

City of Jacksonville, Florida

Donna Deegan, Mayor

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Jacksonville, FL 32202
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October 19, 2023

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2023-651 **Application for: Collins Road PUD**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

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

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

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated August 4, 2023**
- 2. The revised written description dated October 18, 2023**
- 3. The original site plan dated August 2, 2023**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- 1. The project site is accessible via Collins Road, a City right of way. A traffic study and operational analysis will be required prior to the submittal of the civil plan set. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the City's Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services. Also, currently, the project site is not accessible to Roosevelt Boulevard (US 17), an FDOT right of way, due to intervening railroad tracks, although an unpaved and un-signalized railroad crossing is used for property maintenance vehicles with the permission of the railroad. The PUD permits such access and use and identifies the access as "Potential Access." In the event and at such time as the railroad permits regular access for passenger**

vehicles at the crossing and the crossing is proposed for improvement and signalization, permitting of such access shall be through FDOT, and a traffic study and operational analysis will be required prior to the submittal of the civil plan set for any related improvements. The methodology meeting for such a study shall include the Florida Department of Transportation Planner/Coordinator and the previously listed City officials.

Planning Department conditions:

- 1.) Permitted use (aa) as listed within the Written Description shall exclude drive-through facilities in conjunction with a permitted or permissible use to be consistent with the RPI Land Use Category.**
- 2.) A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering, the Chief of the Transportation Division, and the traffic reviewer from Development Services. Additional traffic studies may be required for future phases.**

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

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners. The staff indicated that Condition #1 was not required, as the revised written description now has deleted that permitted use. The revised Condition #2 was reviewed and accepted by the agent.

Planning Commission Vote:	7-0
Charles Garrison, Chair	Aye
Daniel Blanchard, Vice Chair	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Absent
Mone Holder	Absent
Ali Marar	Aye
Jack Meeks	Aye
Tina Meskel	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
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Collins Road PUD

October 18, 2023

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE ## 099140-0020, 099140-0000, 099151-0000, 098422-0000 & 105562-0010
- B. Current Land Use Designation: LI, RPI, MDR
- C. Proposed Land Use Designation: RPI
- D. Current Zoning District: IBP, IL, PBF-1, RMD-A, RMD-B, CO
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF PUD/COMPREHENSIVE PLAN CONSISTENCY

Jemset LLC and Joan Marie Toney, as Trustee of the Joan M. Toney Revocable Trust (collectively, the “Applicant”), propose to rezone approximately 139.31 acres of property along Collins Road from Industrial Business Park (“IBP”), Industrial Light (“IL”), Public Buildings and Facilities-1 (“PBF-1”), Residential Medium Density-A (“RMD-A”), Residential Medium Density-B (“RMD-B”) and Commercial Office (“CO”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for the redevelopment of the Property with a mix of residential uses and a small portion of commercial uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan dated August 2, 2023, and attached hereto as **Exhibit “4”** (the “Site Plan”).

The Property currently contains a few residential homes and barn-type structures, but it is largely undeveloped. The development of the Property with residential and commercial uses, as shown on the Site Plan, will continue positive growth in this area and take advantage of an underutilized site in a prime location. The Property currently lies within the Light Industrial (“LI”), Residential-Professional-Institutional (“RPI”) and Medium Density Residential (“MDR”) land use categories on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate approximately 115.73 acres of the Property from LI and MDR to RPI. If the companion land use amendment is approved, all of the Property will be designated RPI. Surrounding land use designations, zoning districts and existing uses are as detailed in Section III below.

III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, LI, RPI, MDR	IBP, PUD, IL, CCG-2,	Commercial and Service Companies
East	PBF, LI, CGC	IL, CCG-2, PBF-1	Building Materials Companies/Suppliers, Outdoor Storage, NAS Jacksonville
North	MDR, LDR	RMD-D, RMD-A, RLD-60	Building Materials Companies/Suppliers, Single-Family Residential
West	MDR, LDR RPI	RLD-60, RLD-70, RR-Acre, RMD-MH, PUD	Multi-Family Residential, Single-Family Residential

IV. PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the provisions of the Future Land Use Element of the 2045 Comprehensive Plan governing RPI Suburban Area uses, residential uses in the PUD shall not exceed a maximum density of twenty (20) units per gross acre.

B. PUD Conceptual Site Plan and Parcels

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. 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 following uses, as further described below, shall be permitted: Multi-family and Single-family residential uses and related amenities shall be permitted. Such uses may include uses which are integrated horizontally or vertically (e.g., a “Townhome” with an apartment on the third story). Also, certain commercial uses shall be permitted on the commercial portion of the Property, which abuts Collin Road, as shown on the Site Plan and described below.

a. *Permitted uses and structures.*

i. Multi-family dwellings.

- (a) Apartments (rental or condominium ownership).
- (b) Townhomes/carriage homes (fee simple, condominium ownership, or rental), subject to Section 656.414 of the Zoning Code as modified by Section IV.B.c.ii of this Written Description.

ii. Single-family dwellings.

