

103rd Street Multi-Family PUD

November 23, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 015405-0010, 015405-0000, 015403-0000 & 015404-0000
- B.** Current Land Use Designation: CGC
- C.** Current Zoning District: CCG-2 & CO
- 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

The applicant proposes to rezone approximately 19.11 acres of property along 103rd Street and Arrow Lane located at the southeast quadrant of the intersection of 103rd Street and State Road 23. 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 multi-family uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan attached as **Exhibit “4”** to this ordinance (the “Site Plan”).

A portion of the Property currently contains mobile homes, with the remainder of the Property being vacant. The redevelopment of the Property with multi-family uses, as shown on the Site Plan, will revitalize the Property and serve as a catalyst for development and positive uses in this area. The PUD continues to allow, alternatively, for commercial development on the Property, subject to approval of a minor modification to this PUD to substitute a site plan for the same.

The parcels that comprise the Property are designated as Community General Commercial (“CGC”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and are within the Suburban Development Area. As a companion application to this PUD, the applicant is seeking a land use amendment to designate the entire Property as 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 the CGC land use category 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. Furthermore, the site-specific text amendments will allow for the redevelopment of an under-utilized site (i.e., a largely vacant property) in accordance with this PUD.

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	LDR, MDR	PUD	Single Family Residential, Golf Course
East	CGC, LDR	CCG-2, RR-Acre, CO, CCG-1, PUD	Boat & RV Storage, Auto Sales and Repair, Vacant
North	CGC, RPI	CO, CRO, CCG-2, CCG-1	Commercial, Retail, Residential, Self-Storage, Vacant, High School
West	CGC, MU	CCG-1, RMD-B	Vacant, Airport

IV. PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the Operative Provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the CGC Suburban Area land use designation, maximum density on the Property shall be 20 units per acre.

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 configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The residential uses within the PUD may be integrated horizontally or vertically.

C. Permitted Uses

1. *Permitted uses and structures.*

Residential Uses

- a. Apartments (rental or condominium ownership).
- b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
- c. Leasing/sales/management offices, models, and similar uses.
- d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.

- e. 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.
- f. Mail center.
- g. Carwash (self) area for residents.
- h. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
- i. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
- j. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
- k. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.
- l. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

Non-residential Uses

- a. Those uses permitted by right in the CCG-1 zoning district.
2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures*
- a. *For Apartments.*
 - i. *Minimum lot width—None.*
 - ii. *Maximum gross density—Twenty (20) units per acre.*
 - iii. *Maximum lot coverage by all buildings—None*
 - 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.
 - vi. *Maximum height of structure*—Sixty (60) feet.
- b. *For Townhomes:*
- i. *Minimum lot width* – 15 feet, 25 feet for end units
 - ii. *Minimum lot area* – 1,300 square feet
 - iii. *Maximum lot coverage by all buildings* – 70%
 - iv. *Minimum yard requirements.* The minimum yard requirements for all townhomes are:
 1. Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.
 2. Side— 0 feet; 10 feet for end units, except that the side yard for end units of paired villas (a townhome building with only 2 units) shall be 5 feet.
 3. Rear— 10 feet.
 - v. *Maximum height of structure* – 40 feet.
 - vi. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot width if two-way and a ten (10) foot width if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.
 - vii. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within any required yard, but shall not be located within five (5) feet of any right-of-way.
 - viii. *Number of units in building.* Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings, except as may otherwise be required by the setbacks set forth herein or applicable fire protection codes.

c. Non-residential Uses

- i. Those set forth by the CCG-1 zoning district

D. 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.

E. Height Limitations

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

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

As shown on the Site Plan, access to the Property shall be provided on Arrow Lane. 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 and the City Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

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

C. Recreation/Open Space

Active recreation/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, pedestrian walkways, and similar uses) shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD, or as otherwise permitted by the Zoning Code and Comprehensive Plan.

D. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

E. Signage

The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. For non-residential uses signage will be provided in accordance with Part 13 of the Zoning Code for property within the CCG-1 zoning district. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code. For residential uses, the provisions below shall apply.

