

Collins Road PUD

August 4, 2023

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE ## 099140-0020, 099140-0000, 099151-0000, 098422-0000 & 105562-0010
- B. Current Land Use Designation: LI, RPI, MDR
- C. Proposed Land Use Designation: RPI
- D. Current Zoning District: IBP, IL, PBF-1, RMD-A, RMD-B, CO
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF PUD/COMPREHENSIVE PLAN CONSISTENCY

Jemset LLC and Joan Marie Toney, as Trustee of the Joan M. Toney Revocable Trust (collectively, the “Applicant”), propose to rezone approximately 139.35 acres of property along Collins Road from Industrial Business Park (“IBP”), Industrial Light (“IL”), Public Buildings and Facilities-1 (“PBF-1”), Residential Medium Density-A (“RMD-A”), Residential Medium Density-B (“RMD-B”) and Commercial Office (“CO”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for the redevelopment of the Property with a mix of residential uses and a small portion of commercial uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan dated August 2, 2023, and attached hereto as **Exhibit “4”** (the “Site Plan”).

The Property currently contains a few residential homes and barn-type structures, but it is largely undeveloped. The development of the Property with residential and commercial uses, as shown on the Site Plan, will continue positive growth in this area and take advantage of an underutilized site in a prime location. The Property currently lies within the Light Industrial (“LI”), Residential-Professional-Institutional (“RPI”) and Medium Density Residential (“MDR”) land use categories on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate approximately 115.73 acres of the Property from LI and MDR to RPI. If the companion land use amendment is approved, all of the Property will be designated RPI. Surrounding land use designations, zoning districts and existing uses are as detailed in Section III below.

III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, LI, RPI, MDR	IBP, PUD, IL, CCG-2,	Commercial and Service Companies
East	PBF, LI, CGC	IL, CCG-2, PBF-1	Building Materials Companies/Suppliers, Outdoor Storage, NAS Jacksonville
North	MDR, LDR	RMD-D, RMD-A, RLD-60	Building Materials Companies/Suppliers, Single-

			Family Residential
West	MDR, LDR RPI	RLD-60, RLD-70, RR-Acre, RMD- MH, PUD	Multi-Family Residential, Single-Family Residential

IV. PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the provisions of the Future Land Use Element of the 2045 Comprehensive Plan governing RPI Suburban Area uses, residential uses in the PUD shall not exceed a maximum density of twenty (20) units per gross acre.

B. PUD Conceptual Site Plan and Parcels

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The following uses, as further described below, shall be permitted: Multi-family and Single-family residential uses and related amenities shall be permitted. Such uses may include uses which are integrated horizontally or vertically (e.g., a “Townhome” with an apartment on the third story). Also, certain commercial uses shall be permitted on the commercial portion of the Property, which abuts Collin Road, as shown on the Site Plan and described below.

a. *Permitted uses and structures.*

i. Multi-family dwellings.

- (a) Apartments (rental or condominium ownership).
- (b) Townhomes/carriage homes (fee simple, condominium ownership, or rental), subject to Section 656.414 of the Zoning Code as modified by Section IV.B.c.ii of this Written Description.

ii. Single-family dwellings.

iii. Senior housing, including:

- (a) 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;
- (b) independent living, assisted living, and memory care housing for the elderly; and

- (c) skilled nursing facilities.
 - iv. Leasing/sales/management offices, models, and similar uses.
 - v. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, fitness/health/exercise facility, martial arts and gymnastics studios, sauna, dance, music, art, pottery and crafts studios and galleries, theaters for stage performances and similar uses.
 - vi. Community, regional and neighborhood parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, nature exhibits, golf courses, riding stables and similar uses, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
 - vii. Uses which are adjacent to a lake or pond may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake or pond. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.
 - viii. Mail center.
 - ix. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.
 - x. Carwash (self) area for residents.
 - xi. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
 - xii. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices, and similar uses.
 - xiii. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
 - xiv. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.
 - xv. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- b. *Permissible uses by exception.* Those uses permissible by exception in the RMD-D zoning district.

c. *Minimum lot width, maximum density, maximum lot coverage by all buildings and structures, minimum yard requirements and maximum height of structures for residential uses.*

i. Apartments

- (a) *Minimum lot width*—None.
- (b) *Maximum gross density*—Twenty (20) units per acre.
- (c) *Maximum lot coverage by all buildings*—None. The maximum impervious surface ratio shall be that required for the CRO zoning district (85%).
- (d) *Minimum Setback of Principal Structures from Boundary of the Property.* Twenty (20) feet.
- (e) *Multiple-family dwellings on same lot.* A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least twenty- five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.
- (f) *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - a. Front—None.
 - b. Side— None.
 - c. Rear— None.
- (g) *Maximum height of structures.* Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.

