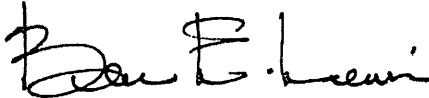


Planning Commission Report
Page 2

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-0072 TO
PLANNED UNIT DEVELOPMENT

MARCH 3, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2022-0072** to Planned Unit Development.

Location: 0 Philips Highway (SR 5)

Real Estate Numbers: 167907-0010; 168152-0110; 168152-0310; 168152-0220

Current Zoning Districts: Commercial Office (CO)
Residential Low Density-60 (RLD-60)
Residential Rural-Acre (RR-Acre)
Agriculture (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)
Low Density Residential (LDR)

Proposed Land Use Category: Medium Density Residential (MDR)
Community General Commercial (CGC)
Conservation (CSV)

Planning District: Southeast, District 3

Applicant/Agent: Cyndy Trimmer
Driver, McAfee, Hawthorne and Diebenow, PLLC
1 Independent Drive, South 1200
Jacksonville, Florida 32202

Owner: Sphinx Management, Inc.
219 N. Newnan Street
Jacksonville, Florida 32202

Sweetwater Farm Enterprises, Inc.
219 N. Newnan Street
Jacksonville, FL 32202

Davis Creek Forest, Inc.
219 N. Newnan Street
Jacksonville, FL 32202

Staff Recommendation:

APPROVE WITH CONDITION

GENERAL INFORMATION

Application for Planned Unit Development **2022-0072** seeks to rezone approximately 54.48± acres of land from Commercial Office (CO)/ Residential Low Density-60 (RLD-60)/ Residential Rural-Acre (RR-Acre)/ Agriculture (AGR) to Planned Unit Development (PUD). The rezoning to a new PUD is being sought to permit the development of up to 288 multi-family dwellings and commercial uses. The proposed PUD differs from the conventional zoning district by restricting more intense commercial uses, increasing setback and buffers around commercial uses and setting architectural standards for multi-family.

There is a companion Land Use Amendment, L-5527-21A (Ord. 2022-0071). The proposed LUA is for Low Density Residential (LDR) to Medium Density Residential (MDR)/ Community General Commercial (CGC)/Conservation (CSV).

Additionally, there is a companion Conventional Rezoning Ord. #2022-0073 seeking to rezone approximately 27.91± acres of property from Agriculture (AGR) to Industrial Light (IL). The reason for the rezoning request is seeking to allow for industrial uses consistent with the zoning to the north of the subject property.

CRITERIA FOR REVIEW

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

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC)/ Medium Density Residential (MDR)/ Conservation (CSV) functional land use categories as defined by the Future Land Use Map series (FLUMs)

contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the Future Land Use Element (FLUE), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Development Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development.

MDR in the Suburban Area is intended to provide compact low to medium density mixed use development. Plan amendment requests for new MDR designations are preferred in locations which serve as a transition between commercial and residential land uses. Principal uses in the MDR category are primarily multi-family and single-family dwellings when the predominant surrounding development typology within the MDR category is single-family. The maximum gross density in the Suburban Area shall generally be 20 units per acre and the minimum gross density shall be greater than seven (7) units per acre.

The CSV land use identifies areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks and unique coastal areas. Some resource systems are highly sensitive and easily destroyed by indiscriminate human activity. The CSV category includes areas that are protected through public or private nonprofit ownership and management. Development potential in these areas is generally limited to open space, resource and recreational uses. Conservation areas may include regional, state or national forests, parks, sanctuaries, preserves and Special Management Areas. More specific uses and activities permitted in these areas are guided by the approved management plans for each area when such plans exist.

The PUD proposes a total of 288 multi-family dwelling units, which is consistent with the MDR land use category. The subject site also contains Category II wetlands that buffer Davis Creek and is part of the AE, AE-Floodway and 0.2 Percent Annual Chance Flood Hazard flood zones. The proposed multi-family residential site plan appears to cluster development outside the proposed Conservation land use category that includes the AE-Floodway of Davis Creek. However, some of the wetlands area and flood zones appears to be impacted by the proposed development.

*Under "Permissible uses by exception of B "Multifamily Parcels" of "Uses and Restrictions" in the PUD's Written Description, the following is not permitted:

- b. Borrow pits are not permitted in the MDR land use category.
- c. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4 are only permitted in historic districts.

i. Commercial Neighborhood Retail Sales or Professional Office structurally integrated with multifamily use must be located at an intersection of two collector roadways or higher. Philips highway is the only road that meets that criteria.

1. Golf driving ranges can only be permitted as part of a community amenity.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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

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

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.

US 1 Corridor Study

The subject property is located within the boundaries of the US 1 Corridor study in the Southern Segment. The Southern Segment is the area of the study that has the greatest amount of residences. The study suggests that redevelopment and infill in the Northern Segment should be given preference over allowing the Southern Segment to expand. However, the study was published in 2001 before the majority of the development in this part of the Southern Segment. The proposed development would be creating residential areas to support the commercial uses abutting Philips Highway that were not in existence at the time of the study.