- iii. Senior housing, including:
 - (a) nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses;
 - (b) independent living, assisted living, and memory care housing for the elderly; and
 - (c) skilled nursing facilities.
- iv. Leasing/sales/management offices, models, and similar uses.
- v. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, fitness/health/exercise facility, martial arts and gymnastics studios, sauna, dance, music, art, pottery and crafts studios and galleries, theaters for stage performances and similar uses.
- vi. Community, regional and neighborhood parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, nature exhibits, golf courses, riding stables and similar uses, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
- vii. Uses which are adjacent to a lake or pond may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake or pond. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.
- viii. Mail center.
- ix. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.
- x. Carwash (self) area for residents.
- xi. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
- xii. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices, and similar uses.
- xiii. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
- xiv. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.
- xv. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards

and development criteria set forth in Part 4 of the Zoning Code.

- b. *Permissible uses by exception.* Those uses permissible by exception in the RMD-D zoning district.
- c. *Minimum lot width, maximum density, maximum lot coverage by all buildings and structures, minimum yard requirements and maximum height of structures for residential uses.*

- i. Apartments

- (a) *Minimum lot width*—None.
- (b) *Maximum gross density*—Twenty (20) units per acre.
- (c) *Maximum lot coverage by all buildings*—None. The maximum impervious surface ratio shall be that required for the CRO zoning district (85%).
- (d) *Minimum Setback of Principal Structures from Boundary of the Property.* Twenty (20) feet.
- (e) *Multiple-family dwellings on same lot.* 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 twenty- five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.
- (f) *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - a. Front—None.
 - b. Side— None.
 - c. Rear— None.
- (g) *Maximum height of structures.* Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.

- ii. *Townhomes.* The requirements of Section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that for townhomes with only two (2) units within each building, the minimum side yard setback shall be five (5) feet and the minimum lot width shall be twenty (20) feet.

- iii. Single-family

- (a) *Minimum lot width*—Twenty-five (25) feet.

- (b) *Minimum lot area*— Two thousand and five hundred (2,500) square feet.
 - (c) *Maximum gross density*—Twenty (20) units per acre.
 - (d) *Maximum lot coverage by all buildings*—Seventy percent (70%).
 - (e) *Minimum yard requirements*. The minimum yard requirements for all structures are:
 - a. *Front*—For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and ten (10) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to back of curb.
 - b. *Side*—Three (3) feet.
 - c. *Rear*—Ten (10) feet.
 - (f) *Maximum height of structures*. Thirty-five (35) feet.
- d. *Commercial*. The commercial portion of the Property, which abuts Collins Road, as shown on the Site Plan, shall be subject to the following:
- i. *Permitted uses and structures*.
 - (a) Medical and dental office or clinics (but not hospitals).
 - (b) Professional and business offices.
 - (c) Multiple-family dwellings.
 - (d) Single family dwellings.
 - (e) Schools meeting the performance standards and development criteria set forth in Part 4.
 - (f) Vocational, trade or business schools.
 - (g) Colleges and universities.
 - (h) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
 - (i) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
 - (j) Adult Congregate Living Facility (but not group care, home care, or

residential treatment facility).

- (k) Libraries, museums and community centers.
- (l) Radio and television broadcasting studios and offices (subject to Part 15).
- (m) Banks with or without drive-through, savings and loan institutions, and similar uses.
- (n) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- (o) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
- (p) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- (q) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (r) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.
- (s) Hospice facilities.
- (t) Employment office (but not a day labor pool).
- (u) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- (v) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- (w) Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
- (x) Group care home meeting the performance standards and development criteria set forth in Part 4.
- (y) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (z) Home occupations meeting the performance standards and

development criteria set forth in Part 4.

(aa) Rooming houses.

(bb) Private clubs.

(cc) Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations, all not to exceed 50 percent of the gross floor area of the buildings of which they are a part.

- a. Sale, display and preparation shall be conducted within a completely enclosed building.
- b. Products shall be sold only at retail.
- c. No sale, display or storage of secondhand merchandise shall be permitted.

(dd) Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:

- a. Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part.

(ee) Leasing/sales/management offices, models, and similar uses.

(ff) Mail center.

(gg) Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices, and similar uses.

ii. *Permissible uses by exception.* Those uses permissible by exception in the CO and CRO zoning districts.

iii. *Minimum lot requirements, maximum lot coverage by all buildings and structures, minimum yard requirements and maximum height of structures for residential uses.*

(a) *Minimum lot width*—60 feet.

(b) *Minimum lot area*—6,000 square feet (except as otherwise required for certain uses).

- (c) *Maximum lot coverage by all buildings*—50 percent. The maximum impervious surface ratio shall be that required for the CO and CRO zoning districts (85%).
- (d) *Minimum yard requirements*. The minimum yard requirements for all structures are:
 - a. Front—20 feet.
 - b. Side— 10 feet.
 - c. Rear— 10 feet.
- (e) *Maximum height of structures*. 45 feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 feet.

C. 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 as a principal use within the development. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses 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.
2. 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 uncomplimentary buffer.

D. Height Limitations

Decorative rooftop structures, including screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

As shown on the Site Plan, access to the Property will be provided via Collins Road (the “Main Entrance”). There is also public right of way of record connecting Collins Lakes Drive to the western border of the Property. Subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department, the Applicant or a subsequent owner of the Property may choose to pursue the necessary design, permitting, approvals and construction of an improved roadway at this location and dedicate the same to the City of Jacksonville (the Collins

Lakes Drive Entrance”). As well, there is an existing vehicle crossing traversing the railroad owned and operated by CSX Transportation, Inc. (“CSX”) along the eastern border of the Property. The existing railroad crossing currently provides physical access from Highway 17 to the Property. To utilize this railroad crossing as an access point to the proposed development, the Applicant or a subsequent owner of the Property may choose to obtain necessary approvals from the City Traffic Engineer, the City Planning and Development Department, and CSX and pursue the design, permitting, approvals and construction of an improved roadway at this location (the “HWY 17 Entrance”).

