

**Capitol Park East PUD  
Written Description  
October 30, 2019**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A.** Current Land Use Category: CGC
- B.** Current Zoning District: PUD
- C.** Requested Zoning District: PUD
- D.** Real Estate Number: 106939-0000
- E.** Development Area: Suburban Area

**II. SUMMARY AND PURPOSE OF THE PUD**

D.R. Horton, Inc. – Jacksonville (the “Applicant”) proposes to rezone approximately 16.99 acres of land from Planned Unit Development (“PUD”) to PUD. The Property is comprised of two parcels of land under the foregoing Real Estate Number. The Southwest Parcel is 4.07 acres in size and is located in the southwest corner of the Airport Center Drive East and New Berlin Road intersection. The North Parcel is 12.92 acres in size and is located on the north side of Airport Center Drive East across from its intersection with New Berlin Road, and is bounded on the west by Vanguard Road, on the north by the Parque Diane subdivision, and on the east by the Lindsey’s Crossing Unit Two subdivision. Both parcels are more particularly described in the legal descriptions attached as **Exhibit “1”** to the application (the “Property”).

The Property shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan attached hereto as **Exhibit “E.”**

The Property is currently part of the Brandenburg Gates PUD (Ordinance 2002-0665-E) which permitted a mix of single-family residential and commercial uses. On the Brandenburg Gates PUD site plan the Property was designated for commercial uses comprised of shopping center and outparcels. The single-family residences permitted under the Brandenburg Gates PUD were constructed within the Lindsey’s Crossing Unit Two subdivision. The balance of the land subject to the Brandenburg Gates PUD, being most of the Property, remained vacant and was acquired by the Jacksonville Transportation Authority (the “JTA”) in 2004.

Thereafter the JTA constructed Airport Center Drive East, the alignment of which traverses the Property from northwest to southeast. The alignment divides the Property into the North Parcel as described in **Exhibit “1”**, and a second parcel south of Airport Center Drive East (the “South Parcel”). The JTA also realigned New Berlin Road into a T-intersection with Airport Center Drive East, dividing the South Parcel into a Southeast Parcel and the Southwest Parcel as described in **Exhibit “1”**. The Southeast Parcel is excluded from the application because its configuration and the location of a JTA stormwater pond in its center renders it unsuitable for commercial development. Roughly the west half of the Southwest Parcel is the site of a second stormwater pond, but the balance thereof remains suitable for commercial development.

The Property is surrounded by developed and undeveloped land or land currently under development for similar commercial and residential uses. With the exception of a completed single family residential development in the southeast quadrant of the Airport Center Drive East and New Berlin Road intersection zoned RLD-80 (Lindsey’s Crossing), the Property is bordered on all sides by three similar mixed commercial and residential PUDs.

**The Applicant is proposing to rezone the Property to permit the development of no more than one hundred and thirty (130) townhomes on the North Parcel and compatible neighborhood commercial uses on the Southwest Parcel.**

The 2030 Comprehensive Plan Future Land Use Map designation for the Property is the Community/General Commercial (“CGC”) category in the Suburban Development Area. The proposed PUD will satisfy the Comprehensive Plan requirements for development within the CGC category.

This rezoning proposes to provide for a mix of townhome residences and neighborhood commercial uses, designed to be compatible with the surrounding neighborhoods and communities.

**III. SITE SPECIFICS**

The Property is currently vacant. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	PUD & RLD-80	Single family residences
East	LDR	PUD	Single family residences
North	LDR	PUD	Single family residences
West	LDR & CGC	PUD	Single family residences & Vacant

**IV. PERMITTED USES AND RESTRICTIONS**

As shown on the Conceptual Site Plan, the PUD proposes development of the North Parcel and the Southwest Parcel. The PUD permits the following uses or combinations thereof: townhomes (fee simple or condominium) and commercial neighborhood. The parcels are identified solely for the purposes of defining permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property.

**A. Parcels – Permitted Uses.**

Within the **Southwest Parcel**, Limited Commercial Neighborhood uses as described below are permitted.

Within the **North Parcel**, Townhome Residential uses as described below are permitted.

Silviculture, wetland preservation, mitigation, and restoration, and stormwater management as permitted by the applicable regulatory agencies, is permitted on both parcels.

**B. Commercial Neighborhood (Southwest Parcel)**

1. *Permitted Uses and Structures:*

- a. Medical and dental or chiropractor offices and clinics (but not hospitals).
- b. Professional and business offices.
- c. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 15,000 square feet.
- d. Service establishments such as barber or beauty shops, shoe repair shops.
- e. Banks and financial institutions, travel agencies and similar uses.
- f. Libraries, museums and community centers.
- g. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- h. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- i. Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- j. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- k. Employment office (but not a day labor pool).
- l. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- m. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
- n. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
- o. An establishment or facility that includes the retail sale and/or service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption, in conjunction with a restaurant.

- p. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- q. Drive-thru facilities in conjunction with a permitted use or structure.
- r. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- s. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. *Lot requirements:*

- a. *Minimum Lot Area.* None.
- b. *Minimum Lot Width.* None.
- c. *Maximum Lot Coverage.* Fifty (50) percent.
- d. *Minimum Yard Requirements:*
  - (i) Front. Ten (10) feet.
  - (ii) Side. None.
  - (iii) Rear. Ten (10) feet.
- e. *Maximum Height of Structures.* 45 feet.

