

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-0310 TO
PLANNED UNIT DEVELOPMENT

JUNE 5, 2014

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning 2014-0310 to Planned Unit Development.

Location: 3812 University Boulevard; on the west side of University Boulevard on the north side of the Jacksonville University between Ft. Caroline Road and Merrill Road

Real Estate Number: 128153 0000

Current Zoning District: Planned Unit Development (PUD 2005-1153-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Greater Arlington, District 2

City Council Representative: The Honorable Clay Yarborough, District 1

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Brenda Wadle
801 Grand Dolphin Reef, LLC
PCA Dolphin Reef, LLC
711 High Street
Des Moines, Iowa 50392

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2014-0310 seeks to rezone approximately 62± acres of land from PUD to PUD. The rezoning to PUD is being sought for the purpose of revising the proposed uses on the site while still allowing a mixed use residential, office, and commercial

development. The existing PUD permits a mixed-use development consisting of up to 990 condominium and townhouse style dwelling units, 40,000 square feet of commercial space, a 130-slip boat slips, and community amenities.

The proposed Dolphin Reef PUD shall include a mix of residential, office, and retail commercial uses. The residential uses may include: student housing, including dormitories, suite-style housing, apartments, and similar student housing arrangements; fraternity and sorority houses; housing for seniors, including independent living, assisted living, skilled nursing living, memory care, and similar uses, which may be associated with and supported by the proposed nursing school at Jacksonville University; and other multifamily housing. The office and retail commercial uses shall not exceed 175,000 enclosed square feet.

Much of the Property currently is vacant, with portions of it developed as a residence (for the Jacksonville University president and for dignitaries, also known as the Alumni House) and for secondary access to the Jacksonville University golf course. The Alumni House is to remain. The existing PUD proposed a large marina on the western portion of the property, but this PUD proposes utilizing this area as open space and recreation.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Residential Professional Institutional (RPI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The RPI functional land use category is primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The proposed PUD would allow for office and retail; commercial; residential/dormitories-suites; residential/fraternity-sorority housing; senior living; the existing Dignitary/Alumni House, and Passive Open Space. This mixed use residential, office, and commercial development will be compatible and integrated with Jacksonville University and the uses and facilities on its campus; and promote the redevelopment of the area of University Boulevard north of the Arlington Expressway. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of

the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. The ratio of residential units to commercial development will be at a ratio of four to one, or approximately 80% to 20%. This ratio and proposed uses meets the RPI mixed use category of both the urban and urban priority areas.

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

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district as follows:

(1) Consistency with the 2030 Comprehensive Plan

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

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

F.L.U.E. 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.

F.L.U.E. 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.

F.L.U.E. GOAL 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

F.L.U.E. Objective 3.2 Continue to 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.

F.L.U.E Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

F.L.U.E. Objective 3.4 Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

The proposed project is serviced by mass transit (JTA), will incorporate internal capture of trips by the mixed use and interconnectivity with adjoining Jacksonville University. It is also readily accessible from downtown and Interstate 95 via the Mathews Bridge, and to destinations north and south via State Road 9A and Southside Boulevard, by way of Merrill Road and Ft. Caroline Road. The development also proposes alternatives such as walking, biking, and golf cart use in addition to automobile circulation system, and also integrates with the Jacksonville University by way of a secondary access that will capture trips internally between the PUD development and the University, thereby reducing traffic demand on University Boulevard. The new residential choices complements the existing wide range of single family and rental apartment housing options in the old Arlington area. It can be anticipated that the introduction of commercial space will complement and assist in revitalizing this University Boulevard corridor and the nearby Gazebo shopping center.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

(2) Consistency with the Concurrency Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. There is an existing Development Agreement #43607.0 and City Development #7217 for the PUD that reserves capacity for 40,000 sq. ft. of retail space, 980 condos, and a marina with 130 boat slips.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a mixed use development to include residential units, but will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping:

A buffer/screen shall be provided as required in Section 656.1216 of the Zoning Code between an office or retail/commercial use and any residential use, and any senior living use and either residential/dormitories-suites or residential/fraternity-sorority housing. The written description indicates land use buffers and landscaping shall be installed in accordance with Part 12 requirements.

The use of topography, physical environment and other natural features:

The application indicates that there will be an integrated multi-level internal circulation system of bike trail, pedestrian ways, golf cart, and automobile traffic, integrated with the JU campus. The subject property is somewhat better oriented toward the river as an amenity, in contrast to the existing JU campus. The mix of uses and transitions between them is accomplished by careful selection of site detailing and execution within the five proposed parcels.

