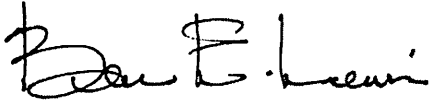


Marshall Adkison	Aye
Daniel Blanchard	Absent
Jordan Elsbury	Absent
Joshua Garrison	Aye
David Hacker	Absent
Nicole Padgett (Alternate)	Aye

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 2022-708 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 20, 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 2022-708 to Planned Unit Development.

Location: East side of Main Street North (SR 5) between Castleberry Road and Parkway Boulevard

Real Estate Number(s): 107839-0000, 107841-0070, 107841-0080, 107845-0000, 107846-0010, 107847-0000, 107849-0000

Current Zoning District(s): Planned Unit Development (PUD 2016-526-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: Community General Commercial (CGC) with site specific Future Land Use Element (FLUE) Policy 4.4.37

Planning District: North, District 6

Applicant/Agent: William Michaelis, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville Florida 32207

Owner: CP Castleberry GL Owner, LLC
Chance Castleberry Owner, LLC
P.O. Box 10292
Jacksonville Florida 32247

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2016-526** seeks to rezone approximately 11.64 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with approximately 300 multi-family units on 9 acres and 20,000 square feet of commercial uses on 2 acres.

The current PUD, 2016-526-E, allows for equipment rental facility with outside storage and a variety of commercial retail and service establishment uses and was approved with the following condition:

- (a) Outside storage shall be allowed on Parcel A at the location shown on the site plan.

The Planning & Development Department has reviewed the condition of the enacted ordinance and does not recommend the condition be included. Parcel A is intended for the proposed residential use.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The site specific policy will allow for multifamily development of the property with the following site-specific policies: Remove (1) the requirement that residential uses shall not be the sole use and shall not exceed 80 percent of the development, and (2) the requirement that residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highways Classification Map. The PUD allows a mix of residential and commercial uses complying with the 80/20 requirement in the land use category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

Future Land Use Element:

Policy 1.1.10 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.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Goal 3 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.

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.

Policy 3.1.6 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.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General

Commercial (CGC). The Planning and Development Department finds that the proposed PUD is in/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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a maximum of 300 multi-family units and 20,000 square feet of non-residential uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

- The streetscape: The site plan shows a typical streetscape with the parking for both residential and commercial uses along the street and buildings behind the parking.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The written description indicates the development will provide active recreation in compliance with the Comprehensive Plan.
- Traffic and pedestrian circulation patterns: The site plan shows an access point on Main Street and two access points on Castleberry Road with cross access between the residential and commercial parcels.
- The use and variety of building setback lines, separations, and buffering: The written description indicates that there will be a 20 foot setback for the multi-family buildings. However, the site plan shows the buildings setback at least 65 feet. The multi-family buildings have the ability to 60 feet in height, which may seem out of character for the area.
- The use and variety of building groupings: The residential use will be in two buildings which have a courtyard in the center. The Site plan shows two commercial buildings.

(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 immediate surrounding area consists of single family dwellings and low intensity commercial uses. Within ¾ miles there are more multi-family developments. In the River City Marketplace area.
- 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	LDR	RR-Acre	Single family dwellings
	CGC	CCG-2	General trades contractor
South	LDR	RR-Acre	Single family dwelling
	CGC	CCG-2	Undeveloped
East	LDR	RR-Acre	Undeveloped, single family dwellings
West	LI	IL	Undeveloped, planted pines

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a mixed use development of residential and commercial uses. The PUD is appropriate at this location because it will provide an alternative form of housing for the growing area.

- The availability and location of utility services and public facilities and services: JEA indicates that there is a water main along Main Street and Castleberry Road and a sewer main along Mani Street.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Main Street (SR 5) is a FDOT roadway.

(7) Usable open spaces plazas, recreation areas.

The written description indicates the development will provide active recreation in compliance with the Comprehensive Plan. The project will be developed with the required amount of open space and recreation area.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However any

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

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

The intended plan of development will provide parking at 1.35 spaces per residential unit. This ration is smaller than the Zoning Code allows. The Department may accept a lower ratio if the development is on a JTA bus line or within walking/biking distance to services. This site does not meet either of those criteria. Expecting that each unit will only need one automobile, is shortchanging the future residents. The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

