG-2 §656.313(A)(V)(g): Sixty feet.</p>	<p>Sixty feet.</p>
<p>Max Lot Coverage</p>	<p>For CCG-1 §656.313(A)(IV)(e) & CCG-2 §656.313(A)(V)(e): None, except as otherwise required for certain uses.</p>	<p>Residential: Seventy-five percent. Senior Living: Seventy-five percent. Commercial & Medical: None. Warehouse/Flex Space: None.</p>
<p>Min Lot Requirement (width & area)</p>	<p>For CCG-1 §656.313(A)(IV)(d) & CCG-2 & §656.313(A)(V)(d): None, except as otherwise required for certain uses.</p>	<p>None.</p>
<p>Landscaping & Buffer</p>	<p>Part 12, Chapter 656, Zoning Code.</p>	<p>1. Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions: a. Landscaping standards shall be applied taking into consideration the</p>

		<p>entire use or development at issue. For individual lots within the Property which may own their sites in fee simple, required landscaping may be provided "off-site" within the Property and may be shared with other uses, so long as the Applicant demonstrates that the Property, in its entirety, provides sufficient landscaping for all proposed uses therein. Landscape standards shall be applied within Parcel B without regard to property ownership boundaries, which may exist among individual uses.</p> <p>b. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review and approval of the Planning and development Department.</p> <p>2. A buffer/screen shall be provided as required in Section 656.1216, Zoning Code, between (1) Commercial & Medical or Warehouse/Flex Space uses and any Residential use, and (2) a Senior Living use and any Residential uses.</p>
<p>Parking for Vehicles</p>	<p>§656.604(a)(2): Multiple-family dwellings—One and one-half spaces for an efficiency, studio or one bedroom dwelling not exceeding 500 square feet, one and three-quarters spaces for one bedroom dwelling containing 500 square feet or more, two spaces for two bedroom dwellings and an additional one-quarter space for each bedroom in excess of two, plus one space for owner or operator and one space for each two employees.</p> <p>§656.604(a)(6): Housing for the Elderly - One space for each two dwelling units.</p> <p>§656.604(a)(9): Hotels & Motels - One space for each sleeping room plus the spaces required for accessory uses such as restaurants and meeting rooms.</p> <p>§656.604(b) Institutional Uses: (1) Sanitariums, rest homes, nursing homes, convalescent homes and homes for the aged—One space for each four beds plus one space for each employee or resident manager. (2) Community residential homes—One space for each employee or resident manager, plus one space for each four beds. (3) Hospitals—One and one-half spaces for each bed. (4) Churches and funeral homes—One space for each three seats in a sanctuary or chapel area, or one space per 35 square feet of gross floor area in the main auditorium, whichever is greater. (5) Art galleries, libraries and museums—One space for each 500 square feet of gross floor area. (6)Orphans' homes—One</p>	<p>Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) with the following additional and superseding provisions:</p> <p>1. Parking shall be provided in accordance with the following standards (based upon parking generation studies conducted by the Urban Land Institute—ULI):</p> <p>Office & Clinic: Minimum 3.0 spaces per 1,000 s.f. GLA, maximum 5.0 spaces per 1,000 s.f. GLA</p> <p>2. For Commercial & Medical and Warehouse/Flex Space uses located on individual lots within Parcel B which may own their sites in fee simple, required off-street parking may be provided "off-site" within Parcel B and may be shared with other uses, so long as all of the uses within this portion, in their entirety, provide sufficient off-street parking for all proposed uses therein.</p> <p>3. For Senior Living uses within Parcel B, parking shall be provided at a minimum ratio of one (1) space for every four (4) beds plus 1 space for each employee or resident manager during peak shift and shall be provided in either garages, driveways, or common parking.</p> <p>4. For all other uses not specifically addressed, the provisions of Section 656.604, Ordinance Code.</p> <p>5. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.</p>

