

EXHIBIT “3”

WRITTEN DESCRIPTION

Cope’s Landing Rural Village PUD-SC September 1, 2020

Current Land Use Designation: AGR-II & AGR-III

Current Zoning District: PUD-SC & AGR

Proposed Zoning District: PUD-SC

**RE #s: 001332-0000, 003325-0000, 003325-1160, 003325-0500, 003325-0600,
003325-0960, 003325-0970, 003325-2000, 003325-2010 & 003325-2020**

I. SUMMARY DESCRIPTION OF THE PLAN

D.R. Horton, Inc. - Jacksonville (the “Applicant”) propose to rezone approximately 478.78+ acres of property from a Planned Unit Development – Satellite Community (PUD-SC) to PUD-SC.

The subject property is located on the west side of Cisco Drive West, south of Cisco Gardens Road South. The property is more particularly described by the legal description to the application as Exhibit “1” (the “Property”). This Property was originally zoned PUD-SC in 2005 (Ordinance 2005-412-E) and was called the Dorothy’s Landing Rural Village PUD-SC. The revised PUD-SC maintains the same basic characteristics of the prior PUD-SC, i.e., a mix of up to 950 single-family residential units located in distinct residential communities located around a village center with property set aside for a public use. The modified PUD-SC includes an updated Site Plan, a change in the lot sizes to better meet market demand, and a reconfiguration of the village centers and commercial uses to better serve the community.

The Property is located within the Agricultural-II (AGR-II) and Agricultural-III (AGR-III) future land use categories in the 2030 Comprehensive Plan and is in the Rural Development Area. The PUD-SC will be consistent with the AGR – Rural Development Area in that the Property will be developed as a Rural Village comprised of several neighborhoods designed in a compact nature around three Village Centers.

The Site Plan, attached to the application as Exhibit “4”, includes a mix of residential communities, commercial uses and public facilities connected by bike trails and a series of parks and open space. The residential communities will consist of up to 950 single-family homes with variety of lots ranging in size from 40 feet wide to 60 feet wide. The commercial uses may include retail, service, institutional and office uses. Additionally, a minimum of one and one-half (1.5) acres shall be reserved or public use within the PUD-SC.

II. SITE SPECIFICS

The majority of the Property is vacant. However, there are a few single-family homes and mobile homes located on the southern part of the Property. Those uses will be permitted to remain under the PUD-SC.

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	MU & CSV	PUD	Heavy & Light Manufacturing, Warehouse/Distribution, Single-family residential, JEA & Vacant
West	AGR-II & AGR-III	AGR	Silviculture & Vacant
North	AGR-I, AGR-II & AGR-IV	AGR	Single-family Residential, Mobile home & Vacant
East	AGR-IV & MU	AGR & PUD	Single-family Residential, Mobile home & Light Manufacturing

PUD-SC 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-SC proposes development of a rural village with five (5) Residential Communities and three (3) Village Centers that include commercial types of uses, one of which incorporates public facilities. The Residential Communities and Village Centers are connected via an internal roadway network, along with bike and walking trails. The parcels are identified solely for the purpose of defining permitted uses within the PUD-SC; they do not define or correlate to ownership and do not subdivide the Property. Further, the PUD-SC Site Plan is conceptual only and may be subject to change, due to site characteristics and design and engineering factors. The PUD-SC Site Plan, including the location, size (in area), and configuration of the parcels is subject to the review and approval of the Planning and Development Department.

A. Parcels—Permitted Uses

Within the Residential Communities, up to 950 single-family dwelling units are permitted as set forth under Residential below.

Within Village Center 1, Commercial uses as described below are permitted.

Within Village Center 2, Community Center uses as described below are permitted.

Within Village Center 3, Community Center and Public Facilities uses as described below are permitted.

Within the Preservation Areas, Preservation uses as described below are permitted.