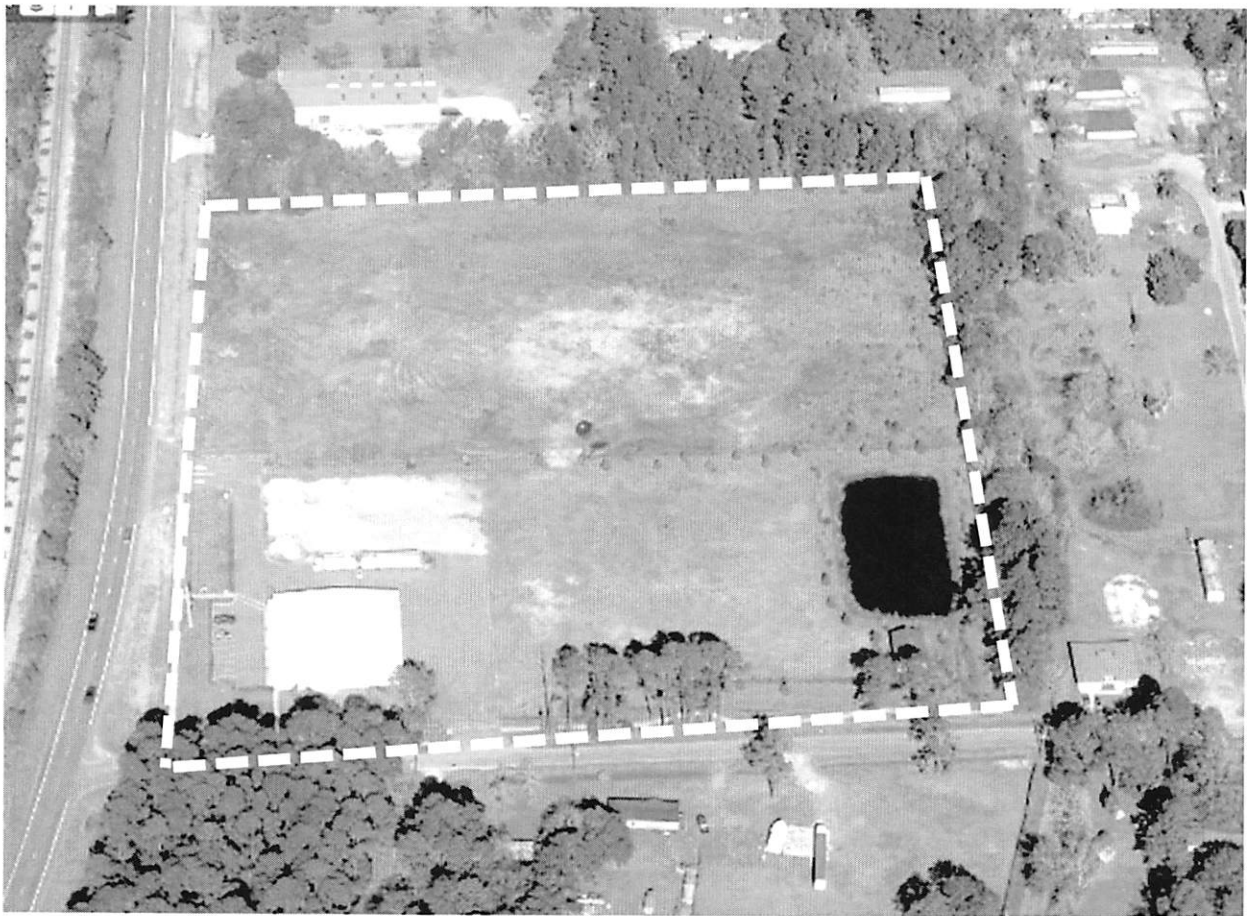
Upon visual inspection of the subject property on October 20, 2022, the required Notice of Public Hearing sign was posted.