	<p>space for each employee plus one space for each six beds.</p> <p>§656.604(c) Schools, educational uses and care centers:</p> <p>(1) Kindergarten, elementary and junior high schools—Two spaces for each classroom, office room and kitchen.</p> <p>(2) Senior high schools—Five spaces for each classroom, office room, kitchen, gymnasium and auditorium.</p> <p>(3) Day care/care center—One and one-half spaces for each employee plus adequate provision for loading and unloading of persons.</p> <p>(4) Dance, art and music studios—One space for each 300 square feet of gross floor area.</p> <p>(5) Vocational, trade and business schools—One space for each 300 square feet of gross floor area.</p> <p>(6) Colleges/universities—Four tenths of a space per commuter student plus five tenths of a space per resident student, plus 0.85 of a space per faculty or staff member; provided, however, that the Chief may adjust these requirements where warranted to reflect project mass transit utilization and existing or proposed availability of carpooling and/or vanpooling programs.</p> <p>§656.604(d) <i>Assembly, recreational and similar uses:</i></p> <p>(1) Private clubs—One space for each four seats or one space for each 200 square feet of gross floor area, whichever is greater.</p> <p>(2) Restaurants—One space for each four patron seats (including indoor and outdoor patron seating) plus one space for each two employees on a peak hour shift.</p> <p>(3) Theaters—One space for each four seats.</p> <p>(4) Bowling alleys—Three spaces for each alley, plus required parking for any other uses on the site.</p> <p>(5) Stadiums and arenas—One space for each four seats.</p> <p>(6) Community center, meeting rooms, recreational facilities—One space for each 200 square feet of gross floor area or one space for each</p>	
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three seats, whichever is greater.

(7) Billiard parlors—Three spaces for every two tables.

(8) Public, private and commercial parks, campgrounds and recreational areas—One space for each campsite or picnic area.

(9) Golf driving ranges—One space for each tee plus required parking for other ancillary uses on site.

(10) Nightclubs—Nightclubs not located within the Downtown Overlay Area shall provide parking spaces based on the formula (GFA * .0904)
 * F = PS where "GFA" is the square footage of Gross Floor Area of the structure(s) occupied by the Nightclub, where ".0904" is a constant number, where "PS" is the total number of parking spaces derived through and resulting from application of the formula rounded up to the nearest whole number, and where "F" is an occupancy factor based on the GFA as follows: 0 to 14,999 GFA - F = .25; 15,000 to 24,999 GFA - F = .2; 25,000 to 39,999 GFA - F = .13; 40,000 GFA and above - F = .12. Nightclubs located within the Downtown Overlay Area shall be treated as "restaurants" for purposes of determining the required number of parking spaces.

(11) Fitness centers—five parking spaces per 1,000 square feet gross or one space per 200 square feet gross.

656.604(e) Office and professional uses:

(1) Professional and business offices, including medical and dental offices or clinics—
 Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.

(2) Research laboratories—
 One space for each two employees plus one space for each company vehicle plus two spaces for patron parking.

(3) Radio or television broadcasting office or studio—One space for each 500 square feet of gross floor area.

	<p>656.604(f) <i>Commercial uses:</i></p> <p>(1) Business, commercial or personal service establishments (not otherwise listed)—Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.</p> <p>(3) Auto service station—Two spaces plus four spaces for each service bay.</p> <p>(4) Auto repair—One space per 200 square feet of gross floor area.</p> <p>(5) Bus, railroad or other transportation terminals—One space for each 400 square feet of non-storage floor area, plus one space for each two employees.</p> <p>656.604(g) <i>Industrial, wholesale, warehouse, storage and similar uses:</i> One space per 2,000 square feet of gross floor area.</p>									
<p>Parking for Bicycles</p>	<p>656.608(a) <i>Residential uses:</i></p> <table border="1" data-bbox="381 934 665 1827"> <tr> <td data-bbox="381 934 527 1270">(1) Multiple-family dwellings (with structured parking) Individual garages shall be credited 2 bedrooms per bay.</td> <td data-bbox="527 934 665 1270">0.025 spaces on-site per bedroom (2 spaces minimum) and 0.1 spaces in structured parking per bedroom</td> </tr> <tr> <td data-bbox="381 1270 527 1606">(2) Multiple-family dwellings (no structured parking) Individual garages shall be credited 2 bedrooms per bay.</td> <td data-bbox="527 1270 665 1606">0.125 spaces on-site per bedroom (2 spaces minimum)</td> </tr> <tr> <td data-bbox="381 1606 527 1764">(3) Rooming and boarding houses</td> <td data-bbox="527 1606 665 1764">1 per 3 rooms</td> </tr> <tr> <td data-bbox="381 1764 527 1827">(4) Mobile home park</td> <td data-bbox="527 1764 665 1827">2% of the required off-</td> </tr> </table>	(1) Multiple-family dwellings (with structured parking) Individual garages shall be credited 2 bedrooms per bay.	0.025 spaces on-site per bedroom (2 spaces minimum) and 0.1 spaces in structured parking per bedroom	(2) Multiple-family dwellings (no structured parking) Individual garages shall be credited 2 bedrooms per bay.	0.125 spaces on-site per bedroom (2 spaces minimum)	(3) Rooming and boarding houses	1 per 3 rooms	(4) Mobile home park	2% of the required off-	<p>Bicycle parking will be provided in accordance with Subpart B of Part 6 of the City's Zoning Code (Off-Street Parking for Bicycles) with the following additional and superseding provisions:</p> <p>a. Parking for apartments, townhomes and condominiums will be provided at 0.125 spaces on-site per bedroom (2 spaces minimum).</p> <p>b. No bicycle parking will be required for townhomes or condominiums.</p> <p>c. Parking for nursing homes, assisted living and memory care facilities, Adult Congregate Living Facilities, and Skilled Nursing facilities will be provided at 1 space per 30,000 sf of floor area (2 spaces minimum).</p>
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(3) Rooming and boarding houses	1 per 3 rooms									
(4) Mobile home park	2% of the required off-									

