

**Eagle Landings PUD  
Written Description  
SEPTEMBER 18, 2020**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A.** RE #s: 106478-0110; 106478-0120; 019358-0020
- B.** Current Land Use Designation: CGC & BP
- C.** Proposed Land Use Designation: CGC
- D.** Current Zoning District: CCG-1 & PUD
- E.** Proposed Zoning District: PUD
- F.** Development Area: Suburban Area

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

Eagle Landings of JAX, LLC and Blue Sky JAXAP, LLC (collectively, the “Applicant”) proposes to rezone approximately 29.48 +/- acres of property from CCG-1 and PUD to PUD. The property is located in the southwest corner of Airport Road and Interstate 95 and is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to permit development of a mixed-use development which will include a hotel establishment with medical and care based facilities and/or multiple-family residential uses such as apartments or townhomes. The PUD will ensure that the Property is developed in a manner that is internally consistent, is compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as **Exhibit “E.”**

A 2030 Comprehensive Plan Future Land Use Map (“FLUM”) amendment has been filed simultaneously with this application to change the FLUM designations on the Property from Community/General Commercial (CGC) and Business Park (BP) to CGC. Consistent with the provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing CGC Suburban Area uses, residential uses, as described in Section IV.D. below, shall not exceed eighty (80%) percent of the development. The Property is also within the Suburban Area of the 2030 Comprehensive Plan. If multiple-family residential units are developed on the site, the density will not exceed twenty (20) units per acre consistent with the CGC – Suburban FLUM designation.

A portion of the Property is currently developed with a hotel. The remainder of the Property is vacant. Development of the Property shall be phased. Phase 1 will consist of renovating the hotel on “Parcel A” (shown on the Conceptual Site Plan as “Parcel A”). Phase 2 will consist of the addition of compatible medical and care based facilities and/or multiple-family residential uses on “Parcel B” of the Property (shown on the Conceptual Site Plan as “Parcel B”) along with signage on “Parcel C” shown on the PUD Modification Site Plan dated September 17, 2020. The parking shown on Parcel B is currently used as additional, overflow parking for the existing hotel located on Parcel A. Upon completion of Phase 1, the Applicant intends to remove

the additional, overflow parking from Parcel B upon commencement of Phase 2. Phase 3 will consist of the development of Parcel C with a commercial use.

**III. SITE SPECIFICS**

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	BP & LI	IL, PUD	Warehouse, RV Sales, Outside Storage
East	CGC & RC	CCG-1 & PUD	I-95, River City Town Center
North	CGC	CCG-1	Hotel, Restaurant, Convenience Store/Gas Station
West	CGC, BP & LDR	CCG-1, PUD & RR-Acre, RLD-60	Convenience Store/Gas Station, Restaurant, Hotel, Manufacturing, Warehouse, Saddle Club

**IV. PUD DEVELOPMENT CRITERIA**

**A. Parcels – Permitted Uses**

Within Parcel A, Hotel/Motel is permitted by right. There are no uses permitted by exception in Parcel A.

Within Parcel B, Hotel/Motel, Senior Living & Medical Uses, & Multiple-Family Residential are permitted by right, additional uses are permitted by exception in Parcel B.

Within Parcel C, those uses permitted by right and permissible by exception within the CCG-1 Zoning district.

**B. Senior Living & Medical (Parcel B Only)**

Senior Living & Medical permits a variety of medical facilities, offices and clinics along with all types of senior housing, including uses defined in the Zoning Code, such as nursing homes, homes for the aged, and housing for the elderly, and also including residential uses described in more contemporary nomenclature as independent living, assisted living, memory care, and skilled nursing along with all types of medical facilities.

1. *Permitted Uses and Structures:*

- a. The permitted uses within the Senior Living and Medical (Parcel B only) shall not exceed 100,000 square feet.

- b. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
  - c. Hospitals, medical clinic (outpatient), and similar facilities.
  - d. Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses.
  - e. Independent living, assisted living, and memory care housing for the elderly.
  - f. Care centers/day care centers meeting the performance standards and development criteria set forth in Section 4 of the Zoning Code.
  - g. Skilled nursing facilities.
  - h. Medical, dental and chiropractic offices and clinics.
  - i. Blood donor stations, plasma centers and similar uses.
  - j. Cafeteria, dining hall, café, food court uses (breakfast/lunch/dinner).
  - k. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, and similar uses.
  - l. Parks, playgrounds, playfields and recreational and community structures.
  - m. Temporary construction trailers and offices.
2. *Permitted accessory uses and structures.* Accessory uses and structures are as permitted in Section 656.403, Zoning Code. Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses and structures related to Senior Living & Medical may include but are not limited to noncommercial greenhouses and plant nurseries, private garages or carports, storage areas, play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures.
3. *Minimum lot requirements (width and area):*
- a. None.

4. *Maximum lot coverage by all buildings and structures:*
  - a. None.
5. *Minimum yard requirements:*
  - a. Front- None.
  - b. Rear – None.
  - c. Side – None.
6. *Maximum height of structures:* Sixty (60), except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.

**C. Hotel/Motel (Parcels A and B)**

1. *Permitted Uses and Structures:*
  - a. Hotels, motels, extended stay establishments and similar uses.
  - b. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, and similar uses associated with a hotel, motel, extended stay establishment or similar use.
  - c. Cafeteria, restaurant, dining hall, café, food court uses, including the inside and outside sale and service of food and/or alcoholic beverages, including liquor, beer or wine, for on-premises consumption in conjunction with a hotel, motel, extended stay establishment or similar use.
  - d. Meeting and conference rooms associated with a hotel, motel or extended stay establishment.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code. Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building.
3. *Minimum lot requirements (width and area):*

- a. None.
- 4. *Maximum lot coverage by all buildings and structures:*
  - a. None.
- 5. *Minimum yard requirements:*
  - a. Front- None.
  - b. Rear – None.
  - c. Side – None.
- 6. *Maximum height of structures:* Sixty (60) feet, except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.