Interior roads and access drives may be either dedicated to the City or privately owned and maintained by the owner, an owners’ association and/or a management company. If the internal roads are private, they may be gated. 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.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

C. Recreation/Open Space

Active recreation will be provided with the amenity/recreation areas of the PUD as a whole pursuant to Policies 2.2.3 and 2.2.5 of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

D. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use 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, as 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.

The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

E. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. 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, property ownership

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. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

1. Project Identity Monument Sign on Collins Road.

A maximum of one (1) project identity monument sign will be permitted along Collins Road for the uses, owners, and tenants within the PUD. This sign may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign. This monument sign will not exceed fifteen (15) feet in height and one hundred (100) square feet (each side) in area.

In the event either the Collins Lakes Drive Entrance or the HWY 17 Entrance is constructed, each of those two locations will be permitted one (1) additional project identity monument sign subject to the dimensions limitations in this provision.

2. Pylon/Pole Signs on Highway 17.

A maximum of two (2) pylon/pole signs will be permitted on the Property and along Highway 17 for the uses, owners, and tenants within the PUD. This sign may be internally or externally illuminated and may be located in a required yard. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared pylon/pole sign. These pylon/pole signs will not exceed twenty (20) feet in height and one hundred (100) square feet in area.

3. Projecting and Wall Signs oriented toward Collins Road, Collins Lakes Drive and Highway 17.

Wall and projecting signs oriented toward a public right-of-way, including Collins Road, Collins Lakes Drive and Highway 17, are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward the applicable right-of-way. These signs may be internally or externally illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign.

4. Awning Signs.

Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.

5. Other Signs.

Directional signs indicating major buildings, common areas, and 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 eight (8) square feet in area per sign face and a maximum of twenty-four (24) such signs will be permitted. For pedestrian directional

signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of sixteen (16) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified above, 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, projecting 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 signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)
Project Identity Monument Sign on Collins Rd.	On Collins Rd.	1	100	15
Pylon/Pole Signs on Highway 17	On Highway 17	2	100	20
Projecting and Wall Signs oriented toward Collins Road, Collins Lakes Drive and Highway 17 Frontages	Collins Road, Collins Lakes Drive and Highway 17 Frontages		10% cumulative of sq ft of building/occupancy frontage	
Awning Signs	Per Section 656.1304, Ordinance Code			
Vehicular Directional Signs	Project Wide	24	8	
Information Kiosks	Project Wide	16	4	
Temporary Signs	Project Wide		24	

F. Architectural Guidelines.

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

G. Construction offices/model units/real estate rental or sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

H. Modifications

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

I. Site Plan

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, 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.

J. Phasing

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

K. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Within any multi-family uses, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit.
2. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multi-family residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. If townhomes are individually platted, parking, including bicycle parking, might not be provided “on-site” of each platted lot, and instead may be provided “off-site” within the PUD.
3. All loading areas will comply with Sections 656.605 of the Zoning Code; provided, however, that only two (2) loading spaces shall be required for multi-family development in the PUD.
4. No guest parking spaces shall be required for townhomes with 2-car garages, as applicable.

L. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

M. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

N. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on July 13, 2023.

VII. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a carefully planned residential development on an under-utilized property in a prime location. This development will support the continuation of positive growth and redevelopment of infill sites in this area. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity; and
- Pedestrian-friendly environment.

VIII. 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 Site Plan, unless modified; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations to the accessory use and performance standards provisions which are consistent with the urban design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it provides for signage tailored to the frontage on multiple roads of different sizes and classifications; it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, and other features of a planned development.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	<p>RMD-D Zoning District</p> <p><i>(a) 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</p>	<p><i>a. Permitted uses and structures.</i></p> <p>i. Multi-family dwellings.</p> <p>a. Apartments (rental or condominium ownership).</p> <p>b. Townhomes/carriage homes (fee simple, condominium ownership, or rental), subject to Section 656.414 of the Zoning Code as</p>	<p>To allow for residential development of the Property</p>