ii. *Townhomes.* The requirements of Section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that for townhomes with only two (2) units within each building, the minimum side yard setback shall be five (5) feet and the minimum lot width shall be twenty (20) feet.

iii. Single-family

- (a) *Minimum lot width*—Twenty-five (25) feet.
- (b) *Minimum lot area*— Two thousand and five hundred (2,500) square feet.
- (c) *Maximum gross density*—Twenty (20) units per acre.

- (d) *Maximum lot coverage by all buildings*—Seventy percent (70%).
 - (e) *Minimum yard requirements*. The minimum yard requirements for all structures are:
 - a. *Front*—For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and ten (10) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to back of curb.
 - b. *Side*—Three (3) feet.
 - c. *Rear*—Ten (10) feet.
 - (f) *Maximum height of structures*. Thirty-five (35) feet.
- d. *Commercial*. The commercial portion of the Property, which abuts Collins Road, as shown on the Site Plan, shall be subject to the following:
- i. *Permitted uses and structures*.
 - (a) Medical and dental office or clinics (but not hospitals).
 - (b) Professional and business offices.
 - (c) Multiple-family dwellings.
 - (d) Single family dwellings.
 - (e) Schools meeting the performance standards and development criteria set forth in Part 4.
 - (f) Vocational, trade or business schools.
 - (g) Colleges and universities.
 - (h) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
 - (i) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
 - (j) Adult Congregate Living Facility (but not group care home or residential treatment facility).
 - (k) Libraries, museums and community centers.
 - (l) Radio and television broadcasting studios and offices (subject to Part

15).

- (m) Banks with or without drive-through, savings and loan institutions, and similar uses.
- (n) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- (o) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
- (p) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- (q) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (r) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.
- (s) Hospice facilities.
- (t) Employment office (but not a day labor pool).
- (u) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- (v) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- (w) Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
- (x) Group care home meeting the performance standards and development criteria set forth in Part 4.
- (y) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (z) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (aa) Drive-through facilities in conjunction with a permitted or permissible use or structure.

(bb) Rooming houses.

(cc) Private clubs.

(dd) Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations, all not to exceed 50 percent of the gross floor area of the buildings of which they are a part.

- a. Sale, display and preparation shall be conducted within a completely enclosed building.
- b. Products shall be sold only at retail.
- c. No sale, display or storage of secondhand merchandise shall be permitted.

(ee) Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:

- a. Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part.

(ff) Leasing/sales/management offices, models, and similar uses.

(gg) Mail center.

(hh) Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices, and similar uses.

ii. *Permissible uses by exception.* Those uses permissible by exception in the CO and CRO zoning districts.

iii. *Minimum lot requirements, maximum lot coverage by all buildings and structures, minimum yard requirements and maximum height of structures for residential uses.*

(a) *Minimum lot width*—60 feet.

(b) *Minimum lot area*—6,000 square feet (except as otherwise required for certain uses).

(c) *Maximum lot coverage by all buildings*—50 percent. The maximum impervious surface ratio shall be that required for the CO and CRO

zoning districts (85%).

(d) *Minimum yard requirements.* The minimum yard requirements for all structures are:

- a. Front—20 feet.
- b. Side— 10 feet.
- c. Rear— 10 feet.

(e) *Maximum height of structures.* 45 feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 feet.

C. Accessory Uses and Structures

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

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

D. Height Limitations

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

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

As shown on the Site Plan, access to the Property will be provided via Collins Road (the “Main Entrance”). There is also public right of way of record connecting Collins Lakes Drive to the western border of the Property. Subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department, the Applicant or a subsequent owner of the Property may choose to pursue the necessary design, permitting, approvals and construction of an improved roadway at this location and dedicate the same to the City of Jacksonville (the “Collins Lakes Drive Entrance”). As well, there is an existing vehicle crossing traversing the railroad owned and operated by CSX Transportation, Inc. (“CSX”) along the eastern border of the Property. The existing railroad crossing currently provides physical access from Highway 17 to the Property.

To utilize this railroad crossing as an access point to the proposed development, the Applicant or a subsequent owner of the Property may choose to obtain necessary approvals from the City Traffic Engineer, the City Planning and Development Department, and CSX and pursue the design, permitting, approvals and construction of an improved roadway at this location (the “HWY 17 Entrance”).