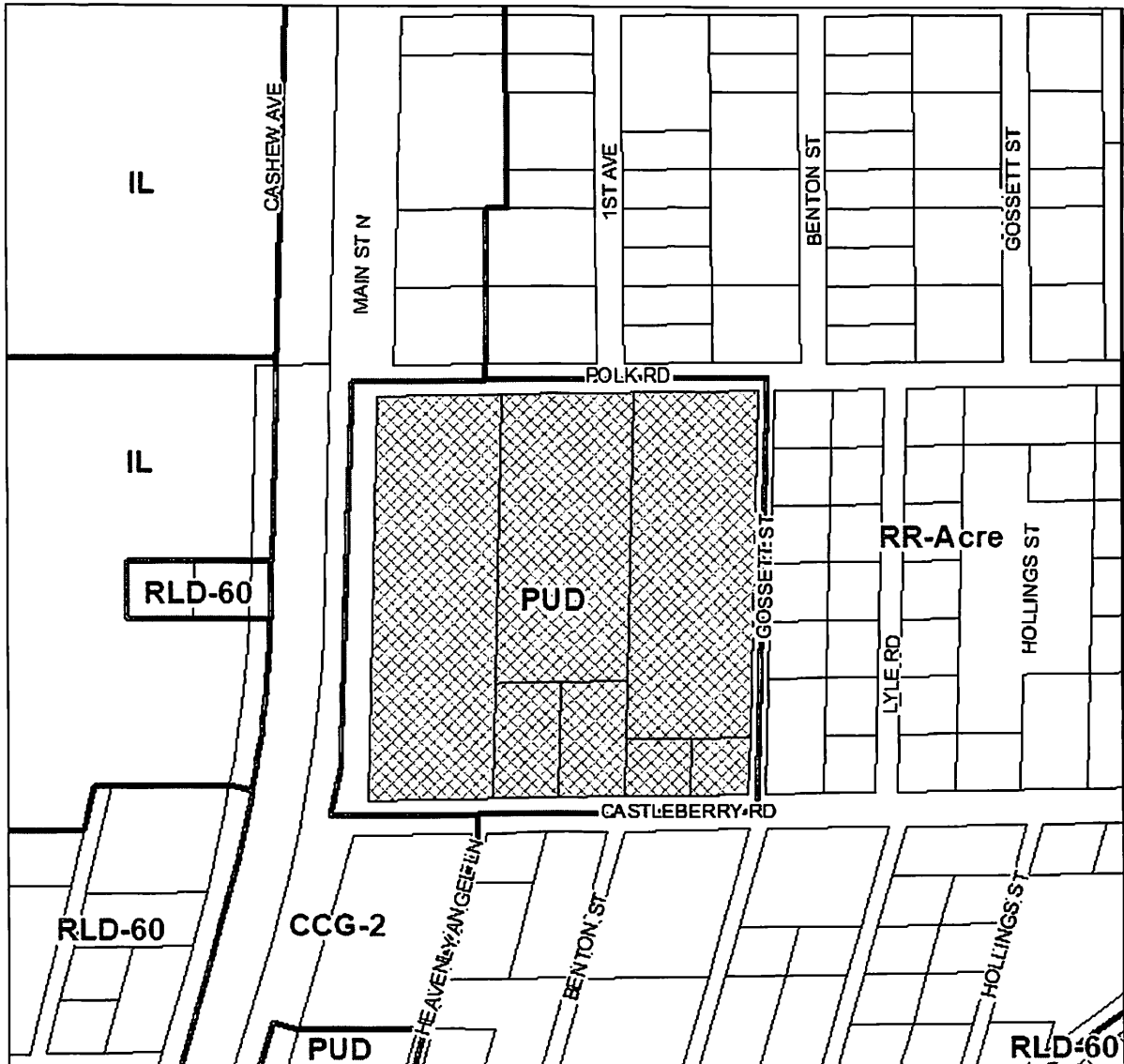
RECOMMENDATION

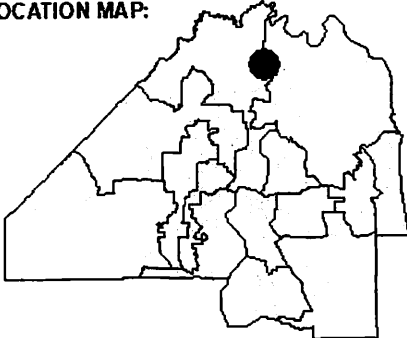

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-708** be **APPROVED** with the following exhibits:

1. The original legal description dated July 22, 2022.
2. The original written description dated August 23, 2022.
3. The original site plan dated July 19, 2022.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: 7</p>
<p>ORDINANCE NUMBER ORD-2022-0708</p>	<p>TRACKING NUMBER T-2022-4420</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0708 **Staff Sign-Off/Date** BEL / 08/25/2022
Filing Date 09/13/2022 **Number of Signs to Post** 12
Hearing Dates:
1st City Council 10/25/2022 **Planning Comission** 10/20/2022
Land Use & Zoning 11/01/2022 **2nd City Council** 11/09/2022
Neighborhood Association M&M DAIRY, INC.
Neighborhood Action Plan/Corridor Study DUNN & MAIN CORRIDOR

Application Info

Tracking # 4420 **Application Status** PENDING
Date Started 07/25/2022 **Date Submitted** 07/25/2022

General Information On Applicant

Last Name MICHAELIS **First Name** WILLIAM **Middle Name** JEFFREY
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BLVD., SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465914 **Fax** 9043460663 **Email** WMICHAELIS@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name CP CASTLEBERRY GL OWNER, LLC
Mailing Address P.O. BOX 10292
City JACKSONVILLE **State** FL **Zip Code** 32247
Phone **Fax** **Email**

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name CHANCE CASTLEBERRY OWNER, LLC
Mailing Address P.O. BOX 10292
City JACKSONVILLE **State** FL **Zip Code** 32247
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2016-0526

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 107845 0000	7	6	PUD	PUD
Map 107841 0070	7	6	PUD	PUD
Map 107839 0000	7	6	PUD	PUD
Map 107847 0000	7	6	PUD	PUD
Map 107849 0000	7	6	PUD	PUD
Map 107841 0080	7	6	PUD	PUD
Map 107846 0010	7	6	PUD	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

5749

Total Land Area (Nearest 1/100th of an Acre) 11.64

Development Number

Proposed PUD Name CHANCE CASTLEBERRY PUD

Justification For Rezoning Application

SEE EXHIBIT "D"

Location Of Property

General Location

NE QUADRANT OF THE INTERSECTION OF MAIN STREET & CASTLEBERRY ROAD

House #	Street Name, Type and Direction	Zip Code
14353	MAIN ST N	32218

Between Streets

MAIN STREET and LYLE ROAD

Required Attachments For Formal, Complete application

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

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.

- Exhibit D** : Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** : Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** : Land Use Table
- Exhibit G** : Copy of the deed to indicate proof of property ownership.

- Supplemental Information**
- Supplemental Information items are submitted separately and not part of the formal application
- Exhibit H** : Aerial Photograph.
 - Exhibit I** : Listed Species Survey (If the proposed site is greater than fifty acres).
 - Exhibit J** : Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
 - Exhibit K** : Site Location Map.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

1) Rezoning Application's General Base Fee:	\$2,269.00
2) Plus Cost Per Acre or Portion Thereof	
11.64 Acres @ \$10.00 /acre:	\$120.00
3) Plus Notification Costs Per Addressee	
46 Notifications @ \$7.00 /each:	\$322.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,711.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

July 22, 2022

Residential Parcel

BLOCK 33 AND A PORTION OF BLOCKS 34 AND 35 OF DUVAL CITY, RECORDED IN PLAT BOOK 6, PAGE 9 OF THE CURRENT PUBLIC RECORDS AND A PORTION OF HEAVENLY ANGEL LANE AND BENTON STREET LYING BETWEEN SAID BLOCKS 33, 34 AND 35 OF DUVAL CITY, BEING CLOSED AND ABANDONED BY ORDINANCE 2008-1196-E AND RECORDED IN BOOK 14473 PAGE 793 OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF POLK ROAD (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF GOSSETT STREET (A 30 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 14 OF SAID BLOCK 33; THENCE SOUTH 01°23'44" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF GOSSETT STREET, 735.13 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CASTLEBERRY ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°33'09" WEST, ALONG LAST SAID LINE, 335.18 FEET; THENCE NORTH 00°40'26" EAST, 293.75 FEET; THENCE NORTH 89°58'34" WEST, 351.13 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH MAIN STREET (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°23'39" EAST, ALONG LAST SAID LINE, 438.25 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF POLK ROAD; THENCE NORTH 89°32'26" EAST, ALONG LAST SAID LINE, 690.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.25 ACRES, MORE OR LESS.

