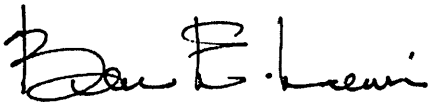


Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Absent
Jason Porter	Aye

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 2022-357 TO
PLANNED UNIT DEVELOPMENT

JUNE 9, 2022

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 2022-357 to Planned Unit Development.

Location: Between Village Shops Drive and Big Island Drive

Real Estate Number(s): 167727-8810, 167727-9546

Current Zoning District(s): Planned Unit Development (PUD 2005-411-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Mixed Use (MU)

Planning District: Southeast, District 3

Applicant/Agent: Babette Ashley, Esq.
Brennan Manna & Diamond, LP
800 West Monroe Street
Jacksonville Florida 32202

Owner: St. Johns Town Center, LLC
225 West Washington Street
Indianapolis Indiana 46204

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-357 seeks to rezone approximately 4.2 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow a maximum of 300 multi-family dwellings to the existing St. Johns Town Center. The additional dwelling units will be accomplished through a conversion in the Development of Regional Impact (DRI) Development Order reducing the allowable square feet of office uses. The current PUD, 2005-411-E, allows for approximately 2,000,000 square feet of commercial uses, 250 hotel rooms 333,333 square feet of office uses and 450 dwelling units.

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 Mixed Use (MU) functional land use category 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. The proposed zoning is consistent with the MU land use category pursuant to FLUE Policy 4.3.5 for the St. Johns Town Center DRI. Additionally, a conversion of uses utilizing the DRIs adopted land use conversion table must be submitted to the Planning and Development Department allowing an additional 300 multi-family residential units to the DRI before approvals in the Verification of Substantial Compliance to the PUD can be issued. The PUD is proposing a maximum of 300 multi-family dwelling uses. 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.

Goal 3 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.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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

(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): Mixed Use (MU). 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 [DESCRIPTION OF PROPOSAL]. 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: The PUD allows buildings to be built to the sidewalk which represents an urban walkable streetscape. The Site Plan shows a similar streetscape for the proposed building.

- Traffic and pedestrian circulation patterns: The site plan shows sidewalks along Big Island Drive allowing for safe pedestrian movement. Also the entrance to the parking garage aligns with River Coast Drive.
- The use and variety of building sizes and architectural styles: Although architectural elevations were not included in the application, it is expected the proposed building will be compatible with the architecture of the existing multi-family buildings.
- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Multi-family uses are an allowed use within the DRI. Additionally, the location of the proposed multi-family residential units as identified in the PUD is consistent with the Master Plan Map H to the DRI and are located in an area identified for Retail/ Office/ Hotel/ Multi-Family/ Movie Theater uses. However, the latest Monitoring Report on file with the Planning and Development Department identifies that there are no entitlements remaining for multi-family residential units. **Staff recommends a conversion table be submitted to the Planning and Development Department allowing an additional 300 multi-family residential units to the DRI before approvals in the Verification of Substantial Compliance to the PUD can be issued.**

(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 4.2 acres within an approximately 220 acre mixed use PUD. There is a four story multi-family building to the south and a 119 room hotel to the north. There are numerous restaurants and commercial uses within walking and biking distance.
- 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	MU	PUD (05-411)	Hotel
South	MU	PUD (05-411)	Multi-family dwellings
East	BP	IBP	JEA transmission line, retention pond
West	MU	PUD (05-411)	Commercial uses

(6) Intensity of Development

The proposed development is consistent with the Mixed Use (MU) functional land use category as a mixed use development. The PUD is appropriate at this location because it will provide alternative housing options which are close to restaurants, shopping and commercial uses.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: According to the Transportation planning Division, the proposed 300 multi-family units could produce 2,022 daily vehicular trips.

(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 a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(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.

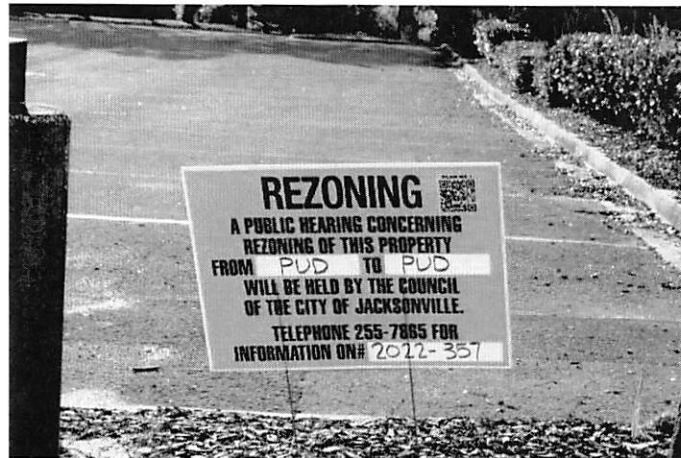
The site will be developed in accordance with Part 6 of the Zoning Code.

