

Connie Jean PUD

July 1, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE#s: 012988-0000 & 012990-0000
- B. Current Land Use Designation: LDR & CGC
- C. Proposed Land Use Designation: MDR (with site-specific text amendment) & CGC
- D. Current Zoning Districts: RR-Acre & CN
- E. Proposed Zoning District: PUD

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

The applicant proposes to rezone approximately 12.2 acres of property located northeast of the intersection of 103rd Street and Connie Jean Road, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with multi-family uses, as shown on the PUD Conceptual Site Plan dated September 27, 2023, and attached to this ordinance as **Exhibit “4”** (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan.

The Property currently contains two single-family homes and a few barn-type structures. The redevelopment of the Property with multi-family uses, as shown on the Site Plan, will revitalize the Property and serve as a catalyst for development and positive uses in this area. The Property lies within the Suburban Development Area and the Low Density Residential (LDR) and Community/General Commercial (CGC) land use categories on the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan.

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC & MDR	PUD, CCG-2, CN, PBF-2 & RMD-D	Equipment Rentals, Church, Townhomes
East	MDR	RMD-B	Townhomes
North	LDR	PBF-2	School
West	LDR & CGC	PBF-2, CN, PUD & CCG-2	Vacant/Conservation Easement, Church, Equipment Rentals

As a companion application to this PUD, the applicant is seeking a land use amendment to change the designation for 10.1 acres of the Property from LDR to Medium Density Residential (MDR), along with a site-specific text amendment. The rest of the Property will remain designated as CGC. The proposed text amendment will remove the density limitation that would otherwise apply to the Property because it abuts land in the LDR category, allowing for up to 30 units per acre versus 20 units per acre. The site-specific text amendment will allow for the development of an infill project with a mix of apartments and townhomes in accordance with this PUD. In this case, the LDR lands that abut the Property are owned by the Duval County School District and are being used as a K-8 school, with the remainder of the land protected via a Conservation Easement. The Conservation Easement means that there is no low density residential adjacent to the Property, nor will there ever be low density residential adjacent to this Property.

Finally, the Property is within close proximity to Westview PreK-8 School. As a result, in addition to this PUD and the companion land use amendment, the Owner/applicant has been in communication with Duval County Public Schools (DCPS) and has agreed to provide certain precautionary safety measures near the entrance to the PUD, such as an on-site crossing guard and high visibility pavement markings to denote pedestrian crossings at the intersection of the entrance to the PUD and that portion of Connie Jean Road located on RE # 012974-0050 and owned by the Duval County School Board (DCSB). As well, the DCSB has granted an access easement to the Owner/applicant for the users of the PUD to utilize that same portion of Connie Jean Road as access the PUD.

III. PERMITTED USES

A. Maximum Densities/Intensities

Consistent with all other operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan governing the MDR Suburban Area land use designations, which is intended to provide compact medium density residential development, maximum density on the 10.1 acres of the Property designated as MDR shall be approximately 24 units per acre, which is permitted as a result of the aforementioned site-specific text amendment to the MDR Suburban Area land use category. The maximum density for the remaining 2.1 acres of Property designated as CGC shall not exceed 20 units per acre as permitted by the CGC Suburban Area land use category.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. 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 residential uses within the PUD may be integrated horizontally or vertically with other uses.

C. Permitted Uses

1. *Permitted uses and structures on both the MDR and CGC designated portions of the Property.*
 - a. Apartments (rental or condominium ownership), not to exceed a total of 240 units.
 - b. Townhomes (fee simple, condominium ownership, or rental), subject to Section 656.414 of the Zoning Code.
 - c. Housing for the elderly.
 - d. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - e. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - f. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
 - g. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning code.
 - h. Home occupations meeting the performance standards and development criteria set forth in Part 4.
2. *Additional permitted uses on the CGC designated portion of the Property.*
 - a. Medical and dental or chiropractor offices and clinics (but not hospitals).
 - b. Professional and business offices.
 - c. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
 - d. Service establishments such as barber or beauty shops, shoe repair shops.
 - e. Restaurants without drive-in or drive-through facilities.
 - f. Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.

- g. Libraries, museums and community centers.
 - h. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
 - i. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
 - j. Employment office (but not a day labor pool).
 - k. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
3. *Permissible uses by exception.* On the MDR designated portion of the Property, all permitted uses and permissible uses by exception in the RMD-D zoning district not otherwise listed under permitted uses herein. On the CGC designation portion of the Property, all uses and permissible uses by exception in the CN zoning district not otherwise listed under permitted uses herein.
 4. *Maximum gross density.* The maximum density on the MDR portion of the Property shall be 24 units per acre, which is permitted as a result of the aforementioned site-specific text amendment to the MDR Suburban Area land use category. The maximum density on the CGC portion of the Property shall not exceed 20 units per acre.
 5. *Minimum lot width, maximum lot coverage by all buildings and structures, minimum yard requirements and maximum height of structures for residential uses.*

These requirements shall be applied to the entire PUD site as whole for all uses and structures and shall be measured from the overall property boundaries.

a. Apartments

- i. *Minimum lot width*—None.
- ii. *Maximum lot coverage by all buildings*—None. The maximum impervious surface ratio shall be seventy-five (75%) percent.
- iii. *Minimum Setback of Principal Structures from Boundary of the Property.* Twenty (20) feet.
- iv. *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.

v. *Minimum yard requirements.*

(1) Front—None.