	street motor vehicle parking	
(5) Convents and monasteries	1 per 5 rooms	
(6) Fraternity and sorority houses	0.5 spaces per bedroom (2 spaces minimum)	
(7) Hotels and motels	1 space per 20,000 sf of floor area (2 spaces minimum)	
656.608 (b) Institutional uses:		
(1) Rest homes, nursing homes and homes for the aged and elderly	1 space per 20,000 sf of floor area (2 spaces minimum)	
(2) Hospitals	1 space per 20,000 sf floor area (2 spaces minimum)	
(3) Churches	Spaces for 2% of building occupancy (2 spaces minimum)	
(4) Art galleries, libraries and museums	1 space per 10,000 sf floor area (2 spaces minimum)	
656.608(c) Schools, educational uses and day nurseries:		
(1) Elementary and middle schools	1 space per 20 students of planned capacity (2 spaces minimum)	

(2) High schools	1 space per 20 students of planned capacity (2 spaces minimum)
(3) Day nursery and kindergarten	Provide a minimum of 2 spaces
(4) Dance, art and music studios	To be determined by the appropriate reviewing entity.
(5) Vocational, trade and business schools	1 space per 10 students of planned capacity (2 spaces minimum)
(6) Colleges	1 space per 10 students of planned capacity (2 spaces minimum)
656.608 (d) Assembly, recreational and similar uses:	
(1) Private clubs	Spaces for 2% of building occupancy (2 spaces minimum)
(2) Restaurants (full service)	1 space per 5,000 sf floor area (2 spaces minimum)
(3) Fast food restaurants	1 space per 5,000 sf floor area (2 spaces minimum)
(4) Bowling alleys and billiard parlors	Spaces for 2% of building occupancy (2 spaces minimum)

(5) Stadiums and arenas	Spaces for 2% of building occupancy; maximum 100 spaces
(6) Community center, meeting rooms, auditoriums	Spaces for 2% of building occupancy (2 spaces minimum)
(7) Public, private and commercial parks, campgrounds recreational areas/facilities and fitness centers	Spaces for 2% of building occupancy (2 spaces minimum)
656.608(e) Office and professional uses:	
(1) Medical and dental offices or clinics	1 space per 20,000 sf floor area (2 spaces minimum)
(2) Research laboratories (non-University)	1 space per 20,000 sf floor area (2 spaces minimum)
(3) Professional and business offices	1 space per 20,000 sf floor area (2 spaces minimum)
(4) Radio or television broadcasting office or studio	1 space per 20,000 sf floor area (2 spaces minimum)
656.608 (f) Commercial uses:	
(1) Business, commercial or personal service establishments	1 space per 5,000 sf floor area (2 spaces minimum)
(2)	1 space