(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 May 25, 2022, 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 2022-357 be **APPROVED** with the following exhibits:

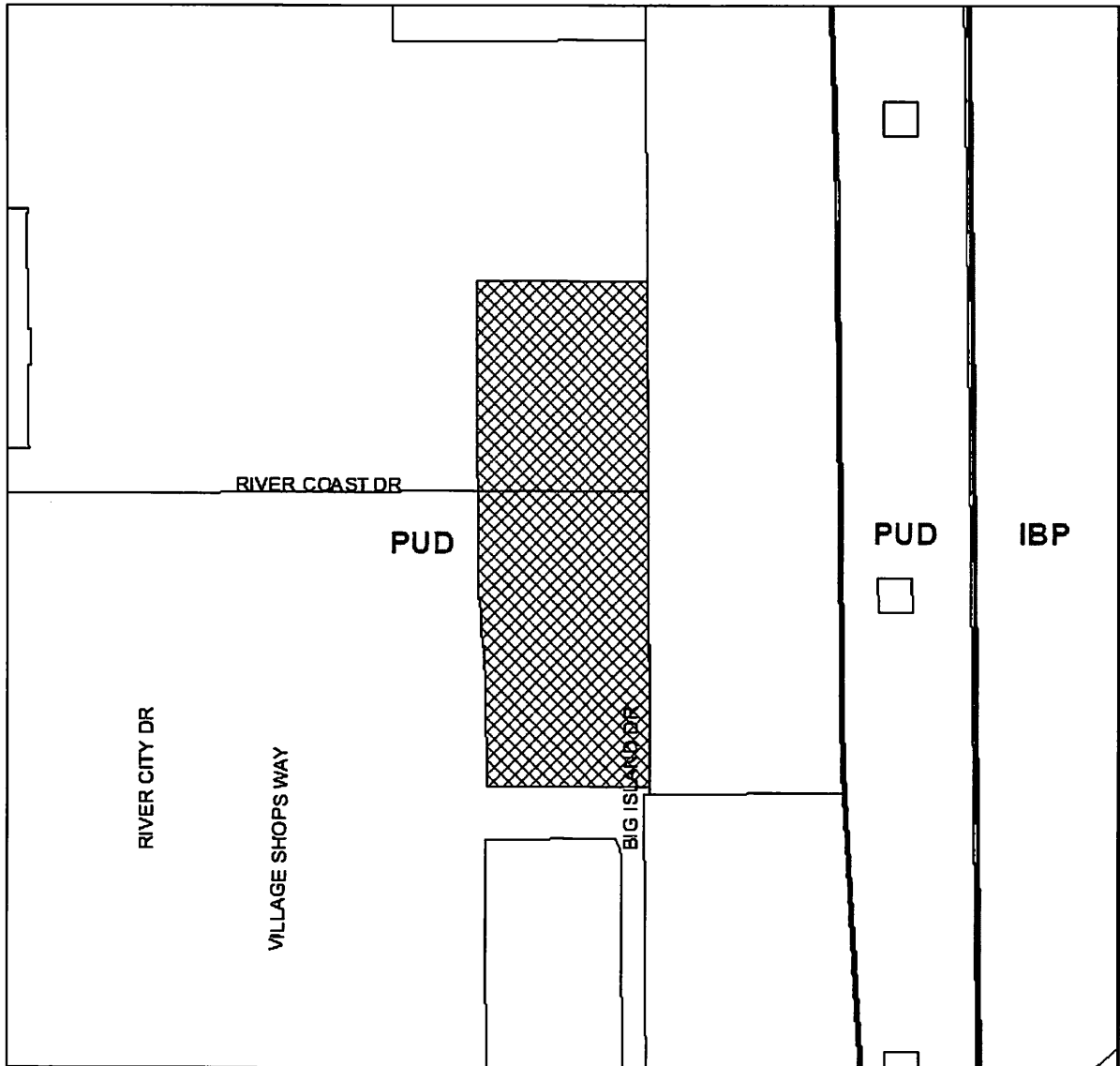
1. The original legal description dated March 3, 2022.
2. The original written description dated February 15, 2022.
3. The original site plan dated February 9, 2022.

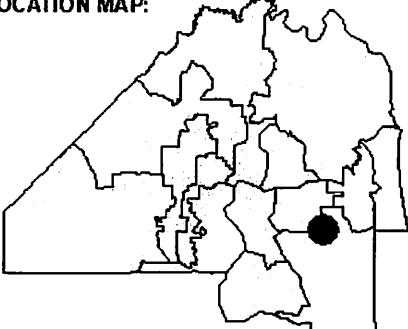
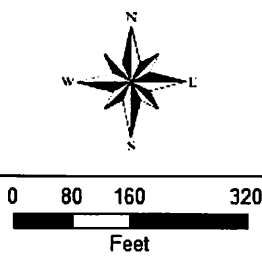
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-357 be APPROVED subject to the following conditions, which may only be changed through a rezoning:

1. A conversion of uses utilizing the DRIs adopted land use conversion table must be submitted to the Planning and Development Department at the time of Verification of Substantial Compliance to the PUD.



Aerial view of the subject property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0357</p>	<p>TRACKING NUMBER</p> <p>T-2022-4137</p>	<p>COUNCIL DISTRICT:</p> <p>4</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0357 **Staff Sign-Off/Date** BEL / 03/31/2022
Filing Date 05/04/2022 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 06/14/2022 **Planning Commission** 06/09/2022
Land Use & Zoning 06/22/2022 **2nd City Council** N/A
Neighborhood Association NONE
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4137 **Application Status** PENDING
Date Started 03/03/2022 **Date Submitted** 03/03/2022

General Information On Applicant

Last Name ASHLEY **First Name** BABETTE **Middle Name**
Company Name BRENNAN, MANNA & DIAMOND, LP
Mailing Address 800 WEST MONROE STREET
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043661500 **Fax** 9043661501 **Email** BLASHLEY@BMDPL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name ASHLEY **First Name** BABETTE **Middle Name** L.
Company/Trust Name ST. JOHNS TOWN CENTER, LLC A GEORGIA LIMITED LIABILITY COMPANY
Mailing Address 225 W. WASHINGTON ST
City INDIANAPOLIS **State** IN **Zip Code** 46204
Phone 9046316050 **Fax** **Email** BLASHLEY@BMDPL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2005-411-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167727 8810	4	3	PUD	PUD
Map 167727 9546	4	3	PUD	PUD

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

Existing Land Use Category

MU

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 4.20

Development Number 6279

Proposed PUD Name ST. JOHNS TOWN CENTER PUD

Justification For Rezoning Application

PLEASE SEE EXHIBIT D ATTACHED HERETO.

