

**Exhibit “3”
Braddock Family Parcel PUD
Written Description
June 28, 2023**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: MU (Ord. 2010-390-E)
- B. Proposed Land Use Designation: MU 2022-747-E (L-5610-21A)
- C. Current Zoning District: AGR
- D. Requested Zoning District: PUD

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 2,232± acres of property from AGR to Planned Unit Development (PUD). The Property is located west of the Jacksonville International Airport, in all four quadrants of the intersection of Lem Turner Road and Braddock Road (the “Property”). A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”). The proposed PUD rezoning permits the Property to be developed as a mixed use community consisting of up to 2,350 residential units and 700,000 square feet of commercial development. The Property is currently undeveloped.

Ordinance 2010-390-E approved the current MU future land use category and Site-Specific Policy 4.3.18, setting forth development densities and intensities for the Property. No companion rezoning was sought at that time. Large-Scale Land Use Amendment L-5610-21A slightly revised Policy 4.3.18, including changes to the percent distribution of uses including residential densities. The existing allowed uses and the existing entitlements within the MU Area did not change. Existing entitlements include a maximum allowed residential density of 2,350 dwelling units and a maximum allowed non-residential intensity of 700,000 square feet. Additional changes to FLUE Policy 4.3.18 included a refinement to the total acreage of the site, and the removal of the recommendation for non-impacted wetlands to be placed into conservation easements. This PUD application provides companion development standards for revised Policy 4.3.18. As described below, the PUD zoning district is being sought to provide for a mixed-use development with retail commercial and residential uses, to be developed in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD will be developed in accordance with this PUD Written Description and the Site Plan.

III. PUD DEVELOPMENT CRITERIA

A. Master PUD Site Plan and Parcels

The Site Plan shows the uses to be permitted within each parcel. The parcel designations are solely for defining the general location of permitted uses within the PUD and do not subdivide the Property. Parcel sizes, configuration, and boundaries as shown on the Site Plan may be

modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

1. Single Family Residential Parcels

The permitted uses and structures and accessory uses and structures, as described in Section III.C. below shall be permitted on all parcels shown as Single Family Residential on the Site Plan.

2. Single and Multifamily Parcels

The permitted uses and structures and accessory uses and structures, as described in Sections III.B. and III.C. below shall be permitted on all parcels shown as Single and Multifamily Family Residential on the Site Plan.

3. Single Family/Townhome Residential Parcels

The permitted uses and structures and accessory uses and structures, as described in Section III.C. below shall be permitted on all parcels shown as Single Family/Townhome Residential on the Site Plan. Townhome uses are also permitted subject to the standards in Section III.B. below.

4. Commercial Parcels

The permitted uses and structures and accessory uses and structures, as described in Section III.D. below shall be permitted on all parcels shown as Commercial on the Site Plan.

5. Mixed Use Parcels

The permitted uses and structures and accessory uses and structures, as described in Sections III.B., III.C., and III.D. below shall be permitted on all parcels shown as Mixed Use on the Site Plan.

B. Multifamily Site Development Standards.

1. *Permitted uses and structures:*

- a. Multifamily residential dwelling units and related amenities including but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas, and similar uses.
- b. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- c. Temporary construction trailers and offices, and sales/leasing offices.

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

Setbacks will be measured between principal structures. If a townhome lot line is on a lake, water, or wetlands, the top of bank shall not be considered the lot line.

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

6. *Maximum height of structures:* Forty-five (45) feet for apartments, thirty-five (35) feet for townhomes, as measured from the finished floor elevation to the bottom of the roof eaves. Significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.
7. *Impervious surface ratio:* Seventy percent (70%) townhomes, eighty percent (80) apartments.
8. *Locational limitation:* Per the provisions of Policy 4.3.18.5, within the portion of the Property which lies south of Braddock Road and west of Lem Turner Road, multifamily uses are not permitted, and an appropriate buffer and visual screen will be provided between any new non-residential use and any existing residential uses, including either a minimum 50 foot buffer and wall or a minimum 100 foot buffer and landscaping (to achieve the visual screen).

C. Single Family Site Development Standards.

1. *Permitted uses and structures:*
 - a. Single family detached dwelling units with integrated parking facilities and related amenities including but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas, and similar uses.
 - b. Temporary construction trailers and offices, sales/leasing offices, and model homes/units.
 - c. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.

