

Heckscher Village PUD

March 14, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 108876-0050 and 108876-0020
- B. Current Land Use Designation: CGC & WD/WR
- C. Proposed Land Use Designation: CGC with FLUE SSP 4.4.30 & WD/WR
- D. Current Zoning District: PUD & IW
- E. Proposed Zoning District: PUD

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

GATE Petroleum Company (the “Applicant”) proposes to rezone approximately 27.40 acres of property located at the southeast quadrant of the intersection of I-295 and Heckscher Drive from Planned Unit Development pursuant to Ordinance 2006-595-E (the “Original PUD”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The Property shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan which is attached as **Exhibit 4** to this Ordinance (the “Site Plan”). A portion of the Property consists of an existing service station and car wash (Parcel A-1 as shown on the Site Plan). This PUD does not modify the provisions of the Original PUD with respect to such existing use. As described below, the PUD zoning district is being sought to allow for multi-family residential development on a parcel designated as commercial by the Original PUD (Parcel A-2 as shown on the Site Plan). The Original PUD contemplated that Parcel A-2 would be developed as one or more hotels, restaurants, retail and similar commercial uses. However, a market for such uses has not materialized. The PUD continues to alternatively allow for commercial development on Parcel A-2, subject to approval of a minor modification to this PUD to substitute a site plan for the same.

This PUD continues to allow for a diversity of uses, building types, and recreational spaces to be developed on the Property in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment.

This PUD removes the conditions in Section 4(a)-(c) of the Original PUD ordinance from the Property because (i) the Traffic Engineering Division Memorandum referenced in Section 4(a) is outdated and this PUD will be separately reviewed by the Traffic Engineering Division, (ii) the maximum building heights referenced in Section 4(b) applied to Parcel B in the Original

PUD, which is not included in this PUD, and (iii) the deed restriction requirements in Section 4(c) also applied to Parcel B, which is no longer applicable to this PUD.

The Property is designated as Community General Commercial (“CGC”) and Water Dependent-Water Related (“WD/WR”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Suburban Development Area. The portion of the Property within the CGC land use category is subject to an asterisk on the Future Land Use Map (the “Asterisk”) that provides as follows: “Residential development of the [property within the Original PUD] will be limited to 250 hotel rooms and 400 residential units.” Pursuant to the Original PUD, hotel rooms are permitted solely on the Property subject to this PUD and referred to as Parcel A within the Original PUD. Pursuant to the Original PUD, residential units are permitted solely on the remainder of the property that is subject to the Original PUD and referred to as Parcels B and C therein.

As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the portion of the Property that is outside the Coastal High Hazard Area as of the date hereof as CGC, with a modification to the Asterisk to allow for the conversion of hotel rooms to residential units at a ratio of 1.2 residential units per hotel room, which would allow for a maximum of 300 residential units to be developed on the Property. Pursuant to an analysis provided to the Planning and Development Department, the evacuation demands of 300 residential units on the Property is equivalent to or less than the evacuation demands of 250 hotels rooms on the Property, and is consistent with the original intent of the Asterisk (i.e. mitigating traffic impacts in emergency circumstances). The PUD shall be developed consistent with the applicable CGC – Suburban Area and WD/WR – Suburban Area land use categories of the 2030 Comprehensive Plan.

III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	WD/WR, CSV	IW, CSV	Marsh, Industrial, Residential
East	CGC, CSV	PUD	Vacant, Marsh
North	HI	IH	Vacant, Industrial
West	WD/WR	IW	Gas Station, Vacant, Port

IV. PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing CGC Suburban Area uses, which is applicable to the portion of the Property outside the Coastal High Hazard Area, residential uses as described in Section IV.C below shall not exceed eighty (80%) percent of the development and shall not exceed a maximum residential density of 300 units pursuant to the conversion set forth above, which is less than twenty (20) units per acre outside of the Coastal High Hazard Area.

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B. PUD Conceptual Site Plan and Parcels

The Site Plan is attached to this Ordinance as **Exhibit 4**. The parcel designations on the Site Plan are solely for the 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 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 following uses, as described in Sections IV.C and D below, shall be permitted uses in the parcels as follows:

In “Parcel A-1” as shown on the Site Plan, Commercial uses and related amenities, as described in Sections IV.C below, shall be permitted. The commercial uses may include uses which are integrated horizontally, and vertically, and also may include associated shared parking.

