

3. Prior to final engineering approval, the airport notice zone acknowledgment shall be recorded and provided to the Planning and Development Department and JAA. The subject property is located in the JIA civilian notice zone, civilian school zone and civilian height zone, 50 feet and 150 feet, and shall meet all requirements of Ordinance 2008-258-E.
4. Transportation fees shall be paid in the form of the existing fair share contract (CCAS #34051). Prior to the initial verification of substantial compliance with the PUD, the developer shall request the City to initiate the establishment of a special account into which the fair share payments will be deposited instead of the 6.2 Fair Share sector fund specifically for intersection, capacity related or roadway improvements on Lem Turner Road. This money will be held in the special account and transferred to the FDOT, at the appropriate time, for that purpose. Establishment of the special account and the earmarking of any funds for transfer to FDOT for improvements on Lem Turner Road as described above shall be subject to approval by the Jacksonville City Council, including any conditions the City Council may deem appropriate or necessary.
5. Right-of-Way along Lem Turner Road abutting the Subject Property will be reserved to accommodate the future widening of Lem Turner Road. The project will not construct anything within 200 ft from the eastern right-of-way line. The ROW may be purchased by the FDOT, in the future, at the time of right-of-way acquisition for the widening project.
6. Right-of-Way along Braddock Road abutting the Subject Property will be reserved to accommodate any future widening of Braddock Road. The project will not construct anything within 120 ft from the western right-of-way line. Since Braddock Road is not currently listed in the Mobility Plan, the ROW may be purchased by the City in the future, at the time of right-of-way acquisition, when Braddock Road needs to be widened.
7. The Traffic Study prepared by England, Thims and Miller, Inc., dated April 2022 and on file with the Planning and Development Department, will suffice for the purpose of the Multi-Use land use category master plan requirements. Development specific traffic studies will still be required at the time of verification of substantial compliance with the PUD.

Planning Department conditions:

1. All light fixtures, including security lighting, shall be cutoff fixtures and shall be incorporated as an integral design element that complements the design of the building and project through its design, style, materials, and color. All cutoff fixtures shall not have more than one percent of lamp lumens above horizontal. All sag lenses, drop lenses, and convex lenses shall be prohibited. Illumination levels at the property line shall not exceed one-half foot-candle where adjacent to residential areas or rights-of-way, and one foot-candle where adjacent to nonresidential uses. A lighting plan showing photometrics, pole height and fixtures shall be submitted, subject to the review and approval of the Planning and Development Department, at the time of verification of substantial compliance of the PUD.
2. The development shall be subject to the Transportation Planning Division Memorandum dated February 11, 2022 or as otherwise approved by the Planning and Development Department.
3. Prior to final engineering approval, the airport notice zone acknowledgment shall be recorded and provided to the Planning and Development Department and JAA. The subject property is located in the JIA civilian notice zone, civilian school zone and civilian height zone, 50 feet and 150 feet, and shall meet all requirements of Ordinance 2008-258-E.
4. Transportation fees shall be paid in the form of the existing fair share contract (CCAS #34051). Prior to the initial verification of substantial compliance with the PUD, the developer shall request the City to initiate the establishment of a special account into which the fair share payments will be deposited instead of the 6.2 Fair Share sector fund specifically for intersection, capacity related or roadway improvements on Lem Turner Road. This money will be held in the special account and transferred to the FDOT, at the appropriate time, for that purpose. Establishment of the special account and the earmarking of any funds for transfer to FDOT for improvements on Lem Turner Road as described above shall be subject to approval by the Jacksonville City Council, including any conditions the City Council may deem appropriate or necessary.

5. Right-of-Way along Lem Turner Road abutting the Subject Property will be reserved to accommodate the future widening of Lem Turner Road. The project will not construct anything within 200 ft from the eastern right-of-way line. The ROW may be purchased by the FDOT, in the future, at the time of right-of-way acquisition for the widening project.
6. Right-of-Way along Braddock Road abutting the Subject Property will be reserved to accommodate any future widening of Braddock Road. The project will not construct anything within 120 ft from the western right-of-way line. Since Braddock Road is not currently listed in the Mobility Plan, the ROW may be purchased by the City in the future, at the time of right-of-way acquisition, when Braddock Road needs to be widened.
7. The Traffic Study prepared by England, Thims and Miller, Inc., dated April 2022 and on file with the Planning and Development Department, will suffice for the purpose of the Multi-Use land use category master plan requirements. Development specific traffic studies will still be required at the time of verification of substantial compliance with the PUD.

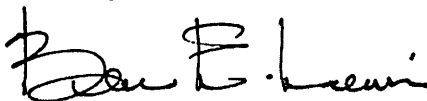
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Jason Porter	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

MEMORANDUM

DATE: May 5, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0052

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Lem Turner Road is an FDOT roadway. FDOT will be the permitting agency for access to this road.
- A traffic study shall be provided at Civil Site Plan Review. If there will multiple submittals, broken down into phases, a traffic study for each phase shall be provided at Civil Site Plan Review for that phase. Prior to the commencement of any traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). FDOT may need to be included in the methodology meetings and study review.
- Any offsite project access or operational improvements needed, due to the impacts of this development as determined by the traffic studies, will be the responsibility of the developer.
- All proposed streets shall be design and have a cross section meeting the City of Jacksonville Context Sensitive Street Design as shown in The City of Jacksonville Land Development Procedures Manual Section 3.1.1, or as otherwise approved by the Transportation Planning Division.
- The collector roadway system shown on the site plan shall have the cross section of an Avenue (City of Jacksonville City Standard Details Plate P-122) or a Limited Avenue (City of Jacksonville City Standard Details Plate P-124) or as otherwise approved by the Transportation Planning Division.
- Local streets shall have the cross section of a Neighborhood Residential Street (City of Jacksonville City Standard Details Plate P-126) or a Residential Local Subdivision Street (City of Jacksonville City Standard Details Plate P-127) or as otherwise approved by the Transportation Planning Division.
- A maximum of 30% of the parking spaces shall be "Compact Parking" these spaces shall be designated as compact by pavement marking and signage as stated in Part 6 of the zoning code.
- Access shall not be denied to individual lots owned in fee simple. There shall be approved private road or access easement frontage to every lot owned in fee simple.
- All uses will conform to Section 656.608 of the Zoning Code for bicycle parking requirements.

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2022-52 TO****PLANNED UNIT DEVELOPMENT****MAY 5, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-52 to Planned Unit Development.

Location: South of Lem Turner Road and Braddock Road

Real Estate Number(s): 019270-0050, 019273-0000

Current Zoning District(s): Planned Unit Development
(PUD 2008-792 & 2013-702)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Mixed Use (MU)

Proposed Land Use Category: Mixed Use (MU) with Site Specific Policy 4.3.21

Planning District: North, District 6

Applicant/Agent: Wyman R. Duggan, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville Florida 32207

Owner: Lem Turnes Road Developers, LLC
4400 Biscayne Boulevard, Suite 950
Miami Florida 33137

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2022-52 seeks to rezone approximately 1096.60 acres of land from PUD to PUD. The rezoning to PUD is being sought for a maximum of 2,300 residential units and 125,000 square feet of commercial uses.

The subject property has two PUDs. The PUD from 2008 allows warehousing and distribution uses and the 2013 PUD allows 26,000 square feet of commercial uses, 672 residential units, and 93,000 square feet of office and 4.9 million square feet of warehouses.

PUD 2008-792-E was approved with the following conditions:

- (a) Development shall proceed in accordance with the Development Services Division Memorandum dated September 4, 2008, and the FDOT Memorandum dated September 11, 2008, or as otherwise approved by the Planning and Development Department.
- (b) Prior to verification of substantial compliance of the PUD, a traffic study shall be provided for the review and approval of the Planning and Development Department.
- (c) The buffers and building setbacks shall be provided in accordance with the conditions in the written description dated September 16, 2008.
- (d) All light fixtures, including security lighting, shall be cutoff fixtures and shall be incorporated as an integral design element that complements the design of the building and project through its design, style, materials, and color. All cutoff fixtures shall not have more than one percent of lamp lumens above horizontal. All sag lenses, drop lenses, and convex lenses shall be prohibited. Illumination levels at the property line shall not exceed one-half foot-candle where adjacent to residential areas or rights-of-way, and one foot-candle where adjacent to nonresidential uses. A lighting plan showing photometrics, pole height and fixtures shall be submitted, subject to the review and approval of the Planning and Development Department, at the time of verification of substantial compliance of the PUD.
- (e) Prior to final engineering approval, the airport notice zone acknowledgment shall be recorded and provided to the Planning and Development Department, JAA, or the U.S. Navy as appropriate. The subject property is located in the JIA civilian notice zone, civilian school zone and civilian height zone, 50 feet and 150 feet, and shall meet all requirements of Ordinance 2008-258-E.

