

# City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

August 19, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-406**                      **Application for: Morocco Temple PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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**

Planning Commission Recommendation:                             **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated March 31, 2021.
2. The original written description dated April 29, 2021.
3. The original site plan dated May 20, 2021.

Recommended Planning Commission Conditions to the Ordinance: **None**

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

Planning Commission Commentary: There was one speaker in opposition who had concerns about additional traffic and the impact to the subdivision entrance to the south. The Commissioners felt the project is appropriate and the Traffic Engineer will determine what improvements are required.

Planning Commission Vote:                      6-0

Joshua Garrison, Chair                             Aye

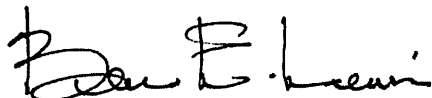
Dawn Motes, Vice Chair                           Absent

David Hacker, Secretary                         Aye

Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	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  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2021-406 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 19, 2021**

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 2021-406 to Planned Unit Development.

***Location:*** 3800 St. Johns Bluff Road South between Alumni Way and St. Johns Industrial Parkway South

***Real Estate Number(s):*** 167461-0150

***Current Zoning District(s):*** Residential Low Density-60 (RLD-60)  
Planned Unit Development (PUD 1997-52)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)  
Public Buildings and Facilities (PBF)

***Proposed Land Use Category:*** Regional Commercial (RC)

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Steve Diebenow, Esq.  
DMH&D, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owner:*** Morocco Temple Association  
3800 St. Johns Bluff Road South  
Jacksonville, Florida 32224

***Staff Recommendation:*** APPROVE

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-406 seeks to rezone approximately 36.76 acres of land from RLD-60 and Planned Unit Development PUD to PUD. The rezoning to PUD is being

sought to allow a mixed use development with a maximum of 115,000 square feet of commercial and service uses and a maximum of 1,025 multi-family dwelling units.

The current PUD contains the existing Morocco Temple and allows for short term RV parking, auditorium, and outdoor exhibitions.

### **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 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the LDR and PBF functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series L-5328-18A (Ordinance 2021-405) that seeks to amend the portion of the site that is within the LDR and PBF land use categories to Regional Commercial (RC).

The RC land use category allows for a creative integration of uses to facilitate innovative site planning, adaptive reuse, infill development and smart growth techniques. New RC category requests are required be accompanied by a site specific policy that identifies the list of permitted uses and density and intensity of uses along with any additional information deemed necessary.

Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5328-18A be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

#### ***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

##### **Future Land Use Element:**

**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.

**Policy 1.1.13** Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:

1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
3. The proposed development is compatible with surrounding existing land uses and zoning.

**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.

**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 the citizens. 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 2030 Comprehensive Plan and Land Development Regulations.

**Policy 3.4.2** The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

**FLUE Policy 4.4.15** Pursuant to Ordinance 2021-405, a large scale amendment is approved that designates a 36.76 acre RC land use category site on the Future Land Use Map. In order to implement a creative integration of uses to facilitate innovative site planning, infill development with vertical and horizontal integration of mixed uses, and smart growth techniques as called for in the RC land use category, development is subject to the following site specific conditions:

(1) Development shall allow for the following uses: (a) all public facilities and non-residential principal and secondary uses in the Community/General Commercial (CGC) land use category; (b) multifamily residential; (c) housing for the elderly and adult congregate living facilities; (d) colleges, universities, and related uses including administration facilities and student housing; and (e) all principal and secondary uses in the Recreation and Open Space (ROS) land use category.

(2) Development shall be limited to a maximum of 1,025 multifamily residential dwelling units and 115,000 square feet of public facility and non-residential uses, not including outdoor recreational uses.

(3) Development shall not encroach upon the wetlands located along the western portion of the property.

***(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 plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

***(1) Consistency with the 2030 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 is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): LDR and PBF. There is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series L-5328-18A (Ordinance 2021-405) that seeks to amend the portion of land that is within the LDR and PBF land use categories to RC. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(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) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for a mixed use development of residential, commercial, office and institutional uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

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

- The streetscape: this will be a mixed use development with on street and structured parking areas. The streetscape will be urban in feel with buildings close to the sidewalks.
- The treatment of pedestrian ways: The site plan shows sidewalks along the internal streets, connecting the buildings, presenting an urban type of development.

- The use of topography, physical environment and other natural features: The site plan indicates the existing pond in the front will be expanded and remain an entrance feature.
- Traffic and pedestrian circulation patterns: There will one point of entrance at the existing signalized intersection.
- The use and variety of building sizes and architectural styles: An architectural style was not specified. The area is devoid of any particular architectural style.
- Compatible relationship between land uses in a mixed use project: The proposed uses have been evaluated for compatibility and it they are not expected to create any adverse impacts among them.

***(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 single family residential dwellings to the west are separated from the subject property by wetlands and mature trees.
- 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	CGC	CCG-1	Commercial uses, restaurants, bank
	BP	IBP	St. Johns Bluff industrial park
South	RPI	CRO	UNF Dormitory
East	MDR	RMD-D	Multi-family apartments
West	LDR	PUD (86-513)	Single family subdivision

***(6) Intensity of Development***

The proposed development is consistent with the RC functional land use category as a mixed use development with residential, commercial, office and institutional uses. The PUD is appropriate at this location because it will be an infill mixed use development that will reduce the number of vehicular trips for those who live in the area.

- The availability and location of utility services and public facilities and services: JEA has no objections and indicates that water and sewer mains cross the property.

The Duval County School District indicates the proposed development will generate 340 students for Windy Hill ES, Twin Lakes MS and Englewood HS.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

The Transportation Planning Division has issued the following comments after reviewing the traffic study provided by the applicant.