B. Residential

1. *Permitted Uses and structures:*

- a. Single-family residential uses, with a maximum of 950 dwelling units, with up to 316 of those dwelling units being located on lots 40 feet wide. Lots located along the perimeter of the property that are adjacent to existing residential uses (single family and mobile homes) will be a minimum of 60 feet wide as shown on the Site Plan. The remainder of the single-family lots will be at least 50 feet wide.
- b. Mobile-homes, permitted only within in Residential Community 5.
- c. Neighborhood parks, pocket parks, playgrounds, playfields, and recreational structures.
- d. 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.
- e. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
- f. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
- g. 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: Accessory uses consistent with Part 4 of the Zoning Code are permitted.*
4. *Single Family – 40' Wide Lots: Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses:*
 - a. Minimum lot width: Forty (40) feet. For lots located on cul-de-sacs, the minimum width shall be twenty five (25) feet at the curb. As long as a cul-de-sac lot is forty (40) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met.
 - b. Minimum Area: 4,000 square feet.
 - c. Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
 - d. Minimum yard requirements. The minimum yard requirements for all primary structures are:
 - (1) Front: Twenty (20) feet.
 - (2) Side: Three (3) feet.
 - (3) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.
 - e. Maximum height of structures: Thirty-five (35) feet.
5. *Single Family – 50' Wide Lots: Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses:*
 - a. Minimum lot width: Fifty (50) feet. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. As long as a cul-de-sac lot is fifty (50) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met.
 - b. Minimum Area: 5,000 square feet.

- c. Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
 - d. Minimum yard requirements. The minimum yard requirements for all primary structures are:
 - (1) Front: Twenty (20) feet.
 - (2) Side: Five (5) feet.
 - (3) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.
 - e. Maximum height of structures: Thirty-five (35) feet.
6. *Single Family – 60’ Wide Lots: Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses:*
- a. Minimum lot width: Sixty (60) feet. For lots located on cul-de-sacs, the minimum width shall be thirty-five (35) feet at the curb. As long as a cul-de-sac lot is sixty (60) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met.
 - b. Minimum Area: 6,000 square feet.
 - c. Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
 - d. Minimum yard requirements. The minimum yard requirements for all primary structures are:
 - (1) Front: Twenty (20) feet.
 - (2) Side: Five (5) feet.
 - (3) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.
 - e. Maximum height of structures: Thirty-five (35) feet.

C. Commercial

1. *Permitted uses and structures:*

- a. Medical and dental or chiropractor offices and clinics (but not hospitals).
- b. Professional and business offices.
- c. Commercial retail sales and service establishments.
- 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. Banks, with or without drive-thru tellers, financial institutions, loan companies, mortgage brokers, stockbrokers, and similar uses.
- g. Libraries, museums and community centers.
- h. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- i. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
- j. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- k. Wireless communication facilities, including towers and antennas, meeting Part 15 of the Zoning Code.
- l. Employment office (but not a day labor pool).
- m. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- n. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage

performances (but not motion picture theaters).

- o. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
- p. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
- q. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
- r. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters and similar uses.
- s. Vocational, trade or business schools and similar uses.
- t. 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.
- u. Independent living, assisted living, and memory care housing for the elderly.
- v. Adult Congregate Living Facility.
- w. Skilled nursing facilities.
- x. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- y. Retail plant nurseries and feed stores including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- z. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- aa. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- bb. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

- cc. Private clubs.
 - dd. Billiard parlors.
 - ee. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
2. *Permissible uses by exception:* Those uses permitted by exception under the CN and CCG-1 Zoning Districts (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, except as required for certain uses.
 - b. Minimum lot area: None, except as required for certain uses.
 - c. Maximum lot coverage by all buildings: None, except as required for certain uses. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
 - d. 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 where the commercial use is immediately adjacent to a residential lot, then a minimum of fifteen (15) feet.
 - (3) Rear: Ten (10) feet.
 - e. Maximum height of structures: Sixty (60) feet.
 4. *Limitations on permitted or permissible uses by exception.* Products shall be sold only at retail.

D. Community Center

1. *Permitted uses and structures:*
 - a. Parks, playgrounds, playfields, ball fields, a sportsplex, outdoor event pavilion and related recreational structures.
 - b. Swimming pools, pool slides, gymnasiums, tennis courts, racketball/pickleball courts, volleyball courts, basketball parks, skate parks, fitness centers and similar uses.
 - c. Community centers, indoor pavilions and similar facilities, which may include a restaurant, cafe or snack shop, including the service of beer, wine or alcohol, for on-premises consumption with indoor and outdoor seating.
 - d. Childcare facilities.
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, except as required for certain uses.
 - b. Minimum lot area: None, except as required for certain uses.
 - c. Maximum lot coverage by all buildings: None, except as required for certain uses. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
 - d. 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 where the commercial use is immediately adjacent to a residential lot, then a minimum of fifteen (15) feet.
 - (3) Rear: Ten (10) feet.
- e. Maximum height of structures: Sixty (60) feet.

