

ALDEN LANDING PUD

July 1, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: a portion 148521-4015
- B. Land Use Designation: CGC
- C. Current Zoning District: PUD (2014-0062-E)
- D. Proposed Zoning District: PUD

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

D.R. Horton, Inc. - Jacksonville (the “Applicant”) proposes to rezone approximately 9.004 acres of property located on the north side of Golfside Drive, east of I-95 from Planned Unit Development (the “Original PUD”) to Planned Unit Development (this “PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a small townhome development, a small commercial/office center and a possible cell tower. The PUD allows for the development of the proposed use in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this Written Description and the Conceptual Site Plan dated April 8, 2021, which is attached as **Exhibit 4** to this Ordinance (the “Site Plan”).

The existing property is currently vacant. The Property is designated as Community/General Commercial (“CGC”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Urban Development Area. The PUD shall be developed consistent with the applicable GCG – Urban Area land use categories of the 2030 Comprehensive Plan in that Residential is not the sole use, nor will it exceed eighty (80) percent of the final development.

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	CCG-1	Office, Day Care, Gas Station/ Convenience Store, Medical, Bank & Restaurant
East	CGC, RPI & NC	CCG-1, PUD & CRO	Office
North	CGC, RPI & NC	CCG-1 & PID	Office & Apartments
West	CGC	CCG-1 & PUD	I-95, Hotel & Retail

IV. PUD DEVELOPMENT CRITERIA

A. Parcels - Permitted Uses

This section of the Written Description addresses items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

Within Parcel A, Residential Uses and Communication Tower.

Within Parcel B, Commercial/Office Uses.

B. Residential Uses:

That portion of the Property designated as Parcel A permits the following Residential Uses.

1. Permitted Uses and Structures.
 - a) Townhomes, rowhouses or condominiums, rental or fee simple, not to exceed fifty-two (52).
 - b) Temporary construction trailers and offices, leasing/sales/management offices, models and similar uses.
 - c) Amenity/recreation areas.
 - d) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - e) Mail centers/kiosks.
 - f) Maintenance offices/areas, maintenance equipment storage building/area, security office and similar use.
2. Permitted Uses by Exception: None.
3. *Multi-family Uses:* Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multi-family uses: For the purposes of these requirements, “lot” refers to the parent property within which the proposed buildings are located and “yard” refers to distance from the parent property boundary.
 - a) Minimum lot width: None.
 - b) Minimum lot area: None.

- c) Maximum lot coverage by all buildings: Seventy (70) percent.
- d) Minimum yard requirements. The minimum yard requirements for all structures are:
 - (1) Front: Twenty (20) feet.
 - (2) Side: Ten (10) feet.
 - (3) Rear: Twenty (20) feet.
- e) Maximum height of structure: Forty-five (45) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

4. Fee Simple Uses: Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for fee simple uses:

- a) Minimum lot width: Eighteen (18) feet.
- b) Minimum lot area: 1,980 square feet.
- c) Maximum lot coverage by all buildings: Seventy (70) percent.
- d) Minimum yard requirements. The minimum yard requirements for all structures are:
 - (1) Front: Twenty (20) feet.
 - (2) Side: Zero (0) feet; Ten (10) feet for end units.
 - (3) Rear: Twenty (20) feet.
- e) Maximum height of structures: Forty-five (45) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

C. Communication Tower Uses:

That portion of the Property designated as Parcel A permits the following Communication Tower Uses.

1. Permitted Uses and Structures:
 - a) A camouflaged or Low impact/stealth wireless communication tower, as defined in Section 656.1502 of the Zoning Code; provided, however, the tower meets all of the requirements of Part 15 of Chapter 656 of the Zoning Code and prohibiting all other forms of communication towers.
 - b) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
 - c) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
2. Permitted Uses by Exception: None.
3. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for uses:* For the purposes of these requirements, “lot” refers to the parent property within which the proposed buildings are located and “yard” refers to distance from the parent property boundary.
 - a) Minimum lot width: None.
 - b) Minimum lot area: None.
 - c) Maximum lot coverage by all buildings: None.
 - d) Minimum yard requirements. None.
 - e) Maximum height of structures: None.

D. Commercial/Office Uses.

That portion of the Property designated as Parcel B permits the following Commercial/Office uses, with a minimum of 8,000 square feet:

1. Permitted Uses and Structures:
 - a) Commercial retail sales and service establishments
 - b) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
 - c) 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.