- Extend northbound turn lane by approximately 90 feet to provide a total turn lane length of 360 feet, including 310 feet of full width turn lane and a 50-foot taper.
- Reconstruct the southbound right-turn lane to provide a standard right-turn lane based on the FDOT Design Manual. The turn lane should be designed to include 135 feet of full-width turn lane and a 50-foot taper.
- Signal timing optimization.
- Construct a southbound right-turn lane deceleration lane at this intersection. This right-turn lane should be designed to include 135 feet of full-width turn lane and a 50 foot taper.

The City Traffic Engineer has the following comments.

- Per the traffic study, the northbound left turn lane at the signalized intersection shall be lengthened by 90' and the southbound right turn lane shall be modified to meet current FDOT standards with a 235' length from beginning of the taper.
- Per the traffic study, the project driveway at the signal shall have two outbound lanes with the right turn lane having 175' of storage.

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

The project will be developed with the required amount of open space and recreation area.

***(8) Impact on wetlands***

Review of City data indicates the potential existence of approximately 3.13 acres of Category II wetlands located on the western boundary of the subject site. Based on that information, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies. The application was reviewed and approved by the Waterways Commission on March 11, 2020

Approximately 11.96 acres of the subject site is located within the **AE flood zone** and approximately 2.21 acres of the subject site is located within the **AE-Floodway flood zone**. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The **AE flood zone** is defined as areas within the 100-year floodplain or SFHA where flood



insurance is mandatory. The **AE Floodway** is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory if construction is allowed within the floodway. Areas located within AE Floodway zones should be left intact as construction and filling within these areas is severely restricted. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

*(9) Listed species regulations*

No wildlife survey was required as the project is less than the 50-acre threshold.

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

The site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on August 3, 2021, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-406** be **APPROVED** with the following exhibits:

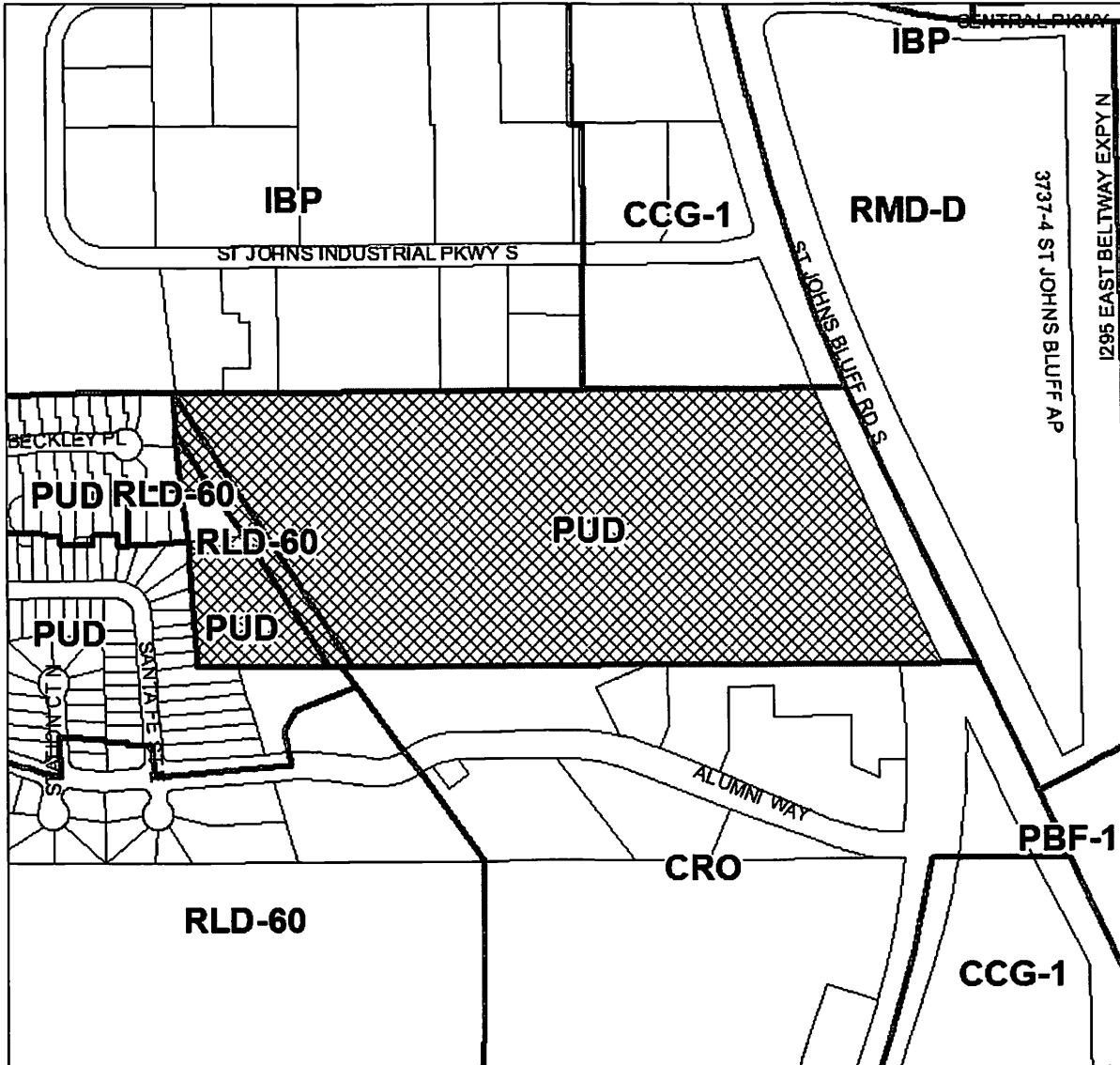
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3. The original site plan dated May 20, 2021.