E. Public Facilities

Property at least 1.5 acres in size must be set aside for a public facility within that portion of the Property designated as Village Center 3. Public facilities permit the following uses.

1. *Permitted uses and structures.*
 - a. A library, community center, or similar space open for use by the public (a fee may be charged), or similar uses.
 - b. A public sports fields, park, play area, playfields playground, and similar facilities.
 - c. An event pavilion or similar use.
 - d. A public school or public childcare facility.
 - e. The following uses are permitted only in conjunction with one or more of the above uses:
 - (1) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
 - (2) Wireless communication facilities, including towers and antennas, meeting Part 15 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, except as

required for certain uses.

- b. Minimum lot area: None, except as required for certain uses.
- c. Maximum lot coverage by all buildings: None, except as required for certain uses. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
- d. 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 where the commercial use is immediately adjacent to a residential lot, then a minimum of fifteen (15) feet.
 - (3) Rear: Ten (10) feet.
- e. Maximum height of structures: Sixty (60) feet.

F. Preservation

Those portions of the Property designated as Preservation permit the following 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. *Recreational/open space uses:*

- a. In any portion of the Property except those parcels designated as Preservation, 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.

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-SC 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.
4. 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.

I. Recreation

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. Access from Cisco Drive West will be generally as shown on the Site Plan. The final location of all the Cisco Drive West access points is subject to the review and approval of the City's Traffic Engineer.

2. The entrance roads and other internal access roads and drives may be public or private. Private internal access roads for the Residential Communities 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.
3. Where possible, interconnectivity between the various parcels will be provided for both vehicular and pedestrian access.

K. Signage

The signage shall be generally be part of the unified signage package for the overall PUD-SC development. The purpose of these sign criteria standards is to provide 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:* Up to two (2) Development Identity Monument Signs shall be permitted and 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 at the two entrances on Cisco Drive West. The signs will not exceed ten (10) feet in height and one hundred (100) 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 residential communities. The two (2) signs shall all be architecturally similar in design and appearance with each other.
2. *Individual Parcel/Use Identity Monument Signs – Village Centers:* Each parcel or use within the Village Centers 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 Signs – Residential Communities:* Up to two (2) identity monument signs will be permitted at the entrance of each Residential Community. These signs may be single or double sided and externally 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 – Village Centers:*
 - a. Wall signs are permitted in the Village Centers 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 – Overall Site:* 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 – Overall Site:* 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-SC, 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-SC 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-SC 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 & Cattle Operations.

The Property owner reserves the right to continue silviculture and cattle operations in any portion of the undeveloped land unit such time as the entire property has been developed.

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 Village Centers which may own their sites in fee simple, required landscaping may be provided “off-site” within the Village Center and may be shared with other uses, so long as the Applicant demonstrates that the Village Centers, in their entirety, provide sufficient landscaping for all proposed uses therein.
 - b. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD-SC 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 commercial uses within the Village Centers and residential uses within the Residential Communities.

N. Modifications.

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

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. For lot owners within the Village Centers, required off-street parking may be provided "off-site" within each of the Village Centers and may be shared with other uses, so long as all of the uses within that Village Center, in its entirety, provides sufficient off-street parking for all proposed uses therein.
 - b. 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-SC 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).

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 regarding this application on February 26, 2020.

S. Justification for the PUD-SC Rezoning.

This PUD-SC allows for the development of the Rural Village. The Rural Village will contain a mix of residential, commercial and public facilities and will be designed to provide for internal capture of daily trips for work, shopping and recreation. Development on the site will be clustered such that it creates minimal impact to the surrounding rural areas. A significant portion of the property will be preserved. The PUD-SC 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.