In “Parcel A-2” as shown on the Site Plan, Commercial and Residential uses and related amenities, as described in Sections IV.C and D below, shall be permitted. The commercial or residential uses may include uses which are integrated horizontally, and vertically, and also may include associated shared parking.

C. Commercial

1. *Permitted uses and structures.*

- a. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
- b. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
- c. Business and professional offices.
- d. Medical, dental and chiropractic offices or clinics.
- e. Banks, savings and loans, and other financial institutions and similar uses; including drive-through and drive-facilities, with drives and connections designed and configured for safe access, subject to review and approval of the Planning and Development Department.
- f. Hotels and motels.
- g. Service Station and car wash (existing use).

h. Retail sales permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Commercial use.* For purpose of these requirements, “lot” refers to the parcel within which the commercial use is located and “yard” refers to the distance from the parcel boundary.

a. *Minimum lot width*—None.

b. *Maximum lot coverage by all buildings*—None.

c. *Minimum yard requirements.*

(i) Front—None.

(ii) Side—None

(iii) Rear—Ten (10) feet.

d. *Maximum height of structures.* Ninety (90) feet for hotel or motel use; fifty (50) feet for all other uses; in both cases, height may be unlimited where the building is set back on all side of the project boundaries no less than one horizontal foot for each six (6) vertical feet in excess of the height limitations identified above.

D. Residential

1. *Permitted uses and structures.*

a. Apartments (rental or condominium ownership).

b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).

c. Leasing/sales/management offices, models, and similar uses.

d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.

e. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck

houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.

- f. Mail center.
- g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.
- h. Carwash (self) area for residents.
- i. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
- 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.
- l. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and Maximum height of structures for each Residential use.* The “Property” in “Minimum Setback from Property Boundary” refers to Parcel A-2.

- a. *For Apartments:*
 - (i) *Minimum lot width*—None.
 - (ii) *Maximum gross density*—300 units, which is consistent with the conversion set forth above and less than 20 units per acre on the gross acreage within the PUD outside of the Coastal High Hazard Area as of the date hereof.
 - (iii) *Maximum lot coverage by all buildings*—Fifty percent (50%).
 - (iv) *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - (a) Front—Zero (0) feet.
 - (b) Side— Zero (0) feet.
 - (c) Rear— Zero (0) feet.

feet.

(v) *Minimum Setback from Property Boundary*—Twenty (20)

(vi) *Maximum height of structures*. Fifty-five (55) feet; provided, however, that buildings with pitched roofs shall have a maximum height of sixty-two (62) feet.

b. *For Townhomes:*

(i) *Minimum lot width* – 15 feet, 25 feet for end units

(ii) *Minimum lot area* – 1,400 square feet

(iii) *Maximum lot coverage by all buildings* – 70%

(iv) *Minimum yard requirements*. The minimum yard requirements for all townhomes are:

(a) Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.

(b) Side— 0 feet; 10 feet for end units.

(c) Rear— 10 feet.

(v) *Maximum height of structure* – 45 feet.

(vi) Alley Access. Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.

(vii) Patios/porches. 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 any required yard, but shall not be located within five (5) feet of any right-of-way.

(viii) Number of units in building. Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings, except as may otherwise be required by the setbacks set forth herein or applicable fire protection codes.

E. 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. 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 structure. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

F. Height Limitations

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

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the Site Plan via Heckscher Drive. The locations and design of the access points, 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 connections, and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department. Furthermore, any residential development on Parcel A-2 shall have controlled access (e.g. access gates), subject to review and approval of the Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

C. Recreation/Open Space

Active recreation will be provided with the amenity/recreation areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

D. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use 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. Furthermore, due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

Notwithstanding anything to the contrary herein, to the extent that the Parcel A-1 was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent that the parking areas on the Parcel A-1 were originally landscaped in accordance with applicable requirements, stricter parking area landscape requirements shall not apply until such time as the Parcel A-1 is completely redeveloped.

E. 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. The signage permitted by this PUD is substantially similar to the signage permitted by the Original PUD.