Exhibit 3

	<p>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 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) Permitted accessory uses and structures.</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) Permissible uses by exception.</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</p>	<p>modified by Section IV.B.c.ii of this Written Description.</p> <p>ii. Single-family dwellings.</p> <p>iii. Senior housing, including:</p> <p>(a) nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses;</p> <p>(b) independent living, assisted living, and memory care housing for the elderly; and</p> <p>(c) skilled nursing facilities.</p> <p>iv. Leasing/sales/management offices, models, and similar uses.</p> <p>v. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, fitness/health/exercise facility, martial arts and gymnastics studios, sauna, dance, music, art, pottery and crafts studios and galleries, theaters for stage performances and similar uses.</p> <p>vi. Community, regional and neighborhood parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, nature exhibits, golf courses, riding stables and similar uses, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>vii. Uses which are adjacent to a lake or pond may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake or pond. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.</p> <p>viii. Mail center.</p> <p>ix. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>x. Carwash (self) area for residents.</p> <p>xi. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>xii. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>xiii. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p>	<p>Exhibit 3 Page 14 of 23</p>
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	<p>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>(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>xiv. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.</p> <p>xv. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>b. Permissible uses by exception. Those uses permissible by exception in the RMD-D zoning district.</p> <p>c. Commercial. The commercial portion of the Property, which abuts Collins Road, as shown on the Site Plan, shall be subject to the following:</p> <p>i. <i>Permitted uses and structures.</i></p> <p>(a) Medical and dental office or clinics (but not hospitals).</p> <p>(b) Professional and business offices.</p> <p>(c) Multiple-family dwellings.</p> <p>(d) Single family dwellings.</p> <p>(e) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(f) Vocational, trade or business schools.</p> <p>(g) Colleges and universities.</p> <p>(h) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(i) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.</p> <p>(j) Adult Congregate Living Facility (but not group care home or residential treatment facility).</p> <p>(k) Libraries, museums and community centers.</p> <p>(l) Radio and television broadcasting studios and offices (subject to Part 15).</p> <p>(m) Banks with or without drive-through, savings and loan institutions, and similar uses.</p> <p>(n) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).</p> <p>(o) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with</p>	<p>Exhibit 3 Page 15 of 23</p>
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		<p>professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.</p> <p>(p) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(q) 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>(r) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(s) Hospice facilities.</p> <p>(t) Employment office (but not a day labor pool).</p> <p>(u) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.</p> <p>(v) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(w) Emergency shelter meeting the performance standards and development criteria set forth in Part 4.</p> <p>(x) Group care home meeting the performance standards and development criteria set forth in Part 4.</p> <p>(y) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(z) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(aa) Rooming houses.</p> <p>(bb) Private clubs.</p> <p>(cc) Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations, all not to exceed 50 percent of the gross floor area of the buildings of which they are a part.</p> <p>a. Sale, display and preparation shall be conducted within a completely enclosed building.</p> <p>b. Products shall be sold only at</p>	
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		<p>retail.</p> <p>c. No sale, display or storage of secondhand merchandise shall be permitted.</p> <p>(dd) Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:</p> <p>a. Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part.</p> <p>(ee) Leasing/sales/management offices, models, and similar uses.</p> <p>(ff) Mail center.</p> <p>(gg) Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices, and similar uses.</p> <p>ii. <i>Permissible uses by exception.</i> Those uses permissible by exception in the CO and CRO zoning districts.</p> <p><u>Accessory Uses and Structures</u></p> <p>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 as a principal use within the development. Accessory uses shall be subject to the following:</p> <ol style="list-style-type: none"> 1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses 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. 2. 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 uncomplimentary buffer. 	
<p>Lot Requirements</p>	<p>RMD-D Zoning District</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-</p>	<p>a. <i>Minimum lot width, maximum density, maximum lot coverage by all buildings and structures, minimum yard requirements and maximum height of structures for residential uses.</i></p> <p>i. Apartments</p> <p>(a) <i>Minimum lot width</i>—None.</p>	<p>To allow for flexible interior site design.</p> <p>Regarding the reduced side yard setback for lots less than 25 feet wide with</p>

	<p>D):</p> <ul style="list-style-type: none"> (i) Width—40 feet. (ii) Area—4,000 square feet. <p>(2) All other uses:</p> <ul style="list-style-type: none"> (i) Width—60 feet. (ii) Area as provided below, or as otherwise required pursuant to the performance standards and development criteria set forth in Part 4: <ul style="list-style-type: none"> (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. (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. (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>(e) <i>Maximum lot coverage by all buildings and structures.</i> 50 percent. <i>Impervious surface ratios</i> as required by Section 654.129.</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 40 feet.</p> <p>(g) <i>Minimum yard requirements.</i></p> <ul style="list-style-type: none"> (1) Multiple-family dwellings: <ul style="list-style-type: none"> (i) Front—20 feet. (ii) Side—Ten feet. (iii) Rear—20 feet. (2) Multiple-family dwellings with more than one principal structure on the lot: <ul style="list-style-type: none"> (i) Front—20 feet. (ii) Side—20 feet. (iii) Rear—20 feet. (3) Single-family dwellings located on individual lots: <ul style="list-style-type: none"> (i) Front—20 feet. (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. (iii) Rear—Ten feet. (4) All other uses: <ul style="list-style-type: none"> (i) Front—20 feet. (ii) Side—20 feet. (iii) Rear—20 feet. (5) Accessory use structures used in conjunction with multiple-family: <ul style="list-style-type: none"> (i) Front—Accessory uses or structures shall not be permitted in a required front yard. (ii) Side and rear—Ten feet. <p>(h) <i>Maximum height of structures.</i></p> <ul style="list-style-type: none"> (1) Single-family dwellings, rooming houses, boardinghouses, child care centers, day care centers—35 feet. (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. 	<ul style="list-style-type: none"> (b) <i>Maximum gross density</i>—Twenty (20) units per acre. (c) <i>Maximum lot coverage by all buildings</i>—None. The maximum impervious surface ratio shall be that required for the CRO zoning district (85%). (d) <i>Minimum Setback of Principal Structures from Boundary of the Property.</i> Twenty (20) feet. (e) <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 twenty- five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes. (f) <i>Minimum yard requirements.</i> The minimum yard requirements for all structures are: <ul style="list-style-type: none"> a. Front—None. b. Side—None. c. Rear—None. (g) <i>Maximum height of structures.</i> Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet. <p>ii. <i>Townhomes.</i> The requirements of Section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that for townhomes with only two (2) units within each building, the minimum side yard setback shall be five (5) feet and the minimum lot width shall be twenty (20) feet.</p> <p>iii. <i>Single-family</i></p> <ul style="list-style-type: none"> (a) <i>Minimum lot width</i>— Twenty-five (25) feet. (b) <i>Minimum lot area</i>—Two thousand and five hundred (2,500) square feet. (c) <i>Maximum gross density</i>—Twenty (20) units per acre. (d) <i>Maximum lot coverage by all buildings</i>—Seventy percent (70%). (e) <i>Minimum yard requirements.</i> The minimum yard requirements for all structures are: <ul style="list-style-type: none"> a. Front—For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and ten (10) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to 	<p>only two (2) units within the building, Section 656.414 of the Zoning Code requires a minimum side yard setback of ten (10) feet for end units on townhomes. Section 656.414 of the Zoning Code is intended to address townhomes with three (3) or more units in each building (e.g., it contains lot requirements for interior units). In a townhome with only two (2) units within the building, both units are end units. Given the fewer units in the building and the smaller overall size of each building, it is logical to reduce the side yard setback. The proposed setback of five (5) feet for townhomes with only two (2) units within the building is greater than the required setback for single-family homes in the RMD-A zoning district.</p>
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		<p>back of curb</p> <ul style="list-style-type: none"> b. Side—Three (3) feet. c. Rear—Ten (10) feet. <p>(f) <i>Maximum height of structures.</i> Thirty-five (35) feet.</p> <p>iv. Commercial. The commercial portion of the Property, which abuts Collins Road, as shown on the Site Plan, shall be subject to the following:</p> <ul style="list-style-type: none"> (a) Minimum lot width—60 feet. (b) Minimum lot area—6,000 square feet (except as otherwise required for certain uses). (c) Maximum lot coverage by all buildings—50 percent. The maximum impervious surface ratio shall be that required for the CO and CRO zoning districts (85%). (d) Minimum yard requirements. The minimum yard requirements for all structures are: <ul style="list-style-type: none"> a. Front—20 feet. b. Side— 10 feet. c. Rear— 10 feet. (e) Maximum height of structures. 45 feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 feet. 	
<p>Signage</p>	<p>Part 13 of the Zoning Code.</p>	<p>The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. 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, property ownership 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. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>1. Project Identity Monument Sign on Collins Road.</p> <p>A maximum of one (1) project identity monument sign will be permitted along Collins Road for the uses, owners, and tenants within the PUD. This sign may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign. This monument sign will not exceed fifteen (15) feet in height and one hundred (100) square feet (each side) in area.</p>	<p>To allow for adequate signage on the Property.</p>