Commercial shopping centers	per 5,000 sf floor area (2 spaces minimum)
(3) Wholesale, warehouse or storage use	5% of the required off-street motor vehicle parking
(4) Marinas	5% of the required off-street motor vehicle parking
(5) Auto service station & Auto repair	1 space per 20,000 sf floor area (2 spaces minimum)
(6) Bus, railroad or other transportation terminals	Spaces for 1.5% of AM peak period daily ridership
656.608(g) Industrial and similar uses:	
All industrial uses	5% of the required off-street motor vehicle parking
<p>656.608(h): Uses not specifically mentioned. Required off-street parking for bicycles for uses not identified in this ordinance will be determined by the Chief of Current Planning, according to the requirements for similar uses as specified above.</p> <p>656.608(i): Minimum requirement. Notwithstanding any other requirements of this Zoning Code, each separate use specified above shall provide at least two off-street bicycle parking spaces; provided, however, that this minimum requirement shall not apply in</p>	

<p>Uses</p>	<p>the Central Business District. For CRO: §656.311(A)(III)(a) Permitted uses and structures:</p> <p>(1) Medical and dental office or clinics (but not hospitals). (2) Professional and business offices. (3) Multiple-family dwellings. (4) Single family dwellings that were originally designed and constructed prior to adoption of the Comprehensive Plan. (5) Schools meeting the performance standards and development criteria set forth in Part 4. (6) Vocational, trade or business schools. (7) Colleges and universities. (8) Fraternity and sorority houses. (9) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4. (10) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4. (11) Adult Congregate Living Facility (but not group care home or residential treatment facility). (12) Libraries, museums and community centers. (13) Radio and television broadcasting studios and offices (subject to Part 15). (14) Banks without drive-through, savings and loan institutions, and similar uses. (15) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters). (16) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet. (17) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p>	<p>Permitted Uses Residential:</p> <p>a. Multifamily dwellings, including apartments, townhouses (both rental and fee simple), and condominiums consistent with the additional criteria set forth in Sections B.4 & B.5 below. b. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, meeting rooms, and similar uses. c. Structured parking. d. Parks, playgrounds, playfields, and recreational and community structures. e. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures. f. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies. g. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies. h. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.</p> <p>Permitted Uses Senior Living:</p> <p>a. 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. b. Independent living, assisted living, and memory care housing for the elderly. c. Adult Congregate Living Facility. d. Skilled nursing facilities. e. Cafeteria, dining hall, café, food court uses (breakfast/ lunch/dinner). f. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, and similar uses. g. Parks, playgrounds, playfields, gardens, raised planting beds, recreational and community structures and similar uses. h. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.</p> <p>Permitted Uses Commercial & Medical:</p> <p>a. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florists, delicatessens, bakeries, home furnishings and appliances (including repairs incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts but not installation, repair or rebuilding of parts) and accessories and similar uses. These uses include drive-through and drive-in facilities, and other similar and compatible uses. b. Service establishments such as barber and beauty shops, shoe repair shops, restaurants (including drive-thru, drive-in, and the outside sale and service of food meeting the performance standards and development criteria as set forth in Part 4), convenience stores, filling, gas or service stations (including automated car washes), interior decorators, gymnasiums and fitness centers, self-service laundries, dry cleaners, dry cleaning plants, tailors or dressmakers, laundries or dry cleaning pickup stations, radio and television broadcasting offices and studios, communication towers and antennas, marinas, blueprinting, job printing, lithography, publishing and similar establishments, radio and television repair shops, travel agencies, employment offices, home equipment rental, and similar uses. c. Banks (including drive-through tellers), loan companies, mortgage brokers, stockbrokers, and similar financial institutions. d. Restaurants, cafes and food establishments (including drive-in and drive-through) including the retail sale and service of all alcoholic beverages (liquor, beer or wine) for on-premises consumption. e. Restaurants, cafes and food establishments with permanent outside sale and service of food and alcoholic beverages meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. f. All types of professional, and business offices, newspaper offices,</p>