Flood Zones

Approximately 44.65 acres of the subject site are located within flood zones of which 22.53 acres are within the AE-Floodway, 8.53 acres are within the AE flood zone and 13.59 acres are within the in the 0.2 Percent Annual Chance Flood Hazard flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an

committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC)/ Medium Density Residential (MDR)/ Conservation (CSV). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. Currently, there is nothing in the Concurrency system regarding this proposed development and the agent/owner will need to submit a Mobility application & CRC application (attached) to the Concurrency Office.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to permit the development of up to 288 multi-family dwellings and commercial uses. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space shall be provided on the Property as required by the 2030 Comprehensive Plan. Additionally, the Land-Use Table provides 26.44 acres of passive open space including conservation.

The use of existing and proposed landscaping: Landscaping on the Property shall be provided as required by Part 12 of the Zoning Code except as modified in the Written Description detailing a minimum twenty-five (25) foot uncomplimentary use buffer shall be provided between the single-family subdivision and the commercial parcel north of Pinnacle Point Drive. A minimum twenty (20) foot uncomplimentary use buffer shall be provided between the single-family

subdivision and the commercial parcel south of Pinnacle Point Drive. A minimum fifteen (15) foot on average uncomplimentary use buffer shall be provided between the multifamily development and single-family subdivision.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Philips Highway for Multi-Family development. Comments from Transportation Division include:

- All uses will conform to Section 656.608 of the Zoning Code for bicycle parking requirements. Deviation from code is denied.

The subject site is approximately 54.48 acres and is accessible from from Philips Highway Drive (US 1), a major arterial facility. Philips Highway is currently operating at 38.74% of capacity. This segment of Philips Highway has a maximum daily capacity of 66,200 vehicles per day (vpd) and average daily traffic of 25,643 vpd. The proposed uses are for multi-family residences, commercial uses, and to preserve land for conservation and wetland protection. The applicant requests a maximum of 288 multi-family units (ITE code 210) which would produce 1,941 daily vehicular trips and 57,324 square feet of non-residential retail options (ITE Code 821), which would produce 3,250 daily vehicular trips.

The use and variety of building setback lines, separations, and buffering: The proposed development of 288 multi-family dwellings will follow setback regulations similar to RMD-D zoning districts except a minimum setback of ninety-two (92) feet is required between a multifamily structure and the property line for an abutting single-family residence.

The use and variety of materials: The multifamily developer commits to employing modern design standards for the project consistent with current market trends for Class A apartment communities. In particular, the programming for building facades includes multiple different finishes, use of varied color, and architectural features that provide articulation and relief.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Project lighting on the Property shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located north of Philips Highway, a major arterial roadway and within the boundaries of the Southeast Jacksonville Vision Plan area. Just north of the subject property is companion rezoning

application Ord. #2022-0073 seeking rezoning approximately 27.91 acres from AGR to IL for industrial uses. East is PUD Ord. 2015-0699 Copperleaf Subdivision is developed with single-family dwellings with lot sizes primarily 50 feet in width.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	BP	AGR	Vacant
South	MDR	PUD: 1997-0344	Single Family Dwellings
East	LDR	PUD: 2015-0699	Single Family Dwellings
West	CGC	CO	Vacant

(6) Intensity of Development

The proposed development is consistent with the proposed MDR/CGC functional land use category and will allow for the development of up to 288 multi-family dwellings and commercial uses. The PUD is appropriate at this location because it is consistent with the surrounding residential uses.

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated February 16, 2022, JEA has no objection to proposed PUD. There is an existing 24-inch water main along Phillips Hwy and existing 6-inch force main along Pinnacle Point Dr. Construction activities to include provisions to prevent outages on existing JEA infrastructure. Any adjustments to existing infrastructure and/or easements to be addressed during plan review. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Access to the site is to be provided via US-1 and Pinnacle Point Drive. The applicant will need to coordinate with FDOT Access Management and Permits regarding the proposed connection to US-1. In a memo dated February 18, 2022 from the Florida Department of Transportation: The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to US-1.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	US-1	4489	Old St. Augustine Rd to I-295	D	5,960	3,178	B

School Capacity:

Based on the Development Standards for impact assessment, the 54.48± acre proposed PUD rezoning has a development potential of 288 Multi-Family Dwellings. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
 PUD 2022-0072**

Development Potential: 288 Residential Units

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 3&4
Elementary	5	8,220	84%	36	88%	816	2,217
Middle	5	2,257	80%	14	69%	127	948
High	5	7,617	98%	21	92%	310	398
Total New Students				71			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6) (a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Bartram Springs ES #61	5	36	964	1,093	113%	116%

Twin Lakes Academy MS #253	4	14	1,462	1,154	79%	71%
Atlantic Coast HS #268	5	21	2,443	12,388	98%	95%

- Does not include ESE & room exclusions
- Analysis based on a maximum 288 dwelling units – 2022-0072
- Same as Above (SAA)

(7) Usable open spaces plazas, recreation areas.

Recreation and open space shall be provided on the Property as required by the 2030 Comprehensive Plan.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 42.94 Acres

General Location(s): Wetlands are located in the northern, draining east to west of the application site. The wetlands of the property is a portion of a larger wetland system that buffers Big Davis Creek that eventually drains into Julington Creek.

Quality/Functional Value: The wetland has an extremely high functional value for water filtration attenuation and floodwater capacity, is located within the 100-year flood zone, and has a direct impact on the City’s waterways.

Soil Types/ Characteristics: 22- Evergreen-Wesconnett complex- The Evergreen series and Wesconnett series are both nearly level poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. Generally, the high water table is at or above the surface for very long periods.