		<p>In the event either the Collins Lakes Drive Entrance or the HWY 17 Entrance is constructed, each of those two locations will be permitted one (1) additional project identity monument sign subject to the dimensions limitations in this provision.</p> <p>2. Pylon/Pole Signs on Highway 17.</p> <p>A maximum of two (2) pylon/pole signs will be permitted on the Property and along Highway 17 for the uses, owners, and tenants within the PUD. This sign may be internally or externally illuminated and may be located in a required yard. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared pylon/pole sign. These pylon/pole signs will not exceed twenty (20) feet in height and one hundred (100) square feet in area.</p> <p>3. Projecting and Wall Signs oriented toward Collins Road, Collins Lakes Drive and Highway 17.</p> <p>Wall and projecting signs oriented toward a public right-of-way, including Collins Road, Collins Lakes Drive and Highway 17, are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward the applicable right-of-way. These signs may be internally or externally illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign.</p> <p>4. Awning Signs.</p> <p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>5. Other Signs.</p> <p>Directional signs indicating major buildings, common areas, and 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 eight (8) square feet in area per sign face and a maximum of twenty-four (24) such signs will be permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of sixteen (16) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity signs, as identified above, 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, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign</p>	<p>Exhibit 3 Page 20 of 23</p>
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		Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.	
Parking	Part 6 of the Zoning Code.	<p>Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:</p> <ol style="list-style-type: none"> 1. Within any multi-family uses, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit. 2. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multi-family residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. If townhomes are individually platted, parking, including bicycle parking, might not be provided “on-site” of each platted lot, and instead may be provided “off-site” within the PUD. 3. All loading areas will comply with Sections 656.605 of the Zoning Code; provided, however, that only two (2) loading spaces shall be required for multi-family development in the PUD. 4. No guest parking spaces shall be required for townhomes with 2-car garages, as applicable. 	<p>To provide for parking consistent with the marketplace.</p> <p>Regarding reduced guest parking for townhomes with 2-car garages, Part 6 of the Zoning Code requires one guest parking space for every 3 townhome units. If townhomes are constructed which contain 2 car garages, ample parking will be provided in garages and driveways, without the need for additional guest parking, as is necessary with 1 car garages.</p>
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.
Landscaping	Part 12 of Zoning Code.	<p>Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use 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, as 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.</p> <p>The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.</p>	To allow for the mixed-use development of the Property.

IX. NAMES OF DEVELOPMENT TEAM

- Developer: N/A
- Planner/Engineer: Prosser, Inc.
- Architect: N/A
- Agent: Rogers Towers, P.A.

X. LAND USE TABLE

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

XI. PUD REVIEW CRITERIA

A. Consistency with the 2045 Comprehensive Plan: As described above, the uses proposed herein are consistent with the RPI land use category. The maximum densities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.7: 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.

FLUE Policy 1.1.15: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 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.

