

**1300 HENDRICKS PUD
Written Description**

Date: March 3, 2023

I. PROJECT DESCRIPTION

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

Applicant proposes to rezone approximately 3.45 acres of property located at 1300 Hendricks Avenue (RE# 080822 0100) as more particularly described in Exhibit 1 (the “Property”). The Property is located within the HDR land use category and the Urban Priority Development Area and is zoned PUD pursuant to Ordinance 2017-136.

In 2017, the Property’s land use designation was amended from CGC to HDR pursuant to Ordinance 2017-135, and the companion rezoning changed the Property’s zoning from CCG-1 to PUD to permit a multi-story, mixed-use development project featuring integrated residential and commercial uses (the “Project”). This PUD is filed to memorialize the applicable provisions and adopted conditions from Ordinances 2017-135 and 2017-136 within this written description and to update signage programming. Accordingly, the maximum permitted uses within the PUD shall be 345 residential units (100 dwelling units/acre) and 30,000 square feet of retail commercial uses. The Project will include structured parking and vehicular access available at Hendricks Avenue, Nira Street, and Naldo Avenue.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC/CBD	CCG-1/CCBD	I-95/Fuller Warren Bridge
East	CGC	CCG-1	Naugle Funeral Home/ Retail/Southstate Bank
South	CGC	CCG-1	V’s Pizza/Sidecar
West	CGC	CCG-1	Called Out Believers in Christ/ Hatchett Electrical/Retention Ponds

B. Project Name: 1300 Hendricks Avenue PUD.

C. Sign architect: Quality Neon Sign Company d/b/a Harbinger.

D. Project Engineer: England-Thims and Miller, Inc.

- E. Project Developer: Chadbourne II MF LLC.
- F. Current Land Use Designation: HDR.
- G. Current Zoning District: PUD.
- H. Requested Zoning District: PUD.
- I. Real Estate Number: 080822 0100.

II. QUANTITATIVE DATA

- A. Total Acreage: 3.45 acres.
- B. Total number of dwelling units: A maximum of 345 units (100 dwelling units per acre).
- C. Total amount of non-residential floor area: A minimum of 5,000 and a maximum of 30,000 +/- square feet. None of the square footage associated with required parking or active recreation area for the permitted residential uses shall be considered non-residential floor area for purposes of this section. A minimum 5,000 square feet of retail and service comprising a combination of restaurant, commercial retail, office and/or leasing areas shall be located on the ground floor and shall not include areas devoted to parking or active recreation space.
- D. Total amount of open space and recreation area: 150 square feet of active recreation area as required by Recreation and Open Space Element Policy 2.2.5 will be provided per dwelling unit as more fully detailed herein. The Project shall provide a minimum of 30,000 square feet of active recreation space on site and may address any shortfall as further detailed in Section V.E. herein.
- E. Total amount of public/private rights of way: None internal to the parcel. See conceptual site plan attached as Exhibit E.
- F. Total amount of land coverage of all buildings and structures: A maximum of 150,100 +/- square feet +/- . See conceptual site plan attached as Exhibit E.

III. STATEMENTS

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

This PUD implements the provisions of the PUD adopted pursuant to Ordinance 2017-136 and includes an updated signage program as further provided in Section V.C. adopted in consideration of the project's unique scale which encompasses an entire City block and its proximity to Downtown.

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

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

- C. Phase schedule of construction (including initiation dates and completion dates):

The Project is currently under construction.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

1. Multiple-family dwellings shall be allowed on any floor.
2. Professional office uses structurally integrated vertically or horizontally with a multiple-family dwelling shall be allowed on the first and second floor.
3. Management, leasing and other such supporting offices in conjunction with operation of multi-family use shall be allowed on the first and second floor.
4. Amenities for residents, that are ancillary to mutli-family use such as fitness centers, activity rooms, day care, indoor theaters, game rooms and the like (for use by the residents only) shall be permitted on the first and second floor and roof.
5. 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 (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not including boarding kennels), musical instruments, florists or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repairs incidental to sales), office equipment and furniture, hardware, antiques, and similar retail uses shall be allowed on the first floor and shall also be allowed on the second floor, if integrated vertically.
6. Service establishments such as barber and beauty shops, shoe repair shops, interior decorators, health clubs and gymnasiums, travel agencies, home equipment rental and similar uses shall be allowed on the first floor.
7. Outside retail sales of all items accessory to adjoining retail sales only; provided, however, outside retail sales of holiday items shall be subject to the performance standards and development criteria set forth in

Section 656.401(gg)(1) and (2) of the Zoning Code, and the limitations reflected in V.B.3.a, below shall be allowed on the first floor.