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

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

Element	Zoning Code	Proposed PUD-SC
<p>Development Identity Monument Signs</p>	<p>§656.1303(e) <i>Agriculture (AGR) zoning district:</i></p> <p>(1) One nonilluminated sign not exceeding a maximum of 16 square feet in area is permitted.</p> <p>(2) One nonilluminated sign not exceeding a maximum of 32 square feet in area may be allowed, provided it is specifically authorized in the grant of an exception.</p>	<p>Up to two (2) Development Identity Monument Signs shall be permitted and 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 at the two entrances on Cisco Drive West. The signs will not exceed ten (10) feet in height and one hundred (100) 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 residential communities. The two (2) signs shall all be architecturally similar in design and appearance with each other.</p>
<p>Individual Parcel/Use Identity Monument Signs</p>	<p>§656.1303(e) <i>Agriculture (AGR) zoning district:</i></p> <p>(1) One nonilluminated sign not exceeding a maximum of 16 square feet in area is permitted.</p> <p>(2) One nonilluminated sign not exceeding a maximum of 32 square feet in area may be allowed, provided it is specifically authorized in the grant of an exception.</p>	<p><i>Individual Parcel/Use Identity Monument Signs – Village Centers:</i> Each parcel or use within the Village Centers 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.</p> <p><i>Identity Monument Signs – Residential Communities:</i> Up to two (2) identity monument signs will be permitted at the entrance of each Residential Community. These signs may be single or double sided and externally illuminated or non-illuminated. The monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p>
<p>Other Signage</p>	<p>§656.1303(e) <i>Agriculture (AGR) zoning district:</i></p> <p>(1) One nonilluminated sign not exceeding a maximum of 16 square feet in area is permitted.</p> <p>(2) One nonilluminated sign not exceeding a maximum of 32 square feet in area may be allowed, provided it is specifically authorized in the grant of an exception.</p>	<p><i>Other Signs – Village Centers:</i></p> <p>Wall signs are permitted in the Village Centers 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.</p> <p>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.</p> <p>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.</p> <p><i>Directional signs – Overall Site:</i> 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>

		<p>the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p><i>Real Estate & Construction Signs – Overall Site:</i> Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.</p> <p><i>All signs – Overall Site:</i></p> <p>Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD-SC, 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.</p> <p>Multiple tenants within one building or a series of buildings may be identified on a single sign. For signage purposes, the PUD-SC 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-SC even though such signage would otherwise be considered “off-site” pursuant to the Zoning Code.</p> <p><i>Temporary Banner Signs:</i> 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.</p> <p><i>Required Signage:</i> Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.</p>
Min Yard Requirements & Building Setbacks	<p>For AGR:</p> <p>(i) Front—25 feet.</p> <p>(ii) Side—Ten feet, provided, that the combined side yards shall not be less than 25 feet.</p> <p>(iii) Rear—Ten feet.</p>	<p>Residential:</p> <p>(1) Front—20 feet.</p> <p>(2) Side—5 feet.</p> <p>(3) Rear—10 feet.</p> <p>Commercial:</p> <p>(1) Front – None.</p> <p>(2) Side – None, except where the commercial use is immediately adjacent to a residential lot, then a minimum of fifteen (15) feet.</p> <p>(3) Rear – 10 feet.</p> <p>Public Facilities:</p> <p>(1) Front – None.</p> <p>(2) Side – None, except where the commercial use is immediately adjacent to a residential lot, then a minimum of fifteen (15) feet.</p> <p>(3) Rear – 10 feet.</p> <p>Preservation:</p> <p>(1) Front – None.</p> <p>(2) Side – None.</p> <p>(3) Rear – None.</p>
Max Height	<p>For AGR:</p> <p><i>Maximum height of structures.</i> 35 feet.</p>	<p>Residential: Thirty-five (35) feet.</p> <p>Commercial: Sixty (60) feet.</p> <p>Public Facilities: Sixty (60) feet.</p> <p>Preservation: None.</p>
Max Lot Coverage	<p>For AGR:</p> <p><i>Maximum lot coverage by all buildings.</i> Ten percent.</p>	<p>Residential: 50%</p> <p>Commercial: None.</p>

		Public Facilities: None. Preservation: None.
Min Lot Requirement (width & area)	For AGR: <i>Minimum lot requirements (width and area)</i> for all uses are as follows except as may be herein modified herein by specific use performance standards and development criteria, or for residential uses. (1) Width—100 feet. (2) Area—Two and one-half acres.	Residential: Single Family 40' Wide Lots: a. Minimum lot width: Forty (40) feet. For lots located on cul-de-sacs, the minimum width shall be twenty five (25) feet at the curb. As long as a cul-de-sac lot is forty (40) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met. b. Minimum Area: 4,000 square feet. Single Family 50' Wide Lots: a. Minimum lot width: Fifty (50) feet. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. As long as a cul-de-sac lot is fifty (50) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met. b. Minimum Area: 5,000 square feet. 6. Single Family – 60' Wide Lots: a. Minimum lot width: Sixty (60) feet. For lots located on cul-de-sacs, the minimum width shall be thirty-five (35) feet at the curb. As long as a cul-de-sac lot is sixty (60) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met. b. Minimum Area: 6,000 square feet. Commercial: None, except as required for certain uses. Public Facilities: None, except as required for certain uses. Preservation: None.
Landscaping & Buffer	Part 12, Chapter 656, Zoning Code.	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 Village Centers which may own their sites in fee simple, required landscaping may be provided "off-site" within the Village Center and may be shared with other uses, so long as the Applicant demonstrates that the Village Centers, in their entirety, provide sufficient landscaping for all proposed uses therein. b. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD-SC 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 commercial uses within the Village Centers and residential uses within the Residential Communities.
Parking for Vehicles	§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	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. For lot owners within the Village Centers, required off-street parking may be provided "off-site" within each of the Village Centers and may be shared with other uses, so long as all of the uses within that Village Center,