Traffic and pedestrian circulation patterns:

The primary access will be a boulevard entrance extending west from University Boulevard into the portion of the property devoted to office and retail commercial uses. Access to the remainder of the property will be by way of two primary access points which will connect to the existing Jacksonville University roadway system. There will be an integrated multi-level internal circulation system of bike trail, pedestrian ways, golf cart, and automobile traffic, integrated with the JU campus. Internal access roads and drives will be constructed as necessary from the proposed roads to provide additional access within the PUD. The location and design of the proposed roads and access points may be subject to realignment or reconfiguration prior to development.

It should be noted that in the attached memorandum dated May 15, 2014, the Development Services Division has the following comments:

1. A traffic signal warrant analysis based on the MUTCD warrants is to be conducted for the proposed access point at University Boulevard. Plans for any required improvements shall be included with the Civil Engineering Plan set. The Developer will be responsible for all cost associated with the design, construction of any required improvements, as well as the study.
2. A traffic study shall be conducted that will address the required number of lanes for the entrance roadway as well as any needed modifications to the existing roadways network at that location. The study shall be approved by Development Services prior to the approval of the Civil Engineering plans.

The particular land uses proposed and the conditions and limitations thereon:

The PUD proposes the concept of a mixed-use development complimentary to the adjacent Jacksonville University campus and scaled for and surrounding uses and pedestrians within the

site. Office and retail/commercial uses are proposed within the 12.76 acre "Parcel A" fronting University Boulevard. Residential/Dormitories-Suites and/or Senior Living with up to 1,100 beds are planned for the 26.91 acre "Parcel B". The 8.09 acre "Parcel C" will contain Residential/Fraternity-Sorority Housing with up to 100 beds and the 1.88 acre "Parcel D" will contain the existing JU Alumni House. Open space will be provided within the 9.85 acre "Parcel E" along the northwestern and western boundaries of the site.

The office and retail/commercial portion of the property designated as Parcel A is located on the University Boulevard frontage of the property, and although the size (area and enclosed square footage) of the office and retail/commercial parcel is larger than that in the existing PUD, the permitted uses are generally the same as those provided in the existing PUD.

If the Residential/Dormitories-Suites, Senior Living, or Residential/Fraternity-Sorority Housing uses are of a type which is more appropriately measured in "units" rather than "beds," such as a multifamily use (including apartments), then for such use the applicant proposes that each unit shall be deemed one "bed" in determining compliance with the maximum number of beds in Parcel B (maximum 1,100 beds) and Parcel C (maximum 100 beds). The maximum number of beds provided in Parcels B and C above may be measured cumulatively such that the uses comply with the maximums so long as the total number of beds in both parcels does not exceed 1,200.

Signage:

The applicant proposes one (1) externally or internally illuminated identity monument sign oriented to University Boulevard for the office and retail/commercial uses not exceed thirty-five (35) feet in height and two hundred (200) square feet (each side) in area. The sign will identify the commercial uses and/or an anchor tenant or multiple tenants within one building or a connected series of buildings within the commercial portion of the property, and may be incorporated into an architectural icon up to fifty (50) feet in height, subject to the review and approval of the Planning and Development Department.

Smaller and/or separate office/commercial/retail uses not otherwise identified by the monument sign as proposed above may be permitted one (1) externally or internally illuminated identity monument sign not exceeding twenty (20) feet in height and fifty (50) square feet (each side) in area. These signs will be oriented to the street on which the lot has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.

One (1) externally illuminated identity sign with two sides (or two single faced signs) oriented to the street on which the development has frontage not exceed eight (8) feet in height and thirty-two (32) square feet in area (each side) are proposed for the Residential/Fraternity-Sorority Housing, Residential/Dormitories-Suites, Senior Living, and Dignitary/Alumni House uses.

Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way or sixty (60) square feet, whichever is greater.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:

The proposed PUD would allow for office and retail; commercial; residential/dormitories-suites; residential/fraternity-sorority housing; senior living; the existing Dignitary/Alumni House, and Passive Open Space over five parcels, each with their own lot standards and criteria ensuring appropriate compatibility and separation between uses. This mixed use residential, office, and commercial development will be compatible and integrated with Jacksonville University and the uses and facilities on its campus; and promote the redevelopment of the area of University Boulevard north of the Arlington Expressway. The new residential choices complements the existing wide range of single family and rental apartment housing options in the old Arlington area. It can be anticipated that the introduction of commercial space will complement and assist in revitalizing this University Boulevard corridor.