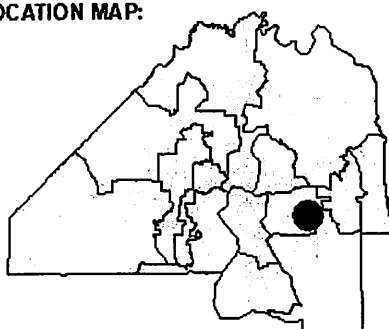
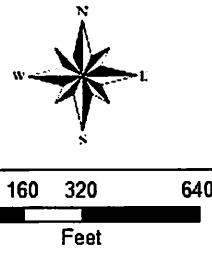


View of subject property



Aerial view of subject property



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RLD-60 &amp; PUD</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 160 320 640 Feet</p> <p><b>COUNCIL DISTRICT:</b> 4</p>
<p><b>ORDINANCE NUMBER</b> ORD-2021-0406</p>	<p><b>TRACKING NUMBER</b> T-2021-3456</p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** N/A **Staff Sign-Off/Date** BEL / 05/18/2021  
**Filing Date** N/A **Number of Signs to Post** 4  
**Hearing Dates:**  
**1st City Council** N/A **Planning Commission** N/A  
**Land Use & Zoning** N/A **2nd City Council** N/A  
**Neighborhood Association** ALUMNI CIVIC ASSOC., FOX CHASE OWNERS ASSOC., WINDY HILL CIVIC ASSOC.  
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 3456 **Application Status** FILED COMPLETE  
**Date Started** 03/31/2021 **Date Submitted** 03/31/2021

## General Information On Applicant

**Last Name** TRIMMER **First Name** CYNDY **Middle Name**  
**Company Name**  
 DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC  
**Mailing Address**  
 1 INDEPENDENT DRIVE, SUITE 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** N/A **First Name** N/A **Middle Name**  
**Company/Trust Name**  
 MOROCCO TEMPLE ASSOCIATION, INC.  
**Mailing Address**  
 3800 ST. JOHNS BLUFF ROAD S  
**City** JACKSONVILLE **State** FL **Zip Code** 32224  
**Phone** 9043011269 **Fax** **Email**

## Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 1997-0052-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167461 0150	4	3	RLD-60	PUD
Map 167461 0150	4	3	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

LDR,PBF

**Land Use Category Proposed?****If Yes, State Land Use Application #**

5328

**Total Land Area (Nearest 1/100th of an Acre)** 36.76**Development Number****Proposed PUD Name** MOROCCO TOWN CENTER PUD**Justification For Rezoning Application**

APPLICANT SEEKS TO REZONE THE PROPERTY TO REDEVELOP THE PROPERTY AS A MIXED USE DEVELOPMENT INCLUDING STUDENT HOUSING, MULTI-FAMILY, ASSISTED/INDEPENDENT LIVING, ENTERTAINMENT, RETAIL, OFFICE, RESTAURANT, HOTEL AND PUBLIC AMENITIES.

**Location Of Property****General Location**

NORTHWEST OF THE CORNER OF ST JOHNS BLUFF RD S AND ALUMNI WY

House #	Street Name, Type and Direction	Zip Code
3800	ST JOHNS BLUFF RD S	32224

**Between Streets**

ST JOHNS INDUSTRIAL PKWY S and ALUMNI WY

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,269.00**
- 2) Plus Cost Per Acre or Portion Thereof**  
**36.76 Acres @ \$10.00 /acre: \$370.00**
- 3) Plus Notification Costs Per Addressee**  
**69 Notifications @ \$7.00 /each: \$483.00**
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,122.00**

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

## LEGAL DESCRIPTION

### Parcel 1

A portion of Section 6, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference commence at the southeasterly corner of Highpoint, Unit No. 3 according to map recorded in Plat Volume 26, Page 40, Public Records of said County and run North 1°-18'-45" West along the easterly line of said Highpoint, Unit No. 3 and along the easterly line of Skycrest Village according to map recorded in Plat Volume 24, Page 93, Public Records of said County, a distance of 1367.63 feet to the southwesterly corner of lands described in Schedule "D" in deed recorded in the Official Records of said County in Volume 4069, Page 225; run thence North 89° 31' 10" East along the southerly line of last mentioned lands a distance of 729.19 feet to a concrete monument set at the southeasterly corner thereof for the Point of Beginning. From the Point of Beginning thus described run North 1°18' 45" West along the easterly line of last mentioned lands a distance of 660.0 feet to a concrete monument set at the southwesterly corner of lands described on Exhibit "A" in deed recorded in the Official Records of said County in Volume 5261, Page 939; run thence North 89°31'10" East along the southerly line of last mentioned lands, a distance of 4030.21 feet to a concrete monument set at the southeasterly corner thereof on the southwesterly right-of-way line of St. Johns Bluff Road (a 200-foot right-of-way as now established): run thence South 25°-15'-50" East along said southwesterly right-of-way line, a distance of 726.86 feet to a concrete monument set at the southeasterly corner of lands described as Parcel 1 on Schedule "A" in deed recorded in the Official Records of said County in Volume 4069, Page 203, the same being the northeasterly corner of lands described as Parcel 2 on Schedule "B" in said Official Records Volume 4069, Page 203, run thence South 89° 31'10" West along the northerly line of last mentioned lands, a distance of 4325.33 feet to the Point of Beginning.