Location Of Property

General Location

ST. JOHNS TOWN CENTER

House #	Street Name, Type and Direction	Zip Code
N/A	BIG ISLAND DR	32246

Between Streets

J T BUTLER (ROUTE 202) and BRIGHTMAN BLVD.

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).

Legal Description

March 3, 2022

A portion of Big Island Drive, as recorded in Plat Book 0057, Pages 040, 040A through 040D of the current Public Records of Duval County, Florida.

More particularly described as follows: COMMENCE at an 3/8" Iron Rod and Cap at the Northwest Corner of the lands described in Official Records Book 15866,

Page 16101 of the Current Public Records of Duval County, Florida, thence North 89°34'51" East, a distance of 10.00 feet; thence North 00°16'09" West, a distance of 11.80 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING; run the next fifteen (15) courses;

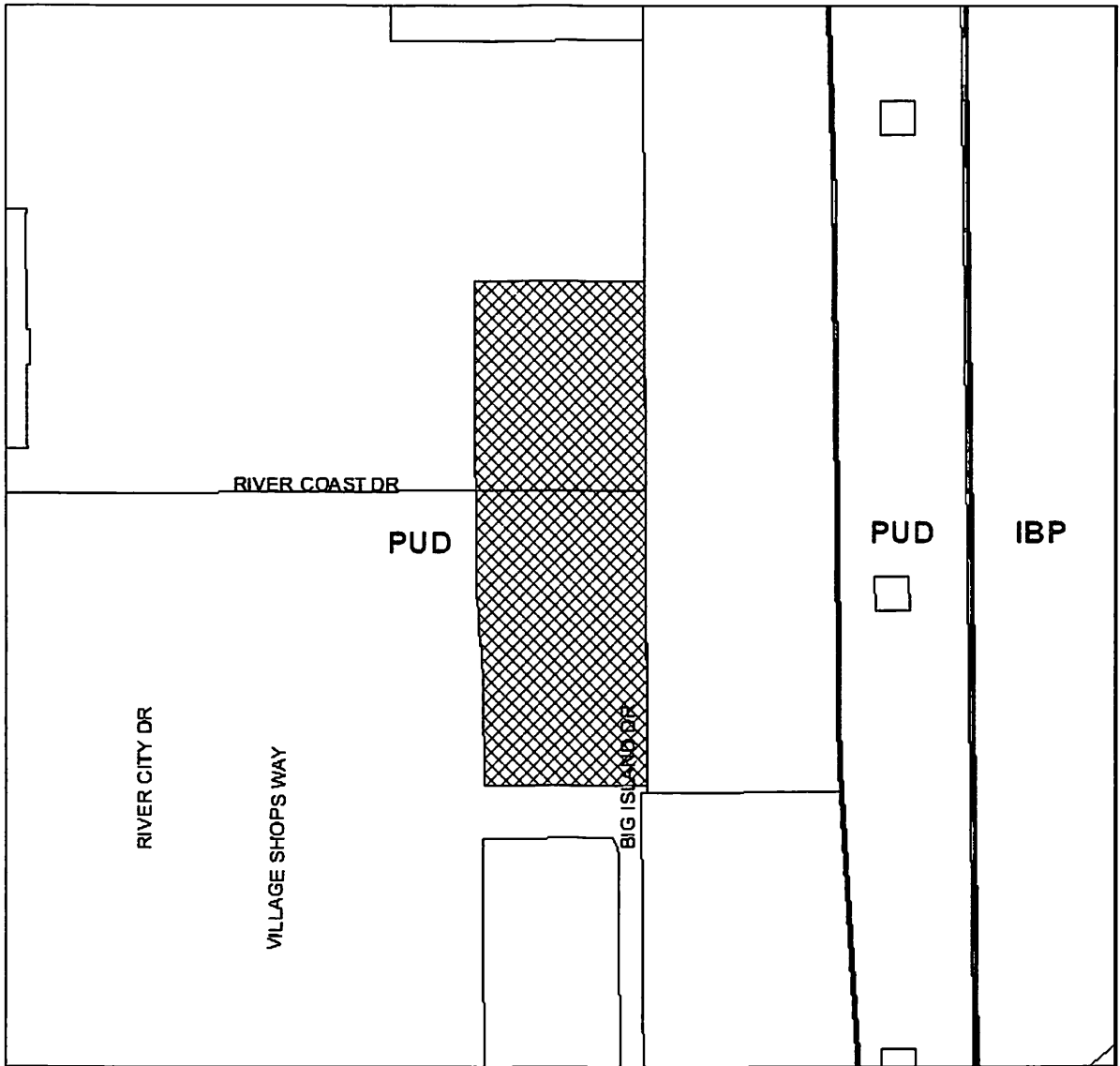
thence South 89°43'52" West, a distance of 243.58 feet; thence North 00°49'42" West, a distance of 146.48 feet; thence North 02°43'04" West, a distance of 49.14 feet; thence North 06°27'50" West, a distance of 29.70 feet;

