

Bellbrooke PUD

Written Description August 19, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 002315-1000; 002316-0000; 002315-0000; 002315-0022; 002316-1000
- B. Current Land Use Designation: AGR-III and AGR-IV
- C. Proposed Land Use Designation: LDR
- D. Current Zoning District: AGR
- E. Proposed Zoning District: PUD

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

H. Smith, Inc. (the “Applicant”) proposes to rezone approximately 75.35 acres of property located approximately 4.5 miles west of the Cecil Commerce Center on Normandy Boulevard, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with single family residential uses with a common scheme of development. The PUD shall be developed in accordance with this PUD Written Description and the site plan, which is attached to this ordinance as **Exhibit “4”** (the “Site Plan”).

The proposed development of the Property with single family residential uses is consistent and compatible with the surrounding area. The property is just south of Saddle Brook Landing, a 195 units townhome development. Adjacent to Saddle Brook Landing is an additional 53.71 acres approved for multifamily (216 apartments at 4 units per acre). The Property is bounded to the south and east by public lands owned by the St. Johns River Water Management District. The Property also is located in close proximity to Cecil Field. Given its location, residential development of the Property would be well positioned to use nearby recreation areas (Sal Taylor Preserve; St. Johns River Water Management District lands) and would provide single family housing opportunities to employees at the growing Cecil Field/Cecil Commerce Center.

According to the City of Jacksonville’s website, “Cecil Commerce Center is a significant, long-term economic development asset of the City of Jacksonville...” and has more than 4,700 available acres for development, targeting investment from around the world. The master developer of Cecil Commerce Center is Hillwood, who, according the City’s website, has “the expertise, track record and private capital resources needed to develop this large industrial site and create the job haven and economic driver for Jacksonville that the community has envisioned.”

For Cecil Commerce Center to be a “job haven”, employees need places nearby to live that meet the demands of current homebuyers. Currently, there are no single-family residential

developments between the First Coast Expressway and the Trails (roughly 6.5 miles from Cecil Commerce Center). As proposed for development, the Property would be the closest large single-family site to Cecil Commerce Center. This type of development is needed to provide adequate choices for residents and employees in this area and will complement the townhomes and apartments to the north.

The Property lies within the Agriculture (III) (AGR-III) and Agriculture (IV) (AGR-IV) land use categories on the Future Land Use Map (FLUM) and within the Rural Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Low Density Residential (LDR), together with extending the Suburban Development Area to include the Property. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	AGR-II, AGR-III	AGR	Conservation/Preserve
East	AGR-III, AGR-IV, PBF, MU	AGR, PUD, ROS	Single family residential, Conservation/Preserve, Cecil Commerce Center
North	LDR, RR, AGR-III, AGR-IV	AGR, PUD, PBF-1	Multi-family residential, Vacant, Future single family residential
West	AGR-III, AGR-IV	AGR	Single family residential

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation, maximum density on the Property shall be 3.32 units per acre.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The residential use will feature a desirable and compatible mix of lot sizes, a maximum of sixty percent (60%) will have a lot width of not less

than fifty (50) feet and a minimum of at least forty percent (40%) will have a lot width of not less than sixty (60) feet.

Single family residential uses, as described in Section III.C below, shall be permitted on the Property.

C. Permitted Uses

1. Single Family

- a. *Permitted uses and structures.*
 - i. Single family detached dwellings.
 - ii. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - iii. Mail center.
 - iv. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - v. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - vi. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
- b. *Permissible uses by exception:* Those uses permitted by exception in the RLD-60 zoning district.
- c. *Maximum gross density:* The LDR land use category in the Suburban Development Area (with water and sewer available) permits a maximum of 7 units per acre. However, the maximum gross density of the PUD shall not exceed 3.32 dwelling units per acre (250 d.u./75.35 acres of LDR).
- d. *Lot requirements:* The lot sizes will vary, as generally depicted on the Site Plan, and the lot requirements are set forth below; provided, however, (i) the lots located on the western boundary of the Property shall all have a minimum lot width of sixty (60) feet and (ii) a maximum of sixty percent (60%) will have a lot width of not less than fifty (50) feet and a minimum of at least forty percent (40%) will have a lot width of not less than sixty (60) feet.

i. **Single Family Residential—Min. 60 ft. width lots.**

- (1) *Minimum lot requirement (width and area):*
 - (a) Width—Sixty (60) feet.
 - (b) Area—6,000 square feet.
- (2) *Maximum lot coverage—Fifty (50) percent.*
- (3) *Minimum yard requirements.* Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
 - (a) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
 - (b) Side— Five (5) feet.
 - (c) Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
 - (d) Side Street—Ten (10) feet from building face to back of right-of-way.
- (4) *Maximum height of structure—Thirty-five (35) feet.*
- (5) *Street Frontage—*Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

ii. **Single Family Residential—Min. 50 ft. width lots.**

- (1) *Minimum lot requirement (width and area).*
 - (a) Width—Fifty (50) feet.
 - (b) Area—5,000 square feet.
- (2) *Maximum lot coverage —Fifty (50) percent.*
- (3) *Minimum yard requirements.* Subject to the provisions of Section