35- Lynn Haven Fine Sand- The Lynn Haven series are gently sloping, poorly drained, sandy, generally found on flats and in steep areas of side slopes, formed in thick beds of sandy marine sediment. The wetland soils areas have water tables near or above the ground surface.

62- Rutledge mucky fine sand- The Rutledge series consists of nearly level very poorly drained soils. The high water table is generally at or near the surface, and areas are subject to frequent flooding for brief periods.

Wetland Category:

Category II

Consistency of
Permitted Uses:

Uses located within Category II wetlands are generally limited to conservation, residential, water-dependant/water related and silviculture, subject to CCME Policies 4.1.3 and 4.1.5.

Environmental Resource
Permit (ERP):

ERP #154147-1 Formal Wetland Determination issued 11/6/2018 on a portion of the application site south of Big Davis Creek.

Wetlands Impact:

22.04 acres of these wetlands are proposed to be placed in the CSV land use category. The proposed PUD reflects clustering outside the proposed CSV lands.

Associated Impacts:

Wetlands of the site are located in the flood zones of Big Davis Creek.

: Relevant Policies:

CCME Policies 4.1.3 and 4.1.5

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.

North Wetlands Map



South Wetlands Map



(9) Listed species regulations

The applicant submitted two revised wildlife site assessments in May 2021 on file with the Planning and Development Department. Listed wildlife species utilizing the subject property were not observed during the site assessment. However, listed species with the potential to occur on the subject property were included due to the existing habitat. If the St. Johns River Water Management District (SJRWMD), and/or local government permits are required for the proposed development, U.S. Fish and Wildlife Service (USFWS) and/or Fish and Wildlife Conservation (FWC) may be notified and allowed to comment on listed species with the potential to occur on the subject property. Additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species.

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

Parking for multifamily residential use shall be provided at a minimum rate of 1.75 spaces per unit with no cap on the maximum permissible parking spaces as allowed under Part 6 of the Zoning Code. Separate loading spaces shall not be required. Nonresidential uses shall provide parking and loading pursuant to Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Bicycle parking at a rate no less than two percent (2%) of the minimum required parking spaces.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **February 16, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.