FLUE Policy 1.1.9: Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, 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 1.1.21: Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities

- B. Address outdated development patterns; and/or
- C. Provide 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 1.1.22: 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 Objective 1.6: 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.

FLUE Policy 2.2.7: Encourage the redevelopment and revitalization of run-down and/or underutilized 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.

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 2045 Comprehensive Plan.

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

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

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code and Comprehensive Plan.

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

I. Listed Species Regulations: The Property is larger than fifty (50) acres in size, so a listed species survey has been provided.

J. Parking Including Loading and Unloading Areas: See above.

K. Sidewalks, Trails, and Bikeways: The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0651 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 19, 2023

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2023-0651** to Planned Unit Development.

Location: 4837 Collins Road
Between Ortega Bluff Parkway and Roosevelt
Boulevard (US 17)

Real Estate Numbers: 099140-0000; 099140-0020; 099151-0000; 105562-
0010; 098422-0000

Current Zoning Districts: Industrial Business Park (IBP)
Industrial Light (IL)
Commercial Office (CO)
Public Buildings and Facilities-1 (PBF-1)
Residential Medium Density-A (RMD-A)
Residential Medium Density-B (RMD-B)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)
Residential-Professional-Institutional (RPI)
Medium Density Residential (MDR)

Proposed Land Use Category: Residential-Professional-Institutional (RPI)

Planning District: Southwest, District 4

Applicant/Agent: Marshall H. Phillips, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owner: Jesmet LLC
9838 Old Baymeadows Road #338
Jacksonville, FL 32256

Joan M. Tony Revocable Trust Dated July 28, 2017
885 Beach Avenue
Atlantic Beach, FL 32233

Staff Recommendation: **APPROVE with Conditions**

GENERAL INFORMATION

Application for Planned Unit Development **2023-0651** seeks to rezone approximately 139.35± acres of land from Industrial Business Park (IBP), Industrial Light (IL), Commercial Office (CO), Public Buildings and Facilities-1 (PBF-1), Residential Medium Density-A (RMD-A), Residential Medium Density-B (RMD-B) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of a mixed-use development consisting of a maximum of 20 units per acre, as well as up to 1.7 acres of commercial space. The subject site is located on the western side of Roosevelt Boulevard north of Collins Road. Access to the site will primarily come from Collins Road, however, a proposed access to Roosevelt Boulevard (US 17) would have to be approved by the Florida Department of Transportation.

A companion Large Scale Land Use Amendment (2023-0650) is being sought to change the Land Use Category from LI, MDR, and RPI to MDR and RPI. The Planning and Development Department is also recommending approval on the Land use Amendment.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 139.35-acre site is located west of the railroad tracks along Roosevelt Boulevard (US-17), a major arterial road, with frontage along the north side of Collins Road, a collector road, and is located between Roosevelt Boulevard and Ortega Bluff Parkway, an unclassified road. The site is mostly undeveloped with two single family residential units located along the Collins Road portion of the subject site. The subject site is in the Light Industrial and Medium Density Residential land use categories in the Suburban Development Area. A companion land use application, L-5778-22A, has been filed concurrently with this application for rezoning to change the land use of the subject site from Light Industrial and Medium Density Residential to Residential Professional Institutional.

Residential-Professional-Institutional (RPI) in the Suburban Area is intended to provide low to medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce

the number of Vehicles Miles Traveled. The maximum gross density for RPI in the Suburban Area is 20 dwelling units per acre and there shall be no minimum density.

The proposed PUD would allow for a residential density of up to 20 dwelling units/acre. The maximum number of residential dwellings permitted on the subject site within the proposed RPI land use category is 2,787 units. The proposed density is consistent with the RPI land use category.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

Policy 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide 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.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 2.6.14 To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on the Military and Civilian Influence Zones Map.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the

Comprehensive Plan and Land Development Regulations.

Airport Environment Zone

The subject site is located within the 150 foot and 300 foot Height and Hazard Zones for the Jacksonville Naval Air Station (NAS-Jax). Zoning will limit development to a maximum height of less than 150 feet and 300 feet, respectively, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.6 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

The site is also located in a Military Notice Zone requiring execution of an Airport Notice Zone Acknowledgement, as required in Section 656.1010, Ordinance Code. The Airport Notice zones are areas for which the limits are represented by the 60 DNL to 64.99 DNL noise contour range. Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property will be within the following functional land use category as identified in the Future Land Use Map series, if approved, (FLUMs): Medium Density Residential (MDR) and Residential-Professional-Institutional (RPI).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO). The agent/owner will be required to submit a Mobility application & a CRC application to the Concurrency Office's.

(3) Allocation of residential land use

This proposed Planned Unit Development seeks to develop the residential portions of the subject site with a maximum of 20 units per acre as allowed in the RPI and MDR Functional Land Use Categories.

(4) Internal Compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The treatment of pedestrian ways: Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Active recreation will be provided with an amenity center and recreation areas throughout the entire PUD pursuant to the rules and regulations of the 2045 Comprehensive Plan.

The use of existing and proposed landscaping: Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12 with some exceptions. For individual uses owned under fee simple ownership, landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. All internal uses of the PUD are considered as compatible with each other and no buffers between the internal uses will be required.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the project will be served by a central road stemming from Collins Road on the southern boundary of the PUD. The site plan shows potential connections between Collins Lakes Drive on the western portion of the subject site, and Roosevelt Boulevard (US 17) on the eastern portion of the subject site.