	<p>manager, plus one space for each four beds.</p> <p>(3) Hospitals—One and one-half spaces for each bed.</p> <p>(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.</p> <p>(5) Art galleries, libraries and museums—One space for each 500 square feet of gross floor area.</p> <p>(6) Orphans' homes—One 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>in its entirety, provides sufficient off-street parking for all proposed uses therein.</p> <p>b. 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-SC 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>
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	<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 three seats, whichever is greater.</p> <p>(7) Billiard parlors—Three spaces for every two tables.</p> <p>(8) Public, private and commercial parks, campgrounds and recreational areas—One space for each campsite or picnic area.</p> <p>(9) Golf driving ranges—One space for each tee plus required parking for other ancillary uses on site.</p> <p>(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.</p> <p>(11) Fitness centers—five parking spaces per 1,000 square feet gross or one space per 200 square feet gross.</p>	
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	<p>656.604(e) <i>Office and professional uses:</i></p> <p>(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.</p> <p>(2) Research laboratories— One space for each two employees plus one space for each company vehicle plus two spaces for patron parking.</p> <p>(3) Radio or television broadcasting office or studio—One space for each 500 square feet of gross floor area.</p> <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>Uses</p>	<p>§656.331A.I.: Agriculture (AGR) District.</p> <p>(a) Permitted uses and structures.</p> <p>(1) Agricultural, horticultural and forestry uses, including the keeping and raising of farm animals and poultry, if structures for animals and poultry are not located within 25 feet of a property line and if goats, sheep or swine are not kept or permitted within 200 feet of a property line.</p> <p>(2) Dude ranches, riding academies, or boarding stables, if structures for the housing of animals are not located within 100 feet of a property line, private camps, country clubs, golf courses, parks, camping</p>	<p>Residential:</p> <p>1. Permitted Uses and structures:</p> <p>a. Single-family residential uses, with a maximum of 950 dwelling units, with up to 316 of those dwelling units being located on lots 40 feet wide. Lots located along the perimeter of the property that are adjacent to existing residential uses (single family and mobile homes) will be a minimum of 60 feet wide as shown on the Site Plan. The remainder of the single-family lots will be at least 50 feet wide.</p> <p>b. Mobile-homes, permitted only within in Residential Community 5.</p> <p>c. Neighborhood parks, pocket parks, playgrounds, playfields, and recreational structures.</p> <p>d. 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>e. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>f. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.</p>