PUD 2013-702-E was approved with the following conditions:

- (a) The subject property shall be developed in accordance with the Development Services Memo dated November 6, 2013, or as otherwise approved by the Planning and Development Department.
- (b) Consistent with approved PUD 2008-792-E, prior to Verification of Substantial Compliance approval, a traffic study shall be provided for the review and approval of the City of Jacksonville Planning and Development Department and FDOT.
- (c) Consistent with approved PUD 2008-792-E, all light fixtures including security lighting shall be cutoff fixtures and should be incorporated as an integral design element that complements the design of the building and project through its design style, materials and color. All cutoff fixtures shall not have more than one percent (1%) of lamp lumens above horizontal. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") where adjacent to residential areas or right-of-ways and one (1) foot candles ("f.c") where adjacent to non-residential uses. A lighting plan showing photometrics, pole height and fixtures shall be submitted subject to the review and approval of the Planning and Development Department at time of Verification of Substantial Compliance to the PUD.

(d) Consistent with approved PUD 2008-792-E, prior to final engineering approval the Airport Notice Zone Acknowledgement shall be recorded and provided to the Planning and Development Department, JAA or the US Navy, as appropriate. The subject property is located in the JIA Civilian Notice Zone, Civilian School Zone and Civilian Height Zone and shall meet all requirements of the Ordinance 2006-1225-E.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and recommends that the conditions concerning lighting and the Airport Notice Zone Acknowledgement being included in this PUD.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Mixed Use (MU) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large Scale Land Use Amendment to the Future Land Use Map Series L-5533-21A (Ordinance 2022-51) that seeks to amend the portion of the site that is within the Mixed Use (MU) land use category to MU. Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5533-21A be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

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 1.2.6 The City shall ensure through the implementation of Chapter 654, Ordinance Code (Code of Subdivision Regulations) that suitable lands and/or easements are available for the provision of utility and transportation facilities necessary to support proposed development, and implement improvements with minimum land use, social and environmental disruption. Consider the location and timing of new public facility construction in requests for Future Land Use Map series amendments.

Transportation Element Policy 3.2.4 The City shall utilize the future roadway needs listed in this 2030 Comprehensive Plan to identify those areas where rights-of-way will be required and shall take steps to protect the rights-of-way, where feasible, for these corridors as soon as possible.

Safety improvements, intersection improvements, and the widening of Lem Turner Road from I-295 to the Duval County Line is identified as #3 on Duval County's List of Priority Projects (LOPP) and is also identified as a needed Corridor improvement for Zone 4 in the City's Mobility Plan. Transportation fees to be collected from the development shall be earmarked specifically for intersection, capacity related or roadway improvements along Lem Turner Road, and undeveloped right-of-way should be reserved for the future road widening.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Mixed Use (MU). There is a companion Application for Large Scale Land Use Amendment to the Future Land use Map Series L-5533-21A (Ordinance 2022-51) that seeks to amend the portion of land that is within the MU land use category to MU. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

Fair Share # 34051.0: Thomas Creek: Mixed Use Development in the Concurrency system. It reserves 2,295 single family homes / 300 condo/townhomes / 200,000 enclosed sf general commercial uses. The Fair Share Contract is for **\$4,047,697**. The agent/owner will need to submit a companion CRC application under Fair Share # 34051.0 for each phase of the development.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for [DESCRIPTION OF PROPOSAL]. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The use of existing and proposed landscaping: The project will be required to meet the minimal standards set forth in Section 656, Part 12. Modifications from the requirements in Part 12 may be permitted within the PUD.
- The use of topography, physical environment and other natural features: The site has approximately 649 acres of wetlands. These wetlands will be used to buffer future commercial areas from residential and future residential from existing residential properties surrounding the development.
- Traffic and pedestrian circulation patterns: As shown on the site plan all residential parcels will access the site from Lem Turner Road and Braddock Road. Commercial parcels will access the site from Lem Turner Road. The written description describes that sidewalks will be provided along both sides of the main road.
- The use and variety of building setback lines, separations, and buffering: Applicant proposes setbacks consistent with residential developments. The PUD is not proposing any uncomplementary buffering.
- Compatible relationship between land uses in a mixed use project: The nature of the proposed development is to integrate residential and commercial uses into a master planned community. Extensive wetlands will provide buffering between residential and commercial uses.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The proposed development is located in a rural area where large single-family lots have recently begun to be developed.

Agriculture and undeveloped land is the predominate use in the area. The extensive wetlands and preservation areas are used as buffers to adjacent properties.

- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MU	AGR	Undeveloped
	PBF	PBF-3	Undeveloped - JIA
South	RR	PUD (19-717)	Single family subdivision
	LDR	PUD (05-1105)	Undeveloped – Proposed 1,400 residential lots
	MU	PUD (21-532)	Undeveloped – Proposed 1,700 residential lots
East	AGR-iv	AGR	Single family lots
	PBF	PBF-3	Undeveloped - JIA
West	AGR-iii	AGR	Undeveloped, single family lots
	MU	PUD (21-532)	Undeveloped – Proposed 1,700 residential lots

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The subject property is located west of the Jacksonville International Airport, adjacent to airport property, Runway 14/32 and the future third runway. Both parcels fall within the 65 DNL noise contour. The Federal Aviation Administration (FAA) considers noise sensitive land uses, which includes residential, within the 65 DNL to be significantly impacted. A larger portion of both parcels fall within the 60 DNL contour. Although the FAA does not consider this area to be significantly impacted, aircraft noise is present and may be an annoyance to noise sensitive land uses.

The FAA requires all airports to protect approach, departure, and circling airspace up to five miles from the air operations area including mitigating potential wildlife attractants. Guidance is provided in Advisory Circular 150/5200-33C *Hazardous Wildlife Attractants on or near Airports*. Stormwater and/or aesthetic ponds are known to attract birds. It is recommended in the Advisory Circular that stormwater detention be designed with a maximum 48-hour detention period. Other best practices to reduce wildlife attractants are listed below:

- Keep all trash contained in a proper place
- Eliminate the use of any fruit or berry producing vegetation in landscaping
- Eliminate the use of water features (fountains, ponds, etc.) for aesthetic value
- Do not feed the wildlife (e.g. bird seed, cat food, etc.)
- Report significant wildlife observations to JAA

The parcels also fall within the Airport’s FAR Part 77 Surfaces. Development heights should remain below these Surfaces to prevent creating an airspace obstruction for the

existing airfield configuration and the future south runway. Airport staff are available to discuss Part 77 limitations in further detail. A 7460-1 Notice of Proposed Construction should be submitted through the FAA's website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> prior to construction. The FAA will conduct an airspace analysis to determine if the final structures or construction activities, such as the use of a crane, will interfere with flight operations. A Notice to Airmen may be required during construction.

(6) Intensity of Development

The proposed development is consistent with the MU functional land use category as a mixed use, master planned community, not to exceed 2,300 dwelling units, and 125,000 square feet of retail commercial uses. The PUD is appropriate at this location because the proposed residential dwellings and commercial uses will support each other and residential dwellings in the area.

- The availability and location of utility services and public facilities and services: The JEA indicates there is a 16 inch water main and a 20 inch sewer force main along Lem Turner Road to serve the proposed development.

According to the Duval County School District, the proposed development will generate 574 additional students for Biscayne ES, Highland MS and Jean Ribault HS. The projected students is not expected to over burden the impacted schools.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City's Traffic Engineer has the following comments

Lem Turner Road is an FDOT roadway. FDOT will be the permitting agency for access to this road.

A traffic study shall be provided at Civil Site Plan Review. If there will multiple submittals, broken down into phases, a traffic study for each phase shall be provided at Civil Site Plan Review for that phase. Prior to the commencement of any traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). FDOT may need to be included in the methodology meetings and study review.

Any offsite improvements needed due to the impacts of this development as determined by the traffic studies will be the responsibility of the developer.

All proposed streets shall be design and have a cross section meeting the City of Jacksonville Context Sensitive Street Design as shown in The City of Jacksonville Land Development Procedures Manual Section 3.1.1, or as otherwise approved by the Transportation Planning Division.

The collector roadway system shown on the site plan shall have the cross section of an Avenue (City of Jacksonville City Standard Details Plate P-122) or a Limited Avenue (City of Jacksonville City Standard Details Plate P-124) or as otherwise approved by the Transportation Planning Division.