**D. Multiple-Family Residential (Parcel B Only)**

- 1. *Permitted Uses and Structures:*
  - a. Multiple-family residential dwelling units, not to exceed 325 apartments or 85 townhouses (both rental and fee simple).
  - b. Temporary construction trailers and offices, leasing/sales/management offices/models and similar uses.
  - c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna and similar uses.
  - d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens and buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and recreational and community uses.
  - e. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - f. Conservation areas.

- g. Mail center.
  - h. Carwash (self) area for residents.
  - a. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices and similar uses.
  - i. Cellular towers and radio towers meeting the requirements set forth in Part 15 of the Zoning Code.
2. *Minimum lot requirements (width and area):*
    - a. None.
  3. *Maximum lot coverage by all buildings and structures:*
    - a. Sixty-five (65%) percent.
  4. *Minimum yard requirements:*
    - a. Front- Twenty (20) feet.
    - b. Rear – Twenty (20) feet.
    - c. Side – Ten (10) feet.
  2. *Maximum height of structures:* Sixty (60) feet, except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.
  3. *Permitted Accessory Uses and Structures.* Permitted accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code. Coin-operated Laundromats and other vending machine facilities are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.

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

Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be

permitted for each unit and may be located within the Minimum Setback, but shall not be located within five (5) feet of any Property line.

4. *Additional criteria:* The apartments or townhouses may be built with any number of units per building.

**E. Parcel C Requirements**

1. *Permitted Uses and Structures:* All permitted uses and uses permissible by exception in the CCG-1 zoning district shall be permitted.
2. *Minimum lot requirements (width and area):*
  - a. None.
3. *Maximum lot coverage by all buildings and structures:*
  - a. Sixty-five (65%) percent.
4. *Minimum yard requirements:*
  - a. Front- None.
  - b. Rear – None.
  - c. Side – None.
5. *Maximum height of structures:* Sixty (60) feet, except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.
6. *Permitted Accessory Uses and Structures:*

Shall comply with the CCG-1 zoning district permitted accessory uses and structures.

**F. Permitted Uses in All Portions of the Property**

1. *Parking:* Parking, parking decks, and detached garages shall be permitted in any portion of the Property.
2. *Recreational/open space uses:* In any portion of the Property, the following uses shall be permitted: parks, playgrounds, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses and bat houses, and other

similar uses designed for and used for low intensity/low impact recreational/open space uses.

3. *Stormwater:* Stormwater management and flood control improvements, as permitted by the applicable regulatory agencies, shall be permitted in any portion of the Property.
4. *Essential Services:* Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards set forth in Part 4 of the Zoning Code are permitted in all Parcels.
5. *Land Clearing:* Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

**G. Permissible Uses by Exception (Parcel B Only)**

1. *Uses and Structures Permitted by Exception:*
  - a. Commercial retail sales and service establishments, except the sale of tires.
  - b. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
  - c. Professional and business offices, 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.
  - d. Art galleries, museums, community centers, dance, art or music studios.
  - e. Vocational, trade or business schools and similar uses.
  - f. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
  - g. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
  - h. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
  - i. Express or parcel delivery offices and similar uses (but not freight or truck terminals).



- j. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- k. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- l. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- m. Churches, including a rectory or similar use.
- n. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- o. Auto Laundry facility.

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

### **A. Access**

Access will be provided via Duval Road and Ranch Road as shown on **Exhibit “E.”** For individual “lots” or parcels of land within the PUD which may be owned in fee simple, there shall be no required street frontage or access. Interior access roads will be privately owned and maintained by the owner and/or an owners’ association and/or a management company and may be gated. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

### **B. Recreation/Open Space**

For multiple-family residential uses within the PUD, active recreation/amenities shall be provided at a ratio of a minimum of 150 square feet of recreational and open space per one (1) residential unit. These active recreation/amenities may include parks, open space, pedestrian walks and paths, and recreational uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within a multiple-family use.

### **C. Landscaping**

Landscaping and tree protection shall be provided in accordance with the City’s Landscape and Tree Protection Regulations, with the following additional and superseding provisions specifically noted to address the integrated design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides

sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

**D. Buffer**

A buffer/screen shall be provided as required in Section 656.1216, Zoning Code, between a non-residential use and any residential use. Screening material may be a combination of a berm, a brick wall, landscaping, natural buffer, ornamental metal fencing, vinyl fencing, or other composite material.

**E. Architectural Guidelines.**

1. Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.
2. Areas such as utilities, maintenance, dumpsters and loading/unloading zones shall be screened from the public streets or right-of-way by a visual screen eight (8) foot in height and eighty-five percent (85%) opaque.

**F. Signage**

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and/or tenants, the signs may include the overall PUD identity.

A summary table of the proposed sign guidelines is shown below (“Sign Guidelines”).

1. *Parcel A:*

Up to four (4) project identity monument signs will be permitted, two (2) on I-95; one (1) on Airport Road; and, one (1) on Duval Road. The project identity monument signs will meet the requirements set forth in the Sign Guidelines below.

2. *Parcel B:*

Up to four (4) project identity monument signs will be permitted, two (2) on I-95; one (1) on Duval Road; and, one (1) on Ranch Road. The project identity monument signs will meet the requirements set forth in the Sign Guidelines below.

Should Parcel B be developed with a multiple-family residential project, up to one (1) identity monument sign may be erected on Ranch Road and one (1) identity monument sign may

be erected on I-95. In addition, one (1) double-sided identity monument sign for Parcel B may be erected on Parcel C. Residential monument signs on Ranch Road are restricted to external illumination.

3. *Outparcels (Parcel B):*

Each outparcel will be permitted one (1) project identity monument sign with two sides. These signs will be oriented to the street on which the outparcel has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on an outparcel may be identified with one shared monument sign. Signage for outparcels shall meet the requirements set forth in the Sign Guidelines below.

4. *Parcel C:*

Up to one (1) project identity monument sign will be permitted which may include users from Parcels B. The sign will meet the requirements set forth in the sign guidelines below.