- Any access to Roosevelt Boulevard (US 17) will need to be reviewed and approved by FDOT. Additionally, any potential crossing of the abutting railway line will need to be approved by the governing agency of the line, and any other required departments.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located along Collins Road and Roosevelt Boulevard (US 17). Collins Road is a Collector Road

that serves a number of neighborhood developments to the west of the subject site, as well as industrial and commercial sites to the south and east of the subject site. Roosevelt Boulevard is a FDOT principal arterial that serves the west side of Jacksonville between downtown and Orange Park. The only uses that abut Roosevelt Boulevard adjacent to the subject site are the Defense Logistics Agency and the Railway Line.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR/LI	RMD-A/RMD-B/ RLD-60/ IL/CO	Timber/ Single Family Dwellings/ Mineral Processing /
South	RPI/LI	PUD/IBP/IL	Warehouse/ Single Family/ Milti-Family
East	LI/PBF	IBP/ PBF-1	Mineral Processing / Military/ NAS JAX
West	LDR/MDR	RLD-60/RMD-B/ CO/ RMD-A/ RR- ACRE/ RLD-70/ RMD-MH/ PUD	Mobile Home Park / Single Family Dwellings

(6) Intensity of Development

The PUD is appropriate at this location because it is consistent with the surrounding uses and Land Use Categories.

(7) Usable open spaces plazas, and recreation areas.

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan

(8) Impact on wetlands

A review of City data does indicate the potential existence of wetlands on the subject site. The Written Description does not mention development that would impact wetlands, however, if any development does impact the wetlands it will be required to be permitted in accordance with local, state, and federal requirements.

(9) Listed species regulations

A wildlife survey was required as the project is greater than the 50-acre threshold. None of the protected species that were able to be observed at the time of the survey were observed. The report does indicate that some species could not be observed during the survey time and would need to be reviewed on-site by species experts and that any of the species that may be on site during construction would need to be properly removed by the regulations. The list of these various species and requirements can be found in the species report attached to the application package.

(10) Off-street parking including loading and unloading areas.

Parking for multi-family development will be provided at a minimum ratio of 1.35 spaces per unit. A mix of surface and parking garages or structures, and attached garage parking connected to or under apartment or townhome developments is permissible. Loading Spaces shall be required per Part 6 of the code except for Multi-Family Structure where only two spaces shall be required. No guest parking shall be required for townhome units with 2-Car Garages. Other than these specific rules the written description calls for the development to follow part 6 of the code.

(11) Sidewalks, trails, and bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **October 9, 2023** to the Planning and Development Department, that the Notice of Public Hearing signs **were** posted.

RECOMMENDATION

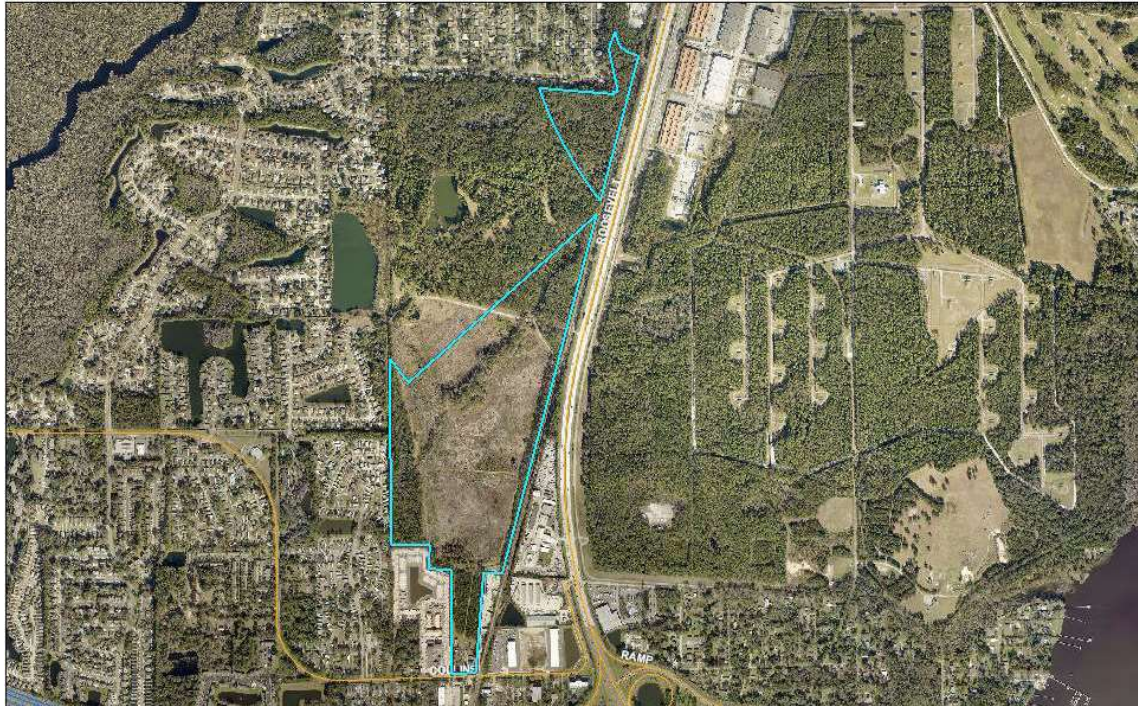
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0651** be **APPROVED with the following exhibits:**

- 1. The original legal description dated August 4, 2023**
- 2. The original written description dated August 4, 2023**
- 3. The original site plan dated August 2, 2023**