3. *Limitations on Permitted Uses.* All of the permitted uses are subject to the following limitations unless otherwise authorized:

- a. Sale, display, preparation and storage shall be conducted within a completely enclosed building.
- b. Products shall be sold only at retail.

4. *Permissible Uses by Exception:*

- a. Auto Laundry meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

**C. Townhome Residential (North Parcel)**

1. *Permitted Uses and Structures:*

- a. No more than one hundred and forty (140) townhome residential dwelling units (fee simple or condominium ownership).
  - b. Leasing/sales/management offices/models and similar uses.
  - c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna and similar uses.
  - d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens and buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and recreational and community uses.
  - e. Conservation areas.
  - f. Mail center.
  - g. Carwash (self) area for residents.
  - h. Home occupations uses, subject to the provisions of Part 4 of the Zoning Code.
  - i. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices and similar uses.
  - j. Stormwater management and flood control improvements, as permitted by the applicable regulatory agencies.
  - k. 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. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures:*
- a. *Minimum building setbacks and yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
    - (i) *Multi-Family/Townhomes (condominium ownership).*
      - (a) All sides – Twenty (20) feet from the property line.

- (b) Between buildings – Twenty (20) feet.
- (ii) *Townhomes (fee simple ownership).*
  - (a) Front – Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
  - (b) Side – Zero (0) feet between units; Ten (10) feet for end units.
  - (c) Rear – Ten (10) feet; provided, however, air conditioning/heating pads may be located within the rear yard setback.

*Note:* Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

- b. *Minimum lot requirement (width and area):*
  - (i) *The minimum lot requirement (width and area) for townhomes (fee simple ownership) use is:*
    - (a) Width—15 feet; 25 feet for end units.
    - (b) Area—1,500 square feet.
  - (ii) *The minimum lot requirement (width and area) for townhomes (condominium ownership) is:*
    - (a) Width – None.
    - (b) Area – None.

c. *Maximum lot coverage by all buildings.* Seventy (70) percent, with “lot” being defined as the North Parcel.

d. *Maximum height of structure.* Thirty-five (35) feet.

- 3. *Permitted Accessory Uses and Structures.* Permitted accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code. Coin-operated Laundromats and other vending machine facilities are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.

Accessory uses shall not be located in required front or side yards except air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but not less than two feet from a lot line.

Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the applicable minimum setback, but shall not be located within five (5) feet of any property line.

4. *Number of units per building.* Up to ten (10) units shall be permitted in any single townhome building.

## **V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

### **A. Access, Parking, Loading & Sidewalks.**

#### 1. *Vehicular Access:*

- a. As shown on the Conceptual Site Plan, a single point of access to the North Parcel will be via Airport Center Drive East only.
- b. Access to the Southwest Parcel will be via Airport Center Drive East and/or New Berlin Road.
- c. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

#### 2. *Parking Requirements:*

Off-street parking within both parcels will be provided in accordance with Part 6 of the Zoning Code. Additionally, the residential driveways shall be of sufficient length to accommodate a parked vehicle such that the vehicle does not encroach upon, or hang over, the sidewalk.

#### 3. *Loading Requirements:*

Loading will be provided in accordance with Part 6 of the Zoning Code.

#### 4. *Pedestrian Access/Sidewalks, Trails and Bikeways:*

- a. **Internal:** The Property shall be designed to function efficiently for both cars and pedestrians, including sufficient internal and external connectivity. Sidewalks shall provide safe linkages between the

users and amenities within the Property and will be constructed as required under the 2030 Comprehensive Plan and Jacksonville Ordinance Code. Site lighting shall be designed to promote a sense of security in walkways, parking areas, open spaces, entrances, and along streets.

- b. External: At the time a parcel is developed, exterior sidewalks shall be provided as required under the 2030 Comprehensive Plan and in accordance with the Ordinance Code.

**B. Lighting.**

1. *Parking areas:*

- a. Maximum height: Twenty (20) feet.
- b. Within the Southwest Parcel light fixtures shall utilize partial and full cut-offs to direct the light downward and away from residential properties so as to prevent glare or excessive light on any residential properties.
- c. Within the North Parcel light fixtures shall utilize partial and full cut-offs to direct the light downward and away from external residential properties so as to prevent glare or excessive light on any external residential properties.

- 2. *Buildings:* Within the Southwest Parcel all display and landscape lighting should be directed toward the focal points and away from pedestrians and residential properties. Any lighting associated with a canopy should be recessed into the structure or otherwise integrated with the design of the canopy.

**C. Signage.**

The purpose of these sign standards is to establish a coordinated signage program that provides for the tenants and/or uses identification and for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. Signage shall not obstruct horizontal sight distance.

- 1. *North Parcel:* Permissible signage and signage criteria for the North Parcel are as follows:
  - a. One double faced illuminated monument sign (or two single faced monument signs) up to twelve (12) feet in height and twenty four (24) square feet in area shall be permitted at each entrance on Airport Center Drive East is permitted. All such signs will be located a minimum of two hundred (200) feet apart.