- d) Hotels and motels.
- e) 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 permit holder, adult arcade amusement centers operated by a licensed permit holder, 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.
- f) Art galleries, museums, community centers, dance, art or music studios.
- g) Vocational, trade or business schools and similar uses.
- h) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- i) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- j) 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.
- k) 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.
- l) Express or parcel delivery offices and similar uses (but not freight or truck terminals).
- m) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- n) Personal property storage establishments meeting the performance development criteria set forth in Part 4 of the Zoning Code.
- o) 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) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- q) Churches, including a rectory or similar use.
- r) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- s) 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.
- t) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- u) 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.

2. Permitted Uses by Exception: None.

3. Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for uses: For the purposes of these requirements, “lot” refers to the parent property within which the proposed buildings are located and “yard” refers to distance from the parent property boundary.

- a) Minimum lot width: None.
- b) Minimum lot area: None.
- c) Maximum lot coverage by all buildings: None.
- d) Minimum yard requirements. None.
- e) Maximum height of structures: None.

E. Accessory Uses and Structures in Parcels A & B:

Accessory uses and structures, including those set forth in Section 656.403 of the Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principle use. Accessory uses shall not involve operations or structures not in keeping with character of the principle use and shall be subject to the following:

1. Accessory uses shall not be located in required front or side yards except as follows:
 - a) Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than two (2) feet from the exterior property line and zero (0) feet from internal lot lines where the side setback is also zero (0).
2. Accessory uses and structures related to Residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with regard to a residential use. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.
3. Patios and porches related to Residential uses within the PUD, including outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way. Screened patios/porches with a structural roof shall be setback at least five (5) feet of any right-of-way.
4. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access/Traffic Circulation

Access will be provided as shown on the PUD Conceptual Site Plan via Golfside Drive. As shown on the Site Plan, a portion of Golfside Drive will be realigned to serve the development and the adjacent uses. For purposes of access to Parcel B, the Commercial/Office parcel, the access prohibition found in Section 656.408 of the Zoning Code is waived and does not apply to this PUD. The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of the Planning and Development Department.

B. Recreation/Open Space

Pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan, active recreation is not required for the Residential Uses in this project because of the number of units; however, Developer may, at its sole discretion, construct active

and/or passive recreation on the Property.

C. Landscaping/Landscaped Buffers

1. *Landscaping:* Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist.

2. *Northern Property Boundary:* A minimum twenty (20) foot landscaped buffer shall be provided along the northern Property boundary meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.

D. Signage

1. Identity Monument Signs.

a) One (1) single or double-sided identity monument sign is permitted on Golfside Drive for the Residential Use. The sign may be externally illuminated. The sign may not exceed twelve (12) feet in height and twenty four (24) square feet (each side) in area.

b) One (1) single or double-side identity monument sign is permitted on Golfside Drive for the Commercial/Office Use. The sign may be externally or internally illuminated and may not exceed twelve (12) feet in height and twenty four (24) square feet (each side) in area.

2. Directional Signs.

Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

3. Real Estate and Construction Signs.

Non-illuminated, real estate and construction signs a maximum of twenty four (24) square feet in area and twelve (12) feet in height are permitted.

4. Additional Signage for Parcel B Commercial/Office Use.

- a) Wall signs are permitted.
- b) 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.
- c) 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 and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in Section 656.1303(i)(1) of the Zoning Code. 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.

E. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible.

F. 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.

G. Parking and Loading Requirements for Vehicles and Bicycles

Parking and loading will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended. Parking for bicycles for the Residential Uses will be provided at 0.125 spaces per unit, with a minimum of 2 spaces. Parking for bicycles for the Commercial/Office Uses shall be provided at 1 space per 5,000 square feet with a minimum of 2 spaces.

H. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. Additionally, street lights shall be installed along the southside of Golfside Drive.

I. Stormwater Retention

Stormwater facilities will be constructed in accordance with applicable regulations.

J. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on March 5, 2021.

VII. JUSTIFICATION FOR THE PUD REZONING

This PUD allows for infill residential and commercial/office projects that would not otherwise be permitted in a conventional zoning district. Additionally, the proposed residential uses will provide for the addition of more diverse housing products to this area.