The type, number and location of surrounding external uses: The perimeter areas of the proposed PUD incorporate similar or compatible land uses to that of the adjoining uses. The proposed development is located in an area where office, retail, commercial and residential uses currently function as a mixed-use development. The PUD complements the existing pattern of development and will assist in revitalizing this University Boulevard corridor by providing uses and services for Jacksonville University and those living in the area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	RPI	CRO	MF apartments
East	CGC	CCG-1	Public library and church
South	RPI/PBF	PBF-2	Jacksonville University campus
West	N/A	N/A	St. Johns River

The site is located just north of the Jacksonville University campus, east of the St. Johns River and development on this infill site follows a compact and connected growth pattern and is in keeping with type of development running along this commercial corridor. It will be compatible and integrated with Jacksonville University and the uses and facilities on its campus; and promote the redevelopment of the area of University Boulevard north of the Arlington Expressway. The new residential choices complements the existing wide range of single family and rental apartment housing options in Old Arlington, and it can be anticipated that the introduction of commercial space will complement and assist in revitalizing this area.

(6) Intensity of Development

The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

This University Boulevard location is readily accessible from downtown and Interstate 95 via the Mathews Bridge, and to destinations north and south via State Road 9A and Southside Boulevard, by way of Merrill Road and Ft. Caroline Road. The proposed project is serviced by mass transit (JTA), will incorporate internal capture of trips by the mixed use and interconnectivity with adjoining Jacksonville University.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety:

The amendment to the existing PUD revises the intensity of proposed uses on the site while still allowing a mixed use residential, office, and commercial development which will serve Jacksonville University and the surrounding communities; maintaining compatibility with and better integrating the proposed development with Jacksonville University and its campus uses and facilities, and promoting redevelopment of the area of University Boulevard north of the Arlington Expressway.

The site has been identified as having a "high" probability of containing archeological or historic resources by the predictive model used by Duval County Planning and Development Department, Historic Preservation Division. Historically significant artifacts from the St. John's II period (850-1250 AD), and 19th century American Period (1821-1899), and the American period (1821-present) have been identified on site through previous archeological studies. Staff notes that applicant is required to comply with the requirements of City of Jacksonville, Code of Subdivision Regulations, Chapter 654, Section 122 for protection of historic and archeological sites, including the performance of a Phase I Archeological Survey, if required by, and in consultation with, the State of Florida, Division of Historic Resources.

(7) Usable open spaces plazas, recreation areas.

The project will provide the required open areas pursuant to any uses need. Open space will be developed with any combination of active and passive area(s), sidewalks, ponds and similar facilities.

(8) Impact on wetlands

Planning Staff believes that there may be wetlands located near the river at the southern tip of the project, and also along the north property line. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

A wildlife survey was provided as the project exceeds the 50-acre threshold. It concludes that no protected species were encountered and no negative impacts to threatened or endangered species are expected to occur.

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

The applicant proposes the following parking standards:

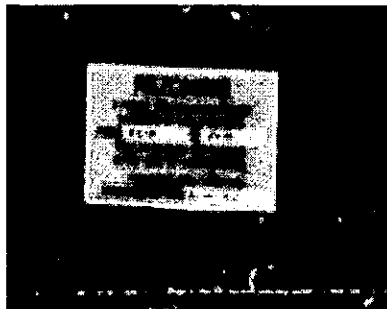
1. Retail/commercial uses: 4.0 spaces per 1,000 sq. ft. / Office: 3.0 spaces per 1,000 sq. ft.
2. For residential/fraternity-sorority housing, residential/dormitories-suites, parking shall be provided at a minimum ratio of one (1) space for each two (2) beds and shall be provided in either garages, driveways, or common parking areas.
3. Within any other multi-family uses, parking shall be provided at a minimum ratio of two (2) spaces per residential unit and shall be provided in either garages, driveways, or common parking areas.
4. For Senior Living uses, parking shall be provided at a minimum ratio of one (1) space for every four (4) beds plus 1 space for each employee or resident manager and shall be provided in either garages, driveways, or common parking areas.
5. For all other uses not specifically addressed, the provisions of Part 6 of the Zoning Code shall apply.

(11) Sidewalks, trails, and bikeways

The project will contain an internal pedestrian system that meets the 2030 Comprehensive Plan. There will also be external sidewalks as required.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on May 22, 2014 the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-0310 be **APPROVED** with the following conditions:

- 1) **The subject property is legally described in the original legal description dated January 9, 2014.**
- 2) **The subject property shall be developed in accordance with the original written description dated April 16, 2014.**
- 3) **The subject property shall be developed in accordance with the original site plan dated April 11, 2014.**
- 4) **The subject property shall be developed in accordance with the Development Services Division Memorandum dated May 15, 2014 or as otherwise approved by the Planning and Development Department.**



Aerial view of the subject site facing north



The subject site on the left facing north along University Blvd.