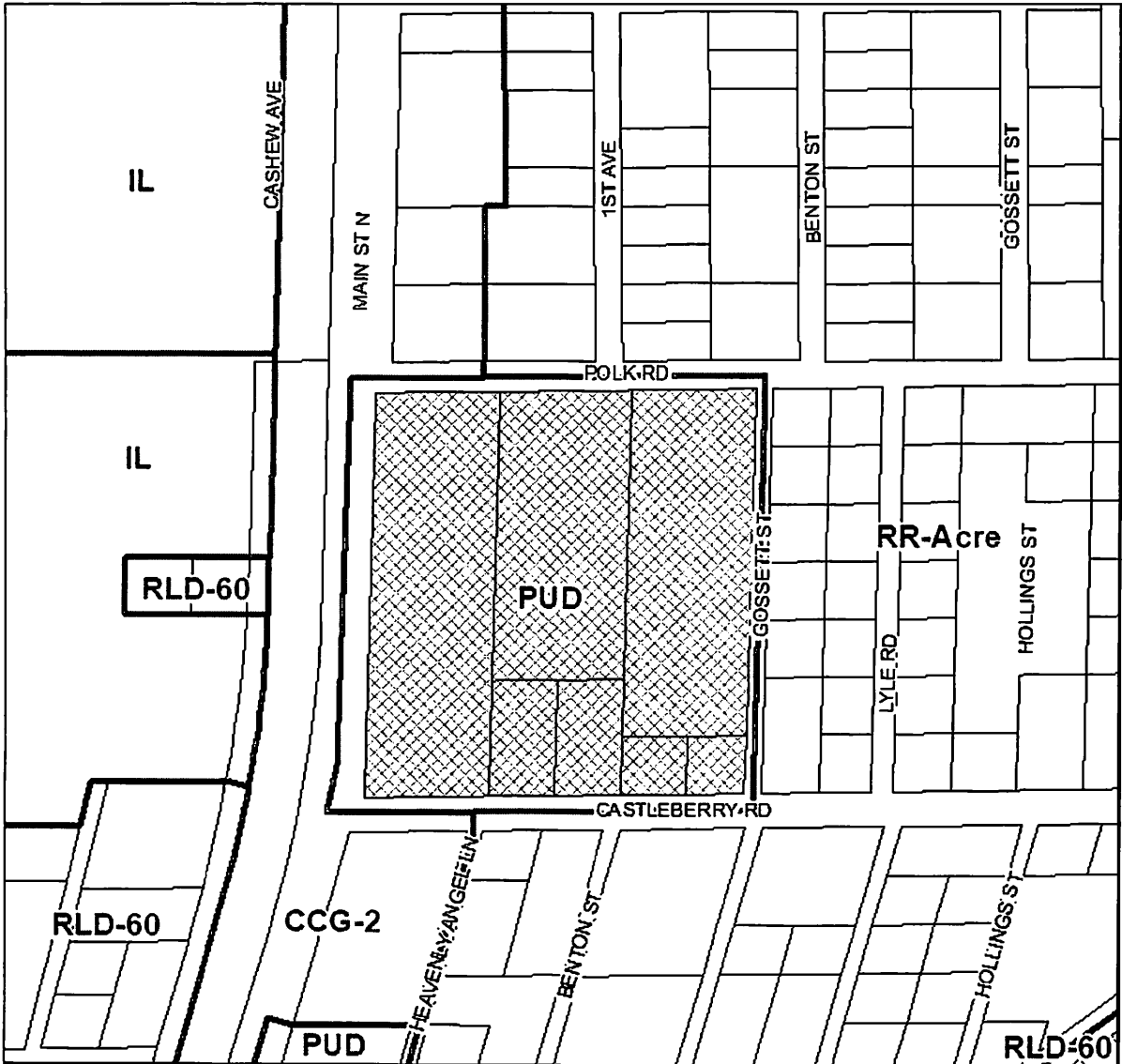
Commercial Parcel

A PORTION OF BLOCKS 34 AND 35 OF DUVAL CITY, RECORDED IN PLAT BOOK 6, PAGE 9 OF THE CURRENT PUBLIC RECORDS AND A PORTION OF HEAVENLY ANGEL LANE LYING BETWEEN SAID BLOCKS 34 AND 35 OF DUVAL CITY, BEING CLOSED AND ABANDONED BY ORDINANCE 2008-1196-E AND RECORDED IN BOOK 14473 PAGE 793 OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF POLK ROAD (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF GOSSETT STREET (A 30 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 14 OF SAID BLOCK 33; THENCE SOUTH 01°23'44" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF GOSSETT STREET, 735.13 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CASTLEBERRY ROAD (A 60 FOOT RIGHT OF WAY, AS NOW

ESTABLISHED); THENCE SOUTH 89°33'09" WEST, ALONG LAST SAID LINE, 335.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°40'26" EAST, 293.75 FEET; THENCE NORTH 89°58'34" WEST, 351.13 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH MAIN STREET (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 01°23'39" WEST, ALONG LAST SAID LINE, 296.73 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF CASTLEBERRY ROAD; THENCE NORTH 89°33'09" EAST, ALONG LAST SAID LINE, 354.90 FEET TO THE POINT OF BEGINNING.

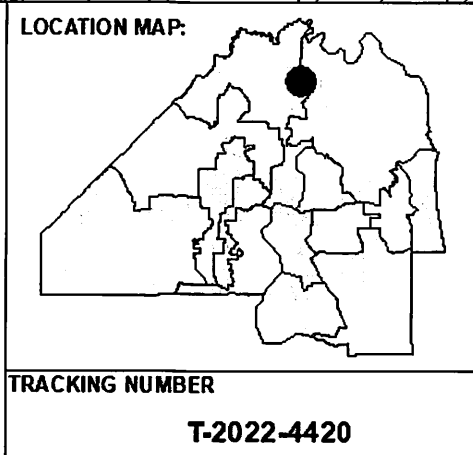
CONTAINING 2.39 ACRES, MORE OR LESS.