	<p>grounds and recreational areas and travel trailer parks.</p> <p>(3) Game preserves, wildlife management areas, fish hatcheries and refuges.</p> <p>(4) Bird sanctuaries meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Watersheds, water reservoirs, control structures and wells.</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Roadside stands only for the sale of agricultural products grown on the premises.</p> <p>(8) Barns, greenhouses, stables and other uses customarily accessory to agricultural, horticultural or forestry activities.</p> <p>(9) Land application of grade I domestic sludge when applied utilizing a splash pan or equivalent device approved by the Director of the Duval County Health Department, and when applied pursuant to the requirements of F.A.C. 17-7.540(4), as may be amended or renumbered from time to time, is considered to be a normal accessory use in conjunction with a permitted farming operation subject to no more than six dry tons being applied per acre per year.</p> <p>(10) Land application of grade II domestic sludge and mixtures of grade I and grade II domestic sludge, when applied utilizing a splash pan or equivalent device approved by the Director of the Duval County Health Department is considered to be a normal accessory use in conjunction with a permitted farming operation. Application rates shall be those specified in the permit required under Section 474.103.</p> <p>(11) Animal hospitals, veterinary clinics, animal boarding places and dog kennels located on an individual and separate lot, provided all yards, area, frontage and other requirements of the Zoning Code are met for each structure within the zoning district of which it is a part, and fur farms, provided that no structures for the housing of animals shall be located within 200 feet of a property line</p>	<p>g. 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>Commercial:</p> <p>1. Permitted uses and structures:</p> <p>a. Medical and dental or chiropractor offices and clinics (but not hospitals).</p> <p>b. Professional and business offices.</p> <p>c. Commercial retail sales and service establishments.</p> <p>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.</p> <p>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.</p> <p>f. Banks, with or without drive-thru tellers, financial institutions, loan companies, mortgage brokers, stockbrokers, and similar uses.</p> <p>g. Libraries, museums and community centers.</p> <p>h. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.</p> <p>i. Veterinarians meeting the performance standards and development criteria set forth in Part 4.</p> <p>j. 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>k. Wireless communication facilities, including towers and antennas, meeting Part 15 of the Zoning Code.</p> <p>l. Employment office (but not a day labor pool).</p> <p>m. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>n. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).</p> <p>o. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.</p> <p>p. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.</p> <p>q. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.</p> <p>r. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters and similar uses.</p> <p>s. Vocational, trade or business schools and similar uses.</p> <p>t. 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.</p> <p>u. Independent living, assisted living, and memory care housing for the elderly.</p> <p>v. Adult Congregate Living Facility.</p> <p>w. Skilled nursing facilities.</p> <p>x. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>y. Retail plant nurseries and feed stores including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.</p> <p>z. Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>aa. 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>bb. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p>
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	<p>unless in a soundproof building.</p> <p>(12) Marinas meeting the siting criteria of the Conservation/Coastal Management Element.</p> <p>(13) Cemeteries and mausoleums.</p> <p>(14) Single-family dwellings or mobile homes as follows: (i) One dwelling unit (d.u.) per 100 acres of land for lots of record of 640 acres (section) or more in size. (ii) One dwelling unit (d.u.) per 40 acres of land area for lots of record of 160 acres (one-quarter section) up to but not including 640 acres (section) in size. (iii) One dwelling unit (d.u.) per ten acres of land area for lots of record of 40 acres and up to but not exceeding 160 acres. (iv) One dwelling unit (d.u.) per two and one-half acres of land for lots of record up to but not including 40 acres. (v) Family homestead partitions for construction of single-family dwellings or mobile home(s), shall be permitted on a conforming lot for occupation by immediate family member(s).</p> <p>(15) Home occupation meeting the performance standards and development criteria set forth in Part 4.</p>	<p>cc. Private clubs.</p> <p>dd. Billiard parlors.</p> <p>ee. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>Community Center</p> <p>1. Permitted uses and structures:</p> <p>a. Parks, playgrounds, playfields, ball fields, a sportsplex, outdoor event pavilion and related recreational structures.</p> <p>b. Swimming pools, pool slides, gymnasiums, tennis courts, racketball/pickleball courts, volleyball courts, basketball parks, skate parks, fitness centers and similar uses.</p> <p>c. Community centers, indoor pavilions and similar facilities, which may include a restaurant, cafe or snack shop, including the service of beer, wine or alcohol, for on-premises consumption with indoor and outdoor seating.</p> <p>d. Childcare facilities.</p> <p>Public Facilities:</p> <p>1. Permitted uses and structures.</p> <p>a. A library, community center, or similar space open for use by the public (a fee may be charged), or similar uses.</p> <p>b. A public sports fields, park, play area, playfields playground, and similar facilities.</p> <p>c. An event pavilion or similar use.</p> <p>d. A public school or public childcare facility.</p> <p>e. The following uses are permitted only in conjunction with one or more of the above uses:</p> <p>(1) 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>(2) Wireless communication facilities, including towers and antennas, meeting Part 15 of the Zoning Code.</p> <p>Preservation:</p> <p>1. Permitted uses and structures.</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>
<p>Permitted Accessory Uses & Structures</p>	<p>Section 656.403, Zoning Code.</p>	<p>Permitted Uses and Criteria Applicable for All Uses in All Portions of the Property</p> <p>1. Recreational/open space uses:</p> <p>a. In any portion of the Property except those parcels designated as Preservation, 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.</p> <p>b. All active and passive recreational uses located within the parent Property will count towards the recreation requirements for any residential use.</p>

