

## Exhibit “3”

### Linden House PUD Written Description April 30, 2021

#### **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 168139-0300, 168141-0000, 168142-0025 & a portion of 168142-0000
- B. Current Land Use Designation: MU, NC & AGR-IV
- C. Proposed Land Use Designation: MU
- D. Current Zoning District: PUD (Ord. 2005-0183-E & 2018-0069-E) & AGR
- E. Proposed Zoning District: PUD
- F. Current Development Area: Suburban Area & a portion undesignated
- G. Proposed Development Area: Suburban Area

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

RISE Properties, LLC (the “Applicant”) proposes to rezone approximately 10.895+/- acres of property from AGR and PUD (Ordinances 2005-0183-E and 2018-0069-E) to PUD. The property is located in the northeast corner of Racetrack Road and State Road 9B Expressway North 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 multifamily residential development. 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.”**

The Property is currently has three different 2030 Comprehensive Plan Future Land Use Map (“FLUM”) designations: Mixed Use (“MU”), Neighborhood Commercial (“NC”) and Agricultural – IV (“AGR-IV”). The Property is also unique in that a portion has been designated as being within the Suburban Development Area, yet the remainder of the Property, while being surrounded by Suburban designated parcels, is undesignated. A FLUM amendment has been filed simultaneously with this application to change the FLUM designations on those portions of the Property designated as NC and AGR-IV to MU and to place the entire parcel into the Suburban Development Area.

A portion of the Property is currently within the Bartram Park Development of Regional Impact (the “DRI”). The remainder of the Property will be added to the DRI and development rights already in existence in the DRI will be transferred to the Property.

The Property is currently vacant.

### 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	St. Johns County	N/A	Stormwater pond, vacant
East	MU	PUD	Vacant & SR 9B
North	MU	PUD	SR 9B/I-95 north ramp & SR 9B/I-95
West	NC & MU	PUD	SR 9B/I-95, Single Family & Duplexes

### IV. PUD DEVELOPMENT CRITERIA

#### A. **Description of Permitted Uses**

##### 1. *Permitted Uses and Structures:*

- a) Multiple-family residential dwelling units, not to exceed 300 apartments.
- b) Temporary construction trailers and offices, leasing/sales/management offices/models and similar uses.
- c) Amenity/recreation centers, which may include a pool or pools, cabanas/clubhouses, meeting rooms, health/exercise facility, et washing facilities, sauna and similar uses.
- d) Parking, parking decks, attached and detached garages shall be permitted.
- e) 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 and informational kiosks, habitat enhancement devices such as birdhouses, duck houses and bat houses, and other similar uses and structures designed for and recreational and community uses.
- f) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- g) Conservation areas.
- h) Mail center.
- i) Carwash (self), dog wash area for residents.
- j) Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices and similar uses.
- k) Stormwater management and flood control improvements, as permitted by the applicable regulatory agencies, shall be permitted in any portion of the Property.
- l) 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.

2. *Permitted Accessory Uses and Structures.* Permitted accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code. Laundromats, car wash, dog wash and other similar 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.

Land clearing and processing of land clearing debris shall be an accessory use; 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.

3. *Permissible Uses by Exception.*

- a) Condominiums.
- b) Townhomes, subject to Part 4 of the Zoning Code.

- c) Commercial neighborhood retail and service establishments structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area.
  - d) Professional office uses structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area.
  - e) Housing for the elderly.
4. Minimum lot requirements (width and area):
    - a) None.
  5. Maximum lot coverage by all buildings and structures:
    - a) Sixty-five (65%) percent.
  6. Minimum yard requirements:
    - a) Front- Twenty (20) feet.
    - b) Rear – Twenty (20) feet.
    - c) Side – Ten (10) feet.
  7. *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.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided via Racetrack Road as shown on **Exhibit “E.”** 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**

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, pools, cabanas/clubhouses, 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.

**D. Architectural Guidelines.**

1. Buildings, structures, and signage shall be architecturally compatible.
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.

**E. Signage**

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, 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. 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 specific uses, the signs may include the overall PUD identity.

1. Identity Monument Signs: Up to two (2) double-sided or four (4) single-sided identity monument signs will be permitted, One (1) on SR 9B North and one (1) on Racetrack Road. The signs may be internally or externally illuminated. The signs may not exceed twenty (20) feet in height and fifty (50) square feet (each side) in area.
2. Entrance Monument Sign: Up to one (1) double-sided or two (2) single-sided identity monument sign will be permitted along the entrance drive to the project. The sign may be internally or externally illuminated. The sign may not exceed twenty (20) feet in height and twenty-four (24) square feet (each side) in area.
3. Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs 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 with decorative post(s) and finials.
4. Real estate and construction signs a maximum of forty-eight (48) square

feet in area and twelve (12) feet in height are permitted.