Interior roads and access drives may be either dedicated to the City or privately owned and maintained by the owner, an owners’ association and/or a management company. If the internal roads are private, they may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

C. Recreation/Open Space

Active recreation will be provided with the amenity/recreation areas of the PUD as a whole pursuant to Policies 2.2.3 and 2.2.5 of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

D. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

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

E. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs

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

1. Project Identity Monument Sign on Collins Road.

A maximum of one (1) project identity monument sign will be permitted along Collins Road for the uses, owners, and tenants within the PUD. This sign may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign. This monument sign will not exceed fifteen (15) feet in height and one hundred (100) square feet (each side) in area.

In the event either the Collins Lakes Drive Entrance or the HWY 17 Entrance is constructed, each of those two locations will be permitted one (1) additional project identity monument sign subject to the dimensions limitations in this provision.

2. Pylon/Pole Signs on Highway 17.

A maximum of two (2) pylon/pole signs will be permitted on the Property and along Highway 17 for the uses, owners, and tenants within the PUD. This sign may be internally or externally illuminated and may be located in a required yard. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared pylon/pole sign. These pylon/pole signs will not exceed twenty (20) feet in height and one hundred (100) square feet in area.

3. Projecting and Wall Signs oriented toward Collins Road, Collins Lakes Drive and Highway 17.

Wall and projecting signs oriented toward a public right-of-way, including Collins Road, Collins Lakes Drive and Highway 17, are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward the applicable right-of-way. These signs may be internally or externally illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign.

4. Awning Signs.

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

5. Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of twenty-four (24) such signs will be permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of sixteen (16) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform

Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

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

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)	
Project Identity Monument Sign on Collins Rd.	On Collins Rd.	1	100	15	
Pylon/Pole Signs on Highway 17	On Highway 17	2	100	20	
Projecting and Wall Signs oriented toward Collins Road, Collins Lakes Drive and Highway 17 Frontages	Collins Road, Collins Lakes Drive and Highway 17 Frontages		10% cumulative of sq ft of building/occupancy frontage		
Awning Signs	Per Section 656.1304, Ordinance Code				
Vehicular Directional Signs	Project Wide	24	8		
Information Kiosks	Project Wide	16	4		
Temporary Signs	Project Wide		24		

F. Architectural Guidelines.

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

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

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

H. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

I. Site Plan

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

J. Phasing

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

K. Parking and Loading Requirements

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

1. Within any multi-family uses, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit.
2. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multi-family residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. If townhomes are individually platted, parking, including bicycle parking, might not be provided "on-site" of each platted lot, and instead may be provided "off-site" within the PUD.
3. All loading areas will comply with Sections 656.605 of the Zoning Code; provided, however, that only two (2) loading spaces shall be required for multi-family development in the PUD.
4. No guest parking spaces shall be required for townhomes with 2-car garages, as applicable.

L. Lighting

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

M. Stormwater Retention

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

N. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on July 13, 2023.

VII. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a carefully planned residential development on an under-utilized property in a prime location. This development will support the continuation of positive growth and redevelopment of infill sites in this area. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity; and
- Pedestrian-friendly environment.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and Site Plan, unless modified; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations to the accessory use and performance standards provisions which are consistent with the urban design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it provides for signage tailored to the frontage on multiple roads of different sizes and classifications; it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, and other features of a planned development.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	<p>RMD-D Zoning District</p> <p><i>(a) Permitted uses and structures.</i></p> <p>(1) Single-family dwellings.</p> <p>(2) Multiple-family dwellings (RMD-B, RMD-C, and RMD-D Districts only).</p> <p>(3) Townhomes, subject to Section 656.414.</p> <p>(4) Housing for the elderly.</p> <p>(5) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Foster care homes.</p> <p>(7) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p>	<p><i>a. Permitted uses and structures.</i></p> <p>i. Multi-family dwellings.</p> <p>a. Apartments (rental or condominium ownership).</p> <p>b. Townhomes/carriage homes (fee simple, condominium ownership, or rental), subject to Section 656.414 of the Zoning Code as modified by Section IV.B.c.ii of this Written Description.</p> <p>ii. Single-family dwellings.</p> <p>iii. Senior housing, including:</p> <p>(a) nursing homes, homes for the aged,</p>	<p>To allow for residential development of the Property</p>