- b. Directional signs, real estate signs and construction signs are permitted in accordance with the regulations in Part 13 of the Zoning Code.
  - c. Temporary sign(s) up to twelve (12) square feet in area and twelve (12) feet in height for model homes are permitted.
2. *Southwest Parcel*: Permissible signage and signage criteria for the Southwest Parcel are as follows:
- a. One double-faced monument sign two hundred (200) square feet in area and twenty (20) feet in height is permitted.
  - b. Multiple tenants within one building or a connected series of buildings may be identified on the monument sign.
  - c. Wall signs are permitted and shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building abutting a public right of way.
  - d. One (1) under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, however, 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.
  - e. Directional signs, real estate signs and construction signs are permitted in accordance with the regulations in Part 13 of the Zoning Code.
  - f. One (1) temporary development sign advertising the anticipated uses is permitted not to exceed twenty-four (24) square feet in area and ten (10) feet in height.

**D. Buffering and Fencing.**

1. *North Parcel*: To mitigate the proximity of the North Parcel to the adjacent residential development situated to the north and east, the following shall be required:
- a. a 10 foot natural buffer extending inward from the property line;
  - b. an 8 foot fence on the interior boundary of the natural buffer; and,
  - c. a minimum 10 foot rear yard setback between the natural buffer and buildings.

2. *Southwest Parcel:* Where the Southwest Parcel is adjacent to a residential district, the following shall be required:
  - a. a 10 foot natural buffer extending inward from the property line;
  - b. an 8 foot fence on the interior boundary of the natural buffer; and,
  - c. a minimum 10 foot rear yard setback between the natural buffer and buildings.

**E. Landscaping.**

Landscaping on the North Parcel and the Southwest Parcel will be constructed and maintained in accordance with the requirements set forth in Part 12 of the Zoning Code. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.

**F. Recreation/Open Space.**

For the townhome uses within the PUD, to the extent applicable, active recreation and open space shall be provided in accordance with Section 656.420 of the Ordinance Code and Objective 2.2.4 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

**G. Stormwater Retention.**

Stormwater retention shall meet the requirements of the Jacksonville Ordinance Code and other applicable local and state regulations, including the St. Johns River Water Management District (the “SJRWMD”).

**H. Utilities.**

JEA will provide water, sewer and electricity for the Property.

**I. Wetlands.**

No impacts to onsite wetlands are anticipated with the development of the Property. However, to the extent any wetland impacts occur, they will be mitigated in accordance with the rules and regulations of the SJRWMD.

**J. Modifications.**

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

**K. Architectural Guidelines.**

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD. Buildings, structures, and signage shall be constructed and painted with

materials which are aesthetically compatible. Satellite dishes and other antennas which could be used for reception of television and other similar broadcasts are prohibited unless such satellite dishes or antennas are located either on the rooftop or a side of a building which is not adjacent to a public right of way. Satellite dishes or antennas must be screened from view from adjacent property. Satellite dishes or antennas located on the side of a building must be screened from any roadways by landscaping and/or opaque fencing which is aesthetically compatible with the other structures located, or to be located, on the Property.

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 structures located, or to be located, on the Property, such that the dumpster, propane tank, and similar appurtenances are screened from view from 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 the other structures located on the Property.

No outdoor loudspeaker system shall be allowed.

**L. Construction Offices/Model Units/Real Estate Rental or Sales.**

On-site, temporary construction offices/trailers/model homes/rental or sales offices will be permitted within the PUD. Real estate or sales activities are permitted within model units.

**M. Conceptual Site Plan.**

The configuration of the development as depicted on the Conceptual Site Plan is conceptual, and revisions to the Conceptual Site Plan, including but not limited to the locations of the access points, internal circulation, stormwater pond(s), parking, and buildings may be required as the proposed development proceeds through final engineering and site plan review, subject to review and approval of the Planning and Development Department.

**N. Phasing.**

The Property may be developed in a single phase or in multiple phases. Verification of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

**O. Special Conditions.**

1. Townhome development shall not exceed 130 units.
2. The covenants, conditions and restrictions governing the townhome development must include the following provisions enforceable by the owners' association:
  - a. Initial sales of townhome for rent shall not exceed 10% at any one time.

- b. Parking of vehicles across any portion of a sidewalk within the townhome development is prohibited.
3. Due to concerns about noise and potential nuisance lighting, no basketball courts shall be installed within the recreation portions of the townhome development.
4. If the roads in the townhome development are private, the owners' association shall be responsible for maintaining the same, and purchasers of units from the developer must sign a written acknowledgment thereof.
5. Along the north and east boundaries of the townhome development, the following buffers, fencing and setback shall be required:
  - a. a 10 foot natural buffer extending inward from the property line;
  - b. an 8 foot fence on the interior boundary of the natural buffer; and,
  - c. A minimum 10 foot rear yard setback between the natural buffer and buildings.
6. Adjacent to existing residential single family, within the interior boundary of the natural buffer a minimum of one 3" caliper shade tree shall be planted every 25 linear feet except where such tree would require the removal of an existing shade tree of 3" caliper or greater.
  - a. Trees planted on individual platted lots will be owned and maintained by each property owner. However, the owners of the individual lots shall not be permitted to remove trees required by Part 12 of the Zoning Code, and this prohibition shall be included in the Conditions, Covenants and Restrictions.
  - b. Trees planted in areas deemed to be common area space will be owned and maintained by the owners' association.
7. Along the roadway bordering the southern boundary of the North Parcel (the Southern Boundary), the following buffering is required:
  - a. Within Buffer Sections "C-C" and "D-D" as delineated on the Site Plan, fencing and landscaping shall be installed in accordance with the figure shown on Site Plan Attachment 1.
  - b. Within those portions of the Southern Boundary that exclude the foregoing Buffer Sections "C-C" and "D-D", trees shall be planted as specified in Sec. 656.1222, Ordinance Code, but no fencing is required.