5. *Other Signage (Project Wide):*

a. Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right-of-way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way.

b. Projecting signs are permitted. Projecting signs shall not exceed twenty four (24) square feet in area. Signs projecting into any driveway, sidewalk, or public space, except alleys, shall have a minimum clearance of eight (8) feet over adjacent sidewalk or other grade. Signs projecting into alleys shall have a minimum clearance of fourteen (14) feet over adjacent grade. No permanent signs shall extend into any public right-of-way to within less than two (2) feet of the curblines, or more than six (6) feet beyond the property line, except that at street intersections, signs which project from the intersecting street property lines may extend to the intersection of the six-foot projection margins on each street. Marquee signs may be permitted, provided that they shall not project more than twelve (12) inches beyond the front of the marquee, nor closer than two (2) feet to the curblines. Marquee signs may not exceed more than thirty (30) inches in height above the top of the marquee, and the total vertical dimension may not exceed five (5) feet. Only one sign may be placed on or attached to an end face of a marquee. The copy area of marquee signs shall not exceed eighty percent (80%) of the

surface area of the marquee sign face. No barberpole, including brackets and fastenings for the barberpole, shall extend more than one (1) foot into any public right-of-way. No temporary sign made of rigid material shall extend more than four (4) inches into the public right-of-way.

c. Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.

d. Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of ten (10) square feet in area per side.

e. Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

### Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)	Min Dist Btwn Signs (ft.)
Project Identity Monument Signs on I-95	On I-95	Up to 4	200	50	200
Project Identity Monument Signs on Duval Road	On Duval Road	Up to 2	200	30	100
Project Identity Monument Signs on Airport Road	On Airport Road	Up to 2	200	15	100
Project Identity Monument Signs on Ranch Road	On Ranch Road	Up to 1	50	15	100
Outparcel Identity Monument	Project Wide	1 Per Lot	25	10	100
Multi-family Residential Project Identity Monument Sign	On Parcel C	Up to 1	50	15	N/A
	On Parcel B - Ranch Rd Road	Up to 1	50	15	N/A
	On I-95	Up to 1	100	50	200
Wall Signs	Project Wide		10% cumulative (with awning and projecting) of sq. ft. of occupancy frontage		
Projecting Signs	Project Wide		10% cumulative (with awning and wall) of sq. ft. of occupancy frontage		
Awning Signs	Project Wide		10% cumulative (with wall and projecting) of sq. ft. of occupancy frontage		
Under Canopy Signs	Project Wide		10		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		

6. *All signs:* Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.
7. *Required Signage:* Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

**G. Parking and Loading Requirements**

Off-street parking will be provided in accordance with part 6 of the Zoning Code (Off-street Parking and Loading Requirements) with the following additional and superseding provisions:

1. Parking and loading shall be provided in accordance with the following standards (based upon parking generation studies conducted by the Urban Land Institute – ULI):
  - a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
  - b. Office: 3.0 spaces per 1,000 s.f. GLA
  - c. Hotel: 1.0 space per room
  - d. Multifamily Residential: 1.5 spaces per dwelling unit and a total of 4 loading spaces for the overall project
  - e. Inpatient hospitals, nursing homes, housing for the elderly, independent living, assisted living, memory care, skilled nursing facilities and similar use: 1.0 space per 4 beds, plus 1 for each employee or resident manager
2. Shared parking can be used to satisfy required parking.
  - a. When two or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
  - b. Shared parking must be provided within 400 feet of the business(es) being served.

3. For all other uses not specifically addressed above, the provisions of Section 656.604, Ordinance Code, shall control with the exception set forth below regarding maximum spaces.
4. There shall be no limit or maximum number of parking spaces for any use within the PUD.
5. Bicycle Parking (Parcel B Only) will be provided at a ratio of .074 per bedroom. With regard to the hotel (Parcel A only), given its the proximity to I-95 and the airport, it is not anticipated that guests or employees will bike to work, so no off-street parking for bicycles will be required for Parcel A.

**H. Sidewalks, Trails and Bikeways.**

Sidewalks, trails and bikeways shall be provided as required in the 2030 Comprehensive Plan.

**I. Stormwater Retention**

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

**J. Utilities**

The Property is served by JEA.

**K. Wetlands**

Any wetland impacts will be mitigated for in accordance with the rules and regulations of the St. Johns River Water Management District.

**L. Conceptual Site Plan**

The configuration of the development as depicted in the Conceptual Site Plan is conceptual and revisions to the Conceptual Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations (including apartment or townhouse buildings) and roadways shown on the Conceptual Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department. The Applicant intends to remove the additional, overflow parking from Parcel B upon commencement of Phase 2.

**M. Modifications**

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

of the Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be allowed by administrative modification or minor modification.

2. PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual portions of the Property or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

**N. Reclaimed Water**

Development within the PUD shall comply with Section 752.104, Ordinance Code.

**O. Pre-application conference**

A pre-application conferences was held regarding this application on May 3, 2019.

**P. Justification for the PUD Rezoning**

As described above, the Eagle Landings PUD is being requested to permit development of an internally integrated development focusing primarily on both the temporary and permanent housing needs of both residents and visitors with ancillary uses serving this population. The PUD will offer a common scheme of development and includes performance standards for the project that will establish the unique quality and identity of the PUD. Additionally, the PUD provides for flexibility in the site design by way of a mix of uses on one site that could otherwise not be accomplished through conventional zoning.

**Q. PUD/Difference from Usual Application of the Zoning Code**

Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below. Since the uses proposed under this PUD are most similar to the Commercial Community/General-1 (CCG-1) zoning district, the regulations applicable to that zoning district are referenced below.