656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:

- (a) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
 - (b) Side— Five (5) feet.
 - (c) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
 - (d) Side Street—Ten (10) feet from building face to back of right-of-way.
- (4) *Maximum height of structure.* Thirty-five (35) feet.
- (5) *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

2. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

3. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

4. Single Family Lot Requirements

To ensure compatibility with the existing residential uses on the western boundary, the lots located on the western boundary of the Property shall all have a minimum lot width of sixty (60) feet and a six (6) foot vinyl fence shall be installed along said boundary. Additionally, a maximum of sixty percent (60%) of the lots shall have a lot width of not less than fifty (50) feet

and a minimum of at least forty percent (40%) shall have a lot width of not less than sixty (60) feet.

5. Height Limitations

Building height shall be measured as set forth in Part 16 of the Zoning Code.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Recreation

Active recreation on the Property will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 2.5 acres of active recreation (1 acre per 100 lots) is required. As shown on the Site plan, approximately 5.86 acres park/active recreation space will be provided throughout the Property, which is in addition to approximately 5.07 acres of wetlands that will remain on the Property.

2. Access

Access will be provided as shown on the Site Plan via Normandy Boulevard. The location and design of the access points on Normandy Boulevard, turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department. Acceleration and deceleration lanes will be provided on Normandy Boulevard to the extent required by the City Traffic Engineer or the Florida Department of Transportation.

3. Entrance to the Property

The entrance to the Property shall be well landscaped, in accordance with Part 13 of the Zoning Code, and shall include a pond with a fountain. Additionally, no residential lot shall be located closer than 600 feet from Normandy Boulevard.

4. Signage

A summary table of the proposed sign regulations is shown on the Signage Guidelines Table below.

a. Community Identification Monument Sign at Main Entrance of Property.

Community identification monument signs will be permitted at the entrance to the Property. The entrance may have either one (1) double-sided or two (2) single-sided, externally illuminated signs.

Each of these monument signs, if applicable, will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.

b. Other Signs.

Vehicle directional signs indicating the location of amenity/recreation areas and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.

Pedestrian directional signs indicating the location and features of amenity/recreation areas and other common areas, facilities, and structures, such as informational displays and kiosks, will be permitted. Such signage may be 1, 2, 3 or 4 sided (or cylindrical), shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height.

All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.

Real estate (model home), construction and temporary signs are permitted. Such signs shall be a maximum of thirty-two (32) square feet in area and twelve (12) feet in height.

Because all identity and directional signs are architectural features intended to be compatible with the overall design of 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 shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

Signage Guidelines Table

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)
Community Identification Monument Sign(s)	Main Entrance	1 Double-sided or 2 Single-sided Per Entrance	32	8
Directional Signs	Project Wide		4	
Informational Displays and Kiosks	Project Wide		20	12
Real Estate/Construction/Temporary Signs	Project Wide		32	12

5. Architectural Finishes of Homes.

The following standards shall apply to all new homes within the Property: (a) the façade (front) of each single-family detached home must have at least two different finishes, one being a primary finish and the secondary finish being an accent feature, (b) no vinyl siding can be used on a single family home, and (c) and no panel siding can be used as the primary building product on the façade (front) of any single family detached home. As part of verification of substantial compliance for the first residential use, recorded covenants and restrictions will be delivered to the Planning and Development Department with provisions consistent with the foregoing.

6. Construction offices/model homes/real estate sales.

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

7. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue until build-out.

8. Landscaping/Buffer

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations). Additionally, a six (6) foot vinyl fence shall be provided along the western boundary of the Property, as shown on the Site Plan.

9. Modifications

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code. Additionally, the mix of residential lot sizes described herein shall not be adjusted by a minor modification to the PUD, but rather a PUD to PUD rezoning would be required.

10. Parking

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2020). Off-street parking on the Property shall be provided in garages and driveways.

11. Sidewalks, Trails and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

12. Impervious Surface

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RLD-60 (65%).

13. Utilities

Electric power, water and sewer will be provided by JEA.

14. Airport Notice Zone Requirements

All or a portion of the Property may be located in an Airport Notice Zone for Cecil Airport and development in accordance with this PUD shall meet the requirements set forth in Part 10, Zoning Code, including the Recorded Airport Notice Zone Acknowledgement. Developer shall include in a prominent place, a reference on the site plan, covenants, deeds and restrictions of the community, and the plat the following statement “NOTICE: Individual lots may be located in an Airport Notice Zone and may be subject to increased noise or hazard levels associated with air traffic operations.” Such notice shall be a condition for approval of such documents.

15. PUD Conceptual Site Plan

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, 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.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on July 31, 2020.