Local streets shall have the cross section of a Neighborhood Residential Street (City of Jacksonville City Standard Details Plate P-126) or a Residential Local Subdivision Street (City of Jacksonville City Standard Details Plate P-127) or as otherwise approved by the Transportation Planning Division.

A maximum of 30% of the parking spaces shall be "Compact Parking" these spaces shall be designated as compact by pavement marking and signage as stated in Part 6 of the zoning code.

Access shall not be denied to individual lots owned in fee simple. There shall be approved private road or access easement frontage to every lot owned in fee simple.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and Parks Dept has concerns with this PUD in a regional context. This is another large PUD (2300 dwelling units) located northwest of I-295 between US-1 and the airport and is adjacent to the Villages of Westport PUD (1783 units) and Braddock Family Multi-Use Area (2350 units). We have few parks in this area and these PUDs combined could generate 20,000+ residents that will need extensive recreational amenities. While these PUDs require 1 acre of upland recreation space per 100 lots, the typical amenities provided by developers are playgrounds, pools and sport courts. We are concerned about the future need for new regional parks in growth areas such as this. In particular, athletic fields are already in high demand throughout the City and the anticipated residents of this area will further stress our system if we don't start requiring large-scale developers to either provide athletic fields and other regional park amenities in their site plans or agree to donate sufficient land to the City to develop regional parks in the future. The closest existing park to this PUD with a sports field is Garden City Elementary Park at 4 miles away which has one softball field and one multi-use field. Currently, the PUD application does not specify their proposed recreational facilities. I understand this is consistent with current policies but we are suggesting this issue needs to be considered and solutions identified soon. We intend to address it in our updated Master Recreation Improvement Plan which is just kicking off.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify any wetlands on-site.

The Development Services Division identified areas of wetlands and flood zones through the subject property. Below are the comments for the 10-set submittal.

Indicate FIRM, SFHA and BFE on plan sheets

Indicate SFHA affected by proposed efforts

Complete FEMA-FIRM LOMC/ ESA for proposed filling efforts in Special Flood Hazard Area; CLOMR-F

Revise MSMP model through CDM-Smith, Lisa Sterling; as needed.

Confirm cover data and plan sheets reflect the proposed FIRM revisions

January 2020; COJ now enforces 2.0' freeboard for MINIMUM FFE. Design Flood elevation is BFE plus 2' freeboard

Undetermined A zone

Complete a flood study using detailed methodologies comparable to current COJ Flood Insurance Study to develop Base Flood Elevation data

Indicate FIRM, revised SFHA and calculated BFE on plan sheets

Indicate revised SFHA affected by development efforts

Complete FEMA-FIRM LOMA for establishing BFE, and CLOMR/ ESA for filling efforts in amended Special Flood Hazard Area

Engineer to diligently pursue the LOMR

Revise MSMP model through CDM-Smith, Lisa Sterling; as needed.

Elevation Certificate required for structures built on parcels that include a portion of SFHA, in or removed from SFHA

(9) Listed species regulations

A Listed Species Wildlife Survey prepared by Kleinfelder on October 7, 2020 indicates that no Federal or State threatened or endangered species were directly observed.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 25, 2022, the required Notice of Public Hearing sign was posted.

RECOMMENDATION

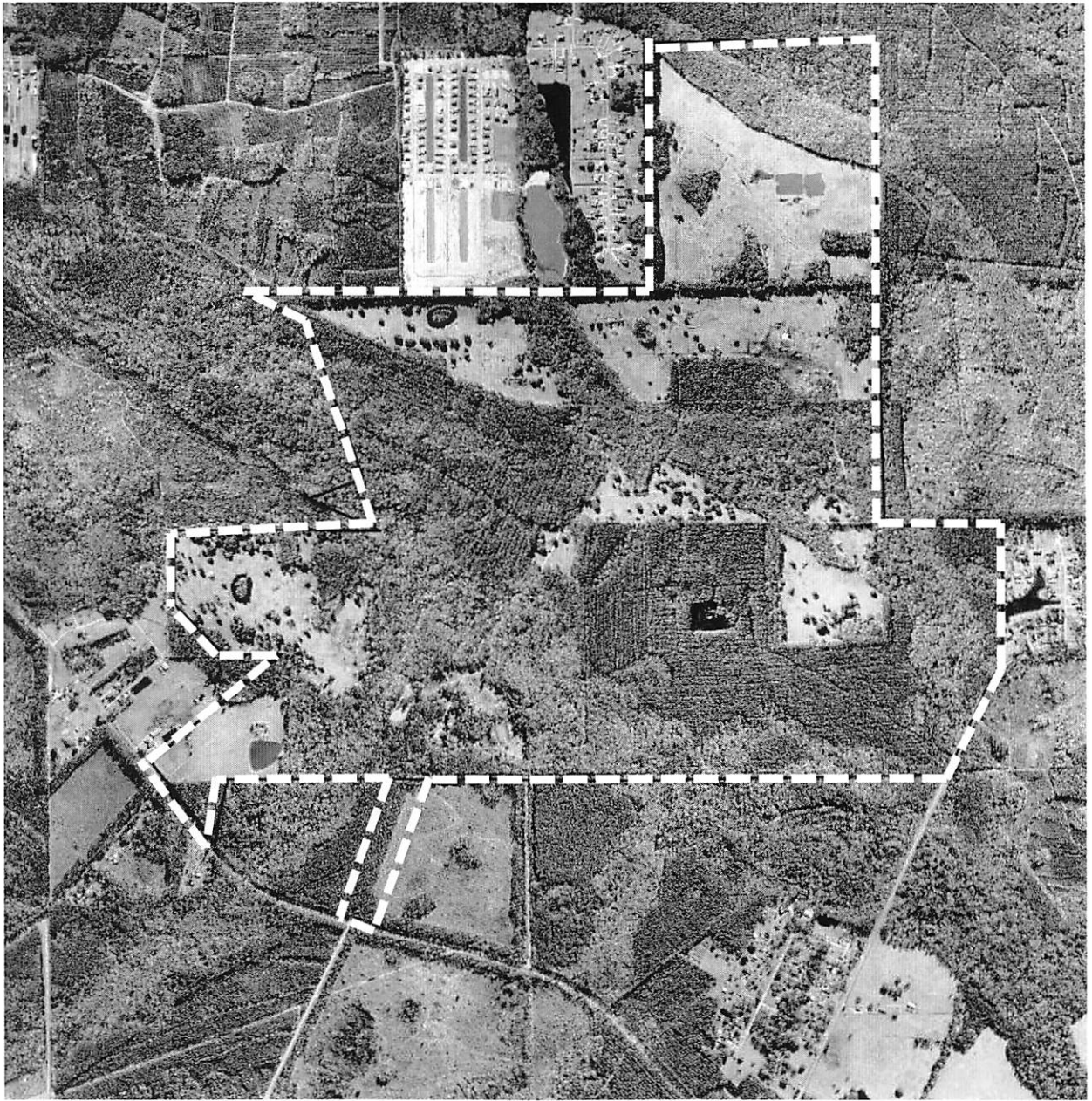
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-52 be **APPROVED with the following exhibits:**

1. The original legal description dated November 19, 2021.
2. The original written description dated November 24, 2021.
3. The original site plan dated January 5, 2022.