1. Project Identity Signs.

One digital pylon sign and one externally illuminated pylon sign currently exists along Heckscher Drive, which may remain and be rebuilt/re-located up to their current dimensions, or may be rebuilt/re-located as monument signs with a maximum sign area equal to the current sign area and a maximum height of twenty (20) feet. Two additional monument signs will be permitted at the entrance to the Property, each with a maximum area of one hundred (100) square feet and maximum height of twenty (20) feet. Such monument signs may be two sided, externally or internally illuminated, and may be located within the median of the internal access road. In addition, for the residential development proposed and shown in the Site Plan, one pylon sign shall be permitted facing I-295 in the location shown on the Site Plan, with a height not to exceed thirty (30) feet, an area of 200 square feet maximum, and which may be two sided and externally or internally illuminated. For any commercial development alternatively permitted by minor modification to this PUD (see Section V.H. below), a maximum of three (3) pylon signs facing I-295 will be allowed as shown on the conceptual site plan adopted in the Original PUD and as will be shown on a site plan as would be submitted for any minor modification for such commercial development, each with a height not to exceed thirty (30) feet,

an area of 200 square feet maximum, and at least 100 feet apart. Such pylon sign(s) may be two sided and externally or internally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with within shared signs.

2. Internal Signs.

Internal identity monument and directional signs are permitted within the Property, which may be internally or externally illuminated. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign. Such signs may identify users/tenants within the property remaining in the Original PUD, subject to applicable private agreements.

3. Other Signs.

Wall signs and awning signs are permitted. Wall and awning signage visible from public rights of way will be permitted for each residential use, non-residential use, and for each non-residential tenant within a multi-tenant building. Cumulatively, both wall and awning signage will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from public rights of way. Wall signage for residential uses shall be limited to one wall sign for each building face oriented toward a public street. Wall and awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed to be interior signs and the size is unlimited.

Projecting signs are 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 to which side the projecting sign is attached. The ten (10) percent shall be measured cumulatively with any wall and awning signs on the same side of the building.

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.

Changing message devices are permitted for non-residential uses subject to the provisions of Section 656.1302, Zoning Code, as it may be amended.

Because all project identity 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, 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 banner signs will be permitted not to exceed fifty (50) square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday.

Other banners (including but not limited to “Now Opening” or “Hiring Soon” banners) may be displayed for a maximum of thirty (30) days. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument signs.

F. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

G. Construction offices/model units/real estate rental or 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.

H. 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. The PUD continues to alternatively allow for commercial development on the portion of the Property now intended for multi-family residential development (Parcel A-2), subject to approval of a minor modification to this PUD to substitute a site plan for the same.

I. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. For commercial uses, other than hotel/motel uses, a minimum of one parking space shall be provided per 300 square feet of gross floor area.
2. For apartment uses, parking shall be provided at a minimum ratio of 1.5 spaces per residential unit and shall be provided in either garages, driveways, or common parking.
3. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the apartment or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue. There shall be no

limit or maximum number of parking spaces for any use within the PUD.

J. Lighting

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

K. Stormwater Retention

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

L. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on July 6, 2021.

VII. JUSTIFICATION FOR THE PUD REZONING

This PUD allows for a mix of compatible uses on the property that would not otherwise be permitted together in a conventional zoning district. Additionally, considering the mixed use nature of the proposed development, the configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, the proposed residential densities within the PUD, are appropriate and compatible with abutting and nearby development.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and Site Plan; it includes limitations on uses to ensure compliance with the CGC land use category; it provides for maximum densities/intensities; it limits certain uses to certain parcels; 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 from the landscaping provisions consistent with the mixed use nature of this PUD; it provides for signage tailored to the mixed use nature of this PUD; and it includes variations from the parking standards

otherwise applicable to accommodate the design of this PUD, shared parking, and other features of a planned multi-use development.

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	See Original PUD.	The PUD allows for residential development on the Property, as set forth above. The PUD also removes the limit on the number of hotel rooms on the Property.	To allow for the residential development of the Property, as set forth herein, and remove restrictions that are no longer necessary.
Lot Requirements	See Original PUD.	The PUD adopts specific lot requirements for residential uses on the Property, as set forth above.	The lot requirement allow for the development of residential uses on the property and account of unique site characteristics and the mixed use nature of the PUD.
Landscaping	See Original PUD.	<p>Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use 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. Furthermore, due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.</p> <p>Notwithstanding anything to the contrary herein, to the extent that the Parcel A-1 was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent that the parking areas on the Parcel A-1 were originally landscaped in accordance with applicable requirements, stricter parking area landscape requirements shall not apply until such time as the Parcel A-1 is completely redeveloped.</p>	The landscape requirement account for the mixed-use nature of the PUD.
Signage	The Original PUD.	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	To ensure adequate signage that is consistent with surrounding