A. PUD/Difference from Usual Application of Zoning Code (Ordinance 2014-0062-E)

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it requires an increased buffer along the eastern boundary of the Property; it contains preservation provisions which would otherwise not be required; and, it provides for site-specific signage requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Ordinance 2014-0062-E	Proposed PUD	Reasoning
Uses	1.Commercial retail sales and service establishments 2.Banks, including drive-thru tellers, credit unions and similar uses. 3.Professional and business offices, including medical and dental or chiropractic offices, but not clinics or hospitals.. 4. Libraries, art galleries, museums, dance, art, photography, or music studios and theaters for stage performances, but not motion picture theaters. 5.Express or parcel delivery offices and similar uses, but not freight terminals. 6.Veterinarians and animal boarding that do not require outside housing or boarding's of animals, subject to the preference standards and development criteria set forth in Part 4 of the Zoning Code. 7.Retail outlets for the sale of used wearing apparel, not to exceed 2,500 rentable square feet. 8. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 9.Multi-family residential (RMD-D) vertically integrated with a permitted use on the ground floor. 10.Restaurants with the outside sale and service of food, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 11. Service establishments such as barber shops, beauty shops, shoe repair shops as defined in the Zoning Code definition of "neighborhood retail and service" establishments. 12.Day care.	Residential Permitted Uses and Structures. a) Townhomes, rowhouses or condominiums, rental or fee simple, not to exceed fifty-two (52). b) Temporary construction trailers and offices, leasing/sales/management offices, models and similar uses. c) Amenity/recreation areas. d) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. e) Mail centers/kiosks. f) Maintenance offices/areas, maintenance equipment storage building/area, security office and similar use. Communication Tower Permitted Uses and Structures: a) A camouflaged or Low impact/stealth wireless communication tower, as defined in Section 656.1502 of the Zoning Code; provided, however, the tower meets all of the requirements of Part 15 of Chapter 656 of the Zoning Code and prohibiting all other forms of communication towers. b) Stormwater, surface water	To permit a mix of residential, commercial, office and communication tower uses not currently permitted under the existing PUD.

	<p>13. Churches 14. Multifamily</p>	<p>management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>c) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>Commercial Permitted Uses and Structures:</p> <p>a) Commercial retail sales and service establishments</p> <p>b) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p> <p>c) 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.</p> <p>d) Hotels and motels.</p> <p>e) 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.</p> <p>f) Art galleries, museums, community centers, dance, art or music studios.</p> <p>g) Vocational, trade or business schools and similar uses.</p> <p>h) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>i) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>j) 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.</p> <p>k) Retail plant nurseries including</p>	
--	---	---	--

		<p>outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.</p> <p>l) Express or parcel delivery offices and similar uses (but not freight or truck terminals).</p> <p>m) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>n) Personal property storage establishments meeting the performance development criteria set forth in Part 4 of the Zoning Code.</p> <p>o) 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>p) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>q) Churches, including a rectory or similar use.</p> <p>r) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>s) 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>t) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>u) 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>Accessory Uses and Structures</p>	<p>As provided in §656.403</p>	<p>Accessory uses and structures, including those set forth in Section 656.403 of the Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure and these</p>	<p>To permit accessory uses and structures typically permitted with residential, commercial and office uses.</p>

		<p>uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principle use. Accessory uses shall not involve operations or structures not in keeping with character of the principle use and shall be subject to the following:</p> <p>1. Accessory uses shall not be located in required front or side yards except as follows:</p> <p>a. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than two (2) feet from the exterior property line and zero (0) feet from internal lot lines where the side setback is also zero (0).</p> <p>2. Accessory uses and structures related to Residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children’s play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with regard to a residential use. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.</p> <p>3. Patios and porches related to Residential uses within the PUD, including outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way. Screened patios/porches with a structural roof shall be setback at least five (5) feet of any right-of-way.</p> <p>4. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.</p>	
Lot Requirements	<p>Minimum lot area: Commercial 0; Multi-family 6,000 s.f. Minimum lot width: Commercial 0; Multi-family 60 ft Maximum lot coverage: Commercial 0; Multi-family 50% Minimum front yard: Commercial 10; Multi-family 20 feet Minimum side yard: Commercial 0; Multi-family 10 feet Minimum rear yard: Commercial 10;</p>	<p>Multi-family Uses: Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multi-family uses: For the purposes of these requirements, “lot” refers to the parent property within which the proposed buildings are located and “yard” refers to distance from the parent property boundary.</p> <p>a) Minimum lot width: None.</p>	<p>To revise the lot requirements to reflect the proposed uses.</p>