**VI. PRE-APPLICATION CONFERENCE.**

A pre-application conference was held regarding this application on March 15, 2019.

**VII. JUSTIFICATION FOR THE PUD REZONING.**

As described above, the PUD is being requested to permit a townhome development with related neighborhood commercial uses designed to be compatible with and serve the surrounding neighborhoods and communities. The PUD will have a common scheme of development, provides for flexibility in the site design which could not otherwise be accomplished through conventional zoning and provides for restrictions to ensure consistency with the surrounding zoning and existing uses.

**VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE.**

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

Element	Zoning Code	Proposed PUD
<b>Southwest Parcel Uses</b>	<p>For CN §656.312(A)(II):</p> <p>Commercial Neighborhood (CN) District</p> <p>(a) <i>Permitted uses and structures.</i></p> <ol style="list-style-type: none"> <li>(1) Medical and dental or chiropractor offices and clinics (but not hospitals).</li> <li>(2) Professional and business offices.</li> <li>(3) Multi-family residential vertically integrated with a permitted use on the ground floor.</li> <li>(4) Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.</li> <li>(5) Service establishments such as barber or beauty shops, shoe repair shops.</li> <li>(6) Restaurants without drive-in or drive-through facilities.</li> <li>(7) Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.</li> <li>(8) Libraries, museums and community centers.</li> <li>(9) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.</li> <li>(10) Veterinarians meeting the performance standards and development criteria set forth in Part 4.</li> <li>(11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</li> <li>(12) Employment office (but not a day labor pool).</li> </ol>	<p>§IV(B)</p> <ol style="list-style-type: none"> <li>1. <i>Permitted Uses and Structures:</i> <ol style="list-style-type: none"> <li>a. Medical and dental or chiropractor offices and clinics (but not hospitals).</li> <li>b. Professional and business offices.</li> <li>c. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 15,000 square feet.</li> <li>d. Service establishments such as barber or beauty shops, shoe repair shops.</li> <li>e. Banks and financial institutions, travel agencies and similar uses.</li> <li>f. Libraries, museums and community centers.</li> <li>g. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.</li> <li>h. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>i. Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>j. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>k. Employment office (but not a day labor pool).</li> <li>l. Churches, including a rectory or similar use, meeting the performance standards</li> </ol> </li> </ol>

	<p>(13) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) 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>(15) Pharmacies in existence as of the effective date of Ordinance 2018-75-E shall be legally permitted uses and shall not be deemed legal nonconforming uses.</p> <p>(b) <i>Permitted accessory uses and structures.</i> See Section 656.403.</p> <p>(c) <i>Permissible uses by exception.</i></p> <p>(1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.</p> <p>(2) 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>(3) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.</p> <p>(4) An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.</p> <p>(5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.</p> <p>(6) 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>(7) Drive-thru facilities in conjunction with a permitted or permissible use or structure.</p> <p>(8) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(h) <i>Limitations on permitted or permissible uses by exception.</i> All of the permitted or permissible uses by exception are subject to the following provisions unless otherwise provided for:</p> <p>(1) Sale, display, preparation and storage shall be conducted within a completely enclosed building.</p>	<p>and development criteria set forth in Part 4 of the Zoning Code.</p> <p>m. 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>n. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.</p> <p>o. An establishment or facility that includes the retail sale and/or service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption, in conjunction with a restaurant.</p> <p>p. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>q. Drive-thru facilities in conjunction with a permitted use or structure.</p> <p>r. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>s. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>4. <i>Permissible Uses by Exception:</i></p> <p>a. Auto Laundry meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>3. <i>Limitations on Permitted Uses.</i> All of the permitted uses are subject to the following limitations unless otherwise authorized:</p> <p>a. Sale, display, preparation and storage shall be conducted within a completely enclosed building.</p> <p>b. Products shall be sold only at retail.</p>
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	(2) Products shall be sold only at retail.	
<b>Southwest Parcel Lot Requirements</b>	<p>For CN §656.312(A)(II):</p> <p>Commercial Neighborhood (CN) District</p> <p>(d) <i>Minimum lot requirements (width and area).</i></p> <p>(1) Minimum lot width—75 feet, except as otherwise required for certain uses.</p> <p>(2) Minimum lot area—7,500 square feet, except as otherwise required for certain uses.</p> <p>(e) <i>Maximum lot coverage by all buildings and structures.</i> 50 percent.</p> <p>(f) <i>Minimum yard requirements.</i></p> <p>(1) All uses:</p> <p>(i) Front—10 feet or, where the lot is adjacent to a residential district the required front yard setback of the residential district, whichever is greater.</p> <p>(ii) Side—None.</p> <p>(iii) Rear—Ten feet.</p> <p>(g) <i>Maximum height of structures.</i> 60 feet, provided the building height shall not exceed 45 feet when adjacent to a single family use of zoning district.</p>	<p>§IV(B)</p> <p>2. <i>Lot requirements:</i></p> <p>a. <i>Minimum Lot Area.</i> None.</p> <p>b. <i>Minimum Lot Width.</i> None.</p> <p>c. <i>Maximum Lot Coverage.</i> Fifty (50) percent.</p> <p>d. <i>Minimum Yard Requirements:</i></p> <p>(i) Front. Ten (10) feet.</p> <p>(ii) Side. None.</p> <p>(iii) Rear. Ten (10) feet.</p> <p>e. <i>Maximum Height of Structures.</i> 45 feet.</p>
<b>North Parcel Uses</b>	<p>For RMD-C §656.306(A)(II):</p> <p>Medium Density Residential Category RMD-C</p> <p>(a) <i>Permitted uses and structures.</i></p> <p>(1) Single-family dwellings.</p> <p>(2) Multiple-family dwellings (RMD-B, RMD-C, and RMD-D Districts only).</p> <p>(3) Townhomes, subject to Section 656.414.</p> <p>(4) Housing for the elderly.</p> <p>(5) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Foster care homes.</p> <p>(7) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) 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>(9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Parks, playgrounds and playfields or</p>	<p>§IV(C)</p> <p>Townhome Residential (North Parcel)</p> <p>1. <i>Permitted Uses and Structures:</i></p> <p>a. No more than one hundred and forty (140) townhome residential dwelling units (fee simple or condominium ownership).</p> <p>b. Leasing/sales/management offices/models and similar uses.</p> <p>c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna and similar uses.</p> <p>d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens and buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and recreational and community uses.</p> <p>e. Conservation areas.</p>