VI. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of a single family community with a common scheme of development. Furthermore, as described in greater detail above, this type of development is needed to provide adequate choices for residents and employees in this area and will complement the townhomes and apartments to the north.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it provides specific lot requirements; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; and, it provides for site-specific signage requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Signage	656.1303(a): (a) Residential zoning districts: (1) RR, RLD, RMD-A and RMD-B zoning districts— (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.	<u>Community Identification Monument Sign at Main Entrances:</u> Community identification monument signs will be permitted at the entrance to the subdivision. The entrance may have either one (1) double-sided or two (2) single-sided, externally or internally illuminated, signs. Each of these monument signs will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such	To ensure adequate signage that is consistent with surrounding developments.

	<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 RHD zoning districts—</p> <p>(i) One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(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>656.1308: Any subdivision in any zoning district may have two subdivision identification signs not exceeding 24square feet in area for each sign provided that each such signs shall be located at an entry of the subdivision and at the intersection of two street rights-of-way. Such signs shall be limited to the name of the subdivision, and no other words or forms of advertisement shall appear on the signs. Each sign shall be included as part of the site plan or sketch plan approval pursuant to Section 656.404 or Chapter 654. Provided, however, all subdivision signs in existence prior to November 4, 1993, are exempt from the requirements of this Section. In the event any portion of this Section is declared invalid, unenforceable, unconstitutional or void or are enjoined, then thereafter no signs shall be erected pursuant to this Section.</p>	<p>signs may be incorporated into a larger physiographic feature.</p> <p><u>Other Signs:</u></p> <p>Vehicle directional signs indicating the location of amenity/recreation areas and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.</p> <p>Pedestrian directional signs indicating the location and features of amenity/recreation areas and other common areas, facilities, and structures, such as informational displays and kiosks, will be permitted. Such signage may be 1, 2, 3 or 4 sided (or cylindrical), shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height.</p> <p>All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.</p> <p>Real estate (model home), construction and temporary signs are permitted. Such signs shall be a maximum of thirty-two (32) square feet in area and twelve (12) feet in height.</p> <p>Because all identity and directional signs are architectural features intended to be compatible with the overall design of 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 shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.</p>	
<p>Permitted Uses:</p>	<p><u>RLD-50/60 and 100-A §656.305(A)(II)(a)</u></p> <p>(1) Single-family dwellings. (2) Townhomes (RLD-TNH only) (3) Foster care homes. (4) Family day care homes meeting the performance standards and development criteria set forth in Part 4. (5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4. (6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4. (7) Churches, including a rectory or</p>	<ol style="list-style-type: none"> 1. Single family detached dwellings. 2. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses. 3. Mail center. 4. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 5. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 6. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses. 	<p>To allow for development of single family residential on the Property.</p>

	<p>similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10)Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Detached Accessory Dwelling Unit (RLD-TND only).</p>		
<p>Lot Requirements</p>	<p>For RLD 50/60:</p> <p>Width – 50/60 feet, as applicable Area – 5,000/6,000 square feet, as applicable Max. Lot Coverage – 50%</p> <p>Minimum Yard Requirements:</p> <p style="padding-left: 40px;">Front—20 feet. Side—5 feet. Rear—10 feet.</p> <p>For CCG-1: <i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses. <i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by Section 654.129. <i>Minimum yard requirements.</i></p> <p>Front—None. Side—None</p> <p>Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>Rear—10 feet</p> <p><i>Maximum height of structures.</i> Sixty feet.</p> <p><u>656.407:</u></p> <p>No dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width, except if located on a cul-de-sac turn around where the minimum required frontage shall be not less than 35 feet or 80</p>	<p><i>Minimum yard requirements.</i> Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:</p> <p>Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.</p> <p>Side— Five (5) feet.</p> <p>Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.</p> <p>Side Street—Ten (10) feet from building face to back of right-of-way.</p> <p><i>Street Frontage</i>—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).</p> <p><i>50 ft. Lots:</i></p> <p><i>Minimum lot requirement (width and area).</i> Width—Fifty (50) feet.</p> <p>Area—5,000 square feet.</p> <p><i>Maximum lot coverage</i> —Fifty (50) percent.</p> <p><i>Minimum yard requirements.</i> Subject to the provisions of Section 656.403(A), Zoning</p>	<p>To account for unique site characteristics.</p>

	percent of the minimum lot width, whichever is less.	Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are: Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way. Side— Five (5) feet. Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond. Side Street—Ten (10) feet from building face to back of right-of-way. <i>Street Frontage</i> —Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).	
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

VIII. Names of Development Team

Developer: H. Smith, Inc.

Planner/Engineer: England-Thims & Miller, Inc.

Architects: N/A

IX. Land Use Table

A Land Use Table is attached hereto as Exhibit "F."

X. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the LDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and

policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.15, and 3.1.11.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

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

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. Usable Open spaces, Plazas, Recreation Areas:

The PUD provides ample open spaces and recreational opportunities.

8. Impact on Wetlands:

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

9. Listed Species Regulations:

A listed species survey is attached hereto as Exhibit I.

10. Off-Street Parking Including Loading and Unloading Areas:

The PUD provides adequate off street parking.

11. Sidewalks, Trails, and Bikeways:

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.