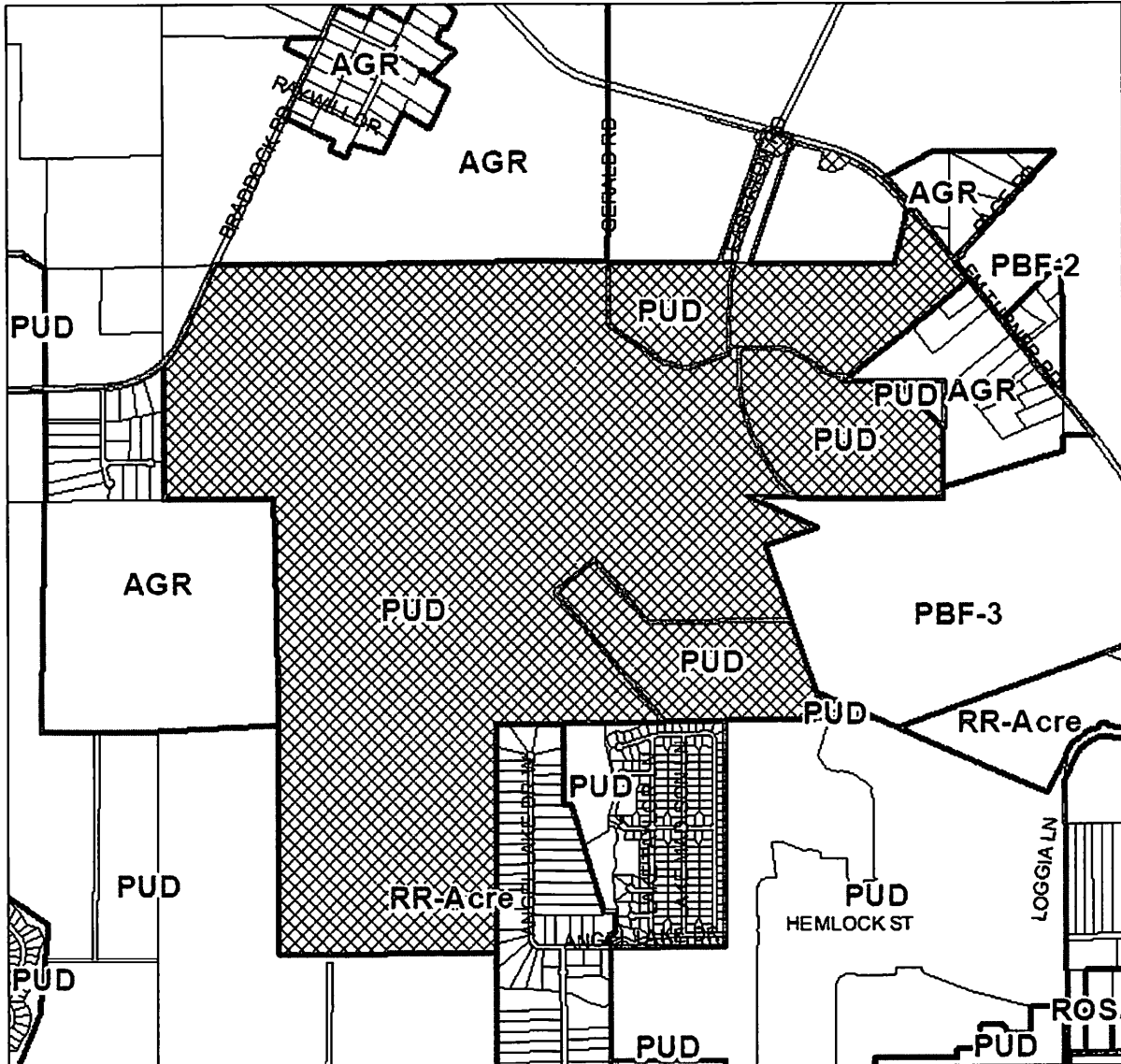
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-52 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. All light fixtures, including security lighting, shall be cutoff fixtures and shall be incorporated as an integral design element that complements the design of the building and project through its design, style, materials, and color. All cutoff fixtures shall not have more than one percent of lamp lumens above horizontal. All sag lenses, drop lenses, and convex lenses shall be prohibited. Illumination levels at the property line shall not exceed one-half foot-candle where adjacent to residential areas or rights-of-way, and one foot-candle where adjacent to nonresidential uses. A lighting plan showing photometrics, pole height and fixtures shall be submitted, subject to the review and approval of the Planning and Development Department, at the time of verification of substantial compliance of the PUD.
2. The development shall be subject to the Transportation Planning Division Memorandum dated February 11, 2022 or as otherwise approved by the Planning and Development Department.
3. Prior to final engineering approval, the airport notice zone acknowledgment shall be recorded and provided to the Planning and Development Department and JAA. The subject property is located in the JIA civilian notice zone, civilian school zone and civilian height zone, 50 feet and 150 feet, and shall meet all requirements of Ordinance 2008-258-E.
4. Transportation fees shall be paid in the form of the existing fair share contract (CCAS #34051). Prior to the initial verification of substantial compliance with the PUD, the developer shall request the City to initiate the establishment of a special account into which the fair share payments will be deposited instead of the 6.2 Fair Share sector fund specifically for intersection, capacity related or roadway improvements on Lem Turner Road. This money will be held in the special account and transferred to the FDOT, at the appropriate time, for that purpose. Establishment of the special account and the earmarking of any funds for transfer to FDOT for improvements on Lem Turner Road as described above shall be subject to approval by the Jacksonville City Council, including any conditions the City Council may deem appropriate or necessary.
5. Right-of-Way along Lem Turner Road abutting the Subject Property will be reserved to accommodate the future widening of Lem Turner Road. The project will not construct anything within 200 ft from the eastern right-of-way line. The ROW may be purchased by the FDOT, in the future, at the time of right-of-way acquisition for the widening project.

6. Right-of-Way along Braddock Road abutting the Subject Property will be reserved to accommodate any future widening of Braddock Road. The project will not construct anything within 120 ft from the western right-of-way line. Since Braddock Road is not currently listed in the Mobility Plan, the ROW may be purchased by the City in the future, at the time of right-of-way acquisition, when Braddock Road needs to be widened.
7. The Traffic Study prepared by England, Thims and Miller, Inc., dated April 2022 and on file with the Planning and Development Department, will suffice for the purpose of the Multi-Use land use category master plan requirements. Development specific traffic studies will still be required at the time of verification of substantial compliance with the PUD.



Aerial view of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 625 1.250 2.500 Feet</p>
<p>ORDINANCE NUMBER ORD-2022-0052</p>	<p>TRACKING NUMBER T-2021-3919</p>	<p>COUNCIL DISTRICT: 8</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0052 **Staff Sign-Off/Date** BEL / 01/10/2022
Filing Date 01/19/2022 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 02/22/2022 **Planning Commission** 02/17/2022
Land Use & Zoning 03/01/2022 **2nd City Council** N/A
Neighborhood Association ANGEL LAKES HOA
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3919 **Application Status** PENDING
Date Started 11/29/2021 **Date Submitted** 12/03/2021

General Information On Applicant

Last Name DUGGAN **First Name** WYMAN **Middle Name** R
Company Name
ROGERS TOWERS, P.A.
Mailing Address
1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043983911 **Fax** 9043960663 **Email** WDUGGAN@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
LEM TURNER ROAD DEVELOPERS, LLC
Mailing Address
4400 BISCAYNE BOULEVARD, SUITE 950
City MIAMI **State** FL **Zip Code** 33137
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) ORDS. 2008-792-E; 2013-702-E;

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 019270 0050	8	6	PUD	PUD
Map 019273 0000	8	6	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

MU

Land Use Category Proposed?

If Yes, State Land Use Application #

5533

Total Land Area (Nearest 1/100th of an Acre) 1096.60

Development Number

Proposed PUD Name THOMAS CREEK MULTI-USE PUD

Justification For Rezoning Application

TO REPEAL POLICY 4.3.16 AND REPLACE IT WITH POLICY 4.3.21 FOR THE DEVELOPMENT OF UP TO 2,300 DWELLING UNITS AND 125,000 SF OF CGC ALLOWED USES.

Location Of Property

General Location

NORTHWEST JACKSONVILLE

House #	Street Name, Type and Direction	Zip Code
0	LEM TURNER RD	32218

Between Streets

LEM TURNER ROAD and VC JOHNSON ROAD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department
(i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
1096.60 Acres @ \$10.00 /acre: \$10,970.00
- 3) Plus Notification Costs Per Addressee**
50 Notifications @ \$7.00 /each: \$350.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$13,589.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

November 19, 2020

Work Order No. 20-300.00
File No. 127E-08.00A

SURVEYOR'S DESCRIPTION:

PARCEL 1

A portion of Sections 20, 29, 30 and 31, and a portion of Section 37 of the Charles Broward Grant, Township 1 North, Range 26 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 12191, page 309, of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 29; thence North 89°23'49" East, along the Northerly line of said Section 29, a distance of 2654.29 feet to the Northeasterly corner of Government Lot 1, said Section 29; thence North 89°15'37" East, continuing along said Northerly line, 703.04 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 3723, page 933, of said current Public Records; thence North 11°58'28" East, departing said Northerly line, along the Easterly line of said Official Records Book 3723, page 933, and along the Easterly line of those lands described and recorded in Official Records Book 16523, page 2033, of said current Public Records, 683.09 feet to the Northeasterly corner thereof, said corner lying on the Southwesterly right of way line of Lem Turner Road (State Road No. 115), a public 66 foot right of way as depicted on Florida Department of Transportation Right of Way Maintenance Map Section 72150, dated January 5, 1981; thence South 38°22'23" East, along said Southwesterly right of way line, 1145.48 feet to the Northerly most corner of Parcel 2 as described and Recorded in Official Records Book 18432, page 714, of said current Public Records; thence South 51°37'37" West, departing said Southwesterly right of way line and along the Northwesterly line of said Parcel 2, and along the Northwesterly line of Parcel 1, as described and recorded in said Official Records Book 18432, page 714, and its Southwesterly prolongation, 1865.44 feet to a point lying on the Northerly line of the Southwest one-quarter of the Northeast one-quarter of said Section 29; thence North 89°17'47" East, along said Northerly line, 675.36 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 12191, page 374, of said current Public Records; thence South 45°15'21" East, departing said Northerly line and along the Southwesterly line of said Official Records Book 12191, page 374, a distance of 770.88 feet to the Southerly most corner thereof, said corner lying on the Easterly line of the Southwest one-quarter of the Northeast one-quarter of said Section 29; thence South 00°15'14" West, along said Easterly line, 830.94 feet to the Southeasterly corner of the Southwest one-quarter of the Northeast one-quarter of said Section 29; thence South 89°19'46" West, along the Southerly line of said Southwest one-quarter of the Northeast one-quarter, and along the Southerly line of Government Lot 1, said Section 29, a distance of 2328.73 feet to a point lying on the Northeasterly line of said Section 37 of the Charles Broward Grant; thence South 66°01'38" East, departing said Southerly line and along said Northeasterly line, 869.74 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 8641, page 2043, of said current Public Records; thence South 70°57'31" West, departing said Northeasterly line and along the Easterly line of said Official Records Book 8641, page 2043, a distance of 639.75 feet; thence South 19°02'29" East, continuing along said Easterly line, 1809.32 feet to the Southeasterly corner thereof, said corner lying on the Southwesterly line of said Section 37; thence

South 67°07'16" East, along said Southwesterly line, 690.11 feet to its intersection with the Southerly line of said Section 29; thence Westerly along said Southerly line of Section 29 the following 2 courses: Course 1, thence South 88°50'03" West, departing said Southwesterly line, 1677.58 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 12504, page 1138, of said current Public Records; Course 2, thence South 88°49'08" West, along the Northerly line of said Official Records Book 12504, page 1138, a distance of 1347.67 feet to the Southwest corner of said Section 29; thence South 88°28'39" West, along the Southerly line of said Section 30 (said line also being the Northerly line of Official Records Book 12504, page 1138, and the Northerly line of Angel Lakes Phase II, as depicted on the plat thereof, recorded in Plat Book 55, pages 5, 5A and 5B, of said current Public Records), a distance of 1346.30 feet to the Northeasterly corner of the West one-half of the Northeast one-quarter of said Section 31, said corner also being the Northwesterly corner of said Angel Lakes Phase II; thence South 00°09'36" East, departing said Southerly line of Section 30 and along the Easterly line of said West one-half of the Northeast one-quarter of Section 31, a distance of 2635.73 feet to the Southeasterly corner of said West one-half of the Northeast one-quarter, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 16287, page 2369, of said current Public Records; thence South 88°57'03" West, departing said Easterly line and along said Northerly line (said line being the Southerly line of said West one-half of the Northeast one-quarter and the Southerly line of the East one-half of the Northwest one-quarter of said Section 31), a distance of 2660.91 feet to the Southwesterly corner of said East one-half of the Northwest one-quarter of said Section 31; thence North 00°18'38" West, continuing along said Northerly line of Official Records Book 16287, page 2369, (said line being the Westerly line of said East one-half of the Northwest one-quarter of said Section 31), a distance of 2648.30 feet to the Northwesterly corner thereof; thence North 00°24'26" West, along the Westerly line of the Southeast one-quarter of the Southwest one-quarter, and along the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 30, a distance of 2685.66 feet to the Northwesterly corner of said Northeast one-quarter of the Southwest one-quarter of Section 30; thence North 89°30'17" West, along the Southerly line of the Southwest one-quarter of the Northwest one-quarter of said Section 30, a distance of 1197.99 feet to the Southwesterly corner thereof, said corner lying on the Westerly line of said Section 30; thence North 00°31'11" East, along said Westerly line, 1569.55 feet to its intersection with the Easterly right of way line of Braddock Road, a public 66 foot right of way as presently established; thence Northeasterly, departing said Westerly line of Section 30, along said Easterly right of way line and along the arc of a curve concave Northwesterly having a radius of 988.40 feet, through a central angle of 20°22'41", an arc length of 351.54 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 35°37'06" East, 349.69 feet; thence North 25°25'43" East, continuing along said Easterly right of way line, 902.24 feet to its intersection with the Northerly line of said Section 30; thence North 89°20'01" East, departing said Easterly right of way line and along said Northerly line, 4595.83 feet to the Point of Beginning.

Containing 1088.70 acres, more or less.

Revised November 20, 2020
October 2, 2012
Thomas Creek

Work Order No. 12-087.00
File No. 122C-13.00A

Surveyor's Description:
Parcel 2

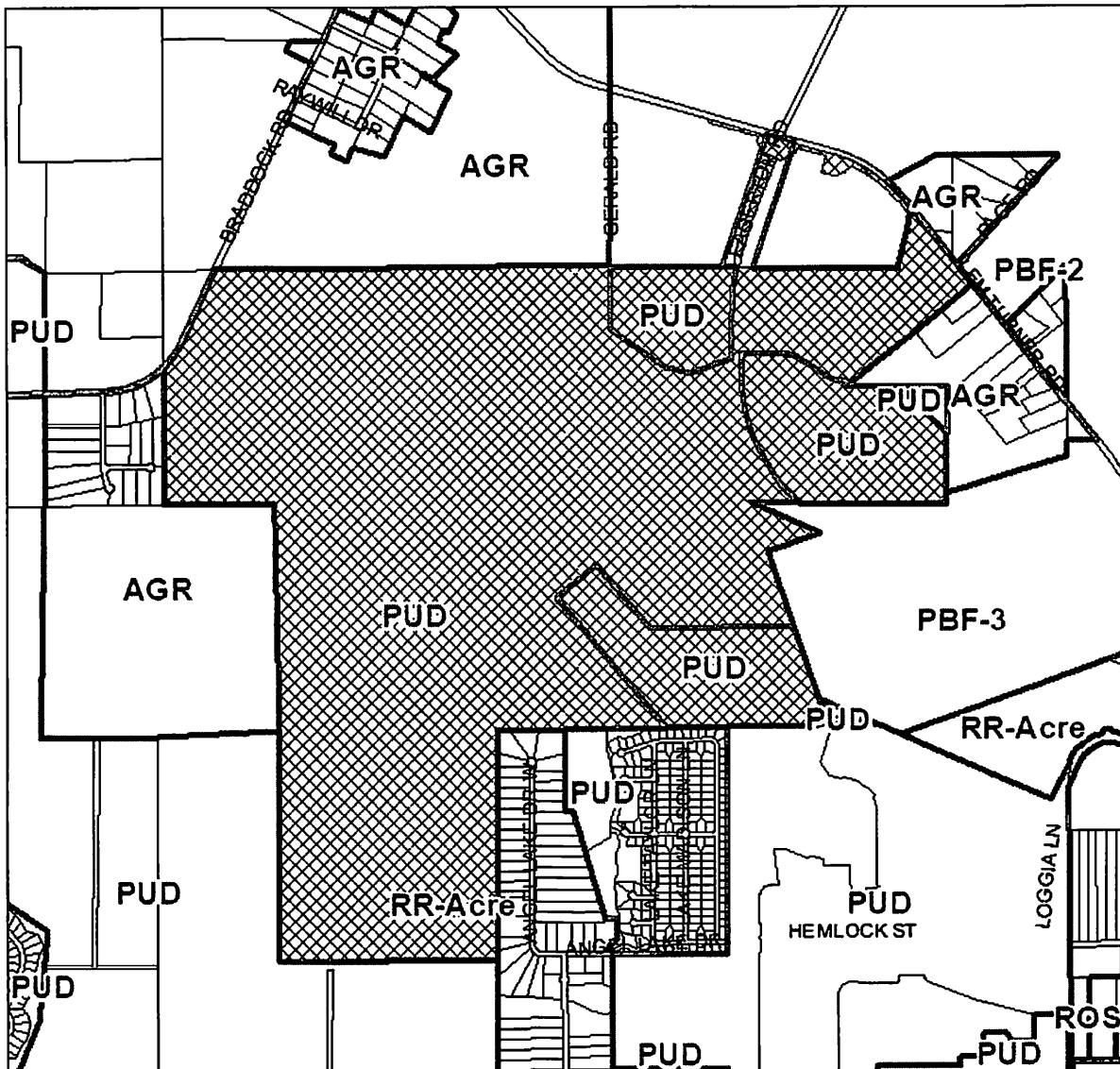
A portion of the South one-half of Section 20, Township 1 North, Range 26 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 3723, page 933, of the current Public Records of said county, being more particularly described as follows:

For a point of Reference, commence at the intersection of the Westerly line of said Section 20 with the Southwesterly right of way line of Lem Turner Road (State Road No. 115), a 66 foot right of way as depicted on Florida Department of Transportation Right of Way Maintenance Map Section 72150, dated January 5, 1981; thence South $74^{\circ}21'25''$ East, along said Southwesterly right of way line, 1161.01 feet to the Point of Beginning.