	<p>recreational or community structures meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(b) <i>Permitted accessory uses and structures.</i></p> <p>(1) See Section 656.403.</p> <p>(2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.</p> <p>(3) In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the City's Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities.</p> <p>(c) <i>Permissible uses by exception.</i></p> <p>(1) Cemeteries and mausoleums but not funeral home or mortuaries.</p> <p>(2) Schools meeting the performance standards and development criteria set forth in the Part 4.</p> <p>(3) Borrow pits subject to the regulations contained in Part 9.</p> <p>(4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Nursing homes.</p> <p>(8) Residential treatment facilities.</p> <p>(9) Private clubs.</p>	<p>f. Mail center.</p> <p>g. Carwash (self) area for residents.</p> <p>h. Home occupations uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>i. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices and similar uses.</p> <p>j. Stormwater management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>k. 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>3. <i>Permitted Accessory Uses and Structures.</i> Permitted accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code. Coin-operated Laundromats and other vending machine facilities are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.</p> <p>Accessory uses shall not be located in required front or side yards except air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but not less than two feet from a lot line.</p> <p>Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the applicable minimum setback, but shall not be located within five (5) feet of any property line.</p>
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	<p>(10) Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.</p> <p>(11) Churches, including a rectory or similar use, 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) Emergency shelter homes (RMD-C and RMD-D Districts only).</p> <p>(14) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(15) Golf driving ranges.</p> <p>(16) Boarding houses (RMD-D and RMD-E Districts only).</p> <p>(17) Group care homes (RMD-B, RMD-C, RMD-D and RMD-E Districts only).</p>	
<p><b>North Parcel Lot Requirements</b></p>	<p>For RMD-C §656.306(A)(II): Medium Density Residential Category RMD-C</p> <p>(d) <i>Minimum lot requirements (width and area).</i> For single-family dwellings, mobile homes and multiple-family dwellings the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:</p> <p>(1) Single-family dwellings (RMD-A through RMD-D):</p> <p>(i) Width—40 feet.</p> <p>(ii) Area—4,000 square feet.</p> <p>(2) All other uses:</p> <p>(i) Width—60 feet.</p> <p>(ii) Area as provided below, or as otherwise required pursuant to the performance standards and development criteria set forth in Part 4:</p> <p>(A) RMD-B—6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed ten units per acre.</p> <p>(B) RMD-C—6,000 square feet for the first two family units and 2,900 square feet for each additional unit, not to exceed 15 units per acre.</p> <p>(C) RMD-D—6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.</p> <p>(e) <i>Maximum lot coverage by all buildings and</i></p>	<p>§IV(C)</p> <p>2. <i>Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures:</i></p> <p>a. <i>Minimum building setbacks and yard requirements.</i> The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:</p> <p>(i) <i>Multi-Family/Townhomes (condominium ownership).</i></p> <p>(a) All sides – Twenty (20) feet from the property line.</p> <p>(b) Between buildings – Twenty (20) feet.</p> <p>(ii) <i>Townhomes (fee simple ownership).</i></p> <p>(a) Front – Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.</p> <p>(b) Side – Zero (0) feet between units; Ten (10) feet for end units.</p> <p>(c) Rear – Ten (10) feet; provided, however, air conditioning/heating pads may be located within the rear yard setback</p> <p><i>Note:</i> Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.</p> <p>b. <i>Minimum lot requirement (width and area):</i></p>