- d. Amenity/recreation centers, which may include pools, lagoons, cabanas/clubhouses, health/exercise facilities, and similar uses, and which may be open to the public on a restricted or unrestricted basis.
 - e. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
 - f. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in the City of Jacksonville Zoning Code.
 - g. Bona fide commercial agricultural uses may continue until build-out.
 - h. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
2. *Permitted Accessory Uses and Structures.* Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required buffer. Permitted accessory uses and structures include fences, berms, dog parks, dog washes, trash enclosures, entry gates, walking paths and jogging trails.
3. *Minimum Lot and Building Requirements.*
- a. Front – Twenty (20) feet to garage, fifteen (15) feet to front façade, provided that unenclosed front porches may extend five (5) feet into the required front yard setback.
 - b. Side – Five (5) feet (combined 10 feet).
 - c. Rear – Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat. For units with garages facing the rear and with alley access, five (5) feet from building face to alley right of way.

Note: Encroachments by subdivision buffers, landscaping, sidewalks, parking, temporary signage, utility structures, fences up to six (6) feet in height, street/park furniture, HVAC units, pools and pool enclosures and other similar improvements shall be permitted within the minimum building setbacks.

4. *Minimum Lot Requirements.* Forty (40) feet wide; four thousand square feet. For lots located on cul-de-sacs, the minimum width shall be twenty-five (25) feet at the curb. So 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 so long as required setbacks and required building restriction lines are met.
5. *Maximum Height of Structures.* Thirty-five (35) feet, as measured from the finished floor elevation to the bottom of the roof eaves. As provided in Section 656.405 of the City of Jacksonville Zoning Code, significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.
6. *Impervious surface ratio.* Seventy (70) percent.
7. *Maximum lot coverage.* Sixty-five (65) percent.

D. CGC Site Development Standards.

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

- e. Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both.
- f. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption.
- g. Establishments or facilities in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed wholesaler do not exceed 75% of production; provided, however, that this sub-section shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment.
- h. Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.
- i. Restaurants with on premises consumption of beer, wine and alcohol.
- j. Restaurants with the outside sale and service of food on adjoining patio area.
- k. Outside sale and service of alcoholic beverages.
- l. Retail and restaurant kiosks (static or mobile kiosks).
- m. Public buildings and facilities except for public maintenance facilities and storage yards.
- n. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- o. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, indoor cart racing, cinemas and theaters, and other similar uses.
- p. Express or parcel delivery offices, but not trucking distribution centers.
- q. Hotels and motels.
- r. Off-street parking lots, which may include outdoor sales, entertainment, and public displays.

- s. Convenience stores with or without gasoline pumps.
- t. Hospitals, medical clinic (outpatient), and similar facilities.
- u. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
- v. 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.
- w. Independent living, assisted living, and memory care housing for the elderly.
- x. Skilled nursing facilities.
- y. Medical, dental and chiropractic offices and clinics.
- z. Business and professional offices.
- aa. Meeting facilities and conference centers for business meetings, social gatherings (holiday events, parties, reunions, weddings, and similar events), including the associated service of food and alcohol and the outside sale and service of alcohol.
- bb. 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.
- cc. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
- dd. Child and adult day care centers.
- ee. Churches including a rectory, nursery and day school. These uses will not be entitled to the minimum distance limitations of Chapter 656, Part 8.
- ff. Temporary construction trailers and offices.
- gg. As part of a quality grocer or other general retailer, outside retail sales of holiday items.
- hh. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication and radio towers.

- ii. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.
- jj. Amenity/recreation centers, which may include pools, cabanas/clubhouses, health/exercise facilities, and similar uses.
- kk. Any uses permitted herein may be integrated vertically within a structure, specifically including but not limited to the vertical integration of residential and retail uses.

2. *Minimum lot requirements (width and area):*

- a. None.

3. *Maximum lot coverage by all buildings and structures:*

- a. Commercial uses – none.

4. *Minimum yard requirements (Commercial):*

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

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

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

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

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

- A. Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners and/or master association dues.
- B. Access.** Access to the Property initially will be from Lem Turner and Braddock Roads. As shown on the Site Plan, the main internal access road may continue to the northeast to adjacent parcels. For individual “lots” or parcels of land within the PUD which may be owned in fee simple, there shall be no required street

frontage or access for building permits. The design of the access point and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.