	<p>(8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(b) Permitted accessory uses and structures.</p> <p>(1) See Section 656.403.</p> <p>(2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.</p> <p>(3) In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the City's Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities.</p> <p>(c) Permissible uses by exception.</p> <p>(1) Cemeteries and mausoleums but not funeral home or mortuaries.</p> <p>(2) Schools meeting the performance standards and development criteria set forth in the Part 4.</p> <p>(3) Borrow pits subject to the regulations contained in Part 9.</p> <p>(4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p>	<p>housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses;</p> <p>(b) independent living, assisted living, and memory care housing for the elderly; and</p> <p>(c) skilled nursing facilities.</p> <p>iv. Leasing/sales/management offices, models, and similar uses.</p> <p>v. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, fitness/health/exercise facility, martial arts and gymnastics studios, sauna, dance, music, art, pottery and crafts studios and galleries, theaters for stage performances and similar uses.</p> <p>vi. Community, regional and neighborhood parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, nature exhibits, golf courses, riding stables and similar uses, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>vii. Uses which are adjacent to a lake or pond may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake or pond. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.</p> <p>viii. Mail center.</p> <p>ix. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>x. Carwash (self) area for residents.</p> <p>xi. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>xii. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>xiii. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>xiv. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.</p> <p>xv. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and</p>	
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	<ul style="list-style-type: none"> (6) Day care centers meeting the performance standards and development criteria set forth in Part 4. (7) Nursing homes. (8) Residential treatment facilities. (9) Private clubs. (10) Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part. (11) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4. (12) Home occupations meeting the performance standards and development criteria set forth in Part 4. (13) Emergency shelter homes (RMD-C and RMD-D Districts only). (14) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4. (15) Golf driving ranges. (16) Boarding houses (RMD-D and RMD-E Districts only). (17) Group care homes (RMD-B, RMD-C, RMD-D and RMD-E Districts only). 	<p>development criteria set forth in Part 4 of the Zoning Code.</p> <p>b. Permissible uses by exception. Those uses permissible by exception in the RMD-D zoning district.</p> <p>c. Commercial. The commercial portion of the Property, which abuts Collins Road, as shown on the Site Plan, shall be subject to the following:</p> <p>i. <i>Permitted uses and structures.</i></p> <ul style="list-style-type: none"> (a) Medical and dental office or clinics (but not hospitals). (b) Professional and business offices. (c) Multiple-family dwellings. (d) Single family dwellings. (e) Schools meeting the performance standards and development criteria set forth in Part 4. (f) Vocational, trade or business schools. (g) Colleges and universities. (h) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4. (i) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4. (j) Adult Congregate Living Facility (but not group care home or residential treatment facility). (k) Libraries, museums and community centers. (l) Radio and television broadcasting studios and offices (subject to Part 15). (m) Banks with or without drive-through, savings and loan institutions, and similar uses. (n) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters). (o) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet. (p) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4. 	
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		<ul style="list-style-type: none"> (q) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4. (r) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4. (s) Hospice facilities. (t) Employment office (but not a day labor pool). (u) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4. (v) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4. (w) Emergency shelter meeting the performance standards and development criteria set forth in Part 4. (x) Group care home meeting the performance standards and development criteria set forth in Part 4. (y) Day care centers meeting the performance standards and development criteria set forth in Part 4. (z) Home occupations meeting the performance standards and development criteria set forth in Part 4. (aa) Drive-through facilities in conjunction with a permitted or permissible use or structure. (bb) Rooming houses. (cc) Private clubs. (dd) Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations, all not to exceed 50 percent of the gross floor area of the buildings of which they are a part. <ul style="list-style-type: none"> a. Sale, display and preparation shall be conducted within a completely enclosed building. b. Products shall be sold only at retail. c. No sale, display or storage of secondhand merchandise shall be permitted. 	
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		<p>(cc) Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:</p> <p>a. Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part.</p> <p>(ff) Leasing/sales/management offices, models, and similar uses.</p> <p>(gg) Mail center.</p> <p>(hh) Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices, and similar uses.</p> <p><i>ii. Permissible uses by exception.</i> Those uses permissible by exception in the CO and CRO zoning districts.</p> <p><u>Accessory Uses and Structures</u></p> <p>Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:</p> <ol style="list-style-type: none"> 1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site. 2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer. 	
<p>Lot Requirements</p>	<p>RMD-D Zoning District</p> <p>(d) <i>Minimum lot requirements (width and area).</i> For single-family dwellings, mobile homes and multiple-family dwellings the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:</p> <p>(1) Single-family dwellings (RMD-A through RMD-D):</p> <p>(i) Width—40 feet.</p> <p>(ii) Area—4,000 square feet.</p> <p>(2) All other uses:</p>	<p>a. <i>Minimum lot width, maximum density, maximum lot coverage by all buildings and structures, minimum yard requirements and maximum height of structures for residential uses.</i></p> <p>i. Apartments</p> <p>(a) <i>Minimum lot width</i>—None.</p> <p>(b) <i>Maximum gross density</i>—Twenty (20) units per acre.</p>	<p>To allow for flexible interior site design.</p> <p>Regarding the reduced side yard setback for townhomes with only two (2) units within the building, Section 656.414 of the</p>