		<p>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> <ol style="list-style-type: none"> 1. Accessory uses shall not be located in required front or side yards except as follows: <ol style="list-style-type: none"> 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-SC 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. 4. 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.
<p>Permissible Uses by Exception</p>	<p>For AGR: Permissible uses by exception.</p> <ol style="list-style-type: none"> (1)Radio or television transmitters, antenna and line-of-sight relay devices. (2)Airports, airparks, airstrips and airfields. (3)Class II or Class III sanitary landfills and construction and demolition debris landfills or recycling facility only in conjunction with an aforementioned use; provided, however, that such landfills and recycling facilities must meet the performance standards and development criteria set forth in Part 4. (4)Poultry and animal slaughtering and dressing and livestock auction facilities. (5)Rifle, shotgun or pistol shooting ranges, field archery ranges, golf driving ranges and par-three golf courses. (6)Race tracks for animals or vehicles. 	<p>Residential: None.</p> <p>Commercial: Those uses permitted by exception under the CN and CCG-1 Zoning Districts (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>Community Center: None.</p> <p>Public Facilities: None.</p> <p>Preservation: None.</p>

	<p>(7) Columbariums and crematories.</p> <p>(8) Sludge disposal or utilization site.</p> <p>(9) Truck stops.</p> <p>(10) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Borrow pits, subject to the regulations contained in Part 9.</p> <p>(15) Sale and service of alcoholic beverages for on-premises or off-premises consumption in conjunction with a permitted or permissible use.</p> <p>(16) Sawmills.</p> <p>(17) Bait and tackle shops, commercial hunting or fishing camps.</p> <p>(18) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(19) School buses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Retail outlets for live plants, fresh fruits and vegetables grown on premises, feed, fertilizer and other farm supplies. Retail outlets for live plants, fresh fruits and vegetables shall not be on lots or parcels having road frontage of less than 200 feet.</p> <p>(21) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p>	
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U. 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, a successor developer or a Community Development District (CDD) to operate and maintain these matters initially and, ultimately, for an owners' association or CDD to operate and maintain these matters in perpetuity.

V. Approximate Dates of Phases

Construction of the horizontal improvements is anticipated to be begin in 2021 and to be completed as the market dictates. Construction of the Residential Communities and the Village Centers will be initiated when the market dictates and will be completed as the market dictates. Construction of the Public Facilities will be dictated by the public entity that ultimately constructs the use.

W. Names of Development Team

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

Planners and Engineers: Dunn & Associates, Inc.

Architects: TBD

X. Land Use Table

A Land Use Table is attached to the application.

IV. PUD-SC REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: The PUD-SC 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 Cope's Landing PUD-SC ensures the efficient use of infrastructure, a compact pattern of land use, resulting in economical and efficient provision of public services. The PUD-SC does not result in urban sprawl in that it is designed according to the Rural Village criteria. The PUD-SC creates minimal impact to the surrounding rural character of the area and provides for internal capture of daily trips for work, shopping and recreational activities.

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 Cope's Landing PUD-SC 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-SC category in order to provide for a Rural Village which includes a mix of uses, clusters those uses to minimally impact surrounding rural areas, and provides for internal capture of daily trips for work, shopping and recreational activities. The project is required to meet all applicable federal, state, and local regulations.

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 Cope's Landing PUD-SC to meet the requirements of a Rural Village. By utilizing the Rural Village criteria, the PUD-SC ensures that the proposed mixed use project enhances rather than detracts from the character of the surrounding areas.

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 by utilizing the development criteria for a Rural Village.

FLUE Policy 3.1.22 The City shall limit residential development in the Agricultural Land Use categories to the densities pursuant to the Rural Development Area as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions; and to locations most suitable for development, avoiding wetlands, natural habitat and other significant natural resources. Large contiguous parcels under common ownership, in the Agricultural Land Use Category which are suitable for agriculture use, shall be left intact through proper site design, and such other methods as clustering, etc.

The PUD-SC complies with the City's criteria for a Rural Village within the Agricultural Land Use category. The proposed development is clustered and much of the property will remain in preservation.

FLUE 3.1.24 Encourage the clustering of residential development in agricultural areas by allowing a system of density transfers between contiguous parcels in the four Agriculture Land Use Classifications (AGR i-iv). This system shall operate as described in the Agriculture plan category description.

The PUD-SC clusters the residential development within five Residential Communities and preserves much of the site as Preservation.