thence North 00°43'38" West, a distance of 32.88 feet; thence North 15°25'50" West, a distance of 8.67 feet; thence North 01°26'39" East, a distance of 2.80 feet; thence North 13°55'52" West, a distance of 9.41 feet;

thence North 00°24'21" West, a distance of 124.05 feet; thence North 10°47'56" East, a distance of 8.43 feet; thence North 00°25'48" East, a distance of 3.37 feet; thence North 01°49'49" West, a distance of 75.44 feet;

thence North 00°16'10" West, a distance of 247.84 feet; thence North 89°43'52" East, a distance of 250.03 feet; thence South 00°20'57" East, a distance of 737.20 feet to the POINT OF BEGINNING.

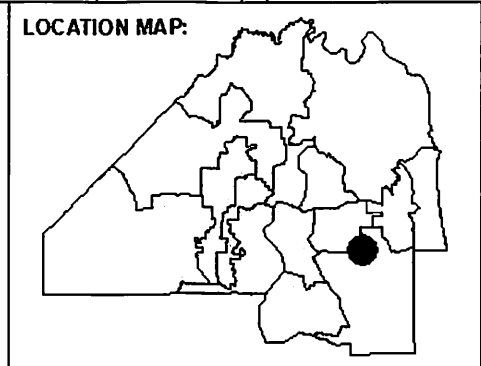
Said Parcel Containing 183,174.1± Square Feet, or 4.2± Acres



REQUEST SOUGHT:

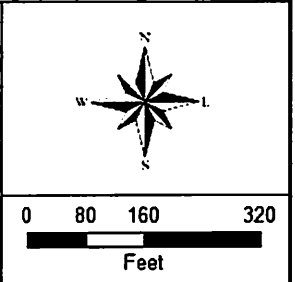
FROM: PUD

TO: PUD



TRACKING NUMBER

T-2022-4137



COUNCIL DISTRICT:

4

EXHIBIT 2

PAGE 1 OF 1

EXHIBIT D

St. Johns Town Center PUD

Written Description February 15, 2022

RE Parcels: 167727 8810
167727 9546

Current Land Use Designation: MU
Current Zoning Districts: PUD
City Development Number: 6279.____

I. PUD Amendments

Introduction

The Planned Unit Development for St. Johns Town Center was approved in 2001 under Ordinance 2001-412-E (the "Original PUD"), as amended in 2005 under Ordinance 2005-411-E (together, the "PUD"). The Original PUD was a companion to the approved Development Order for the St. Johns Town Center Development of Regional Impact under Ordinance 2001-411-E (the "Development Order").

The Applicant is seeking a second amendment to the PUD solely for the purpose of allowing the development of up to 300 multi-family residential units on the approximately 4.2 acres of property within the PUD described in **Exhibit A** attached hereto and made a part hereof, and shown on the revised St. Johns Town Center PUD Overall Site Plan dated February 9, 2022, attached hereto as **Exhibit B** and made a part hereof, and on the St. Johns Town Center PUD Site Plan specific to the proposed new development, dated February 9, 2022, attached hereto as **Exhibit C** and made a part hereof, all in accordance with the conditions and provisions set forth below in this Amendment (the "New Multi-Family Units"); and

Except for the specific amendments to the PUD set forth above and more particularly described below, the Applicant seeks no other changes to the PUD or any parts or parcels thereof, and all other provisions and conditions in the PUD shall remain unchanged and in full force and effect, as and when applicable.

The changes to the PUD are as follows:

Amendment to Site Development Standards to Increase Density for the New Multi-Family Units

Section 3 of the Development Order allows the Applicant to increase certain land uses and simultaneously decrease other land uses, provided that such changes are consistent with the Conversion Table attached as **Exhibit 3** thereto and as **Exhibit D** to this Amendment (the "Conversion Table"), and that the Applicant provide notice at the time of the election thereof. Section 3.7 of the Original PUD allows this conversion/exchange of uses in accordance with the Conversion Table.

In accordance therewith, the Applicant proposes to increase the density of residential/apartment development allowed in Sections 2.1.1, 2.1.3, 2.2 and 2.3 of the Original PUD from twenty (20) units to up to seventy (70) units per acre, specifically and only for the addition and development of the New Multi-Family Units, as defined above, and to simultaneously decrease the density of office development within the PUD from 330,000 square feet of gross building area to 212,812 square feet of gross building area, in accordance with the Conversion Table, and as set forth in amended Sections 2.2 and 2.3 of the PUD below.

The increase of residential density as provided above will allow for the development of up to 300 multi-family residential units on the 4.2 acres described and shown on **Exhibits A, B and C** hereto, and is accompanied with a companion notice of land use conversion as provided in Section 3 of the Development Order. As provided in the

Conversion Table attached to this application as **Exhibit D**, there is no change to approved uses, increase in non-residential square footage or change to land use percentages above what is allowed in the PUD.

As amended:

Part II Site Development Standards

2.1 General Provisions

For the purposes of this section, development of St. Johns Town Center will be primarily categorized as Mixed Use, Retail and Multi-Family Residential as shown on **Exhibit B** hereto.