		<p>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.</p> <p>1. <u>Project Identity Signs.</u></p> <p>One digital pylon sign and one externally illuminated pylon sign currently exists along Heckscher Drive, which may remain and be rebuilt/re-located up to their current dimensions, or may be rebuilt/re-located as monument signs with a maximum sign area equal to the current sign area and a maximum height of twenty (20) feet. Two additional monument signs will be permitted at the entrance to the Property, each with a maximum area of one hundred (100) square feet and maximum height of twenty (20) feet. Such monument signs may be two sided, externally or internally illuminated, and may be located within the median of the internal access road. In addition, for the residential development proposed and shown in the Site Plan, one pylon sign shall be permitted facing I-295 in the location shown on the Site Plan, with a height not to exceed thirty (30) feet, an area of 200 square feet maximum, and which may be two sided and externally or internally illuminated. For any commercial development alternatively permitted by minor modification to this PUD (see Section V.H. below), a maximum of three (3) pylon signs facing I-295 will be allowed as shown on the conceptual site plan adopted by the Original PUD and will be shown on a site plan as would be submitted for any minor modification for such commercial development, each with a height not to exceed thirty (30) feet and an area of 200 square feet maximum, and at least 100 feet apart. Such pylon sign(s) may be two sided and externally or internally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with within shared signs.</p> <p>2. <u>Internal Signs.</u></p> <p>Internal identity monument and</p>	<p>developments.</p>
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		<p>directional signs are permitted within the Property, which may be internally or externally illuminated. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign. Such signs may identify users/tenants within the property remaining in the Original PUD (i.e. may be "off-site signs"), subject to applicable private agreements.</p> <p>3. <u>Other Signs.</u></p> <p>Wall signs and awning signs are permitted. Wall and awning signage visible from public rights of way will be permitted for each residential use, non-residential use, and for each non-residential tenant within a multi-tenant building. Cumulatively, both wall and awning signage will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from public rights of way. Wall signage for residential uses shall be limited to one wall sign for each building face oriented toward a public street. Wall and awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed to be interior signs and the size is unlimited.</p> <p>Projecting signs are 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 to which side the projecting sign is attached. The ten (10) percent shall be measured cumulatively with any wall and awning signs on the same side of the building.</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>Changing message devices are permitted for non-residential uses subject to the provisions of Section 656.1302, Zoning Code, as it may be amended.</p> <p>Because all project identity 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, 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.</p>	
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		<p>Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to “Now Opening” or “Hiring Soon” banners) may be displayed for a maximum of thirty (30) days. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument signs.</p>	
Parking	Part 6 of the Zoning Code.	<p>Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:</p> <ol style="list-style-type: none"> 1. For commercial uses, other than hotel/motel uses, a minimum of one parking space shall be provided per 300 square feet of gross floor area. 2. For apartment uses, parking shall be provided at a minimum ratio of 1.5 spaces per residential unit and shall be provided in either garages, driveways, or common parking. 3. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the apartment or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided at a minimum ratio of 2% of required vehicular parking. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue. There shall be no limit or maximum number of parking spaces for any use within the PUD. 	To provide parking consistent with the Existing PUD and the market for residential uses.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

JAX_3446557_8

IX. PERMISSIBLE USES BY EXCEPTION

Those uses permissible by exception in the CCG-1 and RMD-D zoning districts.

X. NAMES OF DEVELOPMENT TEAM

Developer/Owner: GATE Petroleum Company

Planner/Engineer: Prosser

Architect: N/A

XI. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit “F.”** Acreages in Exhibit F are approximate.

XII. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the CGC Suburban Area land use category. The proposed residential use shall not exceed eighty (80%) percent of the development and shall not exceed 300 units pursuant to the conversion set forth above, which is less than twenty (20) units per acre on the gross acreage within the PUD outside of the Coastal High Hazard Area as of the date hereof.

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

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.

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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 ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Zoning Code

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: The PUD provides ample off street parking.

K. Sidewalks, Trails, and Bikeways: The PUD will provide for pedestrian and bicycle connectivity and recreational trails consistent with the City of Jacksonville Ordinance Code and the 2030 Comprehensive Plan.