8. Banks, savings and loans, and other financial institutions and similar uses, including walk up ATM facilities shall be allowed on the first floor. No temporary parking in the right-of-way in connection with the ATM shall be permitted. Drive up ATM or banking facilities are prohibited.
9. Express or parcel delivery offices, but not trucking distribution services shall be allowed on the first floor.
10. Essential services exclusively supporting the project as more fully detailed in Section V.G. shall be allowed on the first floor.
11. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 shall be allowed on the first floor and roof.
12. Home occupations meeting the performance standards and development criteria set forth in Part 4 shall be allowed on any floor.
13. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only are permitted. The maximum total square footage dedicated to restaurant use shall be 15,000 square feet and shall be allowed on the first floor and roof.
14. Permanent or restricted outside sale and service in conjunction with a restaurant shall be allowed on the first floor and roof. Walk-up take out windows are permissible; however drive-through and drive-up facilities are prohibited.
15. Establishments which include the retail sale and service of beer or wine for off-premises consumption shall be allowed on the first floor.
16. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer, or wine for on-premises consumption, including permanent or restricted outside sale and service subject to the criteria set forth in Part 4 of the Zoning Code shall be allowed on the first floor and roof.
17. Structured parking shall be allowed on any floor subject to design criteria in Section V.F.

There shall be no outside amplified music after 10:00 p.m., Sunday through Thursday, and after midnight, Friday and Saturday, or before 10:00 a.m. any day of the week. If amplified music is to be played indoors, it must be soundproofed from the units above.

B. Permissible Uses by Exception:

1. Residential treatment facilities.
2. Private clubs on the first floor or roof.

3. Day care centers meeting the performances standards and development criteria set forth in Part 4 on the first floor.
4. Locating any permitted non-residential use described in Section IV.A. above on a floor other than the floor permitted by right.

C. Intentionally omitted.

D. Permitted Accessory Uses and Structures:

1. Household pets as permitted pursuant to Section 656.403(b) of the Zoning Code.
2. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.

E. Restrictions on Uses:

None.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Maximum lot coverage: None.
4. Maximum height of structures:
 - a. Accessory Use Structures – As permitted pursuant to Section 656.403 of the Zoning Code.
 - b. All other uses – 80 feet as measured from the finished floor; however, elevator structures, external stairwell, mechanical equipment, water closets, spires, cupolas, antennas, chimneys, raised parapets or screening, and associated appurtenances including a kitchen and/or bar area may be placed above the maximum heights provided for herein. Rooftop use, including but not limited to outdoor seating and amenities, is permitted and shall not count toward 80-foot height restriction.