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	<p>(18) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(19) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Hospice facilities.</p> <p>(21) Employment office (but not a day labor pool).</p> <p>For CCG-1: §656.313(A)(IV)(1) Permitted uses and structures:</p> <p>(1) Commercial retail sales and service establishments, except the sale of tires, which are permissible only by exception.</p> <p>(2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p> <p>(3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.</p> <p>(4) Hotels and motels.</p> <p>(5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>(6) Art galleries, museums, community centers, dance, art or music studios.</p> <p>(7) Vocational, trade or business schools and similar uses.</p> <p>(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Off-street commercial parking lots meeting the</p>	<p>employment offices, building trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers, or other heavy construction equipment), and similar uses.</p> <p>g. Hotels and motels, hotels with conference centers, and similar uses.</p> <p>h. Convention centers, conference centers, and similar uses.</p> <p>i. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, and theaters.</p> <p>j. Art galleries, museums, community centers, dance, art, gymnastics, karate, martial arts or music studios, vocational trade, or business schools, nursing schools, medical training facilities, theaters for stage performances, and similar uses.</p> <p>k. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>l. Hospitals, sanitariums, and similar uses.</p> <p>m. Medical, dental and chiropractic offices or clinics, including a student clinic, infirmary or health facility, and similar uses.</p> <p>n. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services, and similar uses.</p> <p>o. Hospice facilities and similar uses.</p> <p>p. Research, medical and dental laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products, cath laboratories, and similar uses.</p> <p>q. Surgery centers, outpatient surgery centers, x-ray centers, imaging (MRI) centers, and similar uses.</p> <p>r. An establishment or facility that includes the retail sale and service of all alcoholic beverages including liquor, beer or wine, for on-premises or off-premises consumption or both, including permanent or restricted outside sale and service meeting the performance standards and development criteria of Part 4 of the Zoning Code.</p> <p>s. Retail plant nurseries, including outside display.</p> <p>t. Veterinarians and animal boarding, subject to the performance standards and development criteria of the CCG-1 Zoning District as set forth in Part 4 of the Zoning Code.</p> <p>u. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>v. 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.</p> <p>w. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pick-up, and similar uses.</p> <p>x. Travel agencies.</p> <p>y. Libraries, museums, and community centers.</p> <p>z. Commercial recreational or entertainment facilities such as cinemas and theaters.</p> <p>aa. Express or parcel delivery offices, but not trucking distribution centers.</p> <p>bb. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.</p> <p>cc. Churches, including a rectory or similar use.</p> <p>dd. Fruit, vegetable, poultry or fish market.</p> <p>ee. Private clubs, lodges and fraternities.</p> <p>ff. Outside retail sale of holiday items, subject to the performance standards and development criteria as set forth in Part 4 of the Zoning Code.</p> <p>gg. Service stations meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code, service garages for major and minor repairs (including tire stores), and automated car washes, in conjunction with a service or filling station.</p> <p>hh. Parking, parking decks, and detached garages.</p> <p>Permitted Uses Warehouse/Flex Space:</p> <p>a. Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.</p> <p>b. Light manufacturing, processing (including food processing but not slaughterhouse) packaging and fabrication.</p> <p>c. Building trades contractors with outside storage yards meeting the</p>
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<p>performance standards and criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>(11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.</p> <p>(12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.</p> <p>(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p> <p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or</p>	<p>performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>d. Personal property (self-storage) establishments and similar uses.</p> <p>e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.</p> <p>Permitted Uses Preservation:</p> <p>a. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.</p> <p>b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.</p> <p>d. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.</p>
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	<p>service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>For CCG-1 656.313(A)(IV)(c) Permissible uses by exception.</p> <p>(1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p> <p>(5) Crematories.</p> <p>(6) Service garages for minor or major repairs</p> <p>(7) Auto laundry or manual car wash.</p> <p>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</p>	
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- (14) Billiard parlors.
- (15) Service and repair of general appliances and small engines.
- (16) Schools meeting the performance standards and development criteria set forth in Part 4.
- (17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (18) Nightclubs.
- (19) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
- (20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