	<p>(i) Width—60 feet.</p> <p>(ii) Area as provided below, or as otherwise required pursuant to the performance standards and development criteria set forth in Part 4:</p> <p>(A) RMD-B—6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed ten units per acre.</p> <p>(B) RMD-C—6,000 square feet for the first two family units and 2,900 square feet for each additional unit, not to exceed 15 units per acre.</p> <p>(C) RMD-D—6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.</p> <p>(e) <i>Maximum lot coverage by all buildings and structures.</i> 50 percent. <i>Impervious surface ratios</i> as required by Section 654.129.</p> <p>(f) <i>Multiple-family dwellings on same lot.</i> A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least 40 feet.</p> <p>(g) <i>Minimum yard requirements.</i></p> <p>(1) Multiple-family dwellings:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—Ten feet.</p> <p>(iii) Rear—20 feet.</p> <p>(2) Multiple-family dwellings with more than one principal structure on the lot:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—20 feet.</p> <p>(iii) Rear—20 feet.</p> <p>(3) Single-family dwellings located on individual lots:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—3 feet, or zero lot line provided ten feet on one side between buildings. For existing single family residential uses, zero lot line shall only be permitted through an Administrative Deviation.</p> <p>(iii) Rear—Ten feet.</p> <p>(4) All other uses:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—20 feet.</p> <p>(iii) Rear—20 feet.</p> <p>(5) Accessory use structures used in conjunction with multiple-family:</p> <p>(i) Front—Accessory uses or structures shall not be permitted in a required front yard.</p> <p>(ii) Side and rear—Ten feet.</p> <p>(h) <i>Maximum height of structures.</i></p> <p>(1) Single-family dwellings, rooming houses, boardinghouses, child care centers, day care centers—35 feet.</p> <p>(2) All other uses—45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.</p>	<p>(c) <i>Maximum lot coverage by all buildings</i>—None. The maximum impervious surface ratio shall be that required for the CRO zoning district (85%).</p> <p>(d) <i>Minimum Setback of Principal Structures from Boundary of the Property.</i> Twenty (20) feet.</p> <p>(e) <i>Multiple-family dwellings on same lot.</i> A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least twenty- five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.</p> <p>(f) <i>Minimum yard requirements.</i> The minimum yard requirements for all structures are:</p> <p>a. Front—None.</p> <p>b. Side— None.</p> <p>c. Rear— None.</p> <p>(g) <i>Maximum height of structures.</i> Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.</p> <p>ii. <i>Townhomes.</i> The requirements of Section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that for townhomes with only two (2) units within each building, the minimum side yard setback shall be five (5) feet and the minimum lot width shall be twenty (20) feet.</p> <p>iii. <i>Single-family</i></p> <p>(a) <i>Minimum lot width</i>— Twenty-five (25) feet.</p> <p>(b) <i>Minimum lot area</i>—Two thousand and five hundred (2,500) square feet.</p> <p>(c) <i>Maximum gross density</i>—Twenty (20) units per acre.</p> <p>(d) <i>Maximum lot coverage by all buildings</i>—Seventy percent (70%).</p> <p>(e) <i>Minimum yard requirements.</i> The minimum yard requirements for all structures are:</p> <p>a. Front—For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and ten (10) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to back of curb</p> <p>b. Side—Three (3) feet.</p>	<p>Zoning Code requires a minimum side yard setback of ten (10) feet for end units on townhomes. Section 656.414 of the Zoning Code is intended to address townhomes with three (3) or more units in each building (e.g., it contains lot requirements for interior units). In a townhome with only two (2) units within the building, both units are end units. Given the fewer units in the building and the smaller overall size of each building, it is logical to reduce the side yard setback. The proposed setback of five (5) feet for townhomes with only two (2) units within the building is greater than the required setback for single-family homes in the RMD-A zoning district.</p>
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		<p>c. Rear—Ten (10) feet.</p> <p>(f) <i>Maximum height of structures.</i> Thirty-five (35) feet.</p> <p>iv. Commercial. The commercial portion of the Property, which abuts Collins Road, as shown on the Site Plan, shall be subject to the following:</p> <p>(a) Minimum lot width—60 feet.</p> <p>(b) Minimum lot area—6,000 square feet (except as otherwise required for certain uses).</p> <p>(c) Maximum lot coverage by all buildings—50 percent. The maximum impervious surface ratio shall be that required for the CO and CRO zoning districts (85%).</p> <p>(d) Minimum yard requirements. The minimum yard requirements for all structures are:</p> <p>a. Front—20 feet.</p> <p>b. Side— 10 feet.</p> <p>c. Rear— 10 feet.</p> <p>(e) Maximum height of structures. 45 feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 feet.</p>	
<p>Signage</p>	<p>Part 13 of the Zoning Code.</p>	<p>The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>1. Project Identity Monument Sign on Collins Road.</p> <p>A maximum of one (1) project identity monument sign will be permitted along Collins Road for the uses, owners, and tenants within the PUD. This sign may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign. This monument sign will not exceed fifteen (15) feet in height and one hundred (100) square feet (each side) in area.</p> <p>In the event either the Collins Lakes Drive Entrance or the HWY 17 Entrance is constructed, each of</p>	<p>To allow for adequate signage on the Property.</p>