	<p>structures. 50 percent.</p> <p>(f) <i>Multiple-family dwellings on same lot.</i> A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least forty feet.</p> <p>(g) <i>Minimum yard requirements.</i></p> <p>(1) Multiple-family dwellings (for attached fee simple multiple-family dwellings, the lot shall refer to the number of units in the structure):</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—Ten feet.</p> <p>(iii) Rear—20 feet.</p> <p>(2) Multiple-family dwellings with more than one principal structure on the lot:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—20 feet.</p> <p>(iii) Rear—20 feet.</p> <p>(3) Single-family dwellings located on individual lots:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—3 feet, or zero lot line provided ten feet on one side between buildings. For existing single family residential uses, zero lot line shall only be permitted through an Administrative Deviation.</p> <p>(iii) Rear—Ten feet.</p> <p>(4) All other uses:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—20 feet.</p> <p>(iii) Rear—20 feet.</p> <p>(5) Accessory use structures used in conjunction with multiple-family:</p> <p>(i) Front—Accessory uses or structures shall not be permitted in a required front yard.</p> <p>(ii) Side and rear—Ten feet.</p> <p>(h) <i>Maximum height of structures.</i></p> <p>(1) Single-family dwellings, rooming houses, boardinghouses, child care centers, day care centers—35 feet.</p> <p>(2) All other uses—45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.</p>	<p>(i) <i>The minimum lot requirement (width and area) for townhomes (fee simple ownership) use is:</i></p> <p>(a) Width—15 feet; 25 feet for end units.</p> <p>(b) Area—1,500 square feet.</p> <p>(ii) <i>The minimum lot requirement (width and area) for townhomes (condominium ownership) is:</i></p> <p>(iii) Width – None.</p> <p>(iv) Area – None.</p> <p>c. <i>Maximum lot coverage by all buildings.</i> Seventy (70) percent, with “lot” being defined as the North Parcel.</p> <p>d. <i>Maximum height of structure.</i> Thirty-five (35) feet.</p> <p>4. <i>Number of units per building.</i> Up to ten (10) units shall be permitted in any single townhome building.</p>
<p><b>Signage</b></p>	<p>§656.1303(c)</p> <p>Signs shall comply with the requirements of Chapters 320 and 326 and with the applicable provisions of F.S. Ch. 479. In addition, the following restrictions shall apply in the indicated zoning districts:</p> <p>(a) <i>Residential zoning districts:</i></p>	<p>§V(C)</p> <p>The purpose of these sign standards is to establish a coordinated signage program that provides for the tenants and/or uses identification and for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the project or buildings represented.</p>

	<p>(1) RMD-C, RMD-D, RMD-E and RHD zoning districts—</p> <p>(i) One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(2) In all residential zoning districts, ground signs or free-standing signs shall not exceed 20 feet in height and shall not be located in any required yard.</p> <p>(3) Roof signs, neon signs, changing message devices and strip lighting are prohibited.</p> <p>(b) <i>Commercial zoning districts:</i></p> <p>(1) CN zoning district—</p> <p>(i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 200 square feet in area for every 200 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii) Wall signs are permitted.</p> <p>(i) <i>General criteria:</i></p> <p>(1) Height of signs—Signs shall not exceed 50 feet in maximum height above the level of the adjacent ground, except as otherwise provided in this Chapter; provided, however that signs located in commercial and industrial zoning districts may exceed that height; provided that, the sign is located not more than 660 feet from the centerline of an interstate highway exit and not more than 660 feet from the centerline of an interstate highway; provided further the sign does not exceed 65 feet in height.</p> <p>(2) Location of signs—Notwithstanding any other provisions of the Ordinance Code to the contrary, no sign shall be located within 25 feet of any intersection of two or more right-of-way lines, nor shall any sign be located closer than ten feet from any street right-of-way; provided, however, that any flag permitted by subsection (b)(3), above, located in the CCBD zoning district shall not be subject to this ten foot set back requirement.</p> <p>(3) Changing message devices are permitted as part of any allowable sign unless otherwise prohibited.</p> <p>(4) The restrictions contained in this Part apply only to signs which can be seen unaided from any location on the ground which is not on the lot or parcel where the sign is located.</p> <p>(j) <i>Special criteria:</i></p> <p>(2) Two, but no more than two, signs or sign</p>	<p>Signs may be internally or externally illuminated. Signage shall not obstruct horizontal sight distance.</p> <p>1. <i>North Parcel:</i> Permissible signage and signage criteria for the North Parcel are as follows:</p> <p>a. One double faced illuminated monument sign (or two single faced monument signs) up to twelve (12) feet in height and twenty four (24) square feet in area shall be permitted at each entrance on Airport Center Drive East is permitted. All such signs will be located a minimum of two hundred (200) feet apart.</p> <p>b. Directional signs, real estate signs and construction signs are permitted in accordance with the regulations in Part 13 of the Zoning Code.</p> <p>c. Temporary sign(s) up to twelve (12) square feet in area and twelve (12) feet in height for model homes are permitted.</p> <p>2. <i>Southwest Parcel:</i> Permissible signage and signage criteria for the Southwest Parcel are as follows:</p> <p>a. One double-faced monument sign two hundred (200) square feet in area and twenty (20) feet in height is permitted.</p> <p>b. Multiple tenants within one building or a connected series of buildings may be identified on the monument sign.</p> <p>c. Wall signs are permitted and shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building abutting a public right of way.</p> <p>d. One (1) under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, however, 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.</p> <p>e. Directional signs, real estate signs and construction signs are permitted in accordance with the regulations in Part 13 of the Zoning Code.</p> <p>f. One (1) temporary development sign advertising the anticipated uses is permitted not to exceed twenty-four (24) square feet in area and ten (10) feet in height.</p>
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	<p>structures may be erected as a single unit if such signs are in the same vertical plane, are contiguous, and are built at one time by a single owner.</p> <p>(3) Wall signs shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street.</p> <p>(k) <i>Special exemptions:</i></p> <p>(2) Signs erected and maintained pursuant to and in discharge of any governmental function, or as required by law, are permitted in all districts.</p> <p>(l) <i>Prohibited signs in all districts:</i></p> <p>(2) Mobile billboards.</p> <p>(3) Signs which are unlawful under Section 326.104 or Sections 614.142 or 656.1320 are prohibited in all districts.</p> <p>(4) No permit shall be issued for any sign that would lie within 200 feet of a structure listed on the National Register of Historic Places (other than a sign which identifies or describes the historic structure), unless the sign to be permitted is a wall sign, freestanding sign or ground sign which is located immediately adjacent to the wall of a building, is parallel to, or virtually parallel to the wall and does not extend beyond the vertical or horizontal limits of the wall. Distance measurements shall be calculated from the property line of the land on which the historic structure is located and shall be measured along any street which provides street frontage for the historic structure.</p> <p>(5) In addition to the signs prohibited above, no signs shall be permitted in any locations which are expressly prohibited by the provisions of F.S. Ch. 479, as required by F.S. § 479.15(1).</p> <p>(6) Animated, flashing and revolving signs are prohibited in all districts.</p> <p>(7) Remote controlled blimps containing commercial advertising.</p> <p>(o) Any sign structure in violation of this Section is hereby declared to be contraband and subject to civil forfeiture to the City. A violation has been proved if the owner, or person in control of the structure, has been convicted of using a sign structure in violation of this Section. A conviction shall include a plea of nolo contendere or a withhold of adjudication. In addition, a violation may be proved in a separate civil action. The City shall seek forfeiture of the sign through any appropriate civil action, which may include declaratory judgment or a mandatory injunction.</p>	
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<p><b>Lighting</b></p>	<p>§656.401</p> <p>(k) <i>Filling stations.</i></p> <p>(1) Lighting for the filling station shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.</p> <p>(o) <i>Off-street parking.</i></p> <p>(1) Off-street parking lots in the CO, CRO, RO, and CN zoning districts shall be limited to the following criteria:</p> <p>(vi) If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed in connection with a parking lot if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.</p> <p>(v) <i>Service stations.</i></p> <p>(1) Lighting on a service station shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.</p> <p>(jj) <i>Automated Car Washes.</i></p> <p>(6) Lighting shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No sources of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.</p> <p>§656.607</p> <p>(g) <i>Lighting.</i> If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed in connection with a parking lot if the source of such illumination would be visible from a residentially-zoned district to the extent that it interfered with the residential use of that area. Lighting plans may be reviewed for consistency with Jacksonville Design Guidelines and Best Practices Handbook.</p>	<p>§V(B)</p> <p>1. <i>Parking areas:</i></p> <p>a. Maximum height: Twenty (20) feet.</p> <p>b. Within the Southwest Parcel light fixtures shall utilize partial and full cut-offs to direct the light downward and away from residential properties so as to prevent glare or excessive light on any residential properties.</p> <p>c. Within the North Parcel light fixtures shall utilize partial and full cut-offs to direct the light downward and away from external residential properties so as to prevent glare or excessive light on any external residential properties.</p> <p>2. <i>Buildings:</i> Within the Southwest Parcel all display and landscape lighting should be directed toward the focal points and away from pedestrians and residential properties. Any lighting associated with a canopy should be recessed into the structure or otherwise integrated with the design of the canopy.</p>
<p><b>Landscaping</b></p>	<p>Part 12, Chapter 656, Zoning Code.</p>	<p>§V(E)</p>