1. Project Identity Monument Signs on 103rd Street or Arrow Lane.

A maximum of one (1) project identity monument sign will be permitted along 103rd Street or Arrow Lane for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

2. Wall and Projecting Signs Oriented Towards 103rd Street and State Road 23.

Wall and projecting signs are permitted along 103rd Street and State Road 23 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 towards 103rd Street or State Road 23. These signs may be internally or externally illuminated.

3. Awning Signs.

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

4. 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. 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 in Sections V.E.1 and 2 above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

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

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)	
Project Identity Monument Sign on 103rd Street or Arrow Lane	103rd Street or Arrow Lane	1	50	15	
Wall and Projecting Signs on 103rd Street and State Road 23 Frontage	103rd Street and State Road 23 Frontage		10% cumulative of sq ft of building/occupancy frontage		
Awning Signs	Per Section 656.1304, Ordinance Code				
Vehicular Directional Signs	Project Wide	6	8		
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. (See Section V.I. herein regarding approval by minor modification of a site plan providing for otherwise permitted uses not currently shown on the PUD Conceptual Site Plan.)

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.

An otherwise permitted use not currently shown on the Site Plan may be developed on the Property following approval of a minor modification to incorporate a site plan that complies with the requirements of this PUD.

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

For apartment units, parking shall be provided at a minimum ratio of 1.45 spaces per residential unit.

For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages. For commercial uses, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022).

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.

All loading areas will comply with Sections 656.605 of the Zoning Code.

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 to redevelop an under-utilized property in a corridor that needs a catalyst development. This residential development will serve as a catalyst for future development and growth along State Road 23, the First Coast Expressway. The use of the property for multi-family development within the CGC land use category of the Comprehensive Plan, with site-specific text amendments, will help strengthen and sustain the surrounding uses. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the applicant and successors to the PUD Written Description and Site Plan, unless modified; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations to the accessory use and performance standards provisions which are consistent with the urban design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; 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	CCG-1 <i>Permitted uses and structures.</i>	<i>Permitted uses and structures.</i> a. Apartments (rental or condominium ownership).	To allow for the residential development of the Property.

	<ul style="list-style-type: none"> (1) Commercial retail sales and service establishments (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses. (3) Professional and business offices, 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. (4) Hotels and motels. (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses. (6) Art galleries, museums, community centers, dance, art or music studios. (7) Vocational, trade or business schools and similar uses. (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4. (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4. (10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities). (11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant. (12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity. (13) Express or parcel delivery offices and similar uses (but not freight or truck terminals) (14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4. 	<ul style="list-style-type: none"> b. Townhomes/carriage homes (fee simple, condominium ownership, or rental). c. Leasing/sales/management offices, models, and similar uses. d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses. e. 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. f. Mail center. g. Carwash (self) area for residents. h. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots. i. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses. j. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies. k. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code. l. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.. <p><i>Permissible uses by exception. All uses permissible by exception in the RMD-D zoning district or in the CCG-1 zoning district.</i></p> <p>Those uses permitted by right in the CCG-1 zoning district.</p>	
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	<p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p> <p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>(b) <i>Permitted accessory uses and structures.</i> See Section 656.403.</p> <p>(c) <i>Permissible uses by exception.</i></p> <p>(1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises</p>	<p>Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:</p> <p>(a) 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>(b) Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.</p>	
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	<p>consumption or off-premises consumption or both.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p> <p>(5) Crematories.</p> <p>(6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(7) Auto laundry or manual car wash.</p> <p>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Billiard parlors.</p> <p>(15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).</p> <p>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(18) Nightclubs.</p> <p>(19) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.</p> <p>(20) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</p>		
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	<p>(21) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(22) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.</p>		
Lot Requirements	<p>CCG-1</p> <p><i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses.</p> <p>(a) <i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by Section 654.129.</p> <p>(b) <i>Minimum yard requirements.</i></p> <p>(i) Front—None.</p> <p>(ii) Side—None</p> <p>Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>(iii) Rear—10 feet.</p> <p>(c) <i>Maximum height of structures.</i> Sixty feet.</p>	<p><i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures</i></p> <p><i>For Apartments.</i></p> <p>i. <i>Minimum lot width</i>—None.</p> <p>ii. <i>Maximum gross density</i>—Twenty (20) units per acre.</p> <p>iii. <i>Maximum lot coverage by all buildings</i>—None</p> <p>iv. <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>v. <i>Multiple-family dwellings on same lot.</i> A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least twenty-five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.</p> <p>vi. <i>Maximum height of structure</i>—Sixty (60) feet.</p> <p><i>For Townhomes:</i></p> <p>i. <i>Minimum lot width</i> – 15 feet, 25 feet for end units</p> <p>ii. <i>Minimum lot area</i> – 1,300 square feet</p> <p>iii. <i>Maximum lot coverage by all buildings</i> – 70%</p> <p>iv. <i>Minimum yard requirements.</i> The minimum yard requirements for all townhomes are:</p> <p>1. Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.</p> <p>2. Side— 0 feet; 10 feet for end units, except that the side yard for end units of paired villas (a townhome</p>	To allow for flexible interior site design.