Element	Zoning Code	Proposed PUD
Uses	For CCG-1: §656.313(A)(IV)(a) Permitted uses and structures:  (1) Commercial retail sales and service establishments, except the sale of tires, which are permissible only by exception. (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses. (3) Professional and business offices, 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. (4) Hotels and motels. (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game	<u>Senior Living &amp; Medical (Parcel B Only)</u>  Senior Living & Medical permits a variety of medical facilities, offices and clinics along with all types of senior housing, including uses defined in the Zoning Code, such as nursing homes, homes for the aged, and housing for the elderly, and also including residential uses described in more contemporary nomenclature as independent living, assisted living, memory care, and skilled nursing along with all types of medical facilities.  The permitted uses within the Senior Living and Medical (Parcel B only) shall not exceed 100,000 square feet.  Rehabilitation hospitals, including inpatient,



	<p>promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>(6) Art galleries, museums, community centers, dance, art or music studios.</p> <p>(7) Vocational, trade or business schools and similar uses.</p> <p>(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>(11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.</p> <p>(12) 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.</p> <p>(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p> <p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>For CCG-1 656.313(A)(IV)(c) Permissible uses by exception.</p>	<p>outpatient, and skilled nursing programs and services.</p> <p>Hospitals, medical clinic (outpatient), and similar facilities.</p> <p>Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses.</p> <p>Independent living, assisted living, and memory care housing for the elderly.</p> <p>Care centers/day care centers meeting the performance standards and development criteria set forth in Section 4 of the Zoning Code.</p> <p>Skilled nursing facilities.</p> <p>Medical, dental and chiropractic offices and clinics.</p> <p>Blood donor stations, plasma centers and similar uses.</p> <p>Cafeteria, dining hall, café, food court uses (breakfast/lunch/dinner).</p> <p>Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, and similar uses.</p> <p>Parks, playgrounds, playfields and recreational and community structures.</p> <p>Temporary construction trailers and offices.</p> <p><u>Hotel/Motel (Parcels A and B)</u></p> <p>Hotels, motels, extended stay establishments and similar uses.</p> <p>Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, and similar uses associated with a hotel, motel, extended stay establishment or similar use.</p> <p>Cafeteria, restaurant, dining hall, café, food court uses, including the inside and outside sale and service of food and/or alcoholic beverages, including liquor, beer or wine, for on-premises consumption in conjunction with a hotel, motel, extended stay establishment or similar use.</p> <p>Meeting and conference rooms associated with a hotel, motel or extended stay establishment.</p> <p><u>Multiple-Family Residential (Parcel B Only)</u></p> <p>Multiple-family residential dwelling units, not to exceed 325 apartments or townhouses (both rental and fee simple).</p> <p>Temporary construction trailers and offices, leasing/sales/management offices/models and</p>
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	<p>(1) 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.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p> <p>(5) Crematories.</p> <p>(6) Service garages for minor or major repairs</p> <p>(7) Auto laundry or manual car wash.</p> <p>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Billiard parlors.</p> <p>(15) Service and repair of general appliances and small engines.</p> <p>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(18) Nightclubs.</p> <p>(19) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p>	<p>similar uses.</p> <p>Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna and similar uses.</p> <p>Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens and buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and recreational and community uses.</p> <p>Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>Conservation areas.</p> <p>Mail center.</p> <p>Carwash (self) area for residents.</p> <p>Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices and similar uses.</p> <p>Cellular towers and radio towers meeting the requirements set forth in Part 15 of the Zoning Code</p> <p><u>Parcel C</u></p> <p>All permitted uses and uses permissible by exception within the CCG-1 zoning district shall be permitted.</p> <p><u>Entire PUD</u></p> <p><i>Parking:</i> Parking, parking decks, and detached garages shall be permitted in any portion of the Property.</p> <p><i>Recreational/open space uses:</i> In any portion of the Property, the following uses shall be permitted: parks, playgrounds, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.</p> <p><i>Stormwater:</i> Stormwater management and flood control improvements, as permitted by the applicable regulatory agencies, shall be permitted in any portion of the Property.</p>
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<p><b>Permitted Accessory Uses &amp; Structures</b></p>	<p>Section 656.403, Zoning Code.</p>	<p><i>Senior Living &amp; Medical (Parcel B):</i> Accessory uses and structures are as permitted in Section 656.403, Zoning Code. Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses and structures related to Senior Living &amp; Medical may include but are not limited to noncommercial greenhouses and plant nurseries, private garages or carports, storage areas, play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures.</p> <p><i>Hotel/Motel (Parcels A and B):</i> Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code. Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building.</p> <p><i>Multiple-Family Residential (Parcel B):</i> Permitted accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code. Coin-operated Laundromats and other vending machine facilities are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.</p>
<p><b>Permissible Uses by Exception</b></p>	<p>For CCG-1: §656.313((A)(IV)(c):</p> <ol style="list-style-type: none"> <li>(1) 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.</li> <li>(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.</li> <li>(3) Residential treatment facilities and emergency shelters.</li> <li>(4) Multi-family residential integrated with a permitted use.</li> <li>(5) Crematories.</li> <li>(6) Service garages for minor or major repairs</li> </ol>	<p>There are no uses permitted by exception in Parcel A.</p> <p><u>Parcel B Only</u></p> <p>Commercial retail sales and service establishments, except the sale of tires.</p> <p>Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p> <p>Professional and business offices, buildings trades</p>

	<p>(7) Auto laundry or manual car wash.</p> <p>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Billiard parlors.</p> <p>(15) Service and repair of general appliances and small engines.</p> <p>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(18) Nightclubs.</p> <p>(19) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p>	<p>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.</p> <p>Art galleries, museums, community centers, dance, art or music studios.</p> <p>Vocational, trade or business schools and similar uses.</p> <p>Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.</p> <p>Express or parcel delivery offices and similar uses (but not freight or truck terminals).</p> <p>Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>Churches, including a rectory or similar use.</p> <p>Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>Auto Laundry facility.</p>
<p><b>Min Yard Requirements &amp; Building Setbacks</b></p>	<p>§656.313(A)(IV)(f):</p> <p>(i) Front—None.</p> <p>(ii) Side—None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>(iii) Rear—10 feet.</p>	<p><u>Senior Living &amp; Medical (Parcel B Only)</u> Front/Rear/Side – None</p> <p><u>Hotel/Motel (Parcels A and B)</u> Front/Rear/Side – None</p> <p><u>Multiple-Family Residential (Parcel B Only)</u> Front – 20 feet Rear – 20 feet Side – 10 feet</p> <p><u>Parcel C</u> Front/Rear/Side - None</p>
<p><b>Maximum Height of Structures</b></p>	<p>§656.313(A)(IV)(g) Sixty feet</p>	<p><u>All Parcels:</u> Sixty (60), except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed</p>