		<p>those two locations will be permitted one (1) additional project identity monument sign subject to the dimensions limitations in this provision.</p> <p>2. Pylon/Pole Signs on Highway 17.</p> <p>A maximum of two (2) pylon/pole signs will be permitted on the Property and along Highway 17 for the uses, owners, and tenants within the PUD. This sign may be internally or externally illuminated and may be located in a required yard. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared pylon/pole sign. These pylon/pole signs will not exceed twenty (20) feet in height and one hundred (100) square feet in area.</p> <p>3. Projecting and Wall Signs oriented toward Collins Road, Collins Lakes Drive and Highway 17.</p> <p>Wall and projecting signs oriented toward a public right-of-way, including Collins Road, Collins Lakes Drive and Highway 17, are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward the applicable right-of-way. These signs may be internally or externally illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign.</p> <p>4. Awning Signs.</p> <p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>5. Other Signs.</p> <p>Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of twenty-four (24) such signs will be permitted. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of sixteen (16) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign. Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to</p>	
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		twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.	
Parking	Part 6 of the Zoning Code.	<p>Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:</p> <ol style="list-style-type: none"> 1. Within any multi-family uses, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit. 2. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multi-family residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. If townhomes are individually platted, parking, including bicycle parking, might not be provided “on-site” of each platted lot, and instead may be provided “off-site” within the PUD. 3. All loading areas will comply with Sections 656.605 of the Zoning Code; provided, however, that only two (2) loading spaces shall be required for multi-family development in the PUD. 4. No guest parking spaces shall be required for townhomes with 2-car garages, as applicable. 	<p>To provide for parking consistent with the marketplace.</p> <p>Regarding reduced guest parking for townhomes with 2-car garages, Part 6 of the Zoning Code requires one guest parking space for every 3 townhome units. If townhomes are constructed which contain 2 car garages, ample parking will be provided in garages and driveways, without the need for additional guest parking, as is necessary with 1 car garages.</p>
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.
Landscaping	Part 12 of Zoning Code.	<p>Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.</p> <p>The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.</p>	To allow for the mixed-use development of the Property.

IX. NAMES OF DEVELOPMENT TEAM

- Developer: N/A
- Planner/Engineer: Prosser, Inc.
- Architect: N/A
- Agent: Rogers Towers, P.A.

X. LAND USE TABLE

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

XI. PUD REVIEW CRITERIA

A. Consistency with the 2045 Comprehensive Plan: As described above, the uses proposed herein are consistent with the RPI land use category. The maximum densities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

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

FLUE Policy 1.1.7: Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.15: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.9: Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.21: Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or

- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Objective 1.6: The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

FLUE Policy 2.2.7: Encourage the redevelopment and revitalization of run-down and/or underutilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

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

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

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

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

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

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code and Comprehensive Plan.

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

I. Listed Species Regulations: The Property is larger than fifty (50) acres in size, so a listed species survey has been provided.

J. Parking Including Loading and Unloading Areas: See above.

K. Sidewalks, Trails, and Bikeways: The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.