5. Setbacks – Property setbacks are substantially as depicted on the Site Plan, but generally may be described as follows:
- a. Front (Nira Street): Average 15 feet from variable right-of-way line; provided, however, that for no less than 80% of the entire Nira frontage a minimum setback of 15 feet shall be maintained. Limited portions of the building such as at the corner of Nira Street and Hendricks Avenue may have a minimum setback of 6 feet due to the diagonal irregularity in the right of way line.
 - b. Side (Naldo Avenue): Average 2 feet from variable right-of-way line.
 - c. Side (Hendricks Avenue): Average 15 feet from variable right-of-way line; provided, however, that that for no less than 80% of the entire Hendricks frontage a minimum setback of 15 feet shall be maintained. Limited portions of the building such as at the corner of Nira Street and Hendricks Avenue may have a minimum setback of 6 feet due to diagonal irregularities in the right of way line, and a minimum of 13.5 feet shall be maintained elsewhere along Hendricks Avenue due to irregularities in the right of way line.
 - d. Rear (I-95): Average 10 feet from variable right-of-way line.
 - e. Below surface building foundations, structural columns, sidewalks, outdoor seating, landscaping, parking spaces, monument signage and ornamental lights may be located in the front, side or rear yard setbacks at the ground story as further detailed herein provided they do not interfere with the requirements detailed in Section V.B.3, below. Sidewalks, landscaping and ornamental lights may be located in the right-of-way as further detailed herein provided they do not interfere with the requirements detailed in Section V.B.3, below.
 - f. Notwithstanding the requirements of Section V.B.3, below, signage, roof overhangs, awnings, banners and other façade details may protrude into the front, side or rear yard setbacks at heights above 12 feet, and balconies, as well as the building may cantilever over the setbacks at heights above 18 feet, but shall in no event extend into the right of way.
 - g. Trash and recycling removal, deliveries, loading and unloading spaces and staging areas are permitted along Naldo Avenue in the right-of-way.

B. Ingress, Egress and Circulation:

1. **Parking and Loading Requirements:** The minimum number of parking spaces shall be for residential and commercial uses, calculated as follows: (i) for residential units: 1 space for studio units, 1.5 spaces for one-bedroom units and 1.75 spaces for two+-bedroom units; (ii) for commercial uses (not including restaurant and uses described in Section IV.A.16.), 3 spaces per 1,000 square feet of gross floor area; and (iii) for restaurant and uses described in Section IV.A.16., 7 spaces per 1,000 square feet of gross floor area, including outside seating areas. Surface and structured parking spaces meeting the minimum parking requirement set forth above will be available to commercial tenants and customers on lower levels of the garage, and surface parking area, if any, signed accordingly, and secured parking will be available to residents on upper levels of the structured parking. Two loading spaces will be provided, and deliveries, loading and unloading shall be permitted in the right-of-way along Naldo Avenue.
2. **Vehicular Access:**
 - a. Vehicular access to the Property shall be by way of Naldo Avenue, Nira Street, and Hendricks Avenue, substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
 - b. Within the Property, internal access shall be substantially as shown in the Site Plan.
 - c. Signage shall be provided directing non-residential customers of the commercial uses to spaces within the structured parking, and surface parking, if any, designated for non-resident customer use.
3. **Pedestrian Access:**
 - a. On Nira Street, the developer shall provide (i) a minimum 2 foot wide landscape strip along the curb, (ii) a minimum 8 foot wide multi-use path adjacent to the landscape strip, and (iii) an average of 8 foot wide unobstructed pedestrian path; provided, however, that along a maximum of 20 percent of the frontage, building elements, outdoor seating, accessory uses, landscape and street furniture or aesthetic features may encroach no more than 3 feet into the pedestrian path. On Hendricks Avenue, the developer shall provide (i) a minimum 3 foot wide landscape strip along the curb, and (ii) a minimum 8 foot wide unobstructed pedestrian path. A portion of such improvements may be located in the right-of-way as generally depicted on the Site Plan.
 - b. Outside seating areas shall be permitted provided such areas do not interfere with the minimum requirements detailed in Section

V.B.3.a, above, and if shown on the floor plan used to calculate the parking required for the restaurant use. Roof overhangs and other similar uses shall be allowed within that portion of the unobstructed sidewalk/multi-use path area located on the subject property and not within the right of way and any vertical construction (e.g. overhangs) within the unobstructed sidewalk/multi-use path area must be at least 12 feet above grade. Pedestrian access to private residential areas outside the required sidewalk and multi-use path may be secured. The location of all sidewalks and pedestrian access is conceptual. Final sidewalk plans are subject to the review and approval of the Planning and Development Department, but must meet the minimum standards established herein.