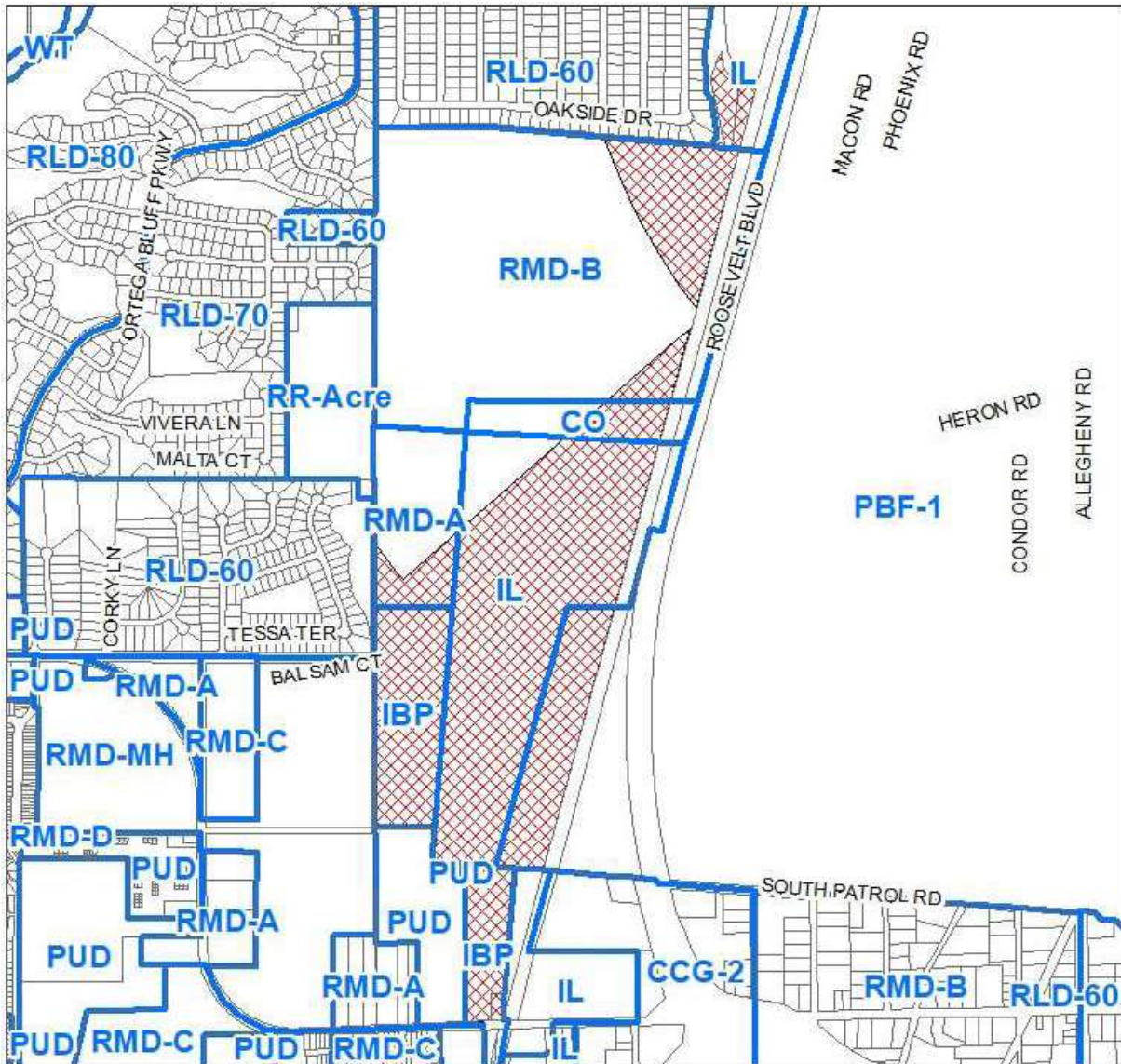
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0651** be **APPROVED with Conditions:**

1.) Permitted use (aa) as listed within the Written Description shall exclude drive-through facilities in conjunction with a permitted or permissible use to be consistent with the RPI Land Use Category.

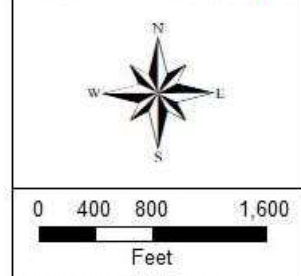
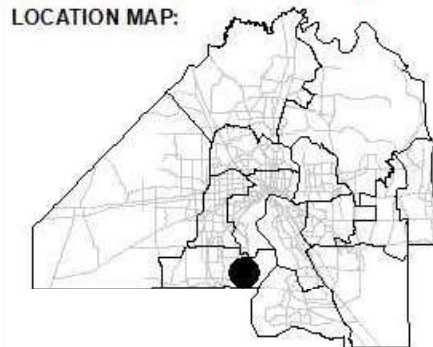
2.) A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering, the Chief of the Transportation Division, and the traffic reviewer from Development Services. Additional traffic studies may be required for future phases.



Aerial View



REQUEST SOUGHT:
 FROM: IL, IBP, CO, PBF-1,
 RMD-A, & RMD-B
 TO: PUD



COUNCIL DISTRICT:
 14

ORDINANCE NUMBER
 ORD-2023-0651

TRACKING NUMBER
 T-2023-5132

EXHIBIT 2
 PAGE 1 OF 1

Legal Map