REQUEST SOUGHT:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:

7

EXHIBIT 2

PAGE 1 OF 1

Chance Castleberry PUD

August 23, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 107849-0000; 107845-0000; 107839-0000; 107841-0080; 107841-0070; 107847-0000; 107846-0010
- B.** Current Land Use Designation: CGC
- C.** Current Zoning District: PUD
- D.** Proposed Zoning District: PUD
- E.** Proposed Land Use Designation: CGC, with site specific text amendments

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

Chance Castleberry Owner, LLC, and CP Castleberry GL Owner, LLC (collectively, the “Applicant”) propose to rezone approximately 11.64 acres of property along Main Street from Planned Unit Development pursuant to Ordinance 2016-526-E (the “Existing PUD”) to Planned Unit Development (the “PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for the redevelopment of the Property with a mix of multi-family and commercial uses. The PUD shall be developed in accordance with this PUD Written Description and the site plan, which is attached as **Exhibit “4”** to this ordinance (the “Site Plan”).

A portion of the Property is currently developed and used as a service garage, but the Property is otherwise largely undeveloped. The Existing PUD allowed, generally, for commercial uses on the Property, as well as multi-family dwellings, not to exceed 80% of the total development. This PUD permits similar uses on the Property, but does not limit the portion of the development that may consist of multi-family dwellings. However, this PUD contemplates a mix of uses, including commercial uses on the Commercial Parcel (as defined below). The redevelopment of the Property with multi-family and commercial uses, as shown on the Site Plan, will revitalize the Property and serve as a catalyst for development and positive uses in this area. Furthermore, the proposed development will provide housing and services for new employment centers in the area, including the VA Medical Center under development nearby.

The Property lies within the Community General Commercial (CGC) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the Property from CGC to CGC but with two site-specific text amendments to remove (i) the requirement that residential uses shall not be the sole use and shall not exceed 80 percent of a development, and (ii) the requirement that residential uses shall not be

permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map. The foregoing site-specific text amendments are consistent with Planning and Development Department policies when a development within CGC is in close proximity to other lands within the CGC land use category that are developed with commercial uses, which, in effect, provide for a mix of uses in the overall area (the “Companion Amendment”). The Companion Amendment also proposes to extend the Urban Development Area to include the Property. Surrounding land use designations, zoning districts, and existing uses are as detailed in Section III below.

III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, LDR	CCG-2, RR-Acre	Vacant, Single family residential, Funeral home
East	LDR	RR-Acre	Single family residential
North	CGC, LDR	CCG-2, RR-Acre	Warehousing/Industrial, Single family residential
West	LI, LDR, CGC	CCG-2, IL, RLD-60	Vacant

IV. PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing CGC Urban Area uses pursuant to the Companion Amendment, residential uses, as described in Section IV.C below, shall not exceed a maximum residential density of thirty (30) units per gross acre within the PUD (i.e., 11.64 acres, for a maximum of 349 units within the PUD), which is less than the maximum of forty (40) units per gross acre permitted within the CGC Urban Area land use category.

B. PUD Conceptual Site Plan and Parcels

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

The following uses, as described in Sections IV.C and D below, shall be permitted uses in the parcels as follows:

On the portion of the property designated as the “Residential Parcel” on the Site Plan (the “Residential Parcel”), Multi-family residential uses and related amenities, as described in Section IV.C below, shall be permitted. Such uses may include uses which are integrated horizontally or vertically (e.g., a “Townhome” with an apartment on the third story), and also may include associated shared parking.

On the portion of the property designated as the “Commercial Parcel” on the Site Plan (the “Commercial Parcel”), Commercial uses, as described in Section IV. D below, shall be permitted. The Commercial uses may include uses which are integrated horizontally or vertically, and also may include associated shared parking.

C. Multi-family Residential

a. Permitted uses and structures.

- i. Apartments (rental or condominium ownership).
- ii. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
- iii. Leasing/sales/management offices, models, and similar uses.
- iv. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
- v. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
- vi. Mail center.
- vii. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code, which may include office spaces leased to residents of a multifamily development as part of the amenities.
- viii. Carwash (self) area for residents.

- ix. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces (e.g. carports and charging stations) and parking lots.
 - x. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
 - xi. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
 - xii. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.
 - xiii. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- b. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses.*
- i. *Minimum lot width*—None.
 - ii. *Maximum gross density*—Thirty (30) units per gross acre within this PUD, which is less than the maximum of forty (40) units per gross acre permitted within the CGC Urban Area land use category.
 - iii. *Maximum lot coverage by all buildings*—None. The maximum impervious surface ratio shall be that required for the CRO zoning district (85%).
 - iv. *Minimum Setback of Principal Structures from Boundary of the Property.* Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.
 - v. *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.
- c. *Townhome Lot Requirements.* In the event townhomes are constructed for fee simple ownership, such townhomes shall be subject to the requirements of Section 656.414 of the Zoning Code. Otherwise, townhomes/carriage homes shall be subject to the lot requirements in this PUD.
- d. *Maximum height of structure.* 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.

D. Commercial

a. *Permitted uses and structures.*

1. Commercial retail sales and service establishments (including uses with drive-through facilities).
2. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, fruit, vegetable or poultry markets, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These uses include drive-through and drive-in facilities.
3. Retail sales and/or rental (as applicable) of new or used automobiles.
4. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
5. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.
6. Establishments which include the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption or off premises consumption or both.
7. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption.
8. Breweries, taprooms, wineries, wine clubs, tasting rooms, private clubs and similar uses.
9. Convenience stores which may include the sale of petroleum, electric or natural gas and an automated car wash meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
10. Service stations, minor and major automotive repair, car, truck, or equipment rental, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, blood donor stations and similar uses.
11. Auto laundry.