C. Signage:

Signage regulations for this project are based upon a hybrid of the CGC sign regulations and those found in the Downtown Overlay recognizing that this project encompasses an entire city block, provides a large-scale urban design, and is adjacent to Downtown. Specifically, the multi-family building, as constructed, is five stories tall with vertically-integrated ground floor retail and has nearly 500 linear feet of frontage along Hendricks Avenue and Naldo Avenue and nearly 300 linear feet of frontage along Nira Street and I-95. Accordingly, signage shall conform to the regulations found in Part 13 of the Zoning Code for a CCG-1 zoning district except as modified herein:

1. Building identification signs:
 - a. Wall signs, awning signs and blade signs are permitted provided such signs shall not exceed the following in the aggregate:
 - i. Hendricks Avenue - a maximum of 400 square feet.
 - ii. Nira Street - a maximum of 200 square feet.
 - iii. Naldo Avenue – a maximum of 300 square feet.
 - iv. I-95/Gary Street - a maximum of 300 square feet.
 - b. Building identification, tenant/commercial and other signage may be within 200 feet of each other.
 - c. Building identification signs shall not be located above the highest roof line of the building.
 - d. Blade signs may project onto multi-use paths on the Property but shall not project into any public right-of-way, except alleys, and shall have a minimum clearance of 12 feet over adjacent sidewalk

or other grade. Signs projecting into alleys shall have a minimum clearance of 14 feet over adjacent grade. For purposes of calculating maximum square footage, each face of a blade sign shall count toward the maximum square footage for the respective side of the building aligned with the face of the sign.

2. Ground floor signs:
 - a. Multi-story buildings with ground floor commercial or office tenants are allowed an aggregate of 1 square foot of signage per linear foot of street frontage for additional wall, window, awning, canopy or projecting signs.
3. Directional/Parking Signs: Directional/parking signs that indicate ways to and from PUD entrances and key components of the development, including parking, shall be permitted throughout the PUD. The design of such directional/parking signs shall be reflective of the overall character of the PUD and may include the relevant logo and name. Vehicle-oriented directional/parking signs shall be a maximum of 16 square feet in area per sign face.
4. Temporary Signs: Real estate, construction and other such temporary parcel activity signs not to exceed a maximum of 48 square feet each shall be permitted throughout the PUD, provided that only one such sign per individual activity shall be permitted.
5. Model Units and Vacant Space Signs: Signs to identify entrances to residential leasing space, model units, and commercial space that is vacant shall be permitted. Such signs shall not exceed 9 square feet and shall be permitted to be placed in windows of model units and vacant commercial space.
6. Directional Signs for Nonresident Commercial Customers: Signs indicating to the public the location of the garage entrances and exists, and the parking spaces that may be used by the public when visiting the commercial establishments in the development, shall be located in areas clearly visible to the public.

In the event the project is redeveloped with a building that is less than 5 stories tall that does not encompass the entire city block, signage shall comply with Part 13 of the Zoning Code for the CCG-1 zoning district.

D. Landscaping:

Landscaping will be installed and maintained along rights-of-way and in open space areas as depicted in the Site Plan and in coordination with the City Landscape Architect. To improve site design and function, the location of landscaping may vary from the specific provisions of the Landscape and Tree

Protection Regulations set forth in Part 12 of the Zoning Code. Accordingly, landscaping will be coordinated through the City Landscape Architect and the Planning and Development Department.

The landscaping will include a street tree plan to enhance the overall aesthetics of the project and promote walkability. One tree shall be planted for every 40 linear feet of frontage and may be clustered. In order to include substantial trees to provide sufficient shading, palm trees may be planted 2 feet from a right-of-way or pavement. An automatic irrigation system shall be provided for the trees and landscaping.

Additionally, the following exceptions to Part 12 of the Zoning Code apply: (1) internal buffering between residential, commercial and office uses shall not be required within the PUD due to the horizontal and vertical integration of such uses; and (2) structured parking shall not be deemed to be a vehicular use area for landscaping purposes.