Operative Provisions: Rural Village Locational Restrictions

- *A Rural Village should not be located any closer than 1 mile from another Rural Village. General locations of possible rural villages are shown on the map included in the background data and analysis. The map shall be updated to show actual boundaries as specific villages are approved.*

The Cope's Landing PUD-SC is not located within 1 mile of another Rural Village.

- *A Rural Village shall have direct access to a roadway classified as an arterial or collector roadway. Alternatively, access to the Village may be via a new collector roadway directly accessing an existing arterial or collector roadway, the cost of which shall be borne entirely by the developer.*

The Cope's Landing PUD-SC has direct access to Cisco Drive West.

- *A Rural Village shall include public infrastructure, such as potable water and sewer facilities which are designed according to JEA standards and which do not encourage urban sprawl.*

The Cope's Landing PUD-SC will include potable water and sewer from JEA.

Operative Provisions: Rural Villages Sizes and Density

- *Rural Villages should be a minimum of approximately 500 acres and a maximum of approximately 3,500 acres.*

The Cope's Landing PUD-SC is approximately 478.5± acres in size.

- *Rural Villages shall include a Village Center and a minimum of two distinct residential neighborhoods, which may contain smaller neighborhood centers.*

Cope's Landing includes five Residential Communities, preservation areas and three Village Centers, one of which will include a public facility on a minimum of 1.5 acres.

- *The minimum and maximum gross density of a Rural Village is less than 1 unit per gross acre and 7 units/ per gross acre for single family, 2 units/per gross acre to 15 units/ per gross acre for multi-family.*

The gross density of Cope's Landing is 2 units/acre.

Operative Provisions: Rural Village Land Use Mix

- *There must be a mix of at least three uses, including public facilities as one. Between 50% and no more than 90% of the land area should be residential.*

Cope's Landing includes residential, commercial, public facility and preservation uses. The residential use is between 50% and 90% of the land area.

- *As part of the development of Rural Villages, the City's Land Development Regulations shall identify the need for centrally located park or town square, vehicular, pedestrian and bicycle access within the Village Center and the residential areas. There should also be an interconnected network of streets and bicycle/walking/riding paths. These standards shall protect and promote a Rural Village character and be consistent with the adopted District Vision Plan.*

Cope's Landing includes 4 Residential Communities and 3 Village Centers which are all interconnected by a network of streets and bike/walking paths and sidewalks.

- *Rural Villages shall be zoned as Planned Unit Development Satellite Community (PUD-SC).*

Cope's Landing is currently zoned PUD-SC and AGR is being rezoned to PUD-SC.

- *The Neighborhood Centers should generally not exceed 10 acres each.*

There are two neighborhood parks located adjacent to the Residential Communities. One park is approximately 1 acre in size and the other is approximately 2.25 acres in size.

- *The Village Center should range from approximately 20 acres to 150 acres.*

The three Village Centers combined total approximately 23.80 acres in size. The Village Centers are sized to meet the needs of the future residents of Cope's Landing.

- *Office and industrial acreage should range from less than 50 and no more than 200 acres or around 10% of the land area.*

Cope's Landing permits office uses within the Village Centers. The Village Centers are approximately 23.80 acres in total size.

- *The Rural Villages proposed mix of land uses must be protected to result in a minimum internal capture rate of 15% of the total PM peak hour trip generation at build out of the Rural Village development.*

Cope's Landing has been designed to result in a minimum internal capture rate of 15% of the total PM peak hour trip generation at build-out.

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-SC.

C. Allocation of Residential Land Use: The PUD-SC is consistent with land use allocations under the 2030 Comprehensive Plan. Consistent with the Standards for Rural Villages, Cope's Landing gross density of 2 units/acre falls within the minimum and maximum gross density of a Rural Village (more than 1 unit/acre and less than 7 units/acre).

D. Internal Compatibility: The PUD-SC provides for integrated design and compatible uses within the PUD-SC and is designed to meet the criteria for a Rural Village.

E. External Compatibility/Intensity of Development: The PUD-SC proposes uses and provides design mechanisms which are compatible with surrounding uses and are consistent with the Rural Village criteria to minimize impacts to adjacent rural uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by one or more owners' association(s) or a CDD.

G. Usable Open spaces, Plazas, Recreation Areas: The PUD-SC 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 to the application.

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

K. Sidewalks, Trails, and Bikeways: The PUD-SC provides extensive pedestrian connectivity and recreational opportunities with the inclusion of parks, community center spaces and a series of bike/walking paths, trails and sidewalks.