5. 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 shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.
6. Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

**F. Parking and Loading Requirements**

Off-street vehicle parking will be provided at a rate of 1.35 spaces per unit and will consist of a mix of surface and garage spaces. Additionally, one loading space, not less than ten (10) feet by twenty (20) feet shall be provided. Bicycle parking will be provided at a ratio of 2% of the required parking.

**G. Sidewalks, Trails and Bikeways.**

Trails and bikeways shall be provided as required in the 2030 Comprehensive Plan. As noted above, this PUD will be incorporated into the larger Bartram Park DRI. Pursuant to the requirements of the DRI, Racetrack Road will be widened by the master developer. The development of this Property and the associated donation of right-of-way is enabling that widening to occur. The widening will include the construction of a sidewalk along Racetrack Road. The Applicant will provide for sidewalk connectivity between the project and the sidewalk to be constructed along Racetrack Road.

**H. Stormwater Retention**

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

**I. Utilities**

The Property is served by JEA.

**J. Wetlands**

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

**K. 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 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.

**L. 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.

**M. Reclaimed Water**

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

**N. Pre-application conference**

A pre-application conferences was held regarding this application on February 25, 2021.

**O. Justification for the PUD Rezoning**

As described above, the Linden House PUD is being requested to permit development of an internally integrated development. 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.

**P. 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; 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
Uses	AGR: (1) Agricultural, horticultural and forestry uses, including the keeping and raising of farm animals and poultry, if structures for animals and poultry are not located within 25 feet of a property line and if goats, sheep or swine are not kept or permitted within 200 feet of a property line. (2) Dude ranches, riding academies, or boarding stables, if structures for the housing of animals are not located within 100 feet of a property line, private camps, country clubs, golf courses, parks, camping grounds and recreational areas and travel trailer parks.	a. Multiple-family residential dwelling units, not to exceed 300 apartments.  b. Temporary construction trailers and offices, leasing/sales/management offices/models and similar uses.  c. Amenity/recreation centers, which may include a pool or pools, cabanas/clubhouses, meeting rooms, health/exercise facility, et	This is a rapidly growing area of town with a need for a variety of housing types. Agricultural uses are no longer viable on this site given its proximity to SR 9B and I-95.