	<p>Multi-family 20 feet Maximum height of structures: Commercial 65; Multi-family 25 feet</p>	<p>b) Minimum lot area: None.</p> <p>c) Maximum lot coverage by all buildings: Seventy (70) percent.</p> <p>d) Minimum yard requirements. The minimum yard requirements for all structures are:</p> <p>(1) Front: Twenty (20) feet.</p> <p>(2) Side: Ten (10) feet.</p> <p>(3) Rear: Twenty (20) feet.</p> <p>e) Maximum height of structure: Forty-five (45) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.</p> <p>Fee Simple Uses: Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for fee simple uses:</p> <p>a) Minimum lot width: Eighteen (18) feet.</p> <p>b) Minimum lot area: 1,980 square feet.</p> <p>c) Maximum lot coverage by all buildings: Seventy (70) percent.</p> <p>d) Minimum yard requirements. The minimum yard requirements for all structures are:</p> <p>(1) Front: Twenty (20) feet.</p> <p>(2) Side: Zero (0) feet; Ten (10) feet for end units.</p> <p>(3) Rear: Twenty (20) feet.</p> <p>Communication Towers and Commercial/Office Uses:</p> <p>a) Minimum lot width: None.</p> <p>b) Minimum lot area: None.</p> <p>c) Maximum lot coverage by all buildings: None.</p>	
--	---	---	--

		<p>d) Minimum yard requirements. None.</p> <p>e) Maximum height of structures: None.</p>	
Recreation/ Open Space	Not addressed.	Pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan, active recreation is not required for the Residential Uses in this project because of the number of units; however, Developer may, at its sole discretion, construct active and/or passive recreation on the Property.	The revised provision provides the developer and/or future HOA with the ability to construct active and/or passive recreation on the Property in the future.
Buffers	The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.	<p>1. Landscaping: Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist.</p> <p>2. Northern Property Boundary: A minimum twenty (20) foot landscaped buffer shall be provided along the northern Property boundary meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.</p>	The proposed PUD provides additional buffering along the northern Property boundary.
Signage	<p>Commercial:</p> <p>One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height for each structure up to 10 signs.</p> <p>One (1) street frontage sign of one hundred (105) square feet in area is permitted. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed fifteen (15) feet in height, and shall have architectural elements and design consistent with the buildings with which they are associated.</p> <p>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>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>1. Identity Monument Signs.</p> <p>a) One (1) single or double-sided identity monument sign is permitted on Golfside Drive for the Residential Use. The sign may be externally illuminated. The sign may not exceed twelve (12) feet in height and twenty four (24) square feet (each side) in area.</p> <p>b) One (1) single or double-side identity monument sign is permitted on Golfside Drive for the Commercial/Office Use. The sign may be externally or internally illuminated and may not exceed twelve (12) feet in height and twenty four (24) square feet (each side) in area.</p> <p>2. Directional Signs.</p> <p>Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per</p>	To provide for a cohesive signage plan which anticipates both residential and commercial uses.

	<p>Multifamily Use</p> <p>Directional signs shall not exceed four (4) square feet.</p>	<p>sign face. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>3. Real Estate and Construction Signs.</p> <p>Non-illuminated, real estate and construction signs a maximum of twenty four (24) square feet in area and twelve (12) feet in height are permitted.</p> <p>4. Additional Signage for Parcel B Commercial/Office Use.</p> <p>a) Wall signs are permitted.</p> <p>b) 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>c) 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 and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in Section 656.1303(i)(1) of the Zoning Code. 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>	
Architectural Guidelines	Not addressed.	Buildings, structures, and signage shall be architecturally compatible.	To provide for internal compatibility.
Access/Traffic Circulation	<p>Section 656.408: Except for purposes of ingress and egress to an existing use upon property which does not abut a street, no land shall be used for a driveway or access purposes to land which is not within the same zoning districts as follows:</p> <p>(a) Land in an AGR, RR and RLD District shall not be used for driveway access to land not within an AGR, RR and RLD district.</p> <p>(b) Land in a residential district or AGR District shall not be used as driveway access to land in a commercial or industrial district.</p>	<p>Access will be provided as shown on the PUD Conceptual Site Plan via Golfside Drive. As shown on the Site Plan, a portion of Golfside Drive will be realigned to serve the development and the adjacent uses. For purposes of access to Parcel B, the Commercial/Office parcel, the access prohibition found in Section 656.408 of the Zoning Code is waived and does not apply to this PUD. The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of the Planning and Development Department.</p>	To provide for a cohesive plan of development.

VIII. NAMES OF DEVELOPMENT TEAM

Owner/Developer: D.R. Horton, Inc. - Jacksonville

Engineer: Dunn & Associates, Inc.

IX. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit “F.”** Acreages in Exhibit F are approximate.

X. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the CGC- Urban Area land use category in that residential is not the sole use, nor will it make up more than eighty (80) percent of the final development.

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

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan in that residential will not make up more than eighty (80) percent of the final development.

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, a maintenance company and/or an owners' association.

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities.

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: Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended.

K. Sidewalks, Trails, and Bikeways: Sidewalks will be installed as required by the City's Ordinance Code and Comprehensive Plan.