		above the roof level and not intended for human occupancy may exceed that height.
<b>Maximum Lot Coverage</b>	§656.313(A)(IV)(e) None, except as otherwise required for certain uses.	<u>Senior Living &amp; Medical (Parcel B Only)</u> None  <u>Hotel/Motel (Parcels A and B)</u> None  <u>Multiple-Family Residential (Parcel B Only)</u> Sixty-five (65%) percent.  <u>Parcel C</u> Sixty-five (65%) percent.
<b>Minimum Lot Requirement (width &amp; area)</b>	§656.313(A)(IV)(d) None, except as otherwise required for certain uses.	<u>All Parcels:</u> None
<b>Parking for Vehicles</b>	<p>§656.604(a)(2): Multiple-family dwellings—One and one-half spaces for an efficiency, studio or one bedroom dwelling not exceeding 500 square feet, one and three-quarters spaces for one bedroom dwelling containing 500 square feet or more, two spaces for two bedroom dwellings and an additional one-quarter space for each bedroom in excess of two, plus one space for owner or operator and one space for each two employees.</p> <p>§656.604(a)(6): Housing for the Elderly - One space for each two dwelling units.</p> <p>§656.604(a)(9): Hotels &amp; Motels - One space for each sleeping room plus the spaces required for accessory uses such as restaurants and meeting rooms.</p> <p>§656.604(b) Institutional Uses:  (1) Sanitariums, rest homes, nursing homes, convalescent homes and homes for the aged—One space for each four beds plus one space for each employee or resident manager.  (2) Community residential homes—One space for each employee or resident manager, plus one space for each four beds.  (3) Hospitals—One and one-half spaces for each bed.  (4) Churches and funeral homes—One space for each three seats in a sanctuary or chapel area, or one space per 35 square feet of gross floor area in the main auditorium, whichever is greater.  (5) Art galleries, libraries and museums—One space for each 500 square feet of gross floor area.  (6) Orphans' homes—One space for each employee plus one space for each six beds.</p> <p>§656.604(d) Assembly, recreational and similar uses:  (1) Private clubs—One space for each four seats or one space for each 200 square feet of gross floor area, whichever is greater.  (2) Restaurants—One space for each four patron seats (including indoor and outdoor patron seating) plus one space for each two employees on a peak hour shift.  (3) Theaters—One space for each four seats.  (4) Bowling alleys—Three spaces for each alley, plus required parking for any other uses on the site.  (5) Stadiums and arenas—One space for each four seats.  (6) Community center, meeting rooms, recreational facilities—One space for each 200 square feet of gross floor area or one space for each three seats, whichever is greater.  (7) Billiard parlors—Three spaces for every two tables.</p>	<p>Off-street parking will be provided in accordance with part 6 of the Zoning Code (Off-street Parking and Loading Requirements) with the following additional and superseding provisions:</p> <p>Parking and loading shall be provided in accordance with the following standards (based upon parking generation studies conducted by the Urban Land Institute – ULI):</p> <p style="padding-left: 40px;">Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA</p> <p style="padding-left: 40px;">Office: 3.0 spaces per 1,000 s.f. GLA</p> <p style="padding-left: 40px;">Hotel: 1.0 space per room</p> <p style="padding-left: 40px;">Multifamily Residential: 1.5 spaces per dwelling unit and 4 loading spaces for overall project</p> <p style="padding-left: 40px;">Inpatient hospitals, nursing homes, housing for the elderly, independent living, assisted living, memory care, skilled nursing facilities and similar use: 1.0 space per 4 beds, plus 1 for each employee or resident manager</p> <p>Shared parking can be used to satisfy required parking.</p> <p>When two or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.</p> <p>Shared parking must be provided within 400 feet of the business(es) being served.</p> <p>For all other uses not specifically addressed above, the provisions of Section 656.604, Ordinance Code, shall control with the exception set forth below regarding maximum spaces.</p> <p>There shall be no limit or maximum number of</p>

	<p>(8) Public, private and commercial parks, campgrounds and recreational areas—One space for each campsite or picnic area.</p> <p>(9) Golf driving ranges—One space for each tee plus required parking for other ancillary uses on site.</p> <p>(10) Nightclubs—Nightclubs not located within the Downtown Overlay Area shall provide parking spaces based on the formula <math>(GFA * .0904) * F = PS</math> where "GFA" is the square footage of Gross Floor Area of the structure(s) occupied by the Nightclub, where ".0904" is a constant number, where "PS" is the total number of parking spaces derived through and resulting from application of the formula rounded up to the nearest whole number, and where "F" is an occupancy factor based on the GFA as follows: 0 to 14,999 GFA - F = .25; 15,000 to 24,999 GFA - F = .2; 25,000 to 39,999 GFA - F = .13; 40,000 GFA and above - F = .12. Nightclubs located within the Downtown Overlay Area shall be treated as "restaurants" for purposes of determining the required number of parking spaces.</p> <p>(11) Fitness centers—five parking spaces per 1,000 square feet gross or one space per 200 square feet gross.</p> <p>656.604(e) Office and professional uses:</p> <p>(1) Professional and business offices, including medical and dental offices or clinics—Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.</p> <p>(2) Research laboratories—One space for each two employees plus one space for each company vehicle plus two spaces for patron parking.</p> <p>(3) Radio or television broadcasting office or studio—One space for each 500 square feet of gross floor area.</p> <p>656.604(f) Commercial uses:</p> <p>(1) Business, commercial or personal service establishments (not otherwise listed)—Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.</p> <p>(3) Auto service station—Two spaces plus four spaces for each service bay.</p> <p>(4) Auto repair—One space per 200 square feet of gross floor area.</p> <p>(5) Bus, railroad or other transportation terminals—One space for each 400 square feet of non-storage floor area, plus one space for each two employees.</p>	<p>parking spaces for any use within the PUD.</p> <p>A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department.</p>
<p><b>Parking for Bicycles</b></p>	<p>656.608(a) Residential uses:</p> <p>(1) Multiple-family dwellings (with structured parking) Individual garages shall be credited 2 bedrooms per bay. 0.025 spaces on-site per bedroom (2 spaces minimum) and 0.1 spaces in structured parking per bedroom</p> <p>(2) Multiple-family dwellings (no structured parking) Individual garages shall be credited 2 bedrooms per bay. 0.125 spaces on-site per bedroom (2 spaces minimum)</p> <p>(7) Hotels and motels 1 space per 20,000 sf of floor area (2 spaces minimum)</p>	<p>Bicycle Parking (Parcel B only) will be provide at a ratio of .074 per bedroom. With regard to the hotel (Parcel A only), given its the proximity to I-95 and the airport, it is not anticipated that guests or employees will bike to work, so no off-street parking for bicycles will be required for Parcel A.</p>