View of Subject Property

Source: JAXGIS Maps



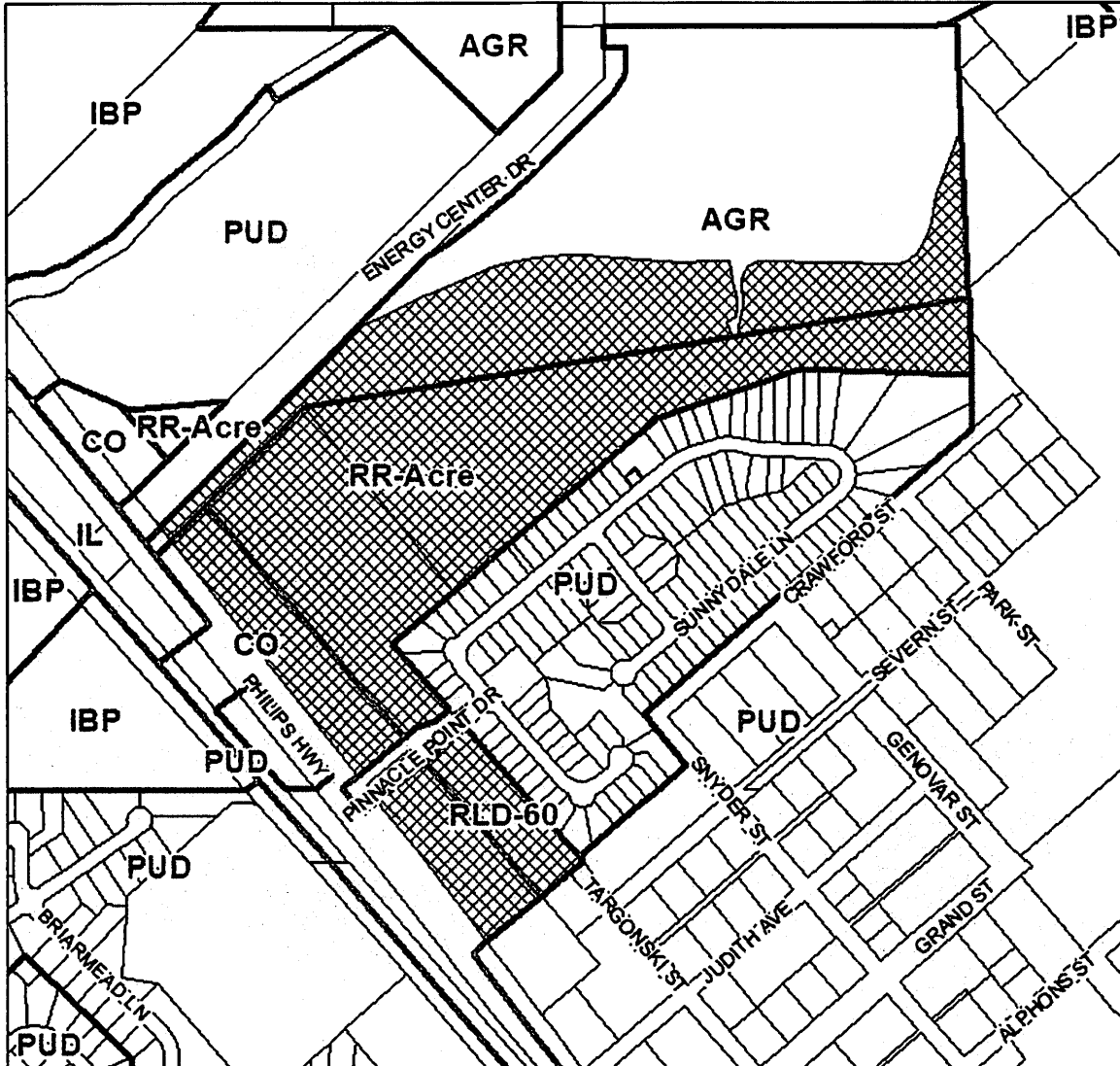
View of Subject Property

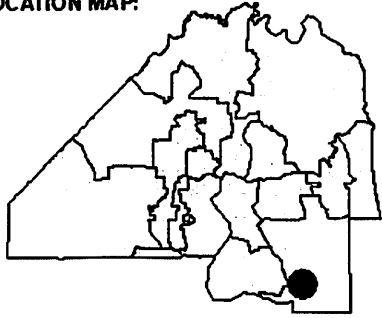
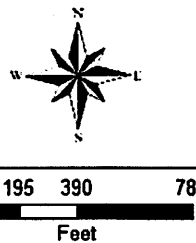
*Source: Planning & Development Dept.
Date: February 16, 2022*



View of Copperlead Subdivision

Source: JAXGIS Maps



<p>REQUEST SOUGHT:</p> <p>FROM: CO, RLD-60, RR-ACRE & AGR</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 195 390 780 Feet</p> <p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE NUMBER ORD-2022-0072</p>	<p>TRACKING NUMBER T-2021-3845</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0072 **Staff Sign-Off/Date** ELA / 01/11/2022
Filing Date 02/08/2022 **Number of Signs to Post** 13
Hearing Dates:
1st City Council 03/08/2022 **Planning Commission** 03/03/2022
Land Use & Zoning 03/15/2022 **2nd City Council** 03/22/2022
Neighborhood Association BAYARD COMMUNITY ASSOCIATION
Neighborhood Action Plan/Corridor Study US-1 CORRIDOR

Application Info

Tracking # 3845 **Application Status** FILED COMPLETE
Date Started 10/18/2021 **Date Submitted** 10/18/2021

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name
 DRIVER, MCAFFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address
 1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
 SPHINX MANAGEMENT, INC.
Mailing Address
 219 NEWMAN STREET, OLD MOROCCO BUILDING
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043011269 **Fax** **Email**

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
 SWEETWATER FARM ENTERPRISES, INC.
Mailing Address
 219 N. NEWMAN STREET
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone **Fax** **Email**

9043011269

Last Name N/A **First Name** N/A **Middle Name**

Company/Trust Name
DAVIS CREEK FOREST, INC.

Mailing Address
219 N. NEWNAN STREET

City JACKSONVILLE **State** FL **Zip Code** 32202

Phone 9073011269 **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	167907 0010	11	3	CO,RLD-60	PUD
Map	168152 0110	11	3	RR-ACRE	PUD
Map	168152 0310	11	3	CO,RR-ACRE	PUD
Map	168152 0220	11	3	AGR	PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5527

Total Land Area (Nearest 1/100th of an Acre) 54.48

Development Number

Proposed PUD Name DAVIS CREEK PUD

Justification For Rezoning Application

THIS PUD IS FILED TO UNIFY THE PROPERTY UNDER A COMMON PLAN TO PROMOTE COMPLIMENTARY USES THROUGHOUT, INCLUDING THE PROVISION OF MULTI-FAMILY RESIDENCES, COMMERCIAL USES, AND TO PRESERVE LAND FOR CONSERVATION AND WETLAND PROTECTION.

Location Of Property

General Location

EASTERN SIDE OF PHILIPS HWY BETWEEN ENERGY CENTER DR AND SEVERN STREET

House #	Street Name, Type and Direction	Zip Code
0	PHILIPS HWY	32256

Between Streets

ENERGY CENTER DRIVE and SEVERN STREET

Required Attachments For Formal, Complete application

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

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

Supplemental Information

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

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

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

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

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required

information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
54.48 Acres @ \$10.00 /acre: \$550.00
- 3) Plus Notification Costs Per Addressee**
108 Notifications @ \$7.00 /each: \$756.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,565.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

PUD WRITTEN DESCRIPTION

DAVIS CREEK PUD

February 11, 2022

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses:

Applicant proposes to rezone approximately 53.58 acres of property from RR-Acre, RLD-60, and CO to PUD generally located at Philips Highway and Pinnacle Point Drive near Big Davis Creek (RE#s 167907 0010; 168152 0110; 168152 0310; and a portion of 168152 0220) as more particularly described in Exhibit 1 (the "Property"). The Property currently has land use designations of LDR, BP, and CGC. A large-scale land use amendment requesting a change in the Property's land use to MDR, CSV, and CGC has been filed, approved by City Council in Ordinance 2021-0336, and transmitted to the State of Florida for review.