E. Recreation and Open Space:

1. The Project shall provide a minimum of 150 square feet of active recreation area per dwelling unit. The Project anticipates providing a minimum of 30,000 square feet of active recreation space on site. Active recreation space includes a first floor courtyard which shall be designed so as to be capable of hosting outdoor recreation classes, pool, amenities including open rooftop and enclosed fitness amenities, and substantial street level improvements including creation of a multi-use path connecting to the City's linear park system along Hendricks Avenue and Nira Street. Developer proposes creation of a public park along Naldo Avenue and may make other improvements within half a mile of the Project including, but not limited to parks, and pedestrian paths provided such improvements are in furtherance of the City's plan for such areas.

2. In consideration of the Developer's construction of the City multiuse path and in furtherance of Section 2.10.2 of the Future Land Use Element of the Comprehensive Plan, Developer may satisfy any square footage deficiency in active recreation space by a contribution to the District 3 Recreation Fee, or its equivalent, earmarked for continued off-site construction of the multiuse path as follows:

Any units in excess of 200 units up to 266 units, the requirement can be satisfied by a payment of \$40,000 to the District 3 Recreation Fee. Above 266 units up to 300 units, a payment of \$50,000 may be made to satisfy the requirement. Above 300 units up to 333 units, a payment of \$60,000 may be made to satisfy the requirement. Above 333 units, a payment of \$70,000 may be made to satisfy the requirement.

3. Prior to issuance of a building permit, the Planning and Development Department will verify compliance with the requirement that 150 square feet of active recreation area shall be provided for each residential unit, or that the required contribution has been made, prior to completion of construction. Sidewalks that meet the minimum development standard of 5 feet in width shall not be included in the calculation nor shall commercial use areas, balconies or any space that is not available to all tenants of the building. In the event that the Comprehensive Plan is amended prior to issuance of a building permit to permit other other off-site recreational amenities or payments to satisfy this obligation within the Downtown, this PUD shall be permitted to comply with such amended requirement.

F. Building Transparency and Façade at Street Level:

A minimum of 70% of the building façade at street level along Hendricks Avenue and Nira Street shall be transparent. Transparency refers to the degree to which people can see or perceive what lies beyond the edge of the street consistent with the intent of Section 656.361.18, Zoning Code. Transparency may be provided by physical elements that can be seen through such as windows, doors, fences, grilles, landscaping, artwork, and other openings. Solid building surfaces are not considered transparent simply because they are screened by landscaping or a fence. Structured parking areas may not make up more than 50% of the lot width along Nira Street and shall not be located on the Hendricks Avenue façade. Structured parking on Nira Street will not be considered in calculating the transparency requirement.

G. Utilities/Services/Stormwater:

Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA. Backflow preventers may be located within the right-of-way as long as such location does not hinder vehicular or pedestrian access. Stormwater treatment facilities may be located offsite, within the right-of-way and/or underground in vaults on the parcels. Grease traps for commercial operators/businesses may be located within the right-of-way

H. Wetlands:

The Project will not impact any wetlands.

I. Minimum Distance:

The minimum distance between the Property and a church or school as required by Section 656.805(c) of the Code shall be waived. Specifically, the Property is less than 500 feet from a church; however, the proposed alcoholic beverage use is designed to be an integral part of a mixed planned unit development, will not be directly visible along the line of measurement defined in Section 656.806, and will be physically separated from the church by the multi-story structured parking.

J. Temporary Uses:

Temporary sales and leasing offices and construction trailers may be placed on site.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. Consistency with the Comprehensive Plan. The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. 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.
2. Policy 1.1.6 – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.7 – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.9 – Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques, in order to allow for appropriate combinations of

complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.10 – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria: 1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use; 2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and 3. The proposed development is compatible with surrounding existing land uses and zoning.
6. Policy 1.1.24 – The City will encourage the use of such smart growth practices as:
- a. Interconnectivity of transportation modes and recreation and open space areas;
 - b. A range of densities and types of residential developments;
 - c. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
 - d. Use of the Development Areas;
 - e. Revitalization of older areas and the downtown, and
 - f. Use of site design features that engage and enhance the pedestrian experience abutting collector roads and higher (public art, social

connection, recreation and open spaces, pedestrian entries and transparency); and