	<p>(3) Game preserves, wildlife management areas, fish hatcheries and refuges.</p> <p>(4) Bird sanctuaries meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Watersheds, water reservoirs, control structures and wells.</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Roadside stands only for the sale of agricultural products grown on the premises.</p> <p>(8) Barns, greenhouses, stables and other uses customarily accessory to agricultural, horticultural or forestry activities.</p> <p>(9) Land application of grade I domestic sludge when applied utilizing a splash pan or equivalent device approved by the Director of the Duval County Health Department, and when applied pursuant to the requirements of F.A.C. 17-7.540(4), as may be amended or renumbered from time to time, is considered to be a normal accessory use in conjunction with a permitted farming operation subject to no more than six dry tons being applied per acre per year.</p> <p>(10) Land application of grade II domestic sludge and mixtures of grade I and grade II domestic sludge, when applied utilizing a splash pan or equivalent device approved by the Director of the Duval County Health Department is considered to be a normal accessory use in conjunction with a permitted farming operation. Application rates shall be those specified in the permit required under Section 474.103.</p> <p>(11) Animal hospitals, veterinary clinics, animal boarding places and dog kennels located on an individual and separate lot, provided all yards, area, frontage and other requirements of the Zoning Code are met for each structure within the zoning district of which it is a part, and fur farms, provided that no structures for the housing of animals shall be located within 200 feet of a property line unless in a soundproof building.</p> <p>(12) Marinas meeting the siting criteria of the Conservation/Coastal Management Element.</p> <p>(13) Cemeteries and mausoleums.</p> <p>(14) Single-family dwellings or mobile homes as follows:(i)One dwelling unit (d.u.) per 100 acres of land for lots of record of 640 acres (section) or more in size.(ii)One dwelling unit (d.u.) per 40 acres of land area for lots of record of 160 acres (one-quarter section) up to but not including 640 acres (section) in size.(iii)One dwelling unit (d.u.) per ten acres of land area for lots of record of 40 acres and up to but not exceeding 160 acres.(iv)One dwelling unit (d.u.) per two and one-half acres of land for lots of record up to but not including 40 acres.(v)Family homestead partitions for construction of single-family dwellings or mobile home(s),</p>	<p>washing facilities, sauna and similar uses.</p> <p>d. Parking, parking decks, attached and detached garages shall be permitted.</p> <p>e. 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 and informational kiosks, 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>f. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>g. Conservation areas.</p> <p>h. Mail center.</p> <p>i. Carwash (self), dog wash area for residents.</p> <p>j. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices and similar uses.</p> <p>k. Stormwater management and flood control improvements, as permitted by the applicable regulatory agencies, shall be permitted in any portion of the Property.</p> <p>l. 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.</p>	
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	shall be permitted on a conforming lot for occupation by immediate family member(s). (15) Home occupation meeting the performance standards and development criteria set forth in Part 4.		
<b>Permitted Accessory Uses &amp; Structures</b>	AGR (1) See Section 656.403. (2) Temporary housing of farm labor on the premises of agricultural activities requiring this labor.	Permitted accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code. Laundromats, car wash, dog wash and other similar 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. Land clearing and processing of land clearing debris shall be an accessory use; 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.	To permit accessory uses and structures typically permitted with multi-family development.
<b>Permissible Uses by Exception</b>	AGR (1) Radio or television transmitters, antenna and line-of-sight relay devices. (2) Airports, airparks, airstrips and airfields. (3) Class II or Class III sanitary landfills and construction and demolition debris landfills or recycling facility only in conjunction with an aforementioned use; provided, however, that such landfills and recycling facilities must meet the performance standards and development criteria set forth in Part 4. (4) Poultry and animal slaughtering and dressing and livestock auction facilities. (5) Rifle, shotgun or pistol shooting ranges, field archery ranges, golf driving ranges and par-three golf courses. (6) Race tracks for animals or vehicles. (7) Columbariums and crematories. (8) Sludge disposal or utilization site. (9) Truck stops. (10) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4. (11) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4. (12) Home occupations meeting the performance standards and development criteria set forth in Part 4.	a) Condominiums. b) Townhomes, subject to Part 4 of the Zoning Code. c) Commercial neighborhood retail and service establishments structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area. d) Professional office uses structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area. e) Housing for the elderly.	The AGR uses are generally more appropriate for a rural area. The proposed permissible uses by exception are more in keeping with the development trends in the area and with its suburban designation.

	<p>(13) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Borrow pits, subject to the regulations contained in Part 9.</p> <p>(15) Sale and service of alcoholic beverages for on-premises or off-premises consumption in conjunction with a permitted or permissible use.</p> <p>(16) Sawmills.</p> <p>(17) Bait and tackle shops, commercial hunting or fishing camps.</p> <p>(18) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(19) School buses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Retail outlets for live plants, fresh fruits and vegetables grown on premises, feed, fertilizer and other farm supplies. Retail outlets for live plants, fresh fruits and vegetables shall not be on lots or parcels having road frontage of less than 200 feet.</p> <p>(21) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p>		
<b>Min Yard Requirements &amp; Building Setbacks</b>	<p>AGR:</p> <p>(i) Front—25</p> <p>(ii) Side—Ten provided, that the combined side yards shall not be less than 25 feet.</p> <p>(iii) Rear—Ten feet.</p>	<p>a) Front- Twenty (20) feet.</p> <p>b) Rear – Twenty (20) feet.</p> <p>c) Side – Ten (10) feet.</p>	The proposed setbacks are consistent with a multi-family development.
<b>Maximum Height of Structures</b>	<p>AGR</p> <p>35 feet</p>	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.	The 60 foot height limit is appropriate for this parcel given its proximity to SR 9B and I95.
<b>Maximum Lot Coverage</b>	<p>AGR</p> <p>Ten percent.</p>	Sixty-five (65%) percent	The higher proposed lot coverage is consistent with the existing and proposed surrounding uses and with the fact that the property is bordered by SR 9B and I95.
<b>Minimum Lot Requirement (width &amp; area)</b>	<p>AGR</p> <p>(1) Width—100 feet.</p> <p>(2) Area—Two and one-half acres.</p>	None.	The minimum lot requirements contemplated agricultural uses which are no longer viable for this parcel given the development trends in the area and the construction of SR 9B.
<b>Off-Street Vehicle Parking &amp; Loading</b>	<p>§656.604(a)(2):</p> <p>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. In determining the number of bedrooms, rooms depicted as dens, studios and similarly</p>	Off-street vehicle parking will be provided at a rate of 1.35 spaces per unit and will consist of a mix of surface and garage spaces. Additionally, one loading space, not less than ten (10) feet by twenty (20) feet shall be provided.	The off-street parking and loading is consistent with industry standards and is sufficient to meet the needs of the residents and their visitors.

