

Ragland Landings PUD  
April 10, 2026

PUD SUMMARY

A. RE #: 010399 0000  
B. Current Future Land Use Designation: MDR  
C. Proposed Future Land Use Designation: MDR  
D. Current Zoning District: RMD-A  
E. Proposed Zoning District: PUD  
F. Acres: 19.38

PERMITTED USES

Single family homes and cottages. Also, multi-family development with multiple buildings. Each building shall have up to 56 units per building. Associated land uses are also permitted such as club house, fire pit, pool, private nature park, shade pavilions, dog parks, walking trails, leasing sales management office, fitness center, cabana club house, meeting rooms, sauna, private car wash, maintenance equipment and storage buildings, and similar uses typically found on a multi-family development campus, live-work uses subject to Part 4, structured parking (if necessary).

PARKING

Parking shall be structured (garage) and/or surface and shall average a min of 1.5 spaces per DU. Supplemental parking shall be provided for guests and leasing center where needed. Up to 35% may be compact spaces. Bicycle parking for multifamily uses shall be provided in accordance with Part 6 of the Zoning Code. All loading areas will comply with Sections 656.605 of the Zoning Code.

DEVELOPMENT STANDARDS

Apartment Homes

Maximum height of structures: Conditional\*  
Maximum lot coverage by all buildings: None  
Minimum Setback (Principal Structures): from Property Boundary (20')  
Minimum Setback (Accessory Structures): from Property Boundary (10')

\* Max height shall be Forty-five (45) feet; provided, however, that height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet in building height or fraction thereof in excess of forty-five (45) feet.

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

If townhomes are constructed, they shall be subject to the requirements of Part 4 of the Zoning Code. Single family homes and cottages shall meet the min lot requirements of 656.306 Otherwise, single family homes, cottages and townhomes/carriage homes shall be subject to the lot requirements in this PUD.

### ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development.

Accessory uses shall include:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.

2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code

## OVERALL DEVELOPMENT STANDARDS AND CRITERIA

### 1) Access:

As shown on the Site Plan, access to the Property will be provided via Old Middleburg Road. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may or may not be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

### 2) Sidewalks, Trails, and Bikeways

Sidewalks are currently provided on Old Middleburg Road

### 3) Recreation/Open Space

Active recreation/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, pedestrian walkways, and similar uses) shall be provided.

A min of 3 acres shall be provided within the PUD as a private preserve celebrating the life of Dr. Robert "Bob" Ragland. This area will be for the enjoyment of residents and their guests only and shall be known as "Grandmas Farm" . The only development permitted within the "Grandma's Farm" are primitive trails. The entrance to Grandmas Farm shall include a Pannier interpretive sign, or sign of equivalent quality, with copy approved by the North Florida Land Trust. Ref to deed restriction recorded in book 21618 page 823 OR Duval County Records.

### 4) Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses. If the "Grandmas Farm" preserve is located on the property line of the PUD, no additional buffer shall be required, provided the width is equal to or greater than the otherwise required buffer.

## 5) Signage

A 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. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

### 1. Project Identity Monument Signs on Old Middleburg Road.

A maximum of two(2) project identity monument signs will be permitted along Old Middleburg Road. Road for the project. These sign(s) may be two sided and internally or externally illuminated. Monument sign(s) will not exceed fifteen (15) feet in height and fifty hundred (50) square feet (each side) in area.

### 3. Awning Signs.

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

### 4. Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. One additional sign for "Grandmas Farm" shall follow NFLT and/or NPS standards for interpretive trails.

All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials. Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

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

### TEMPORARY USES

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 are permitted adjacent to model units.

### MODIFICATIONS

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. (See "Site Plan" Section below regarding approval by minor modification of a site plan providing for otherwise permitted uses not currently shown on the PUD Conceptual Site Plan.)

### SITE PLAN

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. An otherwise permitted use not currently shown on the Site Plan may be developed on the Property following approval of a minor modification to incorporate a site plan that complies with the requirements of this PUD.

### PHASING

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

### LIGHTING

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

### STORMWATER AND DRAINAGE

Stormwater facilities will be constructed to serve the PUD in accordance with applicable state and city rules

### UTILITIES

All utilities (Electric, Water, Sewer) to be provided by JEA

### JUSTIFICATION FOR THE PUD REZONING

The PUD proposes to redevelop an under-utilized property and provides for additional housing opportunities in the area. This residential development will support infill development in the Urban Service Area and is within walking distance of civic uses (Ed White HS to the north and a church to the south). The use of the property for multi-family development within the proposed MDR land use category is consistent with the Comprehensive Plan, and the surrounding zoning and land uses. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning.

The PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description and Site Plan (particularly pertinent in this PUD as there are deed restrictions that need to be locked in at the site plan review level), unless modified; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations to the accessory use and performance standards provisions which are consistent with the design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it provides for signage tailored to the very large frontage on old Middleburg Road and it includes variations from the parking standards

PERMISSIBLE USES BY EXCEPTION

All uses permissible by exception in the RMD-D zoning district.

NAMES OF DEVELOPMENT TEAM

Developer: First Coast Prime Group LLC  
Owner: NFLT  
Planner/Engineer: Bellatrix Ventures, LLC

PUD REVIEW CRITERIA

According to the Comprehensive Plan, Future Land Use Element, “Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category.” For sites located within the Urban Area, the maximum gross density shall be 30 units/acre when the site does not abut land in LDR or RR. This PUD requests 320 Multi Family Dwelling Units on 19.38 acres, and represents a density of less than 17du/ac. Therefore the proposed PUD is well under the 30du/ac allowed within the Urban Area MDR Future Land Use and is not adjacent to LDR or RR.

In addition, the PUD furthers the following goals, objectives and policies contained therein, including:

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

FLUE Policy 1.1.9: 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.

FLUE 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.

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 PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

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

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides recreation and open space that far exceed code standards

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

I. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

J. Parking Including Loading and Unloading Areas:  
Sufficient parking will be provided. Sufficient loading space will be provided.