- 2.1.1 Mixed Use (MXU) shall refer to development that offers a full range of shopping, goods, offices, entertainment, movie theaters, performing arts, residential development, hotels, and services. Mixed-use development shall encourage a pedestrian-oriented environment through building placement and massing, an interconnected street network, pedestrian connections, open spaces, and other development criteria. In this category, a vertical integration of land uses is permitted, allowing for residential or office uses above retail uses.
- 2.1.2 Retail (R) shall refer to development that offers goods and services for sale.
- 2.1.3 Multi-Family Residential (MFR) shall refer to residential development of the New Multi-Family Units only, in accordance with the provisions set forth in the PUD Amendment.

Amendment to Development Program and Phasing

The Applicant proposes to increase the maximum number of Residential Dwelling Units in Section 2.2 by up to 300 units, while simultaneously decreasing the Office Square Footage by 117,188 Square Feet. The Land Use Conversion is based on the Conversion Table, attached hereto as **Exhibit D**, and the following:

From Office (SF) to Apartments: 117,188 sf x .00256 sf/DU= 300 DU

As amended:

2.2 Development Program

The development program shall not exceed the following maximums:

- 2.2.1 Retail 2,047,490 Square Feet of Gross Building Area
- 2.2.2 Office 212,812 Square Feet of Gross Building Area
- 2.2.3 Hotel 250 Rooms
- 2.2.4 Residential 750 Dwelling Units
- 2.2.5 Movie Theater 500 Seats

Land Use	Acres	% of Site	# DU
Mixed-Use (MXD)	158.42	69%	150 to 750
Retail	30.00	13%	
Multi-Family Residential	15.00	7%	300
Open Space/Stormwater Retention ⁽¹⁾	26.00	11%	
Total	207.14	100%	750

⁽¹⁾ Open Space includes all streetscapes, plazas, public gathering areas, pedestrian ways and stormwater retention areas.

2.3 Phasing

Development shall occur in two phases as shown below:

St. Johns Town Center

Land Use	Phase 1 2001-July 1, 2012		Phase 2 2012-January 30, 2032		Total	
	Gross Building Area	Units	Gross Building Area	Units	Gross Building Area	Units
Retail	1,835,000		212,490		2,047,490	
Office	165,000		47,812		212,812	
Hotel		119 Rooms		131 Rooms		250 Rooms
Multi-Family		450 DU		300 DU		750 DU
Movie Theater				500 Seats		500 Seats

Land Use Conversion

***From Office (SF) to Apartments: 117,188 sf x .00256 sf/DU= 300 DU**

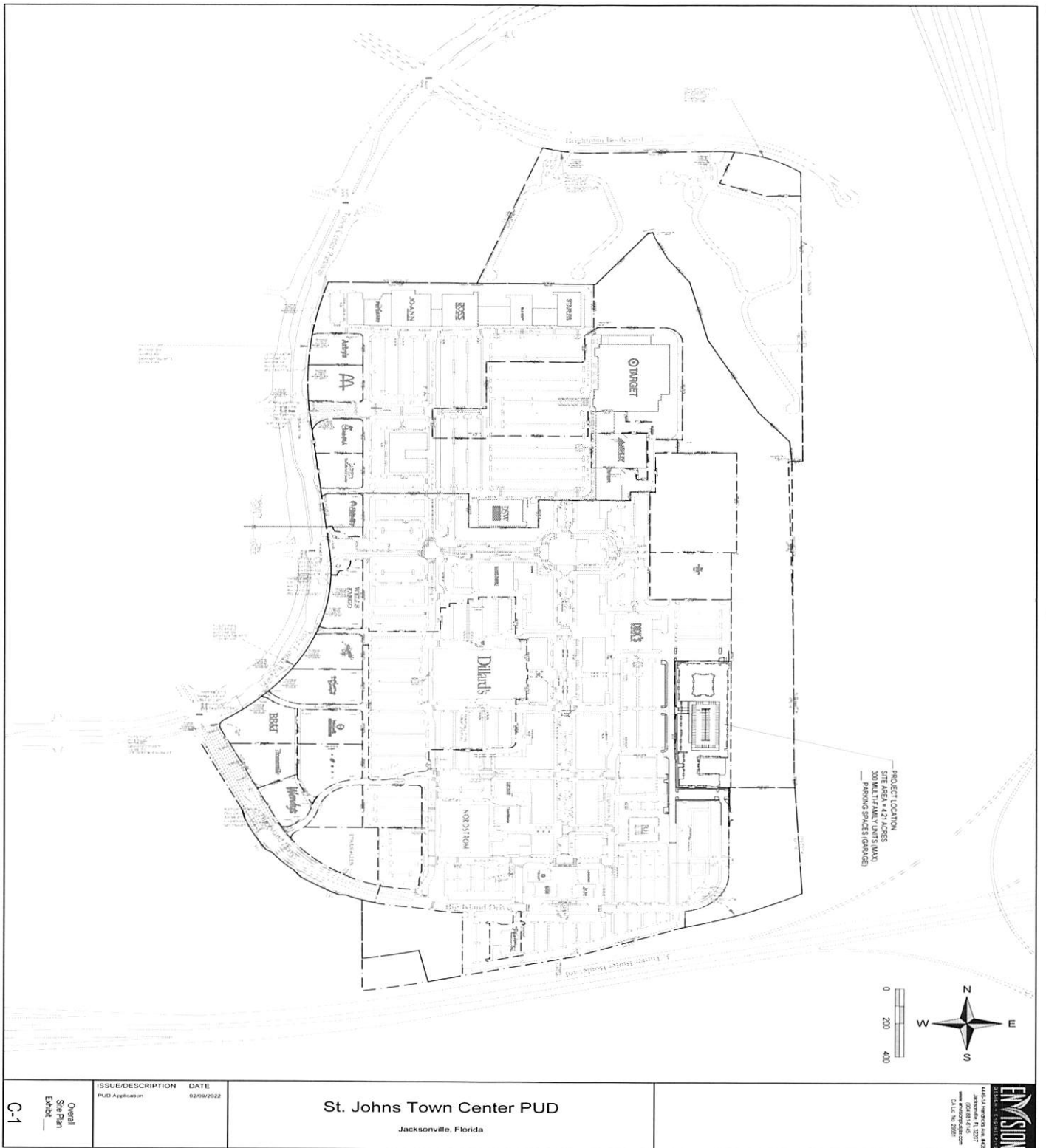
**St. Johns Town Center Land Use Conversion Factors*