	<p>depicted areas shall be construed to be an additional bedroom for the purposes of determining the number of off-street parking spaces required.</p> <p>Notwithstanding the provisions of this Section, two off-street parking spaces shall be required for each townhome or condominium. Additionally, one guest parking space shall be provided for every three townhome or condominium units.</p> <p>§656.605(c):</p> <p>With respect to multiple dwellings:</p> <p>(1) For each multiple dwelling or apartment or hotel having at least 20 dwelling units but not over 50 dwelling units—One space.</p> <p>(2) For each multiple dwelling unit having over 50 dwelling units—One space plus one space for each additional 50 dwelling units or major fraction thereof.</p>		
<b>Parking for Bicycles</b>	<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>	Bicycle Parking will be provided at a ratio of 2% of the required parking.	The proposed apartments will include both surface parking and garage parking. The proposed number of bicycle parking spaces are sufficient to serve the residents.
<b>Signage</b>	<p>§656.1303(e):</p> <p>(1) One nonilluminated sign not exceeding a maximum of 16 square feet in area is permitted.</p> <p>(2) One nonilluminated sign not exceeding a maximum of 32 square feet in area may be allowed, provided it is specifically authorized in the grant of an exception.</p>	The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, 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. 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 specific uses, the signs may include the overall PUD identity.	The proposed signage is consistent with other signage within the Bartram Park PUD. Additionally, since the Property is located at the intersection of Racetrack and SR 9B, the signage is sized such that drivers are able to identify the use and its location.

		<p>1. Identity Monument Signs: Up to two (2) double-sided or four (4) single-sided identity monument signs will be permitted, One (1) on SR 9B North and one (1) on Racetrack Road. The signs may be internally or externally illuminated. The signs may not exceed twenty (20) feet in height and fifty (50) square feet (each side) in area.</p> <p>2. Entrance Monument Sign: Up to one (1) double-sided or two (2) single-sided identity monument sign will be permitted along the entrance drive to the project. The sign may be internally or externally illuminated. The sign may not exceed twenty (20) feet in height and twenty-four (24) square feet (each side) in area.</p> <p>3. Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs 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 with decorative post(s) and finials.</p> <p>4. Real estate and construction signs a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.</p> <p>5. 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 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>6. Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.</p>	
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**Q. Names of Development Team**

1. Developer: RISE Properties, LLC
2. Planners: Land Resource Design Group (LRDG)
3. Architects: Focus Design Interior & Charlan Brock Architects
4. Engineers: England Thims & Miller

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

**S. 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 NC and AGR-IV to MU and to extend the Suburban Development Area. If approved, the Property will be within the MU – Suburban future land use category. The PUD proposes a multiple-family residential use consistent with the MU 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.

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.

### *Housing Element*

GOAL : The City shall develop stable, sustainable and definable neighborhoods which offer safe, sound, sanitary and energy efficient housing that is affordable to all its present and future residents.

Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. According to the Shimberg Center for Affordable Housing, the estimated total units by 2030 is 486,500 and the current number of units as of 2000 is 309,000. The estimated supply for additional dwelling units needed in 2030 is 177,500. This estimate will allow the City of Jacksonville to keep pace with population growth and/or fluctuations in market forces and migration patterns.

Policy 1.1.1: The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.

Policy 1.1.4: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System as applicable within the Bartram Park DRI.

**C. Allocation of Residential Land Use:** A 2030 Comprehensive Plan Future Land Use Map amendment has been filed to designate the Property as MU. The PUD is consistent with land use allocations under the 2030 Comprehensive Plan for MU.

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

**E. External Compatibility/Intensity of Development:** The proposed development 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 the multi-family use 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 and loading.

**K. Sidewalks, Trails, and Bikeways:** The PUD will comply with the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code with regard to Trails and Bikeways. With regard to Sidewalks: Pursuant to the Bartram Park DRI, Racetrack Road will be widened by the master developer. The development of this Property and the associated donation of right-of-way is enabling that widening to occur. The widening will include the construction of a sidewalk along Racetrack Road. The Applicant will provide for sidewalk connectivity between the project and the sidewalk to be constructed along Racetrack Road.