Subject to the reservation by the City National Bank of Miami, its assigns, or successors in title to a 50-foot perpetual easement for utilities, said easement being described as follows: A 50-foot-wide Easement across a part of Section 6, Township 3 South, Range 28 East, Duval County, Florida;

Said 50 foot wide easement lying 25.0 feet (as measured at right angles) each side of the following described centerline: For a Point of Reference commence at the southeasterly corner of Highpoint, Unit No. 3 according to map recorded in Plat Volume 26, Page 40, Public Records of said County and run North 1°18' 45" West along the easterly line of said Highpoint, Unit No. 3 and along the easterly line of Skycrest Village according to map recorded in Plat Volume 24, Page 93, Public Records of said county, a distance of 1367.63 feet to the Southwesterly corner of lands described on Schedule "D" in deed recorded in the Official Records of said county in Volume 4069, Page 225; run thence North 89°31'10" East along the southerly line of last mentioned lands and along the easterly prolongation thereof, the same being the northerly line of lands described as Parcel 2 on Schedule "B" in deed recorded in the Official Records of said County in Volume 4069, Page 203, a distance of 2718.52 feet to a point for the Point of Beginning of said centerline to be described herein. From the Point of Beginning thus described run North 4°14' 20" West along the westerly line of lands described as Parcel 1 on Schedule "A" in deed recorded in the Official Records of said County in Volume 4069, Page 203, a distance of 661.34 feet to the northwesterly corner of last mentioned lands for the terminus point of said centerline of easement.

Together with the following described lands, being more particularly described as follows:

### Parcel 2

That certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville, County of Duval, Florida, more particularly described as follows:

Commence for a point of reference at the Southeast corner of Highpoint, Unit 3, as recorded in Plat Volume 26, Page 40, of the current Public Records of said County; thence North 1° 18' 45" West along the Easterly line of said Highpoint Unit 3 and the Easterly line of Skycrest Village, Plat Volume 24, Page 93, and the



Easterly line of Doran Heights, Plat Volume 24, Page 75, 2562.63 feet to the intersection with the Southerly right of way line of a 100 foot Jacksonville Electric Authority Easement as described in Official Records Volume 4232, Page 526, of the Current Public Records of said County; thence North 89°31'10" East along said Southerly right of way line 729.0 feet to the Northeast corner of the lands conveyed by Lynnwood G. Willis and Thomas H. Greene as Trustees of the St. Johns Trust U/A May 15, 1973 to Tucker Bros. Insurance Agency, Inc., as said lands are described in Official Records Volume 4069, Page 225, Schedule "D" of the Current Public Records of Duval County, Florida; thence South 1° 18' 45" East along the Easterly boundary of the aforementioned lands as described in Official Records Volume 4069, Page 225, Schedule "D" of the Current Public Records Duval County, Florida, 30 feet to a point in said Easterly boundary, said Point being the Point of Beginning; thence continue South 1° 18' 45" East along aforementioned Easterly boundary, 505 feet to a point; thence run North 89° 31' 10" East along a line 535 feet Southerly of and parallel with the Southerly right of way line and the Easterly projection thereof of a 100 foot Jacksonville Electric Authority Easement as described in Official Records Volume 4232, Page 526 of the Current Public Records of Duval County, Florida, a distance of 4030.21 feet to an intersection with the Westerly right of way line of St. Johns Bluff Road (a 200 foot R/W as now established); thence run North 25° 15' 30" West along said Westerly right of way line 400.75 feet to the Point of a Curve to the right, having a radius of 8829.58 feet; thence Northwesterly along and around said Curve, a chord bearing and distance of North 24° 52' 49" West, 78.06 feet to the Northeast corner of lands conveyed by Lynnwood G. Willis and Thomas H. Greene, as Trustees of the St. Johns Trust U/A May 15, 1973 to City National Bank of Miami as Trustees of Liquidating Land Trust Number 5196-5 U/A August 2, 1973, as said lands are described in Official Records Volume 4069, Page 203, Parcel 1, as Schedule A of the Current Public Records of Duval County, Florida; thence run South 89° 31' 10" West along the Northerly boundary of aforementioned lands a distance of 1906.68 feet to an intersection with the Easterly line of a 30 foot easement for ingress and egress to a treatment plant site as said easement is described in Official Records Volume 4069, Page 225, Schedule "B" of the Current Public Records of Duval County, Florida; thence run South 4° 14' 20" East along the Easterly boundary of aforesaid 30 foot easement, a distance of 173.13 feet to an intersection with the Northerly boundary of a treatment plant site as said site is described in Official Records Volume 4069, Page 225, Schedule "H" of the Current Public Records of Duval County, Florida; thence North 85° 46' 30" East along aforesaid Northerly boundary of the treatment plant site, 90 feet to the Northeast corner thereof; thence run South 85° 46' 30" West along the Southerly boundary of said treatment plant site, 350 feet to the Southwest corner of the lands conveyed by Lynnwood G. Willis and Thomas J. Greene, as Trustees of the St. Johns Trust U/A May 15, 1973 to Tucker Bros. Insurance Agency, Inc. as said lands are described in Official Records Volume 4147, Page 420 of the Current Public Records of Duval County, Florida; said lands also being known as "5 Acre Addition to Treatment Plant"; thence run South 89° 31' 10" West along the Southwest corner thereof; of said "5 Acre Addition", 399.27 feet to the Southeast corner thereof; thence run North 0° 20' 50" West along the Westerly boundary of said "5 Acre Addition", 404.22 feet to a point in said Westerly boundary which bears North 89° 31' 10" East from the Point of Beginning of the subject lands being conveyed herein and 1372.89 feet distance from said Point of Beginning when measured along said North 89° 31' 10" East bearing; thence South 89° 31' 10" West parallel to and 30 feet distant from the aforementioned Southerly right of way line of the 100 foot Jacksonville Electric Authority Easement as described in Official Records Volume 4232, Page 526, of the Current Public Records of said County, 1372.89 feet to the Point of Beginning.