II. PUD Review Criteria

- A. **Consistency with the Comprehensive Plan:** The proposed New Multi-Family Units are consistent with the underlying MU land category, and with the Future Land Use Element of the 2030 Comprehensive Plan, including, without limitation, Objectives 1.1 and 3.4, and Policies 1.1.5A, 1.1.7, 1.1.10A, 1.1.12, 1.1.13, 3.4.2 and 3.4.3 thereof. A residential density limit of 70 dwelling units per acre has been placed on this property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.
- B. **Consistency with the Concurrency Management System:** The development will comply with the requirements of the Concurrency Management System. The St. Johns Town Center project has been assigned Development Number 6279.
- C. **Allocation of Residential Land Use:** The PUD amendment proposes the development of the New Multi-Family Units, as defined above, and in accordance with the provisions set forth in the PUD amendment.
- D. **Internal Compatibility:** The proposed PUD amendment is consistent with the development program set forth in the Original PUD, which provides for a mix of retail, office and residential uses, specifically including multi-family residences integrated on-site for the multi-use project, designed as a “live, work, play” community.
- E. **External Compatibility/Intensity of Development:** The proposed PUD amendment is compatible in both intensity and density with the surrounding development and zoning districts.
- F. **Maintenance of Common Areas and Infrastructure:** Common areas will be maintained by the owner.
- G. **Impact on wetlands:** Development impacting wetlands has been permitted pursuant to local, state and federal permitting requirements, and no additional permitting will be required for the development proposed in the PUD amendment.
- H. **Listed Species Regulations:** The Property that is the subject of the PUD amendment is less than fifty acres; therefore, a listed species survey is not required.
- I. **Off-Street Parking Including Loading and Unloading Areas:** Parking for the New Multi-Family Units will meet or exceed the requirements of Part 6 of the Zoning Code and will be provided by a parking garage on-site, with no off-site parking required.

Exhibit B

SJTC PUD Overall Site Plan 02/09/22



ISSUE/DESCRIPTION	DATE
PUD Application	02/09/2022

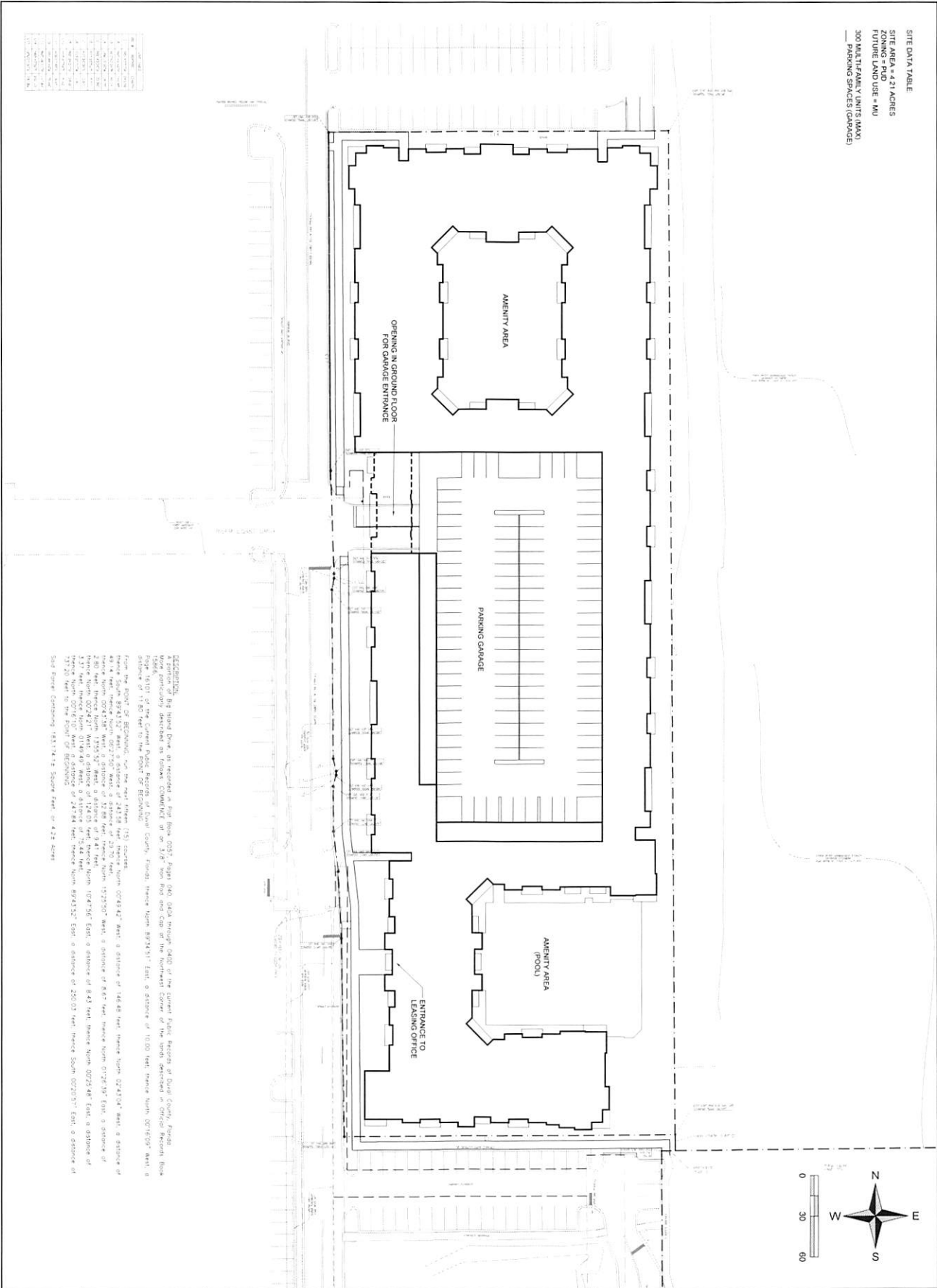
St. Johns Town Center PUD
Jacksonville, Florida