656.608 (b) Institutional uses:	
(1) Rest homes, nursing homes and homes for the aged and elderly	1 space per 20,000 sf of floor area (2 spaces minimum)
(2) Hospitals	1 space per 20,000 sf floor area (2 spaces minimum)
(3) Churches	Spaces for 2% of building occupancy (2 spaces minimum)
(4) Art galleries, libraries and museums	1 space per 10,000 sf floor area (2 spaces minimum)
656.608 (d) Assembly, recreational and similar uses:	
(1) Private clubs	Spaces for 2% of building occupancy (2 spaces minimum)
(2) Restaurants (full service)	1 space per 5,000 sf floor area (2 spaces minimum)
(3) Fast food restaurants	1 space per 5,000 sf floor area (2 spaces minimum)
(4) Bowling alleys and billiard parlors	Spaces for 2% of building occupancy (2 spaces minimum)
(5) Stadiums and arenas	Spaces for 2% of building occupancy; maximum 100 spaces
(6) Community center, meeting rooms, auditoriums	Spaces for 2% of building occupancy (2 spaces minimum)
(7) Public, private and commercial parks, campgrounds recreational areas/facilities and fitness centers	Spaces for 2% of building occupancy (2 spaces minimum)
656.608(e) Office and professional uses:	
(1) Medical and dental offices or clinics	1 space per 20,000 sf floor area (2 spaces minimum)
(2) Research laboratories (non-University)	1 space per 20,000 sf floor area (2 spaces minimum)

	<p>(3) Professional and business offices                      1 space per 20,000 sf floor area (2 spaces minimum)</p> <p>(4) Radio or television broadcasting office or studio                      1 space per 20,000 sf floor area (2 spaces minimum)</p> <p>656.608 (f) Commercial uses:</p> <p>(1) Business, commercial or personal service establishments                      1 space per 5,000 sf floor area (2 spaces minimum)</p> <p>(2) Commercial shopping centers                      1 space per 5,000 sf floor area (2 spaces minimum)</p> <p>(3) Wholesale, warehouse or storage use                      5% of the required off-street motor vehicle parking</p> <p>(4) Marinas                      5% of the required off-street motor vehicle parking</p> <p>(5) Auto service station &amp; Auto repair                      1 space per 20,000 sf floor area (2 spaces minimum)</p> <p>(6) Bus, railroad or other transportation terminals                      Spaces for 1.5% of AM peak period daily ridership</p> <p>656.608(h): Uses not specifically mentioned. Required off-street parking for bicycles for uses not identified in this ordinance will be determined by the Chief of Current Planning, according to the requirements for similar uses as specified above.</p> <p>656.608(i): Minimum requirement. Notwithstanding any other requirements of this Zoning Code, each separate use specified above shall provide at least two off-street bicycle parking spaces; provided, however, that this minimum requirement shall not apply in the Central Business District.</p>	
<p><b>Signage</b></p>	<p>§656.1303</p> <p>(a) <i>Residential zoning districts:</i></p> <p>(1) RR, RLD, RMD-A and RMD-B zoning districts—</p> <p>(i) One nonilluminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(ii) One nonilluminated sign not exceeding a maximum of 24square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(2) RMD-C, RMD-D, RMD-E and RMD zoning districts—</p>	<p><i>Parcel A:</i> Up to four (4) project identity monument signs will be permitted, two (2) on I-95; one (1) on Airport Road; and, one (1) on Duval Road. The project identity monument signs will meet the requirements set forth in the Sign Guidelines.</p> <p><i>Parcel B:</i> Up to four (4) project identity monument signs will be permitted, two (2) on I-95; one (1) on Duval Road; and, one (1) on Ranch Road. The project identity monument signs will meet the requirements set forth in the Sign Guidelines.</p> <p>Should Parcel B be developed with a multiple-family residential project, up to one (1) identity monument sign may be erected on Ranch Road and one (1) identity monument sign may be erected on I-95. In</p>