**TOGETHER WITH THE FOLLOWING DESCRIBED LANDS:**

**Parcel 3**

Being a 100 foot strip of land lying in Section 6, Township 3 South, Range 28 East and being more particularly described as follows;

For a Point of Beginning commence at the northeast corner of lands described in the Official Records of said County in Volume 4916, Page 628 (Parcel 2) and run North 89° 31' 10" East along the northerly line of a 100 foot wide easement to the City of Jacksonville as recorded in said Official Records in Volume 4594, Page 1092, a distance of 1,870.01 feet to a point on a curve in the westerly right-of-way line of St. Johns Bluff Road.(a 200 foot right-of-way); run thence in a southeasterly direction along the arc of a curve in said westerly right-of-way line, said curve being concave northeasterly and having a radius of 5,829.58 feet, a

chord bearing and distance of South 23° 59' 15" East; 109.05 feet. to a point; run thence South 89° 31' 10" West along the southerly line of the previously mentioned 100 foot wide easement recorded in Official Records Volume 4594, Page 1092, a distance of 1,906.95 feet to a point on the easterly line of said Official Records Volume 4916, Page 628 (Parcel 2); run thence North 4° 14' 20" West, along last mentioned easterly line, a distance of 100.22 feet to the Point of Beginning.  
Being a part of the 100-foot easement described in the Official Records of said County in Volume 4594, Page 1092.

**LESS AND EXCEPT FROM THE PARCELS DESCRIBED ABOVE ANY PART OF THE LANDS DESCRIBED IN THE FOLLOWING PLATTED LANDS:**

**ALL OF THE LAND AS DESCRIBED ON THE PLAT OF FOX CHASE UNIT 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 22; AND**

**ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF WOODLAND STATION UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 85; AND**

**ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF FOX CHASE UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 73; AND**

**ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF FOX CHASE UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 23; AND**

**ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF FOX CHASE UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 37; AND**

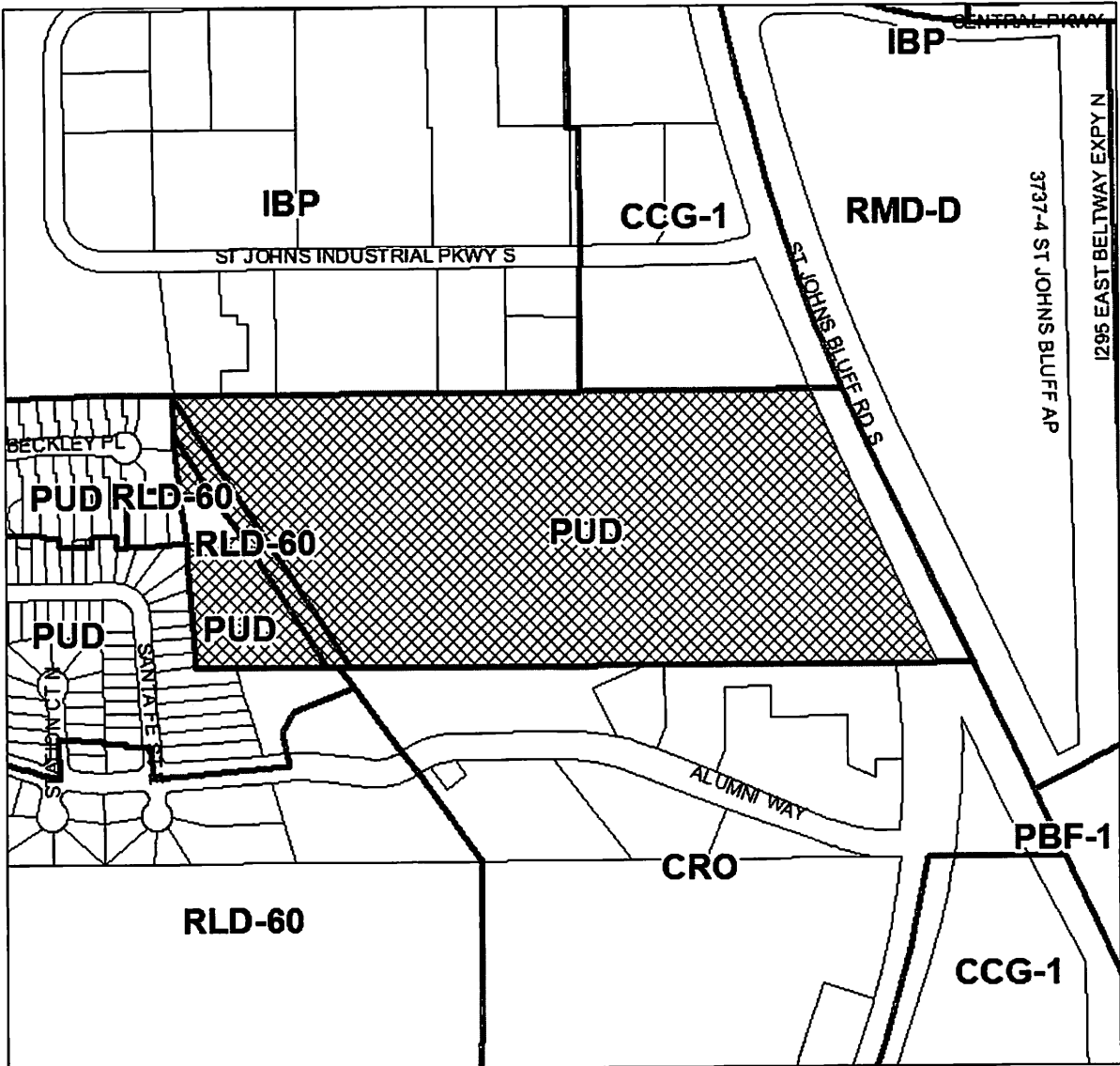
**ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF WOODLAND STATION UNIT 2, PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT Book 47, PAGE 34; AND**

**ALL OF THE LANDS AS DESCRIBED ON THE PLAT OF WOODLANDS STATION UNIT 2, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 82, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; AND**

**LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LANDS AS DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 4069, PAGE 203, O.R. BOOK 4147, PAGE 420, O.R. BOOK 5735, PAGE 304; O.R. Book 4916, Page 628; O.R. BOOK 14826, PAGE 827; O.R. BOOK 10232, PAGE 483, 487 AND 491; AND O.R. BOOK 4424, PAGE 761; ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

**And**

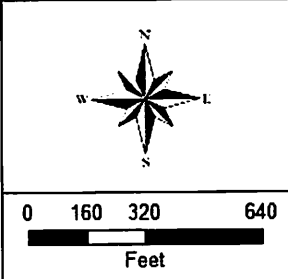
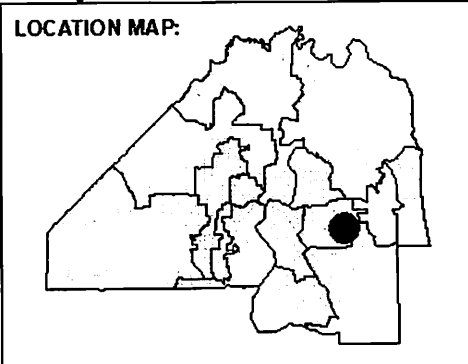
**LESS AND EXCEPT ANY PORTION OF CAPTION PROPERTY LYING WITHIN THE CURRENT RIGHT OF WAY OF ST. JOHNS BLUFF BLVD.**



**REQUEST SOUGHT:**

**FROM: RLD-60 & PUD**

**TO: PUD**



**COUNCIL DISTRICT:**

**4**

**TRACKING NUMBER**

**T-2021-3456**

**EXHIBIT 2**

**PAGE 1 OF 1**

**PUD WRITTEN DESCRIPTION**  
**MOROCCO TOWN CENTER PUD**

**April 29, 2021**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 36.76 acres of property from PUD and RLD-60 to PUD to facilitate redevelopment of parcel located at 3800 St. Johns Bluff Road South (RE# 167461 0150) as more particularly described in Exhibit 1 (the "Property").

The Property is located in the Suburban Area and is subject to a companion land use amendment to RC. A PUD was originally approved for the Property by Ordinance 97-52-E for the Morocco Shrine Auditorium which included event space, practice drill field, storage structures, short-term merchandise sale and display of boats and automobiles, RV camp ground, on-site security, and conservation land. Applicant proposes a unique infill redevelopment project in order to create a truly walkable intergenerational development with a mix of students, conventional apartment/condominium dwellers, and potentially seniors, in one condensed space with shared lifestyle amenities, retail, and entertainment. The project will feature a mix of vertically and horizontally integrated uses including commercial, restaurant, office, hotel, and arts and entertainment space. Public event and amenity space that is open to the community is included. The proposed redevelopment plan provides for the western boundary to remain undisturbed wetlands.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	BP/CGC	IBP/CCG-1	Business park
East	MDR	RMD-D	Single-family residential
South	RPI/LDR	CRO/RLD-60	Student housing, Catholic student center, Jewish center, Pablo Creek Preserve
West	LDR	PUD/RLD-60	Multi-family residential

- B. Project name: Morocco Town Center.
- C. Project engineer: Alliant Engineering, Inc.
- D. Project developer: Morocco Acquisition, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: PBF and LDR.
- G. Current zoning district: RLD-60 and PUD (Ordinance 97-52-E).
- H. Requested land use designation: RC.

- I. Requested zoning district: PUD.
- J. Real estate numbers: 167461 0150.

## **II. QUANTITATIVE DATA**

The project is intended to provide for a broad mix of uses developed over time which may include residential, commercial, institutional, office and professional, and recreational uses as detailed herein. A conceptual site plan illustrating a sample mixed-use development scheme is filed herewith, and criteria for maximum unit count and square footage for the PUD are set forth below. The final unit count or square footage and location for any given use will be determined as the project is developed, subject to all density and mixed-use regulations for the RC land use category and site-specific text amendment for the Property as set forth in the Comprehensive Plan.

- A. Total acreage: 36.76 acres.
- B. Total number of dwelling/hotel units: Not more than 1,025 dwelling units. For purposes of density calculation, one dwelling unit is equal to two hotel units.
- C. Total amount of non-residential floor area: Not more than 115,000 square feet.

## **III. STATEMENTS**

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD adopts regulations of the CCG-1 zoning district with the following exceptions:

- 1. The following uses have been added or modified:
  - a. Structured and podium parking are added as a permitted uses.
  - b. Personal property storage facilities are not required to have a minimum lot size, yard requirements, or perimeter landscaping.
  - c. The Part 4 distance regulations applicable to game promotions or sweepstakes utilizing electronic equipment and drawings by chance are omitted.
  - d. Part 4 development regulations applicable to day care and care centers have been omitted.
  - e. Outside retail sales of holiday items shall not have a minimum lot size.
  - f. Restaurants may have outdoor sales and service and service of all alcoholic beverages by right, and the minimum distance from a church or school for such liquor license is waived.
  - g. Food trucks are explicitly permitted.

- h. Retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both is a permitted use.
  - i. Minimum distance requirements for liquor, beer and wine service are waived.
  - j. Retail sales and service of vehicles and service garages for minor or major repairs are not limited to franchised dealers.
  - k. Outside sales and service is included as a permitted use.
2. The following uses that would be permitted or permissible in the CCG-1 zoning district have been omitted:
- a. Dancing entertainment establishments serving alcohol.
  - b. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
  - c. Crematories.
  - d. Adult arcade amusement centers operated by a licensed permitholder.
  - e. Buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
  - f. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses, provided all merchandise is stored within an enclosed building and no heavy machinery or heavy manufacturing is located on the premises.
3. Height is increased to sixty-five (65) feet to permit the required density.
4. Part 6 parking requirements are modified to provide for industry standard ratios, allow for shared parking within the PUD, and eliminate a maximum parking restriction.
5. Part 12 landscaping requirements are modified to provided (1) internal buffering between uses and parcels shall not be required within the PUD due to the horizontal and vertical integration of the project; (2) one tree shall be planted for every forty (40) linear feet of frontage and may be clustered; and (3) structured parking shall not be deemed to be a vehicular use area for landscaping purposes.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the city.