This PUD is filed to unify the Property under a common plan to promote complimentary uses throughout, including the provision of multifamily residences, commercial uses, and to preserve land for conservation and wetland protection. Applicant seeks to develop multifamily residences on the areas designated for the MDR land use category as conceptually depicted on the Site Plan filed herewith (the "Multifamily Parcels"). The areas included in the CGC land use designation shall be utilized according to their land use category and the uses delineated herein and are generally located as depicted on the Site Plan (the "Commercial Parcels"). A conservation easement will be recorded over the conservation areas (the "Conservation Parcels") to secure environmental protection of the wetlands.

The Property is located in a unique area with a mix of different land use and zoning categories and various residential, commercial, office, industrial, and public facility uses. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	CGC, LDR, PBF, BP	CO, RR-Acre, PUD	Vacant, natural gas power generating facility and potable water treatment facility
East	MU, PBF	PUD	Natural gas power generating facility and potable water treatment facility, agricultural
South	LDR, MU	PUD	Single-family, Office
West	LI, CGC	IBP, PUD	Vacant, commercial

B. Project name: Davis Creek PUD.

C. Project engineer: England, Thims & Miller, Inc.

- D. Project developer: WP Davis Creek MF-FL Owner, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR, BP, and CGC.
- G. Current zoning district: RR-Acre, AGR, RLD-60, and CO.
- H. Requested land use designation: MDR, CSV, LI, and CGC.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 167907 0010; 168152 0110; 168152 0310; and 168152 0220.

II. QUANTITATIVE DATA

- A. Total acreage: 54.48 acres.
- B. Conservation acreage: 26.44 acres.
- C. Commercial acreage: 3.76 acres.
- D. Total number of dwelling units: 288 units.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

1. This PUD provides for uses consistent with the RMD-D, CCG-1, and CSV zoning districts. Consistent with restrictive covenants encumbering the Property, this PUD prohibits the following uses:
 - a. Landfill or dumping facility.
 - b. Salvage yard.
 - c. Manufacturing facility.
 - d. Cemetery or mausoleum.
 - e. Funeral home or mortuary.
 - f. Animal shelter or commercial kennel.
 - g. Auto/engine repair facility for large farm equipment, commercial or industrial vehicles.
 - h. Welding shop.
 - i. Facility for storage or overnight parking of commercial or industrial vehicles.
 - j. Facility for storage of building materials.
 - k. Adult entertainment and/or service facility.

- l. Wholesale or retail adult novelty facility.
 - m. Liquor store.
 - n. Bar/tavern, lounge, or nightclub.
 - o. Facilities for the keeping of horses, cows, swine, sheep, goats, or poultry.
 - p. Mobile home park.
 - q. Card room, gaming, or video poker establishment.
 - r. Electric distribution or transmission substation.
 - s. Massage establishment.
 - t. Recycling/collection center.
 - u. Legal marijuana distribution facility.
 - v. Police, fire, or ambulance station.
 - w. Cell phone tower.
2. With regard to the commercial portion of the Property, the CCG-1 zoning district regulations have been modified as follows:
- a. A minimum rear setback of twenty-five (25) feet is required for the parcel north of Pinnacle Point Drive and a minimum rear setback of twenty (20) feet is required for the parcel south of Pinnacle Point Drive.
 - b. Enhanced uncomplementary use buffers are required between the single-family subdivision and commercial parcels.
3. With regard to the multifamily portion of the Property, the RMD-D zoning district regulations have been modified as follows:
- a. A minimum setback of ninety-two (92) feet is required between a multifamily structure and the property line for an abutting single-family residence.
 - b. Parking spaces are provided at a minimum ratio of 1.75 spaces per unit with no maximum cap.
 - c. Loading is permitted within drive aisles without a requirement for separate loading spaces.
 - d. Bicycle parking will be provided at no less than two percent (2%) of parking spaces required.
 - e. Enhanced uncomplementary use buffers are required between the single-family subdivision and multifamily parcel.
 - f. Architectural commitment outlined.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the city.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owners of the Property.

IV. USES AND RESTRICTIONS

A. Commercial Parcels:

1. Permitted uses, accessory uses, and uses allowable by exception shall conform with the CCG-1 uses provided for in the Zoning Code, subject to the prohibited uses listed herein.

B. Multifamily Parcels:

1. Permitted Uses:

- a. Multifamily dwellings.
- b. Townhomes.
- c. Housing for the elderly.
- d. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- e. Foster care homes.
- f. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- g. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- h. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- i. Golf courses meeting the performance standards and development criteria set forth in Part 4.
- j. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- k. Country clubs meeting the performance standards and development criteria set forth in Part 4.
- l. Home occupations meeting the performance standards and development criteria set forth in Part 4.

2. Permitted accessory uses and structures:

- a. As permitted pursuant to Section 656.403.

3. Permissible uses by exception:

- a. Schools meeting the performance standards and development criteria set forth in Part 4.
- b. Borrow pits subject to the regulations contained in Part 9.
- c. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- d. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- e. Day care centers meeting the performance standards and development criteria set forth in Part 4.
- f. Nursing homes.
- g. Residential treatment facilities.
- h. Private clubs.
- i. Commercial Neighborhood Retail Sales or Professional Office structurally integrated with a multifamily use, not exceeding twenty-five percent (25%) of the structure which it is a part.
- j. Emergency shelter homes.
- k. Community residential homes of seven (7) to fourteen (14) residents meeting the performance standards and development criteria set forth in Part 4.
- l. Golf driving ranges.
- m. Boarding houses.
- n. Group care homes.