		<p>building with only 2 units) shall be 5 feet.</p> <p>3. Rear— 10 feet.</p> <p>v. <i>Maximum height of structure</i> – 40 feet.</p> <p>vi. <i>Alley Access.</i> Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot width if two-way and a ten (10) foot width if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.</p> <p>vii. <i>Patios/porches.</i> Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within any required yard, but shall not be located within five (5) feet of any right-of-way.</p> <p>viii. <i>Number of units in building.</i> Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings, except as may otherwise be required by the setbacks set forth herein or applicable fire protection codes.</p>	
<p>Signage</p>	<p>CCG-1</p> <p>(i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii) Wall signs are permitted.</p> <p>(iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.</p> <p>(iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage</p>	<p>The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>1. <u>Project Identity Monument Signs on 103rd Street or Arrow Lane.</u></p>	<p>To ensure adequate signage that is consistent with similar developments.</p>

	<p>of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.</p>	<p>A maximum of one (1) project identity monument sign will be permitted along 103rd Street or Arrow Lane for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p> <p>2. <u>Wall and Projecting Signs Oriented Towards 103rd Street and State Road 23.</u></p> <p>Wall and projecting signs are permitted along 103rd Street and State Road 23 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 towards 103rd Street or State Road 23. These signs may be internally or externally illuminated.</p> <p>3. <u>Awning Signs.</u></p> <p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>4. <u>Other Signs.</u></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 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 in Sections V.E.1 and 2 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>	
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Parking	Part 6 of the Zoning Code.	<p>For apartment units, parking shall be provided at a minimum ratio of 1.45 spaces per residential unit.</p> <p>For townhomes, if any, parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages.</p> <p>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 and townhome family buildings. The tandem parking spaces may not encroach on the sidewalks.</p> <p>All loading areas will comply with Sections 656.605 of the Zoning Code.</p>	To provide for parking consistent with the marketplace.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the applicant in developing and marketing the Property.

IX. PERMISSIBLE USES BY EXCEPTION

All uses permissible by exception in the RMD-D zoning district or in the CCG-1 zoning district.

X. LAND USE TABLE

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

XII. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the CGC 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 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:

For apartment units, parking shall be provided at a minimum ratio of 1.45 spaces per residential unit.

For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages. For commercial uses, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022).

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 and townhome family buildings.

All loading areas will comply with Sections 656.605 of the Zoning Code.

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

103rd Street Multi-Family PUD

Date

9/7/2022

Land Use Table

Total gross acreage	19.11	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	
Total number of dwelling units		D.U.	
Multiple family	19.11	Acres	100 %
Total number of dwelling units	380	D.U.	
Commercial		Acres	
Industrial		Acres	
Other land use		Acres	
Active recreation and/or open space	1.3	Acres	6.8 %
Passive open space, wetlands, pond		Acres	
Public and private right-of-way		Acres	
Maximum coverage of non-residential buildings and structures		Sq. Ft.	

* The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Exhibit 3 (Written Description).