The owner of the Property will be responsible for the continued operation and maintenance of the areas and functions described herein as well as any facilities which are not to be provided, operated or maintained by the City.

## **IV. USES AND RESTRICTIONS**

### **A. Permitted uses:**

1. Multi-family residential.
2. College, university, vocational, trade and business schools and related uses including administration facilities and student housing.
3. Adult Congregate Living Facility, assisted living, memory care, skilled nursing, and similar facilities (but not group care homes or residential treatment facilities).
4. Hotels and motels.
5. Commercial retail sales and service establishments.
6. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
7. Professional and business offices.
8. Medical offices, clinics, ambulatory centers and physical rehabilitation facilities.
9. Restaurants including drive-through service, outdoor sales and service, and the retail sale and service of all alcoholic beverages.
10. Food trucks.
11. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
12. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, rock climbing gyms, movie theaters.
13. Gymnasiums, fitness centers, playgrounds, playfields, dog parks, open recreation areas and event space.
14. Art galleries, museums, community centers, dance, art or music studios.
15. Day care centers or care centers.
16. Churches, including a rectory or similar use.
17. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
18. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
19. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
20. Personal property storage establishments meeting the performance development criteria set forth in Part 4; provided, however, that there shall be no minimum lot size, yard requirements, or perimeter landscape requirements specific to such use.

21. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
22. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4; provided, however, that there shall be no minimum lot size required for such use.
23. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
24. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
25. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
26. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
27. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
28. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
29. Structured and podium parking.
30. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.

**B. Permissible uses by exception:**

1. Residential treatment facilities and emergency shelters.
2. Retail sales of new or used automobiles.
3. Service garages for minor or major repairs.
4. Auto laundry or manual car wash.
5. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
6. Blood donor stations, plasma centers and similar uses.
7. Private clubs.
8. Billiard parlors.
9. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
10. Schools meeting the performance standards and development criteria set forth in Part 4.
11. Nightclubs.



12. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
13. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4

C. Permitted accessory uses and structures: As permitted pursuant to Section 656.403.

## **V. DESIGN GUIDELINES**

### **A. Lot requirements:**

1. Minimum lot area: None, except as required for certain uses pursuant to Zoning Code.
2. Minimum lot width: None.
3. Minimum lot coverage: None, except as required for certain uses pursuant to Zoning Code.
4. Minimum front building setback: None.
5. Minimum side building setback: None.
6. Minimum rear building setback: None, except that a minimum setback of fifteen (15) feet shall be provided where adjacent to a residential district.
7. Maximum height of structures: Sixty-five (65) feet.

### **B. Ingress, egress and circulation:**

1. Parking requirements: Required parking will be determined by a calculation pursuant to ITD or ULI standards, whichever is greater; or as otherwise approved by the Planning and Development Department. The project may provide for a mix of structured and surface parking with no maximum parking restriction. Parking within the PUD may be shared regardless of individual parcel ownership so long as the PUD in its entirety provides sufficient parking for all proposed uses taking into consideration offsetting hours of operation. Where individual parcel owners are involved, such shared parking may be provided "off-site" within the PUD and/or addressed by easement. Loading zones are provided throughout the project.
2. Vehicular access: Vehicular access to the Property shall be by way of St. Johns Bluff Road substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
3. Pedestrian access: Sidewalks have been established along the perimeter of the Property along St. Johns Bluff Road.

C. Signs: Signage shall comply with the provisions of Part 13 applicable to a CCG-1 zoning district.

- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that (1) internal buffering between uses and parcels within the PUD shall not be required due to the horizontal and vertical integration of the project; (2) one tree shall be planted for every forty (40) linear feet of road frontage and may be clustered; and (3) structured parking shall not be deemed to be a vehicular use area for landscaping purposes.
- E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the Project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination. A lighting plan with fixture schedules and foot-candle diagram shall be provided at Verification of Substantial Compliance for review and approval.
- F. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- H. Wetlands: Pursuant to the site-specific text amendment for this Property, development shall not encroach upon the wetlands located along the western portion of the Property.
- I. Waiver of Minimum Distance for a Liquor License: The minimum distance between the Property and a church or school as required by Section 656.805(c) of the Zoning Code is waived.

**VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

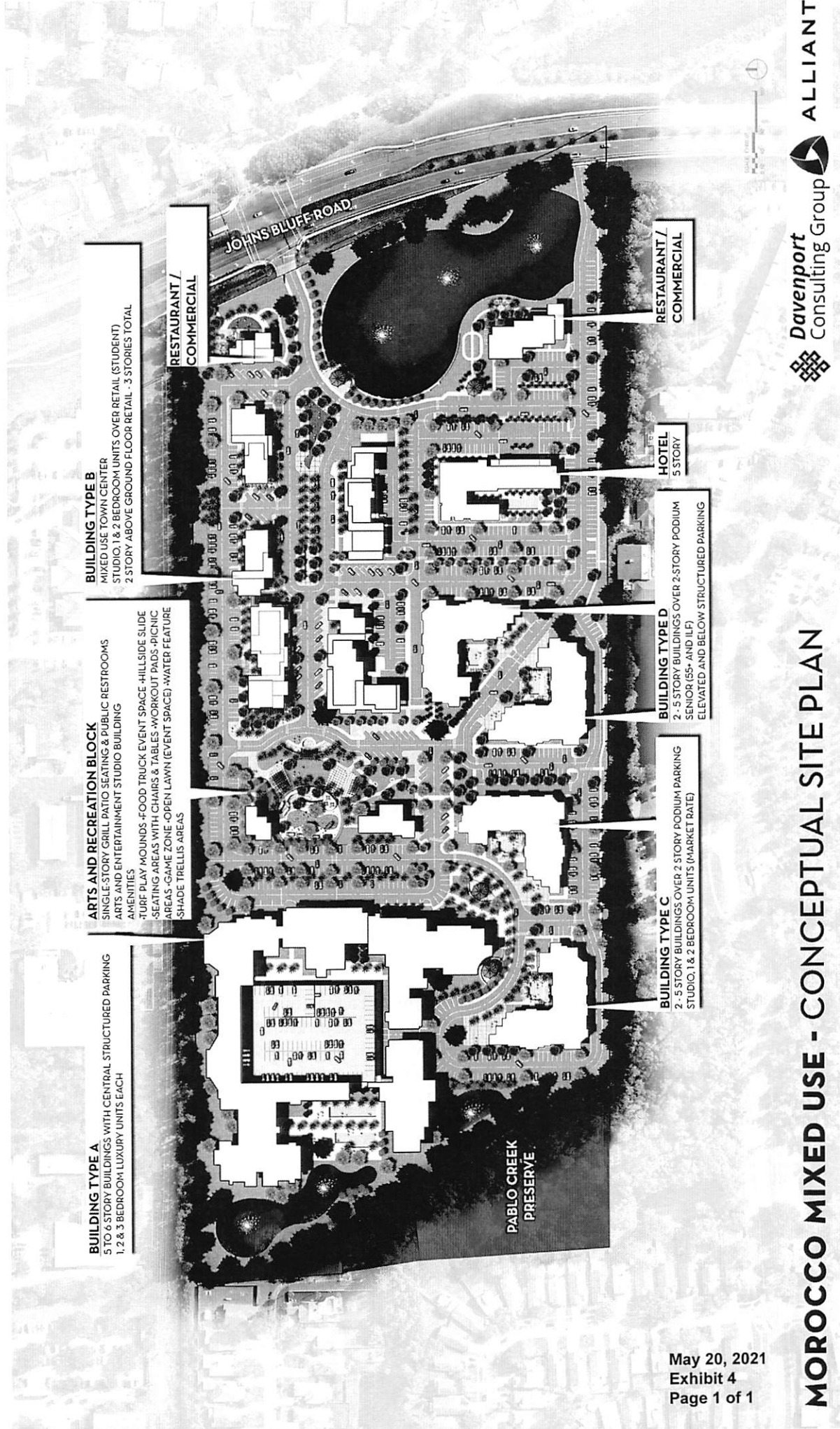
- 1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact

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.

2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
5. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
6. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non- residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
7. Policy 3.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to

provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

8. Policy 3.1.19 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall adopt criteria and standards in order to limit the location of single-family attached and multi-family housing units to the periphery of established single-family detached neighborhoods and non-residential nodes, along collectors, arterials, and rail transit corridors, unless the higher density residential development is a component of a mixed or multi-use project.



**BUILDING TYPE A**  
 5 TO 6 STORY BUILDINGS WITH CENTRAL STRUCTURED PARKING  
 1, 2 & 3 BEDROOM LUXURY UNITS EACH

**ARTS AND RECREATION BLOCK**  
 SINGLE-STORY GRILL - PATIO SEATING & PUBLIC RESTROOMS  
 ARTS AND ENTERTAINMENT STUDIO BUILDING  
 AMENITIES  
 -TURF PLAY MOUNDS -FOOD TRUCK EVENT SPACE -HILLSIDE SLIDE  
 -SEATING AREAS WITH CHAIRS & TABLES -WORKOUT PADS -PICNIC  
 AREAS -GAME ZONE -OPEN LAWN (EVENT SPACE) -WATER FEATURE  
 SHADE TRELLIS AREAS

**BUILDING TYPE B**  
 MIXED USE TOWN CENTER  
 STUDIO, 1 & 2 BEDROOM UNITS OVER RETAIL (STUDENT)  
 2 STORY ABOVE GROUND FLOOR RETAIL - 3 STORIES TOTAL

**RESTAURANT /  
 COMMERCIAL**

**RESTAURANT /  
 COMMERCIAL**

**HOTEL  
 5 STORY**

**BUILDING TYPE D**  
 2 - 5 STORY BUILDINGS OVER 2-STORY PODIUM  
 SENIOR (65+ AND ILL)  
 ELEVATED AND BELOW STRUCTURED PARKING

**BUILDING TYPE C**  
 2 - 5 STORY BUILDINGS OVER 2 STORY PODIUM PARKING  
 STUDIO, 1 & 2 BEDROOM UNITS (MARKET RATE)

**PABLO CREEK  
 PRESERVE**

**JOHNS BLUFF ROAD**



**MOROCCO MIXED USE - CONCEPTUAL SITE PLAN**

**EXHIBIT F**  
**MOROCCO SHRINE PUD**  
**Land Use Table**

Total gross acreage	<u>36.76</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family/Hotel use	_____ Acres	_____ %
Total number of dwelling/hotel units (one dwelling unit is equal to two hotel units)	<u>1,025</u> D.U.	
Commercial/Institutional	_____ Acres	_____ %
	<u>115,000</u> Sq. Ft.	
Industrial	_____ Acres	_____ %
Other land use	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

Pursuant to the RC land use category, the project is permitted a maximum of 1,025 multifamily residential dwelling units and 115,000 square feet of public facility and non-residential uses, not including outdoor recreational uses. Some multifamily will be in standalone structures while other may be vertically integrated. The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.