From said Point of Beginning, thence Southeasterly continuing along said Southwesterly right of way line the following 3 courses: Course 1, thence South $74^{\circ}21'25''$ East, 1471.00 feet to a point on a curve concave Southwesterly having a radius of 1876.86 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of $35^{\circ}56'32''$, an arc length of 1177.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $56^{\circ}20'53''$ East, 1158.16 feet; Course 3, thence South $38^{\circ}22'23''$ East, 7.49 feet to the Northerly most corner of those lands described and recorded in Official Records Book 12191, page 309, of said current Public Records; thence South $11^{\circ}58'27''$ West, departing said Southwesterly right of way line and along the Northerly line of said Official Records Book 12191, page 309, a distance of 64.94 feet; thence North $38^{\circ}22'23''$ West, departing said Northerly line, 48.80 feet to the point of curvature of a curve concave Southwesterly having a radius of 1826.86 feet; thence Northwesterly along the arc of said curve, through a central angle of $26^{\circ}39'00''$, an arc length of 849.73 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $51^{\circ}41'53''$ West, 842.09 feet; thence South $59^{\circ}38'53''$ West, 3.77 feet; thence South $30^{\circ}03'32''$ West, 36.73 feet; thence South $64^{\circ}08'34''$ West, 20.60 feet; thence South $36^{\circ}04'10''$ West, 32.54 feet; thence South $75^{\circ}06'42''$ West, 32.95 feet; thence South $68^{\circ}13'02''$ West, 71.96 feet; thence South $86^{\circ}10'07''$ West, 36.60 feet; thence South $77^{\circ}57'28''$ West, 31.40 feet; thence North $62^{\circ}08'42''$ West, 34.72 feet; thence North $74^{\circ}09'41''$ West, 33.37 feet; thence North $74^{\circ}21'25''$ West, 58.60 feet; thence North $15^{\circ}38'35''$ East, 196.42 feet; thence North $74^{\circ}21'25''$ West, 337.60 feet; thence South $15^{\circ}06'16''$ West, 51.31 feet; thence South $63^{\circ}44'04''$ West, 215.13 feet; thence North $74^{\circ}21'25''$ West, 50.00 feet; thence South $21^{\circ}38'35''$ West, 603.20 feet to the point of curvature of a curve concave Easterly having a radius of 3690.00 feet; thence Southerly along the arc of said curve, through a central angle of $11^{\circ}21'41''$, an arc length of 731.71 feet to a point lying on the Southerly line of said Section 20, said arc being subtended by a chord bearing and distance of South $15^{\circ}57'44''$ West, 730.51 feet; thence South $89^{\circ}23'49''$ West, along said Southerly line, 81.43 feet to a point on a curve concave Easterly having a radius of 3770.00 feet; thence Northerly departing said Southerly line and along the arc of said curve, through a central angle of $11^{\circ}35'43''$, an arc length of 762.95 feet to the point of tangency of said curve, said arc being subtended by a chord

bearing and distance of North 15°50'44" East, 761.65 feet; thence North 21°38'35" East, 594.79 feet; thence North 74°21'25" West, 50.00 feet; thence North 26°28'10" West, 193.71 feet; thence North 15°38'35" East, 51.30 feet; thence North 74°21'25" West, 606.20 feet; thence North 29°21'25" West, 56.57 feet to the Point of Beginning.

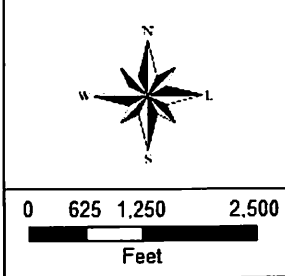
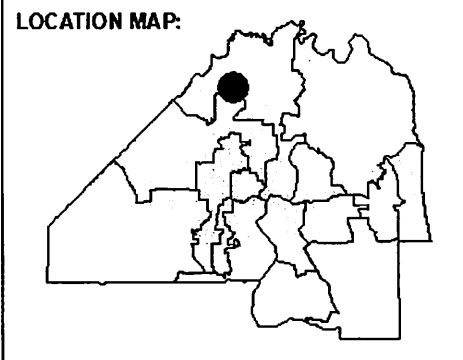
Containing 7.87 acres, more or less.



REQUEST SOUGHT:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3919

EXHIBIT 2

PAGE 1 OF 1

Exhibit "D"

**Thomas Creek Multi-Use PUD
Written Description
November 24, 2021**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 019270-0050, 019273-0000
- B. Current Land Use Designation: MU – Suburban Development Area
- C. Current Zoning District: PUD
- D. Proposed Land Use Designation: MU – Suburban Development Area
- E. Proposed Zoning District: PUD

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

The applicant proposes to rezone approximately 1,097 acres of property from Planned Unit Development ("PUD") to PUD. The property is located in the northwest quadrant of Duval County, and is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property"). This application is a companion to Large Scale Land Use Amendment Application L-5533-21A, which seeks to replace the Property's current MU future land use category with MU and a conceptual master plan. As described below, the PUD zoning district is being sought to provide a mixed-use development with retail commercial and attached and detached residential uses, to be developed 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. The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as **Exhibit "E."** A maximum of 2,300 dwelling units and 125,000 square feet of CGC allowed uses may be developed.

III. PUD DEVELOPMENT CRITERIA

A. Residential Site Development Standards

- 1. *Permitted Uses and Structures:*
 - a. Attached and detached residential dwelling units and related amenities including but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas, and similar uses.
 - b. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - c. Temporary construction trailers and offices, and sales/leasing offices.

- d. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section III.F.3 below.
 - e. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section III.F.2 below.
 - f. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.
 - g. Amenity/recreation centers, which may include pools, lagoons, cabanas/clubhouses, health/exercise facilities, and similar uses, and which may be open to the public on a restricted or unrestricted basis.
 - h. Bona fide commercial agricultural uses may continue until build-out.
2. *Permitted accessory uses and structures.* 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 buffer. Permitted accessory uses and structures include fences, berms, dog parks, dog washes, trash enclosures, entry gates, walking paths and jogging trails.
3. *Minimum lot requirements (width and area):*
- a. Townhomes: Twenty (20) feet / 1,300 square feet.
 - b. Duplex villas: Thirty (30) feet / 2,700 square feet.
 - c. Forty foot lots: Forty (40) feet / 5,000 square feet.
 - d. Fifty foot lots: Fifty (50) feet / 6,000 square feet.
 - e. Sixty foot lots: Sixty (60) feet / 7,200 square feet.
4. *Maximum lot coverage by all buildings and structures:*
- a. Townhomes: Seventy percent (70%).
 - b. Duplex villas: Fifty percent (50%).
 - c. Forty foot lots: Fifty percent (50%).

- d. Fifty foot lots: Fifty percent (50%).
- e. Sixty foot lots: Fifty percent (50%).

5. *Minimum yard requirements:*

- a. Townhomes: Front – Twenty-two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and fifteen (15) feet to the building façade; twenty-two (22) feet from the back edge of curb where no sidewalks are located to the garage face and fifteen (15) feet to the building façade; fifteen (15) feet, if access to garage is from an alley; Side – Zero (0) feet interior, ten (10) feet end units; Rear – Ten (10) feet.
- b. Duplex villas: Front – Twenty (20) feet; Side – Three (3) feet; Rear – Ten (10) feet.
- c. Forty foot lots: Front – Twenty (20) feet; Side – Three (3) feet; Rear – Ten (10) feet.
- d. Fifty foot lots: Front – Twenty (20) feet; Side – Five (5) feet; Rear – Ten (10) feet.
- e. Sixty foot lots: Front – Twenty (20) feet; Side – Five (5) feet; Rear – Ten (10) feet.

Setbacks will be measured between principal structures. If a townhome lot line is on a lake, water, or wetlands, the top of bank shall not be considered the lot line. Furthermore, when a townhome lot is located on a corner, the “front” of the lot will be determined upon submission for a building permit or platting. Encroachments by sidewalks, driveways, parking, signage, utility structures, trash compactors, garbage receptacles, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.

- 6. *Maximum height of structures:* Thirty-five (35) 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.
- 7. *Impervious surface ratio:* Seventy-five percent (75%) townhomes, seventy percent (70%) for duplex villas and forty foot lots, sixty-five percent (65%) for fifty and sixty foot lots.