- g. Create walkable neighborhoods.
7. Objective 1.2 – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Objective 2.3 – Continue to strengthen Downtown Jacksonville as the regional center of finance, government, retail and cultural activities for Northeast Florida.
9. Policy 2.3.1 – Recognize the Central Business District (CBD) and its periphery as a significant urban area of the City appropriate for residential and mixed use projects at higher densities/intensities than the remainder of the City.
10. Objective 2.10 – Promote the development of complementary uses that include cultural, recreational, and vertically integrated commercial and residential components, by encouraging and incentivizing urban development characteristics in order to reduce the negative impacts of urban sprawl.
11. Policy 2.10.2 - The City shall include incentives in the development review process to encourage residential development with supporting uses such as retail, restaurant, recreation and open space that relate physically and visually to nearby areas of the City through a design concept, which includes, but is not limited to (i) residential development with a full range of urban uses and support facilities; and (ii) physically connected neighborhoods bound together by pedestrian paths and public spaces.
12. Objective 3.2 – Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
13. HDR Urban Priority Area Density – Grant a density bonus of up to an additional 20 units/acre subject based upon consistency with the following criteria and a determination of consistency with the goals, objectives and policies of the Comprehensive Plan:

- a. The site must be located along an arterial road – The Property is located immediately adjacent to I-95 (a principal arterial road) to the north and Hendricks Avenue (a minor arterial road) to the east.
- b. The site must be fully located within one half mile of a site where the developed density equals or exceeds the proposed density – The site is within one half mile and similar to other residential and mixed-use Southbank developments such as The Strand Downtown at 1401 Riverplace Boulevard (RE# 080394-0025) and the Peninsula of Jacksonville at 1431 Riverplace Boulevard (RE# 080393-0310).
- c. The site must be fully located within one quarter of a mile (1,320 feet) of the CBD and with no more than one intersecting street between the site and the CBD – The property immediately adjacent to the north of I-95 is CBD.
- d. The abutting and adjacent land use categories must be CGC, HDR, RC or CBD – The property is abutting and adjacent to CBD to the north and CGC to the west, south and east.
- e. The density bonus must be accompanied by a site specific policy adopted in the Future Land Use Element – Please find the attached proposed site specific policy (Ordinance 2017-135).

Recreation and Open Space Element

14. Policy 2.2.1 – The City shall require that all new non-residential land uses provide a minimum of 10% of the property in open space.
15. Policy 2.2.2 – The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

B. Consistency with the Concurrency Management System. All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

C. Allocation of residential land use.

The Property is located within the Urban Priority Character Area and is located within the HDR land use category. The proposed residential development is identical to the previously approved PUD.

D. Internal compatibility. The Site Plan attached as Exhibit E addresses access and circulation within the site. Location of the access points shown on the Site Plan as

well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

- E. External compatibility/ Intensity of development. The proposed development is consistent with and complimentary to existing uses in the area. This PUD maintains the same development as what was approved in the previous PUD with updated signage programming.
- F. Usable open spaces, plazas, recreation areas. Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. Impact on wetlands. Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Listed species regulations. The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. Off-Street parking including loading and unloading areas. Parking is identical to the previously approved PUD.
- J. Sidewalks, trails and bikeways. Pedestrian circulation is identical to the previously approved PUD.

EXHIBIT F

Land Use Table

Total gross acreage	<u>3.45</u> Acres	<u>100%</u>
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family/mixed use commercial*	<u>3.45</u> Acres	<u>100%</u>
Total number of dwelling units	<u>345</u> D.U.	
*Calculation includes multistory residential with studio, one and 2+-bedroom units and 30,000 sq. ft. retail space with associated parking.		
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use	_____ Acres	_____ %
Active recreation and/or open space**	<u>1.19</u> Acres	<u>34%</u>
** Calculation includes first floor courtyard, pool, amenities including rooftop and enclosed amenities, balconies/decks/porches for each unit, and improvements in the right of way for public use count toward this requirement		
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %
Maximum coverage of buildings and structures	<u>3.45</u> Acres	<u>100%</u>