	<p>(i) One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(3) In all residential zoning districts, ground signs or free-standing signs shall not exceed 20 feet in height and shall not be located in any required yard.</p> <p>(4) Roof signs, neon signs, changing message devices and strip lighting are prohibited.</p> <p>(b) Assembly and institutional uses located in residential zoning districts, other than in historic districts designated under Chapter 307, Ordinance Code—</p> <p>(1) One nonilluminated or externally illuminated monument sign not exceeding 12 square feet in area is permitted; or</p> <p>(2) One nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area may be allowed, provided it is specifically authorized in the grant of zoning exception, and further provided that the following performance standards and development criteria are met:</p> <p>(i) The sign shall be located no closer than 50 feet from a residential use located in a residential zoning district and may not be located in a required front yard;</p> <p>(ii) The sign must not exceed eight feet in height;</p> <p>(iii) Illumination associated with the sign must be external, provided that the source of such illumination shall be designed, installed and maintained in a manner which prevents any glare or light from shining onto residentially used property; or</p> <p>(3) One nonilluminated or externally illuminated monument sign not exceeding one square foot in area for each five linear feet of street frontage, per street, to a maximum of 50 square feet, provided the signs are located no closer than 200 feet apart, as measured by a straight line between such signs, and further provided that the sign(s) are located on a street classified as a collector street or higher, and the following performance standards and development criteria are met:</p> <p>(i) The sign shall be located no closer than 100 feet from a principal residential structure located in a residential zoning district and may not be located in a required front yard;</p> <p>(ii) The sign must be a sign, not exceeding 12 feet in height;</p> <p>(iii) Illumination associated with the sign must be external, provided that the source of such illumination shall be designed, installed and maintained in a manner which prevents any glare or light from shining onto residentially used property.</p> <p>(4) For purposes of this Part assembly and institutional uses shall include, but are not limited to, churches, schools, lodges.</p> <p>(5) These provisions shall not apply to any assembly or institutional use located in a residential zoning district located within a historic district designated under Chapter 307, Ordinance Code. It is intended that signs within residentially zoned areas of historic districts shall be governed by specific provisions within the historic district zoning overlay regulations for the particular district or by Section 656.1303(a) hereinabove, until such time as such regulations are adopted.</p> <p>(c) <i>Commercial zoning districts:</i></p> <p>(1) CO, RO, and CRO zoning districts—</p> <p>(i) One nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height is permitted; and</p>	<p>addition, one (1) double-sided identity monument sign for Parcel B may be erected on Parcel C.</p> <p><i>Outparcels (Parcel B):</i> Each outparcel will be permitted one (1) project identity monument sign with two sides. These signs will be oriented to the street on which the outparcel has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on an outparcel may be identified with one shared monument sign. Signage for outparcels shall meet the requirements set forth in the Sign Guidelines .</p> <p><i>Parcel C:</i> Up to one (1) project identity monument sign will be permitted which may include users from Parcels B. The sign will meet the requirements set forth in the Sign Guidelines.</p> <p><i>Other Signage (Project Wide):</i> Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right-of-way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way.</p> <p>Projecting signs are permitted. Projecting signs shall not exceed twenty four (24) square feet in area. Signs projecting into any driveway, sidewalk, or public space, except alleys, shall have a minimum clearance of eight (8) feet over adjacent sidewalk or other grade. Signs projecting into alleys shall have a minimum clearance of fourteen (14) feet over adjacent grade. No permanent signs shall extend into any public right-of-way to within less than two (2) feet of the curb line, or more than six (6) feet beyond the property line, except that at street intersections, signs which project from the intersecting street property lines may extend to the intersection of the six-foot projection margins on each street. Marquee signs may be permitted, provided that they shall not project more than twelve (12) inches beyond the front of the marquee, nor closer than two (2) feet to the curb line. Marquee signs may not exceed more than thirty (30) inches in height above the top of the marquee, and the total vertical dimension may not exceed five (5) feet. Only one sign may be placed on or attached to an end face of a marquee. The copy area of marquee signs shall not exceed eighty percent (80%) of the surface area of the marquee sign face. No barber pole, including brackets and fastenings for the barber pole, shall extend more than one (1) foot into any public right-of-way. No temporary sign made of rigid material shall extend more than four (4) inches into the public right-of-way.</p> <p>Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not</p>
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	<p>(ii) One five square foot nonilluminated, externally illuminated or internally illuminated wall sign is permitted; or</p> <p>(iii) In lieu of (i) and (ii), above, one nonilluminated, externally illuminated or internally illuminated wall sign not exceeding 32 square feet in area is permitted.</p> <p>(iv) In lieu of the wall sign allowed under (ii) or (iii) above, the following wall signs are allowed, provided the property has at least 200 feet of street frontage, is at least three acres in size and meets all other applicable requirements of this section regarding occupancy frontage:</p> <p>(A) For buildings less than three stories in height:</p> <p>(1) Two wall signs not exceeding, collectively, 100 square feet if located on the side of the building facing an arterial or higher roadway, and</p> <p>(2) Two wall signs, per side of building, not exceeding, collectively, 75 square feet in area if located on the side of the building facing any other roadway.</p> <p>(B) For buildings three stories or higher in height:</p> <p>(1) Two wall signs not exceeding, collectively, 150 square feet in area if located on the side of the building facing an arterial or higher roadway, and</p> <p>(2) Two wall signs, per side of building, not exceeding, collectively, one 100 square feet in area if located on the side of a building facing any other roadway.</p> <p>(C) The wall signs allowed under this subsection (iv) shall be allowed only if the sign structure is not located within 250 feet of any residential zoning district.</p> <p>(3) CCG, CCBD and CR zoning districts—</p> <p>(i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii) Wall signs are permitted.</p> <p>(iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.</p> <p>(iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.</p>	<p>exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.</p> <p>Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of ten (10) square feet in area per side.</p> <p>Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p>
<p><b>Landscaping</b></p>	<p>Part 12, Chapter 656, Zoning Code.</p>	<p>Landscaping and tree protection shall be provided in accordance with the City’s Landscape and Tree Protection Regulations, with the following additional and superseding provisions specifically noted to address the integrated design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may</p>