B. CGC Site Development Standards

1. *Permitted Uses and Structures:*

- a. All permitted and permissible by exception uses in the CCG-1 zoning district, including without limitation general retail uses and retail outlets for the sale of food and drugs including grocery stores, drug stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, flooring and floor coverings, office equipment or furniture, hardware, antiques, and all other similar retail uses. These uses include drive-through and drive-in facilities and other similar uses.
- b. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.
- c. Libraries, museums, and community centers.
- d. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption or off premises consumption or both, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- e. Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- f. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- g. Establishments or facilities in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed wholesaler do not exceed 75% of production, subject to the performance standards and development criteria set forth in Section III.F.8 below; provided, however, that

this sub-section shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment.

- h. Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- i. Restaurants with on premises consumption of beer, wine and alcohol, subject to the performance standards and development criteria set forth in Section III.F.8 below.
- j. Restaurants with the outside sale and service of food on adjoining patio area.
- k. Outside sale and service of alcoholic beverages, subject to the performance standards and development criteria set forth in Sections III.F.5 and III.F.8 below.
- l. Retail and restaurant kiosks (static or mobile kiosks).
- m. Public buildings and facilities except for public maintenance facilities and storage yards.
- n. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- o. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, indoor cart racing, cinemas and theaters, and other similar uses.
- p. Express or parcel delivery offices, but not trucking distribution centers.
- q. Off-street parking lots, meeting the performance standards and development criteria set forth in Section III.F.4 below, which may include outdoor sales, entertainment, and public displays.
- r. Convenience stores with or without gasoline pumps.
- s. Hospitals, medical clinic (outpatient), and similar facilities.
- t. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
- u. Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses.

- v. Independent living, assisted living, and memory care housing for the elderly.
- w. Skilled nursing facilities.
- x. Medical, dental and chiropractic offices and clinics.
- y. Business and professional offices.
- z. Meeting facilities and conference centers for business meetings, social gatherings (holiday events, parties, reunions, weddings, and similar events), including the associated service of food and alcohol and the outside sale and service of alcohol meeting the performance standards and development criteria set forth in Sections III.F.7 and III.F.8 below.
- aa. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
- bb. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
- cc. Child and adult day care centers meeting the performance standards in Section III.F.1 below.
- dd. Churches including a rectory, nursery and day school. These uses will not be entitled to the minimum distance limitations of Chapter 656, Part 8.
- ee. Temporary construction trailers and offices.
- ff. As part of a quality grocer or other general retailer, outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Section III.F.6 below.
- gg. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section III.F.3 below.
- hh. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section III.F.2 below.
- ii. Parks, playgrounds, recreational and community areas and

structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.

jj. Amenity/recreation centers, which may include pools, cabanas/clubhouses, health/exercise facilities, and similar uses.

2. *Minimum lot requirements (width and area):*

a. None.

3. *Maximum lot coverage by all buildings and structures:*

a. None.

4. *Minimum yard requirements:*

a. Front – None.

b. Rear – None.

c. Side – None.

Encroachments by sidewalks, driveways, parking, signage, utility structures, trash compactors, garbage receptacles, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.

5. *Maximum height of structures:*

Sixty (60) feet, except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.

6. *Impervious surface ratio:* Eighty-five percent (85%).

C. Silviculture.

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

D. Land Clearing.

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

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 building. Accessory uses and structures related to a residential use may include but not limited to noncommercial greenhouses and plant nurseries, private garages or carports, storage areas, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with a residential use.

F. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Child or adult day care centers shall be allowed subject to the following conditions:
 - a. All centers shall provide an adequate off-street area for the stacking of vehicles and required parking.
 - b. Child day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.
2. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
3. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
 - a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
4. Off-street parking lots shall be allowed subject to the following condition:
 - a. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any adjacent residential properties, subject to the review and approval of the Planning and Development Department.
5. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be allowed subject to the following conditions:

- a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater 25% of the inside area for sale and service. The outside area also shall be surrounded by a permanent railing or other barrier at least three and half feet high; provided that the barrier may be broken up by multiple entranceways no more than six feet wide each.
- 6. Outside retail sale of holiday items shall be allowed subject to the following conditions:
 - a. Outside retail sales shall be limited to forty-five (45) days prior to and thirty (30) days following the holiday.
 - b. There shall be adequate parking sufficient to accommodate the additional retail sales.
 - c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.
 - 7. Private clubs, conference centers, and meeting facilities shall be allowed subject to the following condition:
 - a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.
 - 8. The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer and wine, permitted under Subsections d, e, f, g, h, i, k, and cc of Section III.B are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via Braddock Road and Lem Turner Road as shown on Exhibit “E.” For individual “lots” or parcels of land within the PUD which may be owned in fee simple, there shall be no required street frontage or access for building permits. The internal roads as shown on the PUD Site Plan and other 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 at entrances to multifamily residential uses. 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. A sidewalk will be provided internal to the development a minimum of five (5) feet in width on one side of internal roads, or four (4) feet in width on both sides of internal roads.

B. Recreation/Open Space

Active recreation/amenities shall be provided at a ratio of one acre of recreational and open space per one hundred residential units. These active recreation/amenities may include parks, open space, pedestrian walks and paths, and recreational uses located within the PUD as well as any amenity/recreation center, pool, lagoon, cabana/clubhouse, health/exercise facility, and similar uses.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Ordinance Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use/urban 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, so 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.

1. *Buffers*

- a. The City’s Ordinance Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated nature of this project, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

2. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be twenty-four (24) feet, measured one-hundred (100) feet off of the right of way (to allow for return radii to meet the needs of the travelling public).

3. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.

D. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the project and tenants’ identification and for directional communication in a distinctive and aesthetically pleasing manner. The sign standards apply project-wide. 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.

A summary table of the proposed sign standards is shown below.

Residential development:

Three (3) project identity signs are permitted. At the Lem Turner Road entrance, a monument sign up to twenty (20) feet in height and one hundred (100) square feet in area is permitted. This sign may be two sided and externally or internally illuminated, and will be shared with the commercial development. At the Braddock Road entrance, a monument sign up to twenty (20) feet in height and twenty-five (25) square feet in area is permitted. The sign may be two sided and externally or internally illuminated. If the Eagerton Road Extension alternative access is developed, a monument sign up to twenty (20) feet in height and twenty-five (25) square feet in area is permitted. The sign may be two sided and externally or internally illuminated. All three residential development signs may be located in a landscaped island within road right of way.

Commercial development:

In addition to the shared signage at the Lem Turner Road entrance as described above, non-residential uses, owners, and tenants are permitted the following signage:

Each outparcel will be permitted one (1) project identity monument sign with two sides. These signs will be oriented to either Lem Turner Road or the internal access road, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on an outparcel may be identified with one shared monument sign. The signage may not exceed ten feet (10') in height and two hundred (200) square feet in sign face area per side.

For commercial uses:

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

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

way. Any square footage utilized for awning signs which is not perpendicular to the wall to which the awning is attached shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of eight (8) square feet in area per side. Any square footage utilized for under canopy signs shall be subtracted from the allowable square footage that can be utilized for wall signs.

For all uses:

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

Changing message devices are permitted subject to the provisions of Section 656.1302, Ordinance 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 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD, but will not be permitted in peripheral parcels. 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,” “Now Leasing,” or “Hiring Soon” banners) up to 150 square feet may be displayed for a maximum of ninety (90) days without a permit. 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 and pylon signs.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)	
Project Identity Monument	At Lem Turner Road entrance	1	100	20	
Project Identity Monument	At Braddock Road and Eagerton Road Extension entrances	2	25	20	
Outparcel Identity Monument	Lem Turner Road	1 Per Parcel	200	10	
Wall Signs	Project Wide		10% of sq ft of occupancy frontage (front and end/side)		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide		8		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		
Temporary Banners	Project Wide with 90 Day Limit		150		
Festival Banners	Project Wide on Light Poles	N/A			

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Residential Parking and Loading Requirements

Two parking spaces will be provided for each townhome unit, which may be provided in garages or driveway tandem spaces. One (1) guest parking spaces will be provided per three (3) townhome dwelling units. Compact spaces are permitted. Specified loading spaces will not be provided, however, there will be sufficient drive aisle width and vehicular use area to allow the loading and unloading of vehicles in close proximity to each building. The parking areas shall be exempt from the requirements of the Parking Lot Landscape Matrix set forth in Section 656.607(l) and Figure B. Bicycle parking will be provided at a minimum rate of two percent (2%) of required vehicle parking. All other dwelling units will have integrated garages for at least one car, and a minimum driveway length of twenty (20) feet, sufficient to park at least one car without protruding into the internal sidewalk (if applicable).