C. Conservation Parcels:

- 1. Permitted uses and accessory uses shall conform with the CSV uses provided for in the Zoning Code.

D. Prohibited uses applicable to all parcels:

- 1. Landfill or dumping facility.
- 2. Salvage yard.
- 3. Manufacturing facility.

4. Cemetery or mausoleum.
5. Funeral home or mortuary.
6. Animal shelter or commercial kennel.
7. Auto/engine repair facility for large farm equipment, commercial or industrial vehicles.
8. Welding shop.
9. Facility for storage or overnight parking of commercial or industrial vehicles.
10. Facility for storage of building materials.
11. Adult entertainment and/or service facility.
12. Wholesale or retail adult novelty facility.
13. Liquor store.
14. Bar/tavern, lounge, or nightclub.
15. Facilities for the keeping of horses, cows, swine, sheep, goats, or poultry.
16. Mobile home park.
17. Card room, gaming, or video poker establishment.
18. Electric distribution or transmission substation.
19. Massage establishment.
20. Recycling/collection center.
21. Legal marijuana distribution facility.
22. Police, fire, or ambulance station.
23. Cell phone tower.

V. DESIGN GUIDELINES

A. Commercial Parcels:

1. As provided for the CCG-1 zoning district, except that:
 - a. For the parcel north of Pinnacle Point Drive, there shall be a minimum twenty-five (25) foot rear setback adjacent to the single-family subdivision.
 - b. For the parcel south of Pinnacle Point Drive, there shall be a minimum twenty (20) foot rear setback adjacent to the single-family subdivision.

B. Multifamily Parcels:

1. Lot requirements:
 - a. Minimum lot width and area: None.

- b. Maximum lot coverage by all buildings and structures: Fifty percent (50%) with impervious surface ratios as required by Section 654.129.
- c. Minimum building setback:
 - i. Front – twenty (20) feet.
 - ii. Side – twenty (20) feet.
 - iii. Rear – twenty (20) feet.
 - iv. A multifamily dwelling with four units or more shall provide a separation of at least forty (40) feet from another multifamily dwelling with at least four units.
 - v. Encroachments by accessory uses including but not limited to signage, dumpsters, parking spaces and parking garages, utility structures, fences, street/park furniture, sidewalks and other similar improvements shall be permitted within the minimum building setbacks.
 - vi. Notwithstanding the foregoing, a minimum separation of at least ninety-two (92) feet shall be provided between any multi-family structure and the property line of an abutting single-family residence.
2. Maximum height of structures: Forty-five (45) feet; 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 forty-five (45) feet.
3. Architectural standards: The multifamily developer commits to employing modern design standards for the project consistent with current market trends for Class A apartment communities. In particular, the programming for building facades includes multiple different finishes, use of varied color, and architectural features that provide articulation and relief.

C. Ingress, egress and circulation:

1. Parking requirements:

- a. Commercial: Nonresidential uses shall provide parking and loading pursuant to Part 6 of the Zoning Code.
 - b. Multifamily: Parking for multifamily residential use shall be provided at a minimum rate of 1.75 spaces per unit with no cap on the maximum permissible parking spaces as allowed under Part 6 of the Zoning Code. Separate loading spaces shall not be required. Bicycle parking at a rate no less than two percent (2%) of the minimum required parking spaces.
2. Vehicular access: Vehicular access to the Property shall be by way of Philips Highway and Pinnacle Point Drive substantially as shown in the Site Plan. Traffic calming shall be utilized on the access road between the multifamily development and Pinnacle Point Drive. The final location of all access points, internal driveways,

and the type of traffic calming device and final location thereof are subject to review and approval of the Development Services Division and Traffic Services Division. The primary entrance used during construction of the multifamily residential portion of the project will be from Philips Highway.

3. Pedestrian access: Sidewalks shall be provided throughout the Project to provide for internal pedestrian circulation and externally as required by the 2030 Comprehensive Plan.
- D. Signs: Signage on the Property shall be consistent with the provisions of Part 13 as applicable to the RMD-D zoning district for multifamily use and for CCG-1 for nonresidential use.
- E. Landscaping: Landscaping on the Property shall be provided as required by Part 12 of the Zoning Code except as modified below:
1. A minimum twenty-five (25) foot uncomplementary use buffer shall be provided between the single-family subdivision and the commercial parcel north of Pinnacle Point Drive. Stormwater retention is permitted within such buffer area.
 2. A minimum twenty (20) foot uncomplementary use buffer shall be provided between the single-family subdivision and the commercial parcel south of Pinnacle Point Drive. Stormwater retention is permitted within such buffer area.
 3. A minimum fifteen (15) foot on average uncomplementary use buffer shall be provided between the multifamily development and single-family subdivision.
 4. It is the intent of the commercial property owner and proposed multifamily developer to participate in cost sharing for maintenance of the landscaped median on Pinnacle Point Drive. To that end, the owner of the commercial parcels and proposed multifamily developer have provided a draft maintenance and shared cost agreement to the Copperleaf at Duval Property Owners Association, Inc. The parties shall negotiate in good faith to memorialize cost sharing arrangements prior to commencing development of the Property.
- F. Lighting: Project lighting on the Property shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- G. Recreation and open space: Recreation and open space shall be provided on the Property as required by the 2030 Comprehensive Plan.
- H. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the project shall be permitted on the Property. Water, sanitary sewer, and electric will be provided by JEA.