For CCG-2 §656.313(A)(v)(a)
Permitted uses and structures.

- (1) Commercial Retail Sales and Service Establishments.
- (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
- (3) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
- (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air

<p>theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>(5) Fruit, vegetable, poultry or fish markets.</p> <p>(6) All types of professional and business offices.</p> <p>(7) Reserved.</p> <p>(8) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.</p> <p>(9) Hotels and motels.</p> <p>(10) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Hospitals, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.</p> <p>(12) Boatyards.</p> <p>(13) Racetracks for animals or vehicles.</p> <p>(14) Adult entertainment.</p> <p>(15) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.</p> <p>(16) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) Retail outlets for sale of</p>	
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	<p>used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.</p> <p>(18) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Private clubs.</p> <p>(21) Churches, including a rectory or similar use.</p> <p>(22) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) Vocational, trade and business schools.</p> <p>(24) Banks, including drive-thru tellers.</p> <p>(25) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(26) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.</p> <p>(27) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.</p> <p>(28) The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(29) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>For CSV §656.333(A)(1)(I)(a) Permitted uses and structures:</p> <p>(1) Regional, state or national forests, parks, sanctuaries and preserves.</p>	
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	<p>(2) Special management areas. (3) Public and private wildlife management areas. (4) Valuable environmental resources, such as sensitive vegetation, high-value habitat, wetlands, high aquifer recharge potential, and unique coastal areas. (5) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>For ROS §656.334(A)(1)(a) Permitted uses and structures:</p> <p>(1) Dude ranches, riding academies or boarding stables, if structures for the housing of animals are not located within 100 feet of a property line. (2) Private camps, camping grounds, parks and recreational areas and travel trailer parks. (3) Playgrounds and playfields. (4) Country clubs, private clubs and golf courses meeting the performance standards and development criteria set forth in Part 4. (5) Rifle, shotgun or pistol shooting ranges, field archery ranges, golf driving ranges and par-three golf courses. (6) Marina, bait and tackle shops, commercial hunting or fishing camps. (7) Fairgrounds. (8) Open space, including natural vegetation/landscaping, water-bodies, etc. (9) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p>	
<p>Permitted Accessory Uses & Structures</p>	<p>Section 656.403, Zoning Code.</p>	<p>For Residential uses: As accessory to the uses within this portion of the PUD, the sale of convenience goods, personal and professional services for the residents only shall be permitted; provided, however, that these sales shall be designed and scaled to meet only the requirements of the residents in the multifamily uses and there shall be no signs or other external evidence of the existence of these services.</p> <p>For all uses: Accessory uses and structures, including those set forth in Section 656.403 of the Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principle 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 principle building. Accessory uses shall not involve operations or structures not in keeping with character of the principle use and shall be subject to the following:</p>

		<p>1. Accessory uses shall not be located in required front or side yards except as follows:</p> <p>a. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than two (2) feet from the property line.</p> <p>2. Accessory uses and structures related to residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, 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 regard to a residential use. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.</p> <p>3. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.</p>
<p>Permissible Uses by Exception</p>	<p>For CCG-1: §656.313((A)(IV)(c):</p> <p>(1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p> <p>(5) Crematories.</p> <p>(6) Service garages for minor or major repairs</p> <p>(7) Auto laundry or manual car wash.</p> <p>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Billiard parlors.</p> <p>(15) Service and repair of general appliances and small engines.</p> <p>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) Dancing entertainment establishments serving alcohol.</p> <p>This provision shall not</p>	<p>Those uses permitted by exception under the CCG-1 Zoning District (except those listed above as permitted uses by right) shall be allowed with the granting of a Zoning Exception by the Planning Commission, except as prohibited below.</p>

	<p>supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(18) Nightclubs.</p> <p>(19) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p> <p>For RR-Acre: §656.304(A)(I)(c):</p> <p>(1) Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>(2) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Excavations, Lakes, and Borrow pits subject to the regulations contained in Part 9.</p> <p>(4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p>
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U. Permissible Uses by Exception.

If not otherwise listed as a permitted use herein, permissible uses by exception in the CCG-1 zoning district are permitted by exception on Parcels B and C only.

V. Continued Operation of Common Areas.

Regarding the intent for the continued operation and maintenance of those areas and functions and facilities which are not to be provided, operated, or maintained by the City of Jacksonville or other public entity: it is the Applicant's intent for the Applicant or

successor developer to operate and maintain these matters initially and, ultimately, for an owners' association to operate and maintain these matters in perpetuity.

W. Approximate Dates of Phases

Construction of the horizontal improvements has been initiated and is anticipated to be completed approximately in 2021-23. Construction of Residential and Senior Housing will be initiated when the market dictates and will be completed as the market dictates. Construction of the Commercial & Medical and Warehouse/Flex Space uses will be initiated when needed and feasible and will be completed within a reasonable time thereafter. Construction of the VA Clinic is anticipated to begin 2021-22.

X. Names of Development Team

Developer: D.R. Horton, Inc. - Jacksonville

Planners and Engineers: Taylor & White, Inc.