ENVISION
ARCHITECTURAL
4445 E. 13th Street, Suite 400
Jacksonville, FL 32217
www.envisionarch.com
CALL: 904.799.8887

Overall Site Plan
Exhibit C-1

Exhibit E

SJTC PUD Site Specific Plan for New Multi-Family Units 02/09/22



SITE DATA TABLE

SITE AREA = 4.21 ACRES
ZONING = PUD
FUTURE LAND USE = MFU
300 MULTI-FAMILY UNITS (MAX)
PARKING SPACES (GARAGE)

NO.	DESCRIPTION	DATE
1	PRELIMINARY	02/09/22
2	REVISED	02/09/22
3	REVISED	02/09/22
4	REVISED	02/09/22
5	REVISED	02/09/22
6	REVISED	02/09/22
7	REVISED	02/09/22
8	REVISED	02/09/22
9	REVISED	02/09/22
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100	REVISED	02/09/22

DESCRIPTION: Big Island Park, as recorded in map from 0047 Page 060, 060A, 060B, 060C of the current Public Records of Duval County, Florida, was particularly described as follows: COMMENCE at the Northwest Corner of the lands described in Official Records Book 8888, 1810 of the Current Public Records of Duval County, Florida; thence North 89°43'41" East, a distance of 11.80 feet to the POINT OF BEGINNING; from the POINT OF BEGINNING, on the east (then 75) course, thence South 89°43'41" West, a distance of 243.58 feet; thence North 02°48'42" East, a distance of 144.48 feet; thence North 02°43'04" West, a distance of 2.80 feet; thence North 13°25'52" West, a distance of 4.41 feet; thence North 10°24'56" East, a distance of 8.43 feet; thence North 07°24'56" East, a distance of 13.17 feet; thence North 01°49'49" West, a distance of 13.44 feet; thence North 07°46'10" West, a distance of 247.84 feet; thence North 89°43'41" East, a distance of 280.01 feet; thence South 02°23'31" East, a distance of 134.89 feet; thence South 14°11'34" West, a distance of 4.21 feet; then

ISSUE/DESCRIPTION	DATE
PUD Application	02/09/2022

St Johns Town Center PUD
Jacksonville, Florida

Exhibit 4
Page 2 of 3

4445 1st Westwood Ave. #400
Jacksonville, FL 32209
www.ensivision.com
Call Us: 904.299.9191

0 30 60

C-2
Site Plan
Exhibit

St. Johns Town Center Map 5 Master Development Plan

St. Johns Town Center Development Program

Land Use	Phase 1 2003 - June 30, 2012		Phase 2 July 1, 2012 - January 30, 2032		Total	
	Gross Building Area	Units	Gross Building Area	Units	Gross Building Area	Units
Retail (SF)	1,835,000	9,000	212,480	970	2,047,480	9,970
Office (SF)	195,000		47,912		242,912	
Hotel		250 Rooms		300 D.U.		250 Rooms
Multi-Family		450 P.U.		500 Scuffs		750 P.U.
Movie Theater				200		500 Scuffs

NOTES:

- 1.) Areas denote major or remnant zoning, access which may or may not be signed. The location of these accesses may change as the project proceeds through site planning and engineering.
- 2.) Right-of-way access points will be aligned with the number and location budgeted to the City's Traffic Engineering Division.
- 3.) The development program is based on gross building area that includes both, easable area and non-easable areas such as enclosed common areas, service areas, back office uses, storage and mechanical rooms and related rooms. Project "net" amount will be consider gross easable area.
- 4.) Actual location and size of retention areas may vary, and will be determined at point of final design and permitting.
- 5.) The multi-family residential portion at the northeastern end of the site will be approximately 15 acres. The retail site along the western edge of the site will be approximately 30 acres.