- I. Wetlands: The PUD designates certain identified wetlands located within the Conservation Parcels as conservation areas subject to the CSV zoning regulations. Any development on the Property which would impact wetlands within the Property will be permitted in accordance with local, state, and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:

The project obtains more efficient land use than would be possible through the strict application of the Zoning Code. The PUD will activate the Property with new multifamily residences that are consistent and compatible with the Zoning Code and 2030 Comprehensive Plan. The Commercial Parcels will complement the multifamily residential use and serve to internally capture trips, while the Conservation Parcels will ensure that Big Davis Creek and the surrounding wetlands will flourish.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:

The PUD is compatible with the surrounding land uses and will improve the characteristics of the area. The majority of the surrounding area is either residential or undeveloped property, and the existing housing stock consists of single-family homes, such that the PUD will provide additional housing options. The Commercial Parcels are likewise conveniently located to those communities.

- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Goal 1 of the Future Land Use Element of the 2030 Comprehensive Plan – To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat of health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

3. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
5. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
6. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
 - a. The type of land uses(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
 - b. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
 - c. The proposed development is compatible with surrounding existing land uses and zoning.
7. Policy 1.1.16 of the Future Land Use Element of the 2030 Comprehensive Plan – Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of like uses;
 - b. Creation of complementary uses
 - c. Enhancement of transportation connections;

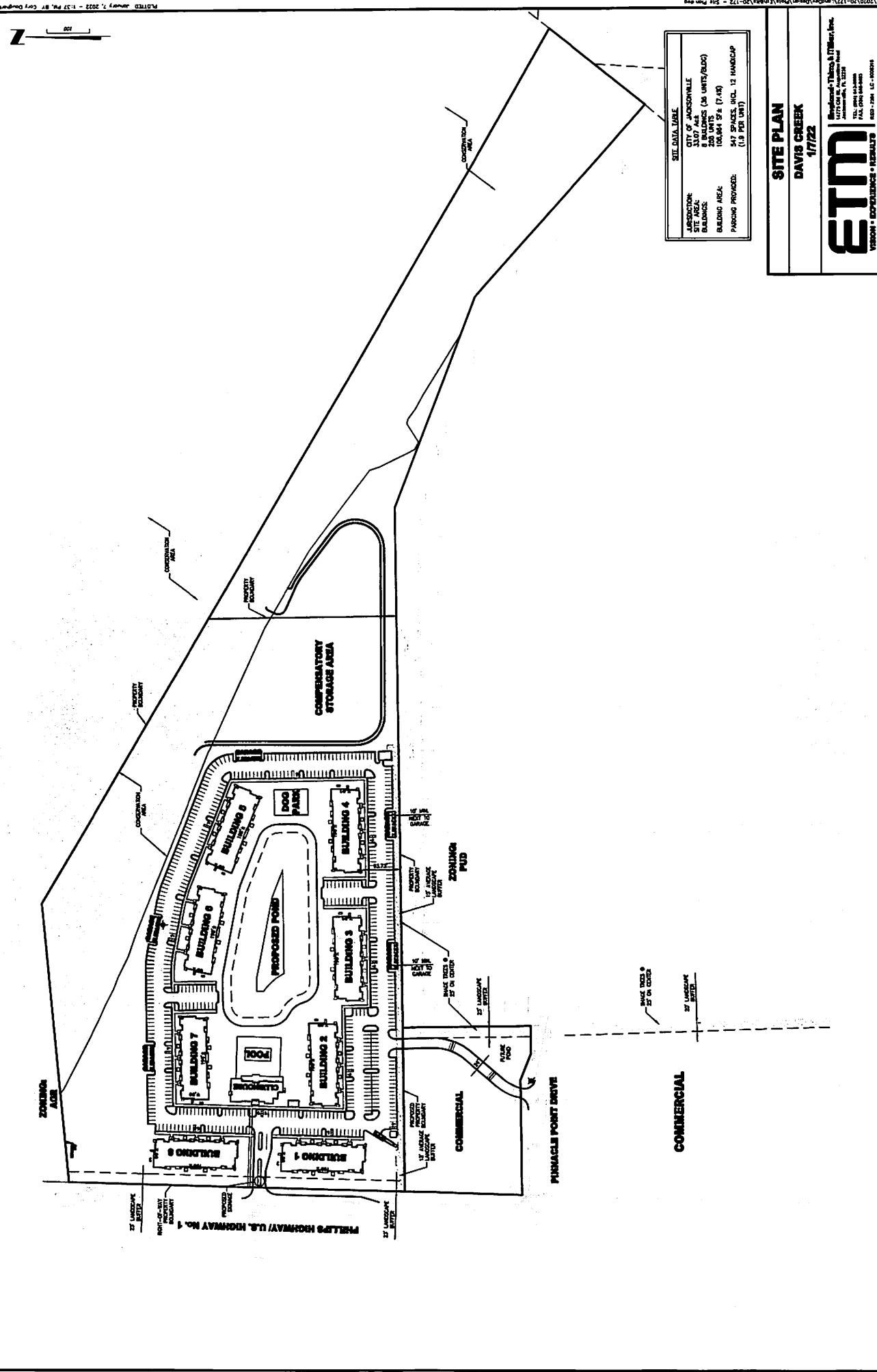
- d. Use of noise, odor, vibration, and visual/aesthetic controls; and/or
 - e. Other appropriate mitigation measure such as requirement for buffer zones and landscaping between uses.
8. Policy 1.1.25 of the Future Land Use Element of the 2030 Comprehensive Plan – The City will encourage the use of such smart growth practices as:
- a. Interconnectivity of transportation modes and recreation and open space areas;
 - b. A range of densities and types of residential developments;
 - c. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
 - d. Use of the development areas;
 - e. Revitalization of older areas and the downtown, and
 - f. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.
9. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
10. Policy 3.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
11. Policy 3.1.6 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.
12. Policy 3.1.11 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