Architects: TBD

Y. Land Use Table

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

IV. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: The PUD will be developed consistent with the applicable land use categories of the 2030 Comprehensive Plan and is otherwise compatible with the following Goals, Objectives and Policies:

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.

The Revised Max Leggett Parkway Phase II PUD is a mixed use development that will result in internal trip capture, efficient use of infrastructure, a compact pattern of land use, resulting in economical and efficient provision of public services.

FLUE Policy 1.1.9 Permit commercial infill on commercially designated sites outside nodal areas where the infill development would: 1. Create a more compact land use pattern than development of new commercial nodes in the same area. 2. Incorporate shared access with adjacent commercial sites, and/or direct access to a frontage or parallel road facility rather than a collector or arterial street; or 3. Support the commercial integrity of an historic district.

The proposed mix of residential, commercial and warehouse uses in the Revised Max Leggett Parkway Phase II PUD will result in a more compact pattern of land use than if the residential and commercial uses were to be developed separately.

FLUE Policy 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster development, 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.

The proposed rezoning utilizes the PUD category in order to provide a unified scheme for wetland protection and maintenance, storm water management, and common area and roadway access and maintenance. The common scheme of development provides for a combination of complementary land uses.

The project is required to meet all applicable federal, state, and local regulations, including restrictions on noise levels and landscape buffer standards.

FLUE Policy 1.1.11 Ensure that mixed and multi-use projects enhance rather than detract from the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs) for all mixed and multi-use projects.

It is the purpose and intent of the Revised Max Leggett Parkway Phase II PUD to provide development that is compatible with the development that has already occurred within Phase I and to enhance the surrounding neighborhood. The properties in the general area are being developed with a mix of retail, residential and office uses. Development of this project is likely to contribute to the general utility or livability of surrounding properties under their existing or potential land uses.

FLUE Policy 1.1.20 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.

The proposed plan of development maintains compact and compatible uses of land. Phase II shares access, a centralized circulation system and utility infrastructure with Phase I and provides for an efficient internal circulation system.

B. Consistency with the Concurrency Management System: A Mobility Fee Calculation Certificate and CCAS or CRC have been filed or will be filed for the proposed development within the PUD.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under 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 which are compatible with surrounding uses.

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

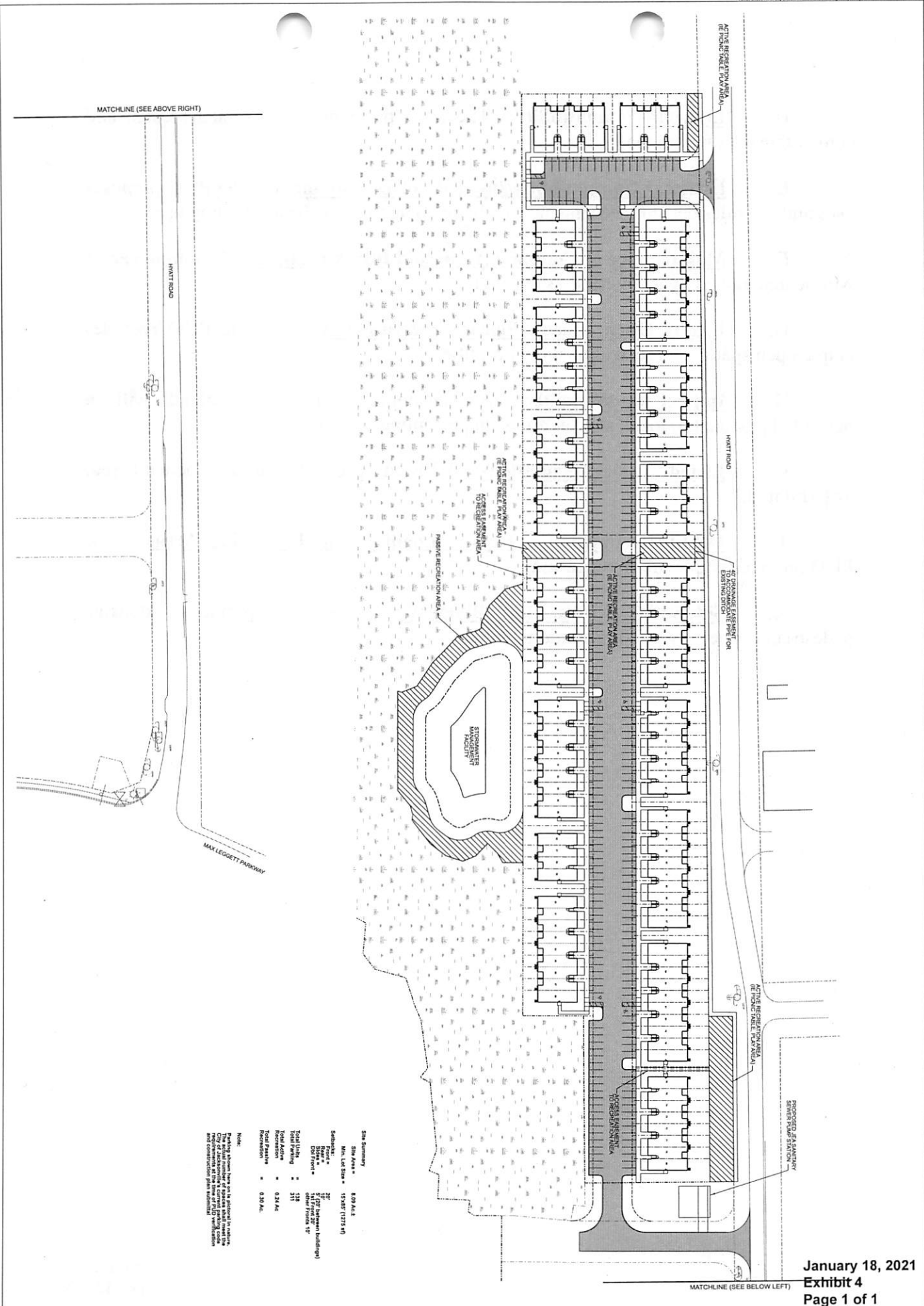
G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities.