12. Restaurants, including restaurants with on premises consumption of all alcohol, the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, and drive-through and drive-up facilities.
13. Hotels and motels.
14. Churches, including a rectory or similar use.
15. Indoor or outdoor retail and restaurant kiosks (static or mobile kiosks).
16. Banks, savings and loans, credit unions, mortgage brokers, stockbrokers, and other financial institutions and similar uses, including drive-through and drive-up facilities.
17. Stand-alone walk-up or drive-up ATMs and similar uses.
18. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.
19. Veterinarians, animal hospitals and ancillary animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
20. Parking decks and parking garages.
21. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
22. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
23. Child and adult day care centers meeting the performance standards in Part 4 of the Zoning Code.
24. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
25. Personal property storage establishments, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
26. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
27. Express or parcel delivery offices, but not trucking distribution centers.
28. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.

29. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances, and similar uses.
30. Museums, art galleries, music studios, and theaters for stage performances, which may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.
31. Professional and business offices, and buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
32. Medical uses, including:
 - (a) Medical, dental and chiropractic offices or clinics.
 - (b) Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
 - (c) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging.
 - (d) Hospice facilities and overnight-stay facilities for families and caregivers of patients.
33. Senior housing, including:
 - (a) nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses;
 - (b) independent living, assisted living, and memory care housing for the elderly; and
 - (c) skilled nursing facilities.
34. Public buildings and facilities per Section 656.350, Zoning Code.
35. Radio and television broadcasting studios and offices.
36. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
37. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins) of the Zoning Code.
38. Vocational, trade or business schools and similar uses.

39. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), cellular telephone towers pursuant to Part 15 of the Zoning Code, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

b. *Permissible uses by exception.* Those uses permissible by exception in the CCG-1 zoning district.

c. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Commercial/Retail use.*

i. *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.

ii. *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses. The maximum impervious surface ratio shall be that required for the CCG-1 zoning district (85%).

iii. *Minimum yard requirements.*

(a) Front—None

(b) Side—None

(c) Rear—None

iv. *Maximum height of structures.* Sixty feet.

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 as a principal use within the development. Accessory uses shall be subject to the following:

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

F. Height Limitations

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

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

As shown on the Site Plan, access to the Property will be provided via access points located along Main Street and Castleberry Road. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer, the City Planning and Development Department and the Florida Department of Transportation, as applicable.

B. Sidewalks, Trails, and Bikeways

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

C. Recreation/Open Space

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

D. Landscaping/Landscaped Buffers

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

The City's Zoning Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required including, but not limited to, between the Residential Parcel and Commercial Parcel.

Notwithstanding anything to the contrary herein, to the extent that the Commercial Parcel was originally developed and currently exists in compliance with the Existing PUD, this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent

that the parking areas on the Commercial Parcel were originally landscaped in accordance with applicable requirements in the Existing PUD, stricter parking area landscape requirements shall not apply until such time as the Commercial Parcel is completely (i.e. 100%) redeveloped.

E. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. As such, uses, owners and/or tenants of the Residential Parcel may have signage on the Commercial Parcel's signs and uses, owners and/or tenants of the Commercial Parcel may have signage on the Residential Parcel's signs. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

1. Residential Parcel

a. Project Identity Monument Signs on Main Street and Castleberry Road.

A maximum of one (1) project identity monument signs will be permitted on each of Main Street and Castleberry Road for the Residential Parcel, with up to one (1) sign at each entrance. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

These monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

b. Projecting and Wall Signs oriented toward Main Street and Castleberry Road.

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

c. Awning Signs.

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

d. Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

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

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

2. Commercial Parcel

Signage for the Commercial Parcel shall be permitted in accordance with Part 13 of the Zoning Code for the CCG-1 zoning district. For purposes of clarification, a monument sign for the Commercial Parcel may identify both uses, owners, and/or tenants from the Commercial Parcel and Residential Parcel, without regard to lot location, property ownership or frontage.

Residential Parcel Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)
Project Identity Monument Sign on Main Street and Castleberry Road.	On Main Street and Castleberry Road	2	50	15
Projecting and Wall Signs oriented toward Main St., and Castleberry Rd Frontages	Main St. and Castleberry Rd. Frontages		10% cumulative of sq ft of building/occupancy frontage	
Awning Signs	Per Section 656.1304, Ordinance Code			
Vehicular Directional Signs	Project Wide	6	8	
Information Kiosks	Project Wide	4	4	
Temporary Signs	Project Wide		24	

F. Architectural Guidelines.

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

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

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

H. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. Notwithstanding anything to the contrary herein, to the extent that the Commercial Parcel was originally developed in compliance with the Existing PUD, this PUD is not intended to impose stricter requirements.

I. Site Plan

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

J. Phasing

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

K. Parking and Loading Requirements

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

1. Within any multifamily uses, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit.

2. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided in accordance with Part 6 of the Zoning Code. If townhomes are individually platted, parking, including bicycle parking, might not be provided "on-site" of each platted lot and instead may be provided "off-site" within the Residential Parcel.

3. All loading areas will comply with Sections 656.605 of the Zoning Code; provided, however, that only two (2) loading spaces shall be required for multifamily development on the Residential Parcel.

L. Lighting

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

M. Stormwater Retention

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

N. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on June 29, 2022.

