

Exhibit 3

Thomas Creek Multi-Use PUD Written Description November 24, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 019270-0050, 019273-0000
- B. Current Land Use Designation: MU – Suburban Development Area
- C. Current Zoning District: PUD
- D. Proposed Land Use Designation: MU – Suburban Development Area
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

The applicant proposes to rezone approximately 1,097 acres of property from Planned Unit Development (“PUD”) to PUD. The property is located in the northwest quadrant of Duval County, and is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). This application is a companion to Large Scale Land Use Amendment Application L-5533-21A, which seeks to replace the Property’s current MU future land use category with MU and a conceptual master plan. As described below, the PUD zoning district is being sought to provide a mixed-use development with retail commercial and attached and detached 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 PUD Site Plan attached hereto as **Exhibit “E.”** A maximum of 2,300 dwelling units and 125,000 square feet of CGC allowed uses may be developed.

III. PUD DEVELOPMENT CRITERIA

A. Residential Site Development Standards

- 1. *Permitted Uses and Structures:*
 - a. Attached and detached 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 towers subject to performance standards in Section III.F.3 below.
 - e. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section III.F.2 below.
 - f. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.
 - g. 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.
 - h. 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 include fences, berms, dog parks, dog washes, trash enclosures, entry gates, walking paths and jogging trails.
3. *Minimum lot requirements (width and area):*
- a. Townhomes: Twenty (20) feet / 1,300 square feet.
 - b. Duplex villas: Thirty (30) feet / 2,700 square feet.
 - c. Forty foot lots: Forty (40) feet / 5,000 square feet.
 - d. Fifty foot lots: Fifty (50) feet / 6,000 square feet.
 - e. Sixty foot lots: Sixty (60) feet / 7,200 square feet.
4. *Maximum lot coverage by all buildings and structures:*
- a. Townhomes: Seventy percent (70%).
 - b. Duplex villas: Fifty percent (50%).
 - c. Forty foot lots: Fifty percent (50%).

- d. Fifty foot lots: Fifty percent (50%).
- e. Sixty foot lots: Fifty percent (50%).

5. *Minimum yard requirements:*

- a. Townhomes: Front – Twenty-two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and fifteen (15) feet to the building façade; twenty-two (22) feet from the back edge of curb where no sidewalks are located to the garage face and fifteen (15) feet to the building façade; fifteen (15) feet, if access to garage is from an alley; Side – Zero (0) feet interior, ten (10) feet end units; Rear – Ten (10) feet.
- b. Duplex villas: Front – Twenty (20) feet; Side – Three (3) feet; Rear – Ten (10) feet.
- c. Forty foot lots: Front – Twenty (20) feet; Side – Three (3) feet; Rear – Ten (10) feet.
- d. Fifty foot lots: Front – Twenty (20) feet; Side – Five (5) feet; Rear – Ten (10) feet.
- e. Sixty foot lots: Front – Twenty (20) feet; Side – Five (5) feet; Rear – Ten (10) feet.

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.

- 6. *Maximum height of structures:* Thirty-five (35) feet, except that 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-five percent (75%) townhomes, seventy percent (70%) for duplex villas and forty foot lots, sixty-five percent (65%) for fifty and sixty foot lots.

B. CGC Site Development Standards

1. *Permitted Uses and Structures:*

- a. All permitted and permissible by exception uses in the CCG-1 zoning district, 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, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- 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, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- 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, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- 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, subject to the performance standards and development criteria set forth in Section III.F.8 below; 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, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- i. Restaurants with on premises consumption of beer, wine and alcohol, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- j. Restaurants with the outside sale and service of food on adjoining patio area.
- k. Outside sale and service of alcoholic beverages, subject to the performance standards and development criteria set forth in Sections III.F.5 and III.F.8 below.
- 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. Off-street parking lots, meeting the performance standards and development criteria set forth in Section III.F.4 below, which may include outdoor sales, entertainment, and public displays.
- r. Convenience stores with or without gasoline pumps.
- s. Hospitals, medical clinic (outpatient), and similar facilities.
- t. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
- u. 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.

- v. Independent living, assisted living, and memory care housing for the elderly.
- w. Skilled nursing facilities.
- x. Medical, dental and chiropractic offices and clinics.
- y. Business and professional offices.
- z. 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 meeting the performance standards and development criteria set forth in Sections III.F.7 and III.F.8 below.
- aa. 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.
- bb. 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.
- cc. Child and adult day care centers meeting the performance standards in Section III.F.1 below.
- dd. Churches including a rectory, nursery and day school. These uses will not be entitled to the minimum distance limitations of Chapter 656, Part 8.
- ee. Temporary construction trailers and offices.
- ff. As part of a quality grocer or other general retailer, outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Section III.F.6 below.
- gg. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section III.F.3 below.
- hh. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section III.F.2 below.
- 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.

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

a. None.

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

a. None.

4. *Minimum yard requirements:*

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.

5. *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.

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

C. Silviculture.

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

D. Land Clearing.

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

E. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal 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 principal building. Accessory uses and structures related to a residential use may include but not limited to noncommercial greenhouses and plant nurseries, private garages or carports, storage areas, 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 a residential use.