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

I. Listed Species Regulations: A Listed Species Survey is attached hereto as Exhibit "I."

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

K. Sidewalks, Trails, and Bikeways: The PUD provides extensive pedestrian connectivity and recreational trails.



MATCHLINE (SEE ABOVE RIGHT)

MATCHLINE (SEE BELOW LEFT)

Site Summary
 Site Area = 8.69 A.C.
 Min. Lot Size = 15,947 (1213 ft)
Subtract:
 17,700 sq ft (160,000 sq ft)
 14,100 sq ft (1,100,000 sq ft)
 1,100 sq ft (10,000 sq ft)
Total Lots = 311
Total Parking = 311
Total Active = 0.24 A.C.
Total Passive = 0.30 A.C.
Recreation = 0.30 A.C.

Note:
 Parking: All parking spaces are shown in a separate site plan. The City of Jacksonville is responsible for providing the necessary utility and construction plans for the parking area.

City of Jacksonville
 City Engineer
 1000 Municipal Center
 Jacksonville, Florida 32202
 Phone: 904-251-1111 • Fax: 904-251-3011
 www.CityofJacksonville.com

January 18, 2021
 Exhibit 4
 Page 1 of 1

Scale: 1" = 100'
 North Arrow
 Date: January 18, 2021
 Drawn By: [Name]
 Checked By: [Name]
 Title: [Title]

Taylor & White, Inc.
 Civil Design & Consulting Engineers
 9508 Highway Kings Road, Suite 102
 Jacksonville, Florida 32217
 Phone: 904-448-8877 • Fax: 904-248-3011
 www.TaylorandWhite.com

River City Station Phase II

Site Plan

Rev.	Date	By	Description
1	01/18/21	[Name]	Initial Release

EXHIBIT "F"

LAND USE TABLE

Total Gross Acreage	74.48 acres	100 %
Amount of Each Different Land Use by Acreage Residential Senior Living Commercial & Medical Warehouse/Flex Space	± 39 acres*	52.3%
Total Amount of Active Recreation and/or Open Space	± 4.5 acres **	Based upon actual use of Property
Total Amount of Passive Open Space	± 33.5 acres	45%
Amount of Public and Private Right-of-Way	± 2.0 acres	2.7%
Maximum Coverage of Buildings and Structures at Ground Level	75 %	

* = Parcels B & C permit a variety of uses.

** = Active Recreation will be provided if Residential is developed.