VII. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a carefully planned mixed-use development on an under-utilized property in a corridor that needs a catalyst development. This development will support infill development in the area and serve as a catalyst for future redevelopment. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. Many best development and planning practices have been incorporated into the PUD including:

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

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

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

Element	Zoning Code	Proposed PUD	Reasoning
Uses	See Existing PUD.	<u>Multi-family Residential</u> <i>a. Permitted uses and structures.</i> i. Apartments (rental or condominium ownership). ii. Townhomes/carriage homes (fee simple, condominium ownership, or rental).	To allow for residential and commercial development of the Property.

		<p>iii. Leasing/sales/management offices, models, and similar uses.</p> <p>iv. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>v. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>vi. Mail center.</p> <p>vii. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code, which may include office spaces leased to residents of a multifamily development as part of the amenities.</p> <p>viii. Carwash (self) area for residents.</p> <p>ix. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>x. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>xi. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>xii. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.</p> <p>xiii. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p><u>Commercial</u></p> <p><i>a. Permitted uses and structures.</i></p> <ol style="list-style-type: none"> 1. Commercial retail sales and service establishments (including uses with drive-through facilities). 2. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and 	
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		<p>stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, fruit, vegetable or poultry markets, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These uses include drive-through and drive-in facilities.</p> <ol style="list-style-type: none"> 3. Retail sales and/or rental (as applicable) of new or used automobiles. 4. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses. 5. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses. 6. Establishments which include the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption or off premises consumption or both. 7. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption. 8. Breweries, taprooms, wineries, wine clubs, tasting rooms, private clubs and similar uses. 9. Convenience stores which may include the sale of petroleum, electric or natural gas and an automated car wash meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 10. Service stations, minor and major automotive repair, car, truck, or equipment rental, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, blood donor stations and similar uses. 	
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		<ul style="list-style-type: none"> 11. Auto laundry. 12. Restaurants, including restaurants with on premises consumption of all alcohol, the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, and drive-through and drive-up facilities. 13. Hotels and motels. 14. Churches, including a rectory or similar use. 15. Indoor or outdoor retail and restaurant kiosks (static or mobile kiosks). 16. Banks, savings and loans, credit unions, mortgage brokers, stockbrokers, and other financial institutions and similar uses, including drive-through and drive-up facilities. 17. Stand-alone walk-up or drive-up ATMs and similar uses. 18. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses. 19. Veterinarians, animal hospitals and ancillary animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 20. Parking decks and parking garages. 21. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 22. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment. 23. Child and adult day care centers meeting the performance standards in Part 4 of the Zoning Code. 24. Outside retail sales of holiday items, including fireworks, subject to the performance standards and 	
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		<p>development criteria set forth in Part 4 of the Zoning Code.</p> <p>25. Personal property storage establishments, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>26. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.</p> <p>27. Express or parcel delivery offices, but not trucking distribution centers.</p> <p>28. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.</p> <p>29. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances, and similar uses.</p> <p>30. Museums, art galleries, music studios, and theaters for stage performances, which may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.</p> <p>31. Professional and business offices, and buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.</p> <p>32. Medical uses, including:</p> <ul style="list-style-type: none"> a. Medical, dental and chiropractic offices or clinics. b. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services. c. Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging. 	
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		<p>d. Hospice facilities and overnight-stay facilities for families and caregivers of patients.</p> <p>33. Senior housing, including:</p> <ul style="list-style-type: none"> a. nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses; b. independent living, assisted living, and memory care housing for the elderly; and c. skilled nursing facilities. <p>34. Public buildings and facilities per Section 656.350, Zoning Code.</p> <p>35. Radio and television broadcasting studios and offices.</p> <p>36. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>37. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins) of the Zoning Code.</p> <p>38. Vocational, trade or business schools and similar uses.</p> <p>39. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), cellular telephone towers pursuant to Part 15 of the Zoning Code, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>b. <i>Permissible uses by exception:</i> Those uses permissible by exception in the CCG-1 zoning district.</p> <p><u>Accessory Uses and Structures</u></p> <p>Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the</p>	
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		<p>development. Accessory uses shall be subject to the following:</p> <p>1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.</p> <p>2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.</p>	
<p>Lot Requirements</p>	<p>Existing PUD:</p> <p>(a) <i>Minimum lot requirements (width and area).</i> None.</p> <p>(b) <i>Maximum lot coverage by all buildings.</i> None.</p> <p>(c) <i>Minimum yard requirements.</i> None.</p> <p>(d) <i>Maximum height of structures.</i> Sixty (60) feet; provided, however, height may be unlimited where the building setback on all side not less than one horizontal foot for each six vertical feet in excess of sixty feet.</p>	<p><u>Multi-family Residential</u></p> <p>a. <i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses.</i></p> <p>i. <i>Minimum lot width</i>—None.</p> <p>ii. <i>Maximum gross density</i>—Thirty (30) units per acre, which is less than the maximum of forty (40) units per gross acre permitted within the CGC Urban Area land use category.</p> <p>iii. <i>Maximum lot coverage by all buildings</i>—None. The maximum impervious surface ratio shall be that required for the CRO zoning district (85%).</p> <p>iv. c. <i>Minimum Setback of Principal Structures from Boundary of the Property.</i> Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.</p> <p>d. <i>Townhome Lot Requirements:</i> In the event townhomes are constructed for fee simple ownership, such townhomes shall be subject to the requirements of Section 656.414 of the Zoning Code. Otherwise, townhomes/carriage homes shall be subject to the lot requirements in this PUD.</p> <p>e. <i>Maximum height of structure.</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>f. <i>Multiple-family dwellings on same lot.</i> A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least 25 feet. For purposes of clarification, the</p>	<p>To allow for flexible interior site design.</p>