(2) Side—None.

(3) Rear—None.

vi. *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.

b. Townhomes shall be subject to Section 656.414 of the Zoning Code.

c. All other permitted uses.

i. *Minimum lot width*—60 feet.

ii. *Maximum lot coverage by all buildings*—50 percent. The maximum impervious surface ratio shall be that required for the RMD-D zoning district (75%).

iii. *Minimum yard requirements.*

(1) Front—20 feet.

(2) Side—20 feet.

(3) Rear—20 feet.

iv. *Maximum height of structures.* Forty-five (45) 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 forty-five (45) feet.

D. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

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. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

F. Measurement of Height

Building height shall be measured as set forth in Part 16 of the Zoning Code.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Recreation

Active recreation will be provided pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420(d) of the Zoning Code.

2. Access

Access will be provided as shown on the Site Plan via 103rd Street and Connie Jean Road. The location and design of the access points and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

3. Signage

Signage will be provided in accordance with Part 13 of the Zoning Code for property within the RMD-D zoning district.

4. Construction offices/model homes/real estate 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 and may be permitted and obtain certificates of occupancy prior to final plat approval or acceptance of the improvements in the applicable "unit" or "phase". Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

5. Landscaping/Buffer

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations).

6. Modifications

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

7. **Parking**

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:

- A. For the apartments located on the Property, parking shall be provided at a minimum ratio of 1.75 spaces per unit.
- B. No guest parking spaces shall be required for townhomes with 2-car garages, as applicable.

8. **Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

9. **Utilities**

Electric power, water and sewer will be provided by JEA.

V. **PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on September 1, 2022.

VI. **JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of a multi-family community with a common scheme of development. The PUD allows for certain deviations from the Zoning Code consistent with the marketplace. The PUD design ensures consistency with the surrounding zoning and existing uses.

VII. **PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Owner and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it allows for reduced minimum lot width, maximum lot coverage by all buildings and structures, minimum yard requirements and increased maximum height for apartments; it allows for reduced guest parking for townhomes with two-car garages, and it limits permitted uses on the property, as compared to those uses permitted in the RMD-D zoning district. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	RMD-D <i>Permitted uses and structures.</i> 1) Single-family dwellings. 2) Multiple-family dwellings (RMD-B, RMD-C, and RMD-D Districts	<i>Permitted uses and structures on both the MDR and CGC designated portions of the Property.</i> a. Apartments (rental or	To allow for residential development of the Property