		<p>Landscaping on the North Parcel and the Southwest Parcel will be constructed and maintained in accordance with the requirements set forth in Part 12 of the Zoning Code. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.</p>
<p><b>Uncomplementary Buffers</b></p>	<p>§656.1216</p>	<p>§V(D)</p> <p><b><u>Buffering and Fencing.</u></b></p> <ol style="list-style-type: none"> <li>1. <i>North Parcel:</i> To mitigate the proximity of the North Parcel to the adjacent residential development situated to the north and east, the following shall be required: <ol style="list-style-type: none"> <li>a. a 10 foot natural buffer extending inward from the property line;</li> <li>b. an 8 foot fence on the interior boundary of the natural buffer; and,</li> <li>c. a minimum 10 foot rear yard setback between the natural buffer and buildings.</li> </ol> </li> <li>2. <i>Southwest Parcel:</i> Where the Southwest Parcel is adjacent to a residential district, the following shall be required: <ol style="list-style-type: none"> <li>a. a 10 foot natural buffer extending inward from the property line;</li> <li>b. an 8 foot fence on the interior boundary of the natural buffer; and,</li> <li>c. a minimum 10 foot rear yard setback between the natural buffer and buildings.</li> </ol> </li> </ol>
<p><b>Parking for Vehicles</b></p>	<p>§656.604</p> <p>Off-street parking spaces shall be provided and maintained in all districts. The parking standards provided herein are minimum requirements, however, except as set forth in subsections (e) and (f) below, the maximum number of off-street parking spaces permitted for any use shall be the minimum required plus 20 percent of the required spaces for parking lots with less than 100 spaces, or ten percent of the required spaces for parking lots with more than 100 spaces. There shall be no maximum number of off-street parking spaces for single-family dwellings. Parking spaces located in parking garages do not apply toward the determination of the maximum number of parking spaces. Additional increases in parking, beyond the allowed, shall require an Administrative Deviation and parking demand analysis.</p> <p>(a) <i>Residential uses:</i></p> <ol style="list-style-type: none"> <li>(1) Multiple-family dwellings—One and one-half spaces for an efficiency, studio or one bedroom dwelling not exceeding 500 square feet, one and three-quarters spaces</li> </ol>	<p>§V(A)</p> <p><b><u>Access, Parking, Loading &amp; Sidewalks.</u></b></p> <ol style="list-style-type: none"> <li>1. <i>Vehicular Access:</i> <ol style="list-style-type: none"> <li>a. As shown on the Conceptual Site Plan, a single point of access to the North Parcel will be via Airport Center Drive East only.</li> <li>b. Access to the Southwest Parcel will be via Airport Center Drive East and/or New Berlin Road.</li> <li>c. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.</li> </ol> </li> <li>2. <i>Parking Requirements:</i> Off-street parking within both parcels will be provided in accordance with Part 6 of the Zoning Code. Additionally, the residential driveways shall be of sufficient length to</li> </ol>