F. Additional Performance Standards

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

1. Child or adult day care centers shall be allowed subject to the following conditions:
 - a. All centers shall provide an adequate off-street area for the stacking of vehicles and required parking.
 - b. Child day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.
2. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
3. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
 - a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
4. Off-street parking lots shall be allowed subject to the following condition:
 - a. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any adjacent residential properties, subject to the review and approval of the Planning and Development Department.
5. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be allowed subject to the following conditions:

- a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater 25% of the inside area for sale and service. The outside area also shall be surrounded by a permanent railing or other barrier at least three and half feet high; provided that the barrier may be broken up by multiple entranceways no more than six feet wide each.
6. Outside retail sale of holiday items shall be allowed subject to the following conditions:
 - a. Outside retail sales shall be limited to forty-five (45) days prior to and thirty (30) days following the holiday.
 - b. There shall be adequate parking sufficient to accommodate the additional retail sales.
 - c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.
7. Private clubs, conference centers, and meeting facilities shall be allowed subject to the following condition:
 - a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.
8. The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer and wine, permitted under Subsections d, e, f, g, h, i, k, and cc of Section III.B are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via Braddock Road and Lem Turner Road as shown on Exhibit “E.” 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 internal roads as shown on the PUD Site Plan and other interior access roads will be privately owned and maintained by the owner and/or an owners’ association and/or a management company and may be gated at entrances to multifamily residential uses. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department. A sidewalk will be provided internal to the development a minimum of five (5) feet in width on one side of internal roads, or four (4) feet in width on both sides of internal roads.

B. Recreation/Open Space

Active recreation/amenities shall be provided at a ratio of one acre of recreational and open space per one hundred residential units. 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, lagoon, cabana/clubhouse, health/exercise facility, and similar uses.

C. Landscaping/Landscaped Buffers

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.

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.

D. 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.

Residential development:

Three (3) project identity signs are permitted. At the Lem Turner Road entrance, a monument sign up to twenty (20) feet in height and one hundred (100) square feet in area is permitted. This sign may be two sided and externally or internally illuminated, and will be shared with the commercial development. At the Braddock Road entrance, a monument sign up to twenty (20) feet in height and twenty-five (25) square feet in area is permitted. The sign may be two sided and externally or internally illuminated. If the Eagerton Road Extension alternative access is developed, a monument sign up to twenty (20) feet in height and twenty-five (25) square feet in area is permitted. The sign may be two sided and externally or internally illuminated. All three residential development signs may be located in a landscaped island within road right of way.

Commercial development:

In addition to the shared signage at the Lem Turner Road entrance 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 either Lem Turner Road or the internal access road, 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 (sq ft)	Max Height (ft)	
Project Identity Monument	At Lem Turner Road entrance	1	100	20	
Project Identity Monument	At Braddock Road and Eagerton Road Extension entrances	2	25	20	
Outparcel Identity Monument	Lem Turner Road	1 Per Parcel	200	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			

E. 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.

F. Residential Parking and Loading Requirements

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 three (3) 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. All other dwelling units will have integrated garages for at least one car, and a minimum driveway length of twenty (20) feet, sufficient to park at least one car without protruding into the internal sidewalk (if applicable).

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate. Modifications to parking requirements within the PUD may be permitted by an administrative modification.

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

H. Lighting

To minimize the effects of site lighting on the adjacent residential properties, directional site lighting fixtures will be utilized to cast light downward onto the Property.

I. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations. In addition, the existing City of Jacksonville drainage easement and stormwater facility on the Property will be reconfigured, relocated and enlarged concurrently with the PUD approval process.

J. Utilities

The Property is served by JEA.

K. Conceptual Site Plan

The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

L. Phasing.

Development may be phased based upon market demand. Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any.

M. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

N. Justification for the PUD Rezoning

The PUD proposes the concept of a carefully planned mixed-use development scaled for and complimentary to the pedestrian. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

O. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the 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. Such a unique and integrated community plan requires the use of the PUD ordinance in order to administer the standards that have been designed to ensure proper implementation of the community's intended design. The design and layout of the PUD is creative in its planning approach as described above, more desirable than would be possible through strict application of the minimum requirements of the Land Development Code, and more efficient.

P. Land Use Conversion Table

The Applicant may convert the permitted densities/intensities upon notification to the Planning and Development Department pursuant to the attached Conversion Table, which is based upon p.m. peak hour trip generation. The permitted densities/intensities correspond generally to the ITE Trip Generation Manual land use codes, 11th Edition. Any permitted uses which do not correspond to the ITE Trip Generation Manual land use codes shall be analyzed pursuant to the most comparable ITE Trip Generation Manual land use code, subject to the review and approval of the Planning and Development Department.

Q. Names of Development Team

Developer/Owner: Lennar Homes, LLC.

Planner/Engineer: ETM, Inc.

R. Land Use Table

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

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MU land use category.

B. Consistency with the Concurrency and Mobility Management System: The development of the permitted uses will comply with the Concurrency and Mobility Management System. Fair Share Contract #34051 was approved by Resolution 2004-656-A for the development of 2,295 single family dwelling units, 300 townhomes, and 200,000 square feet of commercial uses on the Property, and is valid until at least April 17, 2030.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

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

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

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

I. Listed Species Regulations: Provided in connection with the companion land use amendment application.

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

K. Sidewalks, Trails, and Bikeways: The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.