	<p>only).</p> <ol style="list-style-type: none"> 3) Townhomes, subject to Section 656.414. 4) Housing for the elderly. 5) Family day care homes meeting the performance standards and development criteria set forth in Part 4. 6) Foster care homes. 7) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4. 8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4. 9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4. 10) Golf courses meeting the performance standards and development criteria set forth in Part 4. 11) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4. 12) Country clubs meeting the performance standards and development criteria set forth in Part 4. 13) Home occupations meeting the performance standards and development criteria set forth in Part 4. <p><i>RMD-D Permitted accessory uses and structures.</i></p> <ol style="list-style-type: none"> 1) See Section 656.403. 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. 3) In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the 	<p>condominium ownership), not to exceed a total of 240 units.</p> <ol style="list-style-type: none"> b. Townhomes (fee simple, condominium ownership, or rental), subject to Section 656.414 of the Zoning Code. c. Housing for the elderly. d. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. e. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. f. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4. g. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning code. h. Home occupations meeting the performance standards and development criteria set forth in Part 4. <p><i>Additional permitted uses on the CGC designated portion of the Property.</i></p> <ol style="list-style-type: none"> a. Medical and dental or chiropractor offices and clinics (but not hospitals). b. Professional and business offices. c. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet. d. Service establishments such as barber or beauty shops, shoe repair shops. e. Restaurants without drive-in or drive-through facilities. f. Banks without drive-thru tellers and financial institutions, travel agencies and similar uses. g. Libraries, museums and 	
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	<p>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><i>RMD-D Permissible uses by exception.</i></p> <ol style="list-style-type: none"> 1) Cemeteries and mausoleums but not funeral home or mortuaries. 2) Schools meeting the performance standards and development criteria set forth in the Part 4. 3) Borrow pits subject to the regulations contained in Part 9. 4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4. 5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4. 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 	<p>community centers.</p> <ol style="list-style-type: none"> h. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption. i. Veterinarians meeting the performance standards and development criteria set forth in Part 4. j. Employment office (but not a day labor pool). k. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters). <p><i>Permissible uses by exception.</i> On the MDR designated portion of the Property, all permitted uses and permissible uses by exception in the RMD-D zoning district not otherwise listed under permitted uses herein. On the CGC designation portion of the Property, all uses and permissible uses by exception in the CN zoning district not otherwise listed under permitted uses herein.</p> <p><i>Accessory uses and structures.</i></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 (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.</p>	
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	<p>only).</p> <p><i>CN Permitted uses and structures.</i></p> <p>(1)Medical and dental or chiropractor offices and clinics (but not hospitals).</p> <p>(2)Professional and business offices.</p> <p>(3)Multi-family residential vertically integrated with a permitted use on the ground floor.</p> <p>(4)Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.</p> <p>(5)Service establishments such as barber or beauty shops, shoe repair shops.</p> <p>(6)Restaurants without drive-in or drive-through facilities.</p> <p>(7)Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.</p> <p>(8)Libraries, museums and community centers.</p> <p>(9)An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.</p> <p>(10)Veterinarians meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11)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>(12)Employment office (but not a day labor pool).</p> <p>(13)Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14)Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).</p> <p>(15)Pharmacies in existence as of the effective date of Ordinance 2018-75-E shall be legally permitted uses and shall not be deemed legal nonconforming uses.</p> <p><i>CN Permitted accessory uses and structures.</i></p> <p>See Section 656.403.</p> <p><i>CN Permissible uses by exception.</i></p> <p>(1)Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.</p> <p>(2)Filling or gas stations, with ancillary</p>		
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	<p>single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3)Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.</p> <p>(4)An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.</p> <p>(5)An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.</p> <p>(6)Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7)Drive-thru facilities in conjunction with a permitted or permissible use or structure.</p> <p>(8)Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9)Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10)Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11)Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.</p>		
<p>Lot Requirements</p>	<p>a. Apartments</p> <p>i. <i>Minimum lot width</i>—60 feet.</p> <p>ii. <i>Maximum lot coverage by all buildings</i>—50 percent. <i>Impervious surface ratios</i> as required by Section 654.129.</p> <p>iii. <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>iv. <i>Minimum yard requirements.</i></p> <p>1) Front—20 feet.</p> <p>2) Side— 10 feet.</p> <p>3) Rear— 20 feet.</p> <p>v. <i>Maximum height of structures.</i> 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>These requirements shall be applied to the entire PUD site as whole for all uses and structures and shall be measured from the overall property boundaries.</p> <p>a. Apartments</p> <p>i. <i>Minimum lot width</i>—None.</p> <p>ii. <i>Maximum lot coverage by all buildings</i>—None. The maximum impervious surface ratio shall be that required for the RMD-D zoning district (75%).</p> <p>iii. <i>Minimum Setback of Principal Structures from Boundary of the Property.</i> Twenty (20) feet.</p> <p>iv. <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>v. <i>Minimum yard requirements.</i></p>	<p>To allow for flexible interior site design.</p>

		<p>4) Front—None.</p> <p>5) Side— None.</p> <p>6) Rear— None.</p> <p>vi. <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>b. Townhomes shall be subject to Section 656.414 of the Zoning Code.</p> <p>c. All other permitted uses.</p> <p>i. Minimum lot width—60 feet.</p> <p>ii. Maximum lot coverage by all buildings—50 percent. The maximum impervious surface ratio shall be that required for the RMD-D zoning district (75%).</p> <p>iii. Minimum yard requirements.</p> <p>(1) Front—20 feet.</p> <p>(2) Side—20 feet.</p> <p>(3) Rear—20 feet.</p> <p>iv. Maximum height of structures. Forty-five (45) 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 forty-five (45) feet.</p>	
Guest Parking	Part 6 of the Zoning Code requires one guest parking space for every 3 townhome units.	<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> <p>A. For the apartments located on the Property, parking shall be provided at a minimum ratio of 1.75 spaces per unit.</p> <p>B. No guest parking spaces shall be required for townhomes with 2-car garages, as applicable.</p>	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.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Owner in developing and marketing the Property.

VIII. Names of Development Team

- Owner: Westview Signature, LLC
- Planner/Engineer: GAI Consultants, Inc.
- Architects: N/A
- Agent: Rogers Towers, P.A.

IX. Land Use Table

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

X. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the MDR and CGC land use categories of the 2045 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2045 Comprehensive Plan: Future Land Use Element Objectives 1.1, 1.2, 1.6 and 3.1 and Policies 1.1.1, 1.1.7, 1.1.9, 1.1.10, 1.1.15, 1.1.21, 1.1.22, and 2.2.7.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. The Owner/applicant has worked closely with the Duval County School District to ensure that the proposed uses are compatible with the adjacent K-8 school. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. **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). JEA will maintain the utilities.

7. **Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

8. **Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

9. **Listed Species Regulations:**

The Property is less than fifty acres and therefore a listed species survey is not required.

10. **Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

11. **Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2045 Comprehensive Plan with regards to sidewalks.

EXHIBIT F

PUD Name

Connie Jean PUD

Land Use Table

Total gross acreage	12.2 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	12.2 Acres	100 %
Total number of dwelling units	262 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0.9 Acres	
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	0 Sq. Ft.	0 %

*The total acreages and percentages detailed above are subject to change.