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate. Modifications to parking requirements within the PUD may be permitted by an administrative modification.

G. Commercial Parking and Loading Requirements

Off street parking will be provided in accordance with the following additional and superseding provisions. The parking areas shall be exempt from the requirements of the Parking Lot Landscape Matrix set forth in Section 656.607(l) and Figure B.

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards:
 - a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
 - b. Office: 3.0 spaces per 1,000 s.f. GLA
 - c. Senior Housing 1.0 space per 2 units/beds
2. Shared parking can be used to satisfy required parking.
 - a. When two or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
 - b. Shared parking must be provided within 400 feet of the business(es) being served.
3. Valet parking can be used to satisfy parking requirements.
4. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be

reduced to not less than eighty (80) percent of the sum of the amount required for each separate identified use.

5. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate. Modifications to parking requirements within the PUD may be permitted by an administrative modification.

H. Lighting

To minimize the effects of site lighting on the adjacent residential properties, directional site lighting fixtures will be utilized to cast light downward onto the Property.

I. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations. In addition, the existing City of Jacksonville drainage easement and stormwater facility on the Property will be reconfigured, relocated and enlarged concurrently with the PUD approval process.

J. Utilities

The Property is served by JEA.

K. Conceptual Site Plan

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 building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

L. Phasing

Development may be phased based upon market demand. Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any.

M. Modifications

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

N. Justification for the PUD Rezoning

The PUD proposes the concept of a carefully planned mixed-use development scaled for and complimentary to the pedestrian. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

O. 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 PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. Such a unique and integrated community plan requires the use of the PUD ordinance in order to administer the standards that have been designed to ensure proper implementation of the community's intended design. The design and layout of the PUD is creative in its planning approach as described above, more desirable than would be possible through strict application of the minimum requirements of the Land Development Code, and more efficient.

P. Land Use Conversion Table

The Applicant may convert the permitted densities/intensities upon notification to the Planning and Development Department pursuant to the attached Conversion Table, which is based upon p.m. peak hour trip generation. The permitted densities/intensities correspond generally to the ITE Trip Generation Manual land use codes, 11th Edition. Any permitted uses which do not correspond to the ITE Trip Generation Manual land use codes shall be analyzed pursuant to the most comparable ITE Trip Generation Manual land use code, subject to the review and approval of the Planning and Development Department.

Q. Names of Development Team

Developer/Owner: Lennar Homes, LLC.

Planner/Engineer: ETM, Inc.

R. Land Use Table

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

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MU land use category.

B. Consistency with the Concurrency and Mobility Management System: The development of the permitted uses will comply with the Concurrency and Mobility Management System. Fair Share Contract #34051 was approved by Resolution 2004-656-A for the development of 2,295 single family dwelling units, 300 townhomes, and 200,000 square feet of commercial uses on the Property, and is valid until at least April 17, 2030.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the Future Land Use Element of 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 compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners' association.

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities.

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

I. Listed Species Regulations: Provided in connection with the companion land use amendment application.

J. Off-Street Parking Including Loading and Unloading Areas: The PUD provides ample off street parking for all uses.

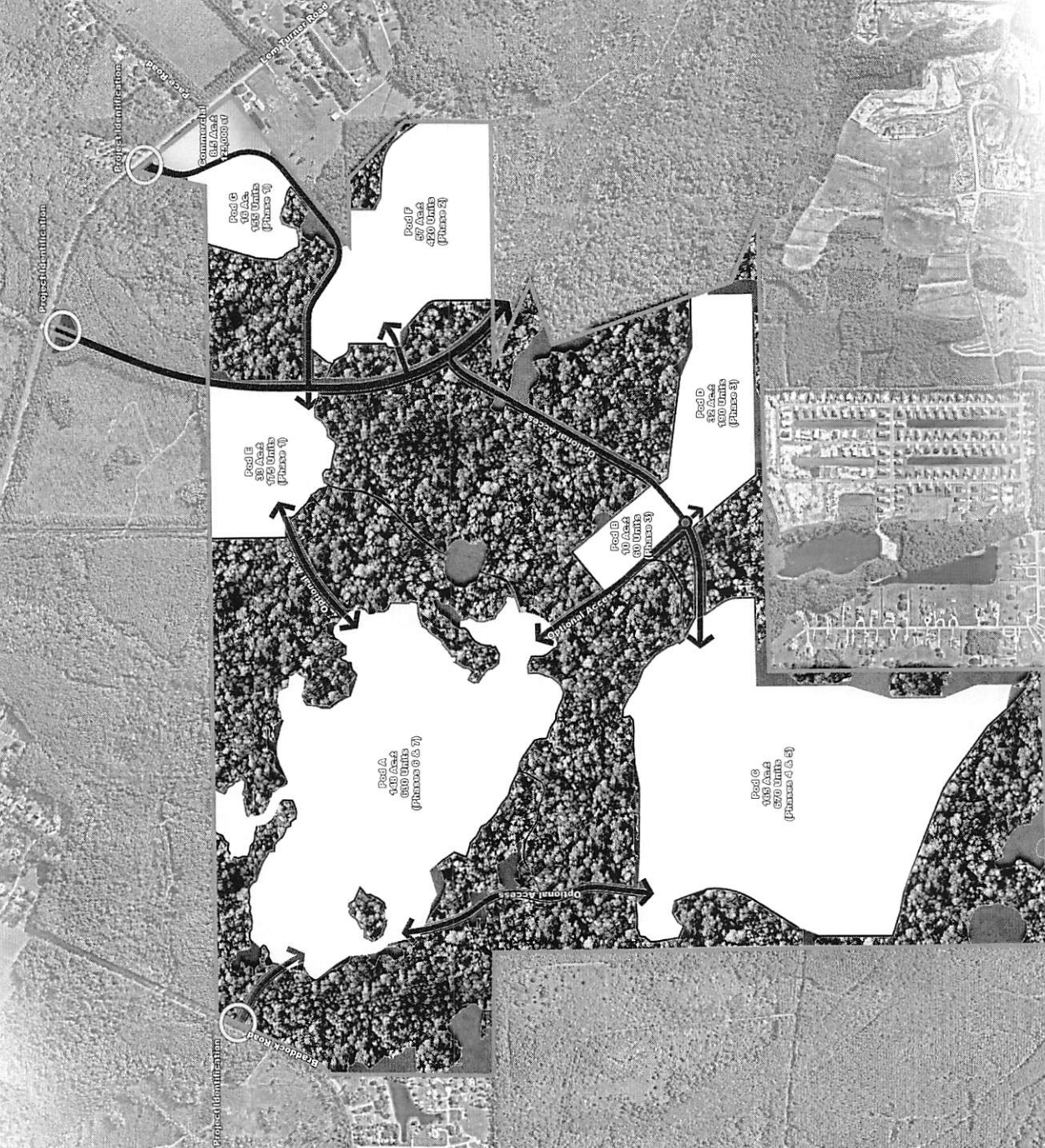
K. Sidewalks, Trails, and Bikeways: The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

THOMAS CREEK
Multi-Use Preliminary
Development Map
and PUD Site Plan
January 5, 2022

Phasing Table

Phase	Area*	Units
1	49.0 ac.	330 d.u.
2	57.0 ac.	420 d.u.
3	42.0 ac.	250 d.u.
4	82.5 ac.	340 d.u.
5	82.5 ac.	330 d.u.
6	74.0 ac.	320 d.u.
7	74.0 ac.	310 d.u.
TOTAL	2,300 d.u.	
COMMERCIAL (PHASE 5)	125,000 sq ft	
CONSERVATION LANDS/WEIHLANDS	571 Ac	
COLLECTOR ROAD R/W, OFFSITE POND, ETC.	56.5 Ac	
TOTAL PROJECT ACREAGE:	1,097 Ac	

*Note: The location, configuration, and acreages on development parcels were determined based on aerial imagery and field inspection. This plan was prepared based on field information available at the time of preparation.



11/15/2021 10:55:02 AM

EXHIBIT F

PUD Name Thomas Creek Multi-Use PUD

Land Use Table

Total gross acreage	1,097	Acres	100 %
Amount of each different land use by acreage			
Single family	271	Acres	25 %
Total number of dwelling units	1,425	D.U.	
Multiple family	193	Acres	17 %
Total number of dwelling units	875	D.U.	
Commercial	8	Acres	1 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	23	Acres	2 %
Passive open space	506	Acres	46 %
Public and private right-of-way	96	Acres	09 %
Maximum coverage of buildings and structures	9,866,340	Sq. Ft.	21 %