		<p>foregoing requirement shall not apply to the sides of townhomes/carriage homes.</p> <p><u>Commercial</u></p> <p>a. <i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Retail/Commercial use.</i></p> <p>i. <i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses.</p> <p>ii. <i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. The maximum impervious surface ratio shall be that required for the CCG-1 zoning district (85%).</p> <p>iii. <i>Minimum yard requirements.</i></p> <p>(a) Front—None.</p> <p>(b) Side—None.</p> <p>(c) Rear—None.</p> <p>iv. <i>Maximum height of structures.</i> Sixty feet.</p> <p><u>Height Limitations</u></p> <p>Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.</p>	
<p>Signage</p>	<p>Existing PUD</p> <p>One (1) double-sided on-site entrance freestanding identification sign fronting Main Street North not to exceed two hundred (200) square feet in area and thirty (30) feet in height. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, and shall have architectural elements and design consistent with the building it is associated.</p> <p>2. Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.</p> <p>3. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.</p>	<p><u>Signage</u></p> <p>The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. As such, uses, owners and/or tenants of the Residential Parcel may have signage on the Commercial Parcel's signs and uses, owners and/or tenants of the Commercial Parcel may have signage on the Residential Parcel's signs. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include</p>	<p>To ensure adequate signage that is consistent with surrounding developments.</p>

	<p>4. Directional signs shall not exceed four (4) feet.</p> <p>5. Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary sign(s) of a maximum of twelve (12) feet in area and twelve (12) feet in height are also permitted. Directional signs in compliance with Part 13 of the Zoning Code are permitted within the PUD.</p>	<p>the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>1. <u>Residential Parcel</u></p> <p>a. Project Identity Monument Signs on Main Street and Castleberry Road.</p> <p>A maximum of one (1) project identity monument signs will be permitted on each of Main Street and Castleberry Road for the Residential Parcel, with up to one (1) sign at each entrance. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.</p> <p>These monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p> <p>b. Projecting and Wall Signs oriented toward Main Street and Castleberry Road.</p> <p>Wall and projecting signs oriented toward a public right-of-way, including Main Street and Castleberry Road, are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward the applicable right-of-way. These signs may be internally or externally illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign.</p> <p>c. Awning Signs.</p> <p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>d. Other Signs.</p> <p>Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be</p>	
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		<p>permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.</p> <p>2. <u>Commercial Parcel</u></p> <p>Signage for the Commercial Parcel shall be permitted in accordance with Part 13 of the Zoning Code for the CCG-1 zoning district. For purposes of clarification, a monument sign for the Commercial Parcel located at the intersection of Main Street and Castleberry Road may identify both uses, owners, and/or tenants from the Commercial Parcel and Residential Parcel, without regard to lot location, property ownership or frontage.</p>	
<p>Parking</p>	<p>The parking requirements for this development shall be consistent with the requirements of Part and Part 12 of the Zoning Code.</p> <p>One-story commercial metal building: 10,000 sf</p> <p>Non-enclosed Wash Bay - 1,200 square feet Service garage: 3 work bays Parking required: 2 spaces + 4 spaces/work bay Spaces provided: 14 spaces</p> <p>Office: 2,500 sf Parking required: 3 spaces/1,000 sf Spaces provided: 8 spaces Total spaces required: 22 spaces</p>	<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>1. Within any multifamily uses, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit.</p> <p>2. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on</p>	<p>To provide for parking consistent with the marketplace.</p>

	Total spaces provided: 21 spaces + 1 HC space	<p>the sidewalks. Bicycle parking for multifamily uses shall be provided in accordance with Part 6 of the Zoning Code. If townhomes are individually platted, parking, including bicycle parking, might not be provided "on-site" of each platted lot and instead may be provided "off-site" within the Residential Parcel.</p> <p>3. All loading areas will comply with Sections 656.605 of the Zoning Code; provided, however, that only two (2) loading spaces shall be required for multifamily development on the Residential Parcel.</p>	
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.
Landscaping	Part 12 of Zoning Code. Landscaping shall be provided along the right-of-way side of any fence.	<p>Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.</p> <p>The City's Zoning Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required including, but not limited to, between the Residential Parcel and Commercial Parcel.</p> <p>Notwithstanding anything to the contrary herein, to the extent that the Commercial Parcel was originally developed in compliance with the Existing PUD, this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent that the parking areas on the Commercial Parcel were originally landscaped in accordance with applicable requirements, stricter parking area landscape requirements shall not apply until such time as the Commercial Parcel is completely redeveloped.</p>	To allow for the mixed use development of the property.

IX. NAMES OF DEVELOPMENT TEAM

Developer: Chance Castleberry Owner, LLC, and CP Castleberry GL Owner, LLC

Planner/Engineer: Kimley-Horn and Associates, Inc.

Architect: Dynamik Design

X. LAND USE TABLE

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

XI. PUD REVIEW CRITERIA

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

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

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Policy 3.2.2: The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

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

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

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

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

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

I. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

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

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

EXHIBIT F

PUD name

Chance Castleberry

Total Gross Acreage	11.64 acres	100.00 %
Amount of each different land use by acreage		
Single family	0.00 Acres	0.00 %
Total number of units	0 D.U.	
Multiple family	8.29 Acres	71.22 %
Total number of units	275 D.U.	
Commercial	2.41 Acres	20.70 %
Industrial	0.00 Acres	0.00 %
Other land use	0.00 Acres	0.00 %
Active recreation and/or open space	0.95 Acres	8.16 %
Passive open space, wetlands or ponds	1.20 Acres	10.31 %
Public and/or private right-of-way	0.00 Acres	0.00 %
Maximum coverage of non-residential buildings or structures	89,298.00 Sq. ft.	18 %