

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following amendment to File No. 2019-842:

- (1) On **page 1, line 17, after** "PUD;" **insert** "PUD SUBJECT TO CONDITIONS;"; and
- (2) On **page 2, line 30^½, insert** a new Section 2 to read as follows:

"Section 2. Rezoning Approved Subject to Conditions.

This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning.

(1) Development is subject to conditions (a) through (m) and conditions (o) through (s) in Ordinance 2008-563-E, as provided below. Condition (n) in Ordinance 2008-563-E is revised to eliminate the timing condition for Phase 2 of the development so that development of the remaining residential units may occur before construction of the commercial parcels, as provided below:

(a) Ordinance 2008-563-E served as the Final Order pursuant to Council Rule 6.310. The Council adopted findings as attached to Ordinance 2008-563-E.

(b) Development shall proceed in accordance with the Development Services Division Memorandum dated September 8, 2008, except for Comment #3, and the FDOT Memorandum dated July 22, 2008, or as otherwise approved by the Planning and Development

Department and FDOT.

(c) At the time of verification of substantial compliance of the PUD, the developer shall submit a phasing schedule for review and approval by the Planning and Development Department.

(d) Prior to any residential development beyond 30 units per acre, an enhanced mass transit station with amenities shall be completed in a manner that is consistent with, and supports long-range planning options, including a potential BRT, bus rapid transit, commuter, or other transit modes identified by the JTA. The enhanced transit station shall accommodate a current fixed route bus to BRT services, and shall include two kiosks providing passenger and system information, route maps, ticketing via machine, real time schedules, next bus arriving information, lighting, music, cooling fans, and benches. The station shall be oriented to allow waiting passengers convenient access to retail services, and the facility shall substantially comply with the facility requirements in Part 14 of the Zoning Code, subject to review and approval by the Planning and Development Department.

(e) The roundabouts shall contain a fountain feature and/or piece of public art.

(f) The developer shall provide at least one dedicated parking space per multifamily dwelling unit, plus one guest parking space per three multifamily dwelling units, or a minimum of 1.33

spaces per multifamily dwelling unit.

(g) Sidewalks along Jackson Square Boulevard shall be at least eight feet in width.

(h) At the time of verification of substantial compliance of the PUD, the developer shall provide a pedestrian plan that shows street trees, street furniture along Jackson Square Boulevard and perimeter landscaping areas fronting Philips Highway.

(i) All entry signage shall be architecturally consistent, monument style, and limited to 200 square feet per sign face.

(j) Signage that advertises multifamily uses shall be nonilluminated or externally illuminated, except on Philips Highway or Jackson Square Boulevard, where signage may be internally illuminated.

(k) Development shall substantially comply with the Site Plan dated September 17, 2008, as modified by the Site Plan dated October 2, 2019, and maximum lot coverage shall not exceed 80%.

(l) Any multifamily housing development within the PUD shall be designed and constructed in accordance with CPTED standards, as recommended by the Jacksonville Journey Neighborhood Safety and Stability Committee.

(m) The owner and management of any multifamily apartments developed within the PUD shall participate in the Jacksonville Sheriff's Office

Crime Free Multi-family Housing Program in accordance with the recommendations of the Jacksonville Journey Neighborhood Safety and Stability Committee.

(n) Phase One residential development shall be limited to 30 units per gross acre of the PUD, and shall not exceed 510 units. ~~Phase One shall contain a minimum of 10,000 square feet of retail/office uses.~~ The project shall be limited to 750 residential units total. Additional residential development beyond 510 units shall not be permitted until a minimum of 30,000 square feet of retail/office has been constructed.

(o) No development greater than 53 feet in height shall be permitted within 100 feet of the westerly boundary of the PUD, adjacent to the FEC right-of-way.

(p) Development shall comply with the Comprehensive Plan requirement of 150 square feet of open space per residential unit.

(q) A minimum of 50% of the landscaping requirements shall be provided on-site. A ten foot perimeter buffer shall be provided adjacent to single family residences located along the north property line at the time of verification of substantial compliance of the PUD. Vehicle Use Areas shall be landscaped in accordance with Part 12 of the Zoning Code.

(r) Traffic calming devices shall be provided along River Oaks Road, subject to review and approval

by the Planning and Development Department.

(s) The 30-foot right-of-way proposed for dedication to the JTA shall be dedicated to the JTA without cost or conditions if and when JTA determines that it will accept the right-of-way and has plans to use such corridor for rapid transit purposes.

(2) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.”; and

(3) Renumber the remaining Sections.

(4) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

/s/ Shannon K. Eller

Office of General Counsel

Legislation Prepared By: Shannon K. Eller

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