C. Circulation. The mix of uses at build-out within the Property shall not be projected to exceed 4,304 p.m. peak hour external trips. The Property will be developed with an internal sidewalk system on a minimum of one side of the internal roads facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

D. Recreational/Open Space. Internal active recreation area will be provided in accordance with the provisions of Sec. 656.420 of the Zoning Code. These active recreation/amenities may include parks, open space, pedestrian walks and paths, and recreational uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within a residential use.

E. Signage.

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

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

Project Identity Signs on Lem Turner and Braddock Road

A maximum of eight (8) project identity monument signs will be permitted at locations fronting on Lem Turner Road and Braddock Road, for the PUD and/or uses, owners, and tenants within the PUD. Signs shall not be located within twenty-five (25) feet of any intersection of two or more streets. These signs may be two-sided, and externally or internally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared pole/pylon sign.

These project identity monument signs will not exceed twenty-five (25) feet in height and two hundred (200) square feet in area. These signs will be located not less than one hundred (100) feet apart. Prior to commencement of a use which proposes a project identity monument sign, the applicant shall submit to the Planning and Development Department for its review and approval for consistency with this PUD a plan showing the location, height, and size of the sign.

Residential development:

Residential community identity monument signs are permitted at the major entrance to each residential use or development.

Each residential use or development is permitted a project identity monument sign (one or two sided) externally or internally illuminated not exceeding ten (10) feet in height and fifty (50) square feet in sign face area. The sign may be either a double-faced sign located in the median of the road entering the neighborhood, or two single-faced signs located on either side of the road entering the neighborhood. Sign face area shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign. No monument signs shall be located less than one hundred (100) feet apart or within twenty-five (25) feet of any intersection of two or more streets.

Commercial development:

In addition to signage at the Lem Turner and Braddock Road entrances as described above, non-residential uses, owners, and tenants are permitted the following signage:

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

For commercial uses:

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

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square

footage of the occupancy frontage or respective sides of the building visible from public rights of way. Any square footage utilized for awning signs which is not perpendicular to the wall to which the awning is attached shall be subtracted from the allowable square footage that can be utilized for wall signs.

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

For all uses:

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

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

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

Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD, but will not be permitted in peripheral parcels. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to “Now Opening,” “Now Leasing,” or “Hiring Soon” banners) up to 150 square feet may be displayed for a maximum of ninety (90) days without a permit. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side	Max Height (ft)	
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			(sq ft)		
Project Identity Monument	On Lem Turner	4 (2 each side)	200	25	
Project Identity Monument	On Braddock Road	4 (2 each side)	200	25	
Outparcel Identity Monument	Lem Turner Road/Braddock Road/interal roads	1 Per Parcel	45 (single tenant), 60 (multiple tenants)	10	
Wall Signs	Project Wide		10% of sq ft of occupancy frontage (front and end/side)		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide		8		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		
Temporary Banners	Project Wide with 90 Day Limit		150		
Festival Banners	Project Wide on Light Poles	N/A			

F. Single Family Parking and Loading Requirements. The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side loading.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

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

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

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards:
 - a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
 - b. Office: 3.0 spaces per 1,000 s.f. GLA
 - c. Senior Housing 1.0 space per 2 units/beds
2. Shared parking can be used to satisfy required parking.
 - a. When two or more uses are in close proximity or occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
 - b. Shared parking must be provided within 400 feet of the business(es) being served.
3. Valet parking can be used to satisfy parking requirements.
4. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be reduced to not less than eighty (80) percent of the sum of the amount required for each separate identified use.

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

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

1. *Buffers*

- a. The City’s Ordinance Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated nature of this project, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.
- b. Required perimeter landscaping and subdivision buffers may be placed within the required building setbacks and yard requirements.
- c. A fifteen (15) foot building setback will be provided for commercial development within the Property that is adjacent to residential uses.
- d. Within the portion of the Property which lies south of Braddock Road and west of Lem Turner Road, an appropriate buffer and visual screen will be provided between any new non-residential use and any existing residential uses, including either a minimum 50 foot buffer and six (6) foot high wall, or a minimum 100 foot buffer and landscaping (to achieve the visual screen).