	<p>for one bedroom dwelling containing 500 square feet or more, two spaces for two bedroom dwellings and an additional one-quarter space for each bedroom in excess of two, plus one space for owner or operator and one space for each two employees. In determining the number of bedrooms, rooms depicted as dens, studios and similarly depicted areas shall be construed to be an additional bedroom for the purposes of determining the number of off-street parking spaces required.</p> <p>Notwithstanding the provisions of this Section, two off-street parking spaces shall be required for each townhome or condominium. Additionally, one guest parking space shall be provided for every three townhome or condominium units.</p> <p>(d) <i>Assembly, recreational and similar uses:</i></p> <ol style="list-style-type: none"> <li>(1) Private clubs—One space for each four seats or one space for each 200 square feet of gross floor area, whichever is greater.</li> <li>(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.</li> <li>(3) Theaters—One space for each four seats.</li> <li>(4) Bowling alleys—Three spaces for each alley, plus required parking for any other uses on the site.</li> <li>(5) Stadiums and arenas—One space for each four seats.</li> <li>(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.</li> <li>(7) Billiard parlors—Three spaces for every two tables.</li> <li>(8) Public, private and commercial parks, campgrounds and recreational areas—One space for each campsite or picnic area.</li> <li>(9) Golf driving ranges—One space for each tee plus required parking for other ancillary uses on site.</li> <li>(10) Nightclubs—Nightclubs not located within the Downtown Overlay Area shall provide parking spaces based on the formula <math>(GFA * .0904) * F = PS</math> 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</li> </ol>	<p>accommodate a parked vehicle such that the vehicle does not encroach upon, or hang over, the sidewalk.</p> <ol style="list-style-type: none"> <li>3. <i>Loading Requirements:</i> Loading will be provided in accordance with Part 6 of the Zoning Code.</li> <li>4. <i>Pedestrian Access/Sidewalks, Trails and Bikeways:</i> <ol style="list-style-type: none"> <li>a. Internal: The Property shall be designed to function efficiently for both cars and pedestrians, including sufficient internal and external connectivity. Sidewalks shall provide safe linkages between the users and amenities within the Property and will be constructed as required under the 2030 Comprehensive Plan and Jacksonville Ordinance Code. Site lighting shall be designed to promote a sense of security in walkways, parking areas, open spaces, entrances, and along streets.</li> <li>b. External: At the time a parcel is developed, exterior sidewalks shall be provided as required under the 2030 Comprehensive Plan and in accordance with the Ordinance Code.</li> </ol> </li> </ol>
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	<p>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> <p>(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>(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>(2) Marinas—Two spaces per three boat slips plus one space per four dry boat storage spaces plus spaces for other uses a normally required, including restaurants.</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>	
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**IX. LAND USE TABLE.**

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

**X. NAME OF DEVELOPMENT TEAM**

Developer and Contract Purchaser: D.R. Horton, Inc. – Jacksonville  
 Current Owner: Jacksonville Transportation Authority  
 Planner/Engineer: Taylor & White, Inc.

**XI. PUD REVIEW CRITERIA**

**A. Consistency with Comprehensive Plan.**



The Property is within the CGC – Suburban Area future land use category. The PUD proposes a mix of townhome residential uses and neighborhood commercial uses in compliance with the CGC land use category. The proposed PUD would specifically advance the following Objectives and Policies:

*Future Land Use Element:*

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.

Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

Policy 1.1.10: Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain

an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

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

**B. Consistency with the Concurrency Management System.**

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

**C. Allocation of Residential Land Use.**

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**D. Internal Compatibility/Vehicular Access.**

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

**E. External Compatibility / Intensity of Development.**

The PUD is compatible with surrounding uses. The proposed neighborhood commercial uses at this location will serve the surrounding community by providing easily accessible, local retail uses. Additionally, the townhomes will fill a need for an alternative form of residential use while still being compatible with adjacent single family uses.

**F. Maintenance of Common Areas and Infrastructure.**

All common areas will be maintained by the owner, a management company or one or more owners or owners' association(s).

**G. Open Space.**

As shown on the Conceptual Site Plan, the PUD provides ample open space and recreational opportunities for all residential uses consistent with the Zoning Code and the 2030 Comprehensive Plan.

**H. Impact on Wetlands.**

The developer does not intend to impact any wetlands on the Property. However, any wetland impacts that occur will be in accordance with the rules and regulations of the SJRWMD.

**I. Listed Species Regulations.**

The Property is approximately 16.99 acres and as such a listed species survey is not required.

**J. Off-Street Parking & Loading Requirements.**

Off-street parking and loading will be provided consistent with the requirements in Chapter 656, Part 6 of the Jacksonville Zoning Code.

**K. Sidewalks, Trails, and Bikeways.**

The PUD will comply with the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code with regard to Sidewalks, Trails, and Bikeways.