13. Objective 7.2 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall implement strategies so as to encourage the preservation of environmentally sensitive lands, including lands managed by the Preservation Project Jacksonville (PPJ).
14. Goal 3 of the Conservation/Coastal Management Element of the 2030 Comprehensive Plan – Manage, preserve and enhance viable native ecological communities in order to protect and improve the functions of natural systems and the distribution, productivity and diversity of native plants, animals and fisheries, particularly those species which are endangered, threatened, of special concern, or have high ecological, recreational, scientific, educational, aesthetic, or economic value.
15. Policy 3.3.3 of the Conservation/Coastal Management Element of the 2030 Comprehensive Plan – The City shall encourage landowners and developers to protect or preserve Environmentally Sensitive Lands within developments, where feasible. Developers will be informed, through development review processes, and provided options for preservation of these areas.
16. Policy 3.3.8 of the Conservation/Coastal Management Element of the 2030 Comprehensive Plan – The Planning and Development Department shall encourage innovative site planning techniques such as clustering of development to preserve unique natural site features.
17. MDR – Suburban Area (SA) Intent – MDR in the Suburban Area is intended to provide compact low to medium density mixed use development.
18. MDR – Suburban Area Development Characteristics – The development characteristics provided herein shall be applicable to all MDR sites within the Suburban Area.
 - a. Development massing should generally be evenly distributed throughout the site to the greatest extent possible.
 - b. To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods.

VII. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the MDR, CGC, and CSV land use categories of the 2030 Comprehensive Plan.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the Property.

- C. **Allocation of Residential Land Use:** The multifamily portion of the Property is consistent with land use allocations under the MDR land use category of the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The Property provides an integrated design and compatible uses within the Property. Specifically, the PUD provides for multifamily residential use with nearby commercial areas so as to capture vehicular trips and to reduce overall miles travelled.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses. The multifamily residential use in the PUD is consistent and compatible with the surrounding single-family residences. The Commercial Parcels are conveniently located to the proposed multifamily residences as well as the existing single-family communities.
- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by its respective owner.
- G. **Usable Open Spaces, Plazas, Recreation Areas:** The project is consistent with the 2030 Comprehensive Plan for the respective land use categories.
- H. **Impact on Wetlands:** The PUD designates certain identified wetlands as conservation areas. Any development impacting other wetlands within the Property will be permitted pursuant to local, state, and federal permitting requirements.
- I. **Listed Species Regulations.** Protected species reports were conducted on the Property indicating that the PUD will not negatively impact any listed flora or fauna.
- J. **Parking Including Loading and Unloading Areas:** The PUD provides for parking as required under Part 6 of the Zoning Code, subject to the delineated exceptions provided herein for the multifamily residential portion of the project.
- K. **Storm Water Retention:** The PUD will have sufficient water retention areas.
- L. **Sidewalks, Trails, and Bikeways:** The PUD will provide sufficient pedestrian access as required by the 2030 Comprehensive Plan.



SITE DATA TABLE	
JURISDICTION:	CITY OF JACKSONVILLE
SITE NAME:	DAVIS CREEK
DATE:	1/17/22
DESCRIPTION:	3 BUILDINGS (28 UNITS/BLDG)
BUILDING AREA:	106,044 SF. (7.14)
PARKING PROVIDED:	547 SPACES, INCL. 12 HANDICAP (1.9 PER UNIT)

SITE PLAN
DAVIS CREEK
1/17/22

ETM
 VISION • EXPERIENCE • RESULTS

Engineering • Planning • Architecture
 10000 W. 11th Street, Suite 100
 Fort Lauderdale, FL 33329
 TEL: (954) 633-8888
 FAX: (954) 633-8888
 954-754-1100 LC-100019

EXHIBIT F

Land Use Table

Total gross acreage	<u>54.48</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>0</u> Acres	<u> </u> %
Total number of dwelling units	<u>0</u> D.U.	
Multiple family	<u>24.28</u> Acres	<u>44.57</u> %
Total number of dwelling units	<u>288</u> D.U.	
Commercial	<u>3.76</u> Acres	<u>6.90</u> %
Industrial	<u> </u> Acres	<u> </u> %
Other land use (Hospital and related uses)	<u> </u> Acres	<u> </u> %
Active recreation and/or open space	<u> </u> Acres	<u> </u> %
Passive open space/conservation	<u>26.44</u> Acres	<u>48.53</u> %
Public and private right-of-way	<u> </u> Acres	<u> </u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.