		own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.
<b>Uncomplementary Buffers</b>	<p>§656.1216</p> <p>(a) Where uncomplimentary land uses or zoning districts are adjacent, without an intervening street, a buffer strip shall be required between the uses or zoning districts. Such buffer strip shall be at least ten feet, except as set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j), in width the entire length of all such common boundaries. The following shall constitute uncomplimentary uses and zoning districts:</p> <ol style="list-style-type: none"> <li>(1) Multiple-family dwelling use or zoning districts (three or more attached units) when adjacent to single-family dwelling(s) or lands zoned for single-family dwellings.</li> <li>(2) Office use or zoning districts, when adjacent to single-family or multiple-family dwellings, mobile home parks or subdivisions or lands zoned for single-family or multiple-family dwellings, mobile home parks or subdivisions.</li> <li>(3) Mobile home park use or zoning districts, when adjacent to single-family dwellings, multiple-family dwellings and office uses, or lands zoned for single-family dwellings, multiple-family dwellings or offices.</li> <li>(4) Commercial and institutional uses or zoning districts, when adjacent to single-family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision uses or lands zoned for single-family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision.</li> <li>(5) Industrial uses or zoning districts, when adjacent to any nonindustrial uses or zoning districts other than agricultural land uses or zoning districts.</li> <li>(6) Utility sites such as transmission or relay towers, pumping stations, electrical sub-stations, telephone equipment huts or other similar uses when adjacent to single-family dwellings, multiple-family dwellings, mobile homes, offices, institutional uses or zoning districts or adjacent to public or approved private streets.</li> <li>(7) On property zoned for government use, the proposed government use most similar to the land uses or zoning districts specified above shall determine the buffer standards.</li> </ol> <p>(b) Buffer material requirements shall be as follows:</p> <ol style="list-style-type: none"> <li>(1) Tree count. The total tree count required within the buffer strip shall be determined by using a ratio of one tree for each 25 linear feet of required buffer strip, or majority portion thereof, with a minimum of 50 percent of the trees being shade trees. Trees shall be spaced so as to allow mature growth of the trees, but spaced no greater than 40 feet on center.</li> <li>(2) Ground cover. Grass or other ground cover shall be planted on all areas of the buffer strip required by this Section which are not occupied by other landscape material.</li> <li>(3) Visual screen. A visual screen running the entire length of common boundaries shall be installed within the buffer strip, except at permitted</li> </ol>	A buffer/screen shall be provided as required in Section 656.1216, Zoning Code, between a non-residential use and any residential use. Screening material may be a combination of a berm, a brick wall, landscaping, natural buffer, ornamental metal fencing, vinyl fencing, or other composite material.

	<p>access ways. The visual screen may be a wood, wood composite, or masonry wall, PVC fence, landscaping, earth mounds or combination thereof so long as such strips shall provide at the time of installation a minimum of 85 percent opacity for that area between the finished grade level at the common boundary line and six feet above such level and horizontally along the length of all common boundaries. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years. Earth mounds shall not exceed a slope of three to one. If a visual screen, which satisfies all applicable standards, exists on adjacent property abutting the property line or exists between the proposed development on the site and the common property line, then it may be used to satisfy the visual screen requirements. Except for industrial uses or ones, whenever a preserve area or water body at least 100 feet wide when measured perpendicular to the property line separates the uncomplimentary uses, then the visual screen height requirement shall be reduced to three feet and the buffer strip width shall be reduced to five feet, when measured from the top of the lake bank or the jurisdictional wetland edge. If a plant is used for the visual screen, it shall be a minimum height of 24 inches at the time of installation.</p> <p>(4) Prevailing requirement. Whenever parcels of land fall subject to both the perimeter landscaping requirements and the uncomplimentary land use buffer strip requirements of the article, the latter requirements shall prevail.</p> <p>(5) Hardship. If the Chief determines that the construction of a landscape buffer area required by this article would create a hardship for the existing structures or vehicular use areas, the Chief may approve a buffer area with a width no less than five feet, provided such buffer area meets the visual screening requirements of this article.</p> <p>(c) The buffer strip shall not be used for principle or accessory uses and structures, vehicular use areas, dumpster pads, signs, equipment, storage. Slopes within buffer strips shall not exceed four to one.</p> <p>(d) If a water body exists along the common property line between uncomplimentary uses which is less than 100 feet wide when measured perpendicular to the property line then the buffer strip shall be established between the use and the water body. Preserve areas may be used as buffer strips, so long as the tree and visual screen requirements can be satisfied.</p>	
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**R. Permissible Uses by Exception.**

There are no permissible uses by exception, except for those set forth above for Parcel B.

**S. Approximate Dates of Phases**

Regarding phasing, construction of the horizontal improvements shall be initiated in approximately 2019-20, with vertical improvements being completed by approximately in 2021.

Construction of Parcel B will be initiated when the market dictates and will be completed as the market dictates.

**T. Names of Development Team**

1. Developer: Eagle Landings of Jax, LLC
2. Planners and Engineers: Kimley-Horn
3. Architects: TBD

**U. Land Use Table**

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

**V. Construction Offices/Model Units/Real Estate Rental or Sales.** On-site, temporary construction offices/trailers/ rental or sales offices will be permitted within the PUD.

**VI. PUD REVIEW CRITERIA**

**Consistency with the Comprehensive Plan:** A 2030 Comprehensive Plan Future Land Use Map amendment has been filed along with this application to change the future land use categories for the Property from CGC and BP to CGC. If approved, the Property will be within the CGC – Suburban future land use category. The PUD proposes a mix of hotel, senior living and multiple-family residential uses consistent with the CGC land use category.

**A.** The proposed PUD will specifically advance the following Objectives and Policies:

*Future Land Use Element:*

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

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

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

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

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

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

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

Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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

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

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System.

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

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

**E. External Compatibility/Intensity of Development:** The proposed mixed development of commercial and residential uses is compatible with the surrounding mix of uses.

**F. Maintenance of Common Areas and Infrastructure:** All common areas will be

maintained by the owner, a management company or one or more owner or owners' association(s).

**G. Usable Open Spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities for all residential uses consistent with the Zoning Code and the 2030 Comprehensive Plan.

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

**I. Listed Species Regulations:** A Listed Species Survey is not required.

**J. Off-Street Parking Including Loading and Unloading Areas:** As set forth above, the PUD provides ample off street parking.

**K. Sidewalks, Trails, and Bikeways:** The PUD will comply with the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code with regard to Sidewalks, Trails and Bikeways, with the following additional and superseding provisions: With regard to the hotel, given its the proximity to I-95 and the airport, it is not anticipated that guests or employees will bike to work, so no off-street parking for bicycles will be required for Parcel A.