--- TMA Boundary

--- St. Johns Town Center Boundary



GLATTING, JACKSON, KERCHER, ANGLIN, LOPEZ AND RINEHART, INC.



England-Frings & Miller, Inc.



Approx. Scale - Feet Date: January 2002

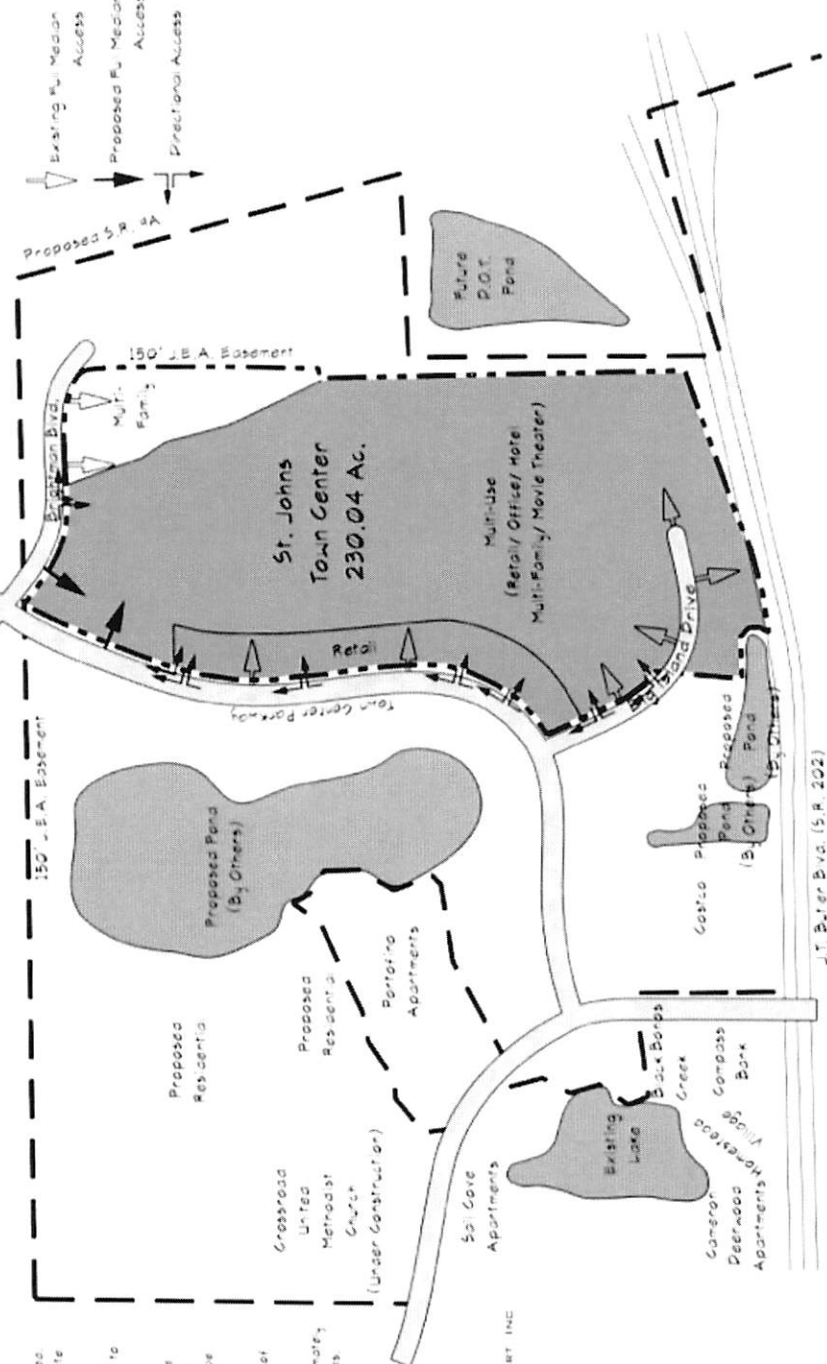


Exhibit F

Land Use Table

May 18, 2022

**St. Johns Town Center
LAND USE CONVERSION FACTORS**

	TO	OFFICE SF	HOTEL 1 ROOM	APARTMENTS 1 UNIT	COMMERCIAL SF	MOVIE THEATER seats
F	OFFICE SF	1.0000	0.0027	0.00256	0.6726	0.0057
R	HOTEL 1 Room	374.5203	1.0000	0.9589	251.9100	2.1217
O	COMMERCIAL SF	1.4867	0.0040	0.0038	1.0000	0.0084
M	MOVIE THEATER Seats	176.5157	.04713	0.4520	118.7281	1.0000

Land Use	Rates
Office	1.30/1000 SF
Commercial	1.937/1000 SF
Hotel	0.488/room
Apartments	0.5089/unit
Movie Theater*	0.23/seat

EXAMPLE: How many Hotel Rooms can be built instead of 250,000 SF of Office?

Source: PM Peak Hour Rates and Equations, "Trip Generation", 6th Edition, ITE, With Land use, Internal Capture and pass-by adjustments based on Deerwood Town Center ADA, Exhibit 21-6, "Trip Generation for Phase 2, 2008", 10/6/00.

*Movie Theatre rate is based on 83,500 SF and equation in "Trip Generation Study for the Phillips Pointe Development", JW Buckholtz, 3/23/95.