2. *Perimeter Landscaping: Driveways to Streets*

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

3. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking along the perimeter vehicle use area buffer may be reduced in depth from

eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.

- J. Construction offices/model units/real estate sales.** On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.
- K. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible.
- L. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- M. Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- N. Utilities.** Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA.
- O. Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- P. Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- Q. Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.
- R. Phasing.** Upon approval of the construction plans for the infrastructure improvements within the Property, the Applicant may seek and obtain building permits for the construction of residential model homes within the Property prior to the recordation of the plat(s) for the Property.
- S. Silviculture.** Bona fide commercial agricultural activities may continue until buildout.

T. Wetland Buffers. Development of the property will avoid and minimize wetland impacts consistent with the regulations of the State and Federal regulatory agencies and will address buffers around non-impacted wetlands through the permitting and mitigation processes with these regulatory agencies. Pursuant to those processes and where practicable, (i) wetland impacts will be limited to road and utility crossings at narrow portions of wetland systems or along existing trail systems, and (ii) development will provide an average buffer of 25 feet, with a minimum buffer of 15 feet, around wetlands (not including wetlands which, pursuant to permits from the regulatory agencies, may be impacted or created).

U. Transportation Provisions.

1. The following shall occur prior to approval of the first set of Civil Plans, as defined in Sec. 654.106, *Ordinance Code*:
 - a. Pursuant to FLUE Policy 4.3.18(6) and (7), prior to or contemporaneous with this PUD rezoning, the applicant shall enter into a development agreement (Mobility Fee Agreement) with the City providing for a reservation of the right-of-way for the future extension of Braddock Road east to the eastern boundary of the Property (providing for the potential of an extension east to Pecan Park Road). The right-of-way width, alignment and term shall be as mutually agreed to and specified in the Mobility Fee Agreement.
 - b. An Intersection Control Evaluation (“ICE”) analysis of the Lem Turner Road/Braddock Road intersection will be submitted to the FDOT to determine the final approved buildout (4-legged approach) and phased construction plan. The ICE analysis will also determine the subsequent proposed conditions to Lem Turner Road to determine the type of connection and spacing requirements.
 - c. A methodology meeting between FDOT and the City shall take place before any traffic operational analysis is conducted.
2. The following shall occur prior to the completion of development of Phase 1 (300 dwelling units located west of Lem Turner) as depicted on the Proposed Master PUD Site Plan:
 - a. A signal warrant analysis shall be provided by the Developer prior to approval of Civil Plans for the phase containing the 301st dwelling unit and again for every 100 subsequent dwelling units based on dwelling units proposed during Verification of Substantial Compliance of the PUD. The warrant analysis is to be submitted to the FDOT to determine if a signal is needed at the Lem Turner Road/Braddock Road intersection. If the signal is

warranted, construction of the signal shall occur by the Developer within one year of the date of warrant analysis approval. If the design, permitting, and construction period exceeds, or is expected to exceed, one year, a bond in favor of the City of Jacksonville, as approved by the Office of General Counsel, shall be posted for the cost of the improvement. No building permits shall be approved if, after one year, the signal is not complete, or a bond is not posted.

3. The following shall occur concurrent with the development of Phase 2 west of Lem Turner Road:

- a. A strip of land along Lem Turner Road abutting the Property, in a location acceptable to FDOT and the Developer, will be reserved to accommodate the future widening, at a location acceptable to the FDOT and the developer. This strip, when combined with the existing right of way, will create a right of way approximately 200' wide. The developer will be allowed to clear, fill, grade, landscape, and to place signage, access driveways, and utilities, etc., within the reserved land, but will be prohibited from constructing parking, buildings and required stormwater ponds within the reserved land. These restrictions shall be stated in the Civil Plans and on each plat on which the restrictions and reservations will occur. The right of way will be purchased by the FDOT, in the future, at the time of right of way acquisition for the widening project.
- b. Braddock Road will be widened in accordance with the ICE analysis.

4. The following shall occur concurrent with the development of Phase 2 east of Lem Turner Road:

- a. A strip of land along Lem Turner Road abutting the Property, in a location acceptable to FDOT and the Developer, will be reserved to accommodate the future widening, at a location acceptable to the FDOT and the Developer. This strip, when combined with the existing right of way, will create a right of way approximately 200' wide. The developer will be allowed to clear, fill, grade, landscape, and to place signage, access driveways, and utilities, etc., within the reserved land, but will be prohibited from constructing parking, buildings and required stormwater ponds within the reserved land. These restrictions shall be stated in the Civil Plans and on each plat on which the restrictions and reservations will occur. The right of way will be purchased by the FDOT, in the future, at the time of right of way acquisition for the widening project.

- b. Construction of the fourth leg at the Lem Turner Road/Braddock Road intersection, and traffic signal improvements, in accordance with the ICE analysis.
- c. Approval of a corridor plan for the Braddock Road Extension east from Lem Turner Road to the easternmost property line of the PUD, as generally shown on the Proposed Master PUD Site Plan, showing a typical 2-lane section depicting specifications and dimensions for vehicular and bicycle lanes, and pedestrian/multiuse path features (the “Corridor Plan”). The Corridor Plan will also identify a preliminary alignment corridor for a future 4-lane roadway and typical street sections for the extension of Braddock Road to the east PUD boundary. This corridor is planned to contain JEA utilities as well.
- d. The developer shall construct Braddock Road Extension (2-lanes of an ultimate 4-lane road) from Lem Turner Road to the easternmost PUD project boundary. Braddock Road Extension will be constructed in phases as development progresses, in accordance with the Corridor Plan.

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan.** The Property is within the MU future land use category and Site Specific Policy 4.3.18 and Suburban Development Area, which permits residential development at a density of up to 7 units per acre. At 2,232± acres, the proposed density of up to 2,350 dwelling units and 700,000 square feet of non-residential uses is consistent with the MU land use category. The proposed development is consistent with the following policies of the Future Land Use Element of the 2045 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.10, 1.1.12, 3.1.1, 3.1.6, and 3.1.11.
- B. Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- C. Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2045 Comprehensive Plan.
- D. Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the Property will be from Lem Turner and Braddock Roads, and may connect with adjacent parcels to the northeast, and to Arnold Road/Gold Star Parkway. The location and final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal roads will be dedicated to the City. The internal roads will be built to City

standards for a public road and will have a minimum of twenty-four (24) feet of paving. The mix of uses at build-out within the Property shall not be projected to exceed 4,304 p.m. peak hour external trips.

- E. External Compatibility / Intensity of Development.** The proposed development is consistent with and comparable to the development approved in the area. Most of the surrounding properties are programmed for residential and mixed use development. Ordinance 2022-386-E approved a large scale land use amendment to LDR for a 497 acre parcel contiguous with the northeast boundary of the subject MU Area. The Villages of Westport RAC Multi-Use Area pursuant to FLUE Policy 4.3.4 (Ordinance 2001-255-E) is southwest of the site and is over 1,700 acres, with entitlements for light industrial, office, commercial residential and recreation and open space uses. The Thomas Creek Multi-Use Area pursuant to FLUE Policy 4.3.21 is south of the site and is over 1,000 acres in size, with entitlements for residential and commercial development.
- F. Recreation/Open Space.** The requirements of Sec. 656.420 will be met. Recreational amenities may be semi-private.
- G. Impact on Wetlands.** As depicted on the Site Plan, a large proportion of the Property will remain undeveloped due to existing wetlands. Development of the property will avoid and minimize wetland impacts consistent with the regulations of the State and Federal regulatory agencies and will address buffers around non-impacted wetlands through the permitting and mitigation processes with these regulatory agencies. Pursuant to those processes and where practicable, (i) wetland impacts will be limited to road and utility crossings at narrow portions of wetland systems or along existing trail systems, and (ii) development will provide an average buffer of 25 feet, with a minimum buffer of 15 feet, around wetlands (not including wetlands which, pursuant to permits from the regulatory agencies, may be impacted or created).
- H. Listed Species Regulations.** This review was provided with land use amendment application/Ordinance 2022-2-E. Wildlife crossings as required by the SJRWMD will be provided.
- I. Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed development as described above. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side loading.
- J. Sidewalks, Trails, and Bikeways.** The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

VI. ADDITIONAL § 656.341 DATA

- A. Professional Consultants:** Planner and engineer: ETM. Developer: Eisenhower Property Group.
- B. Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.
- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty-five percent (55%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal roads will be dedicated to the City.
- E. Operation and Maintenance of Common Areas:** The common areas will be owned and maintained by one or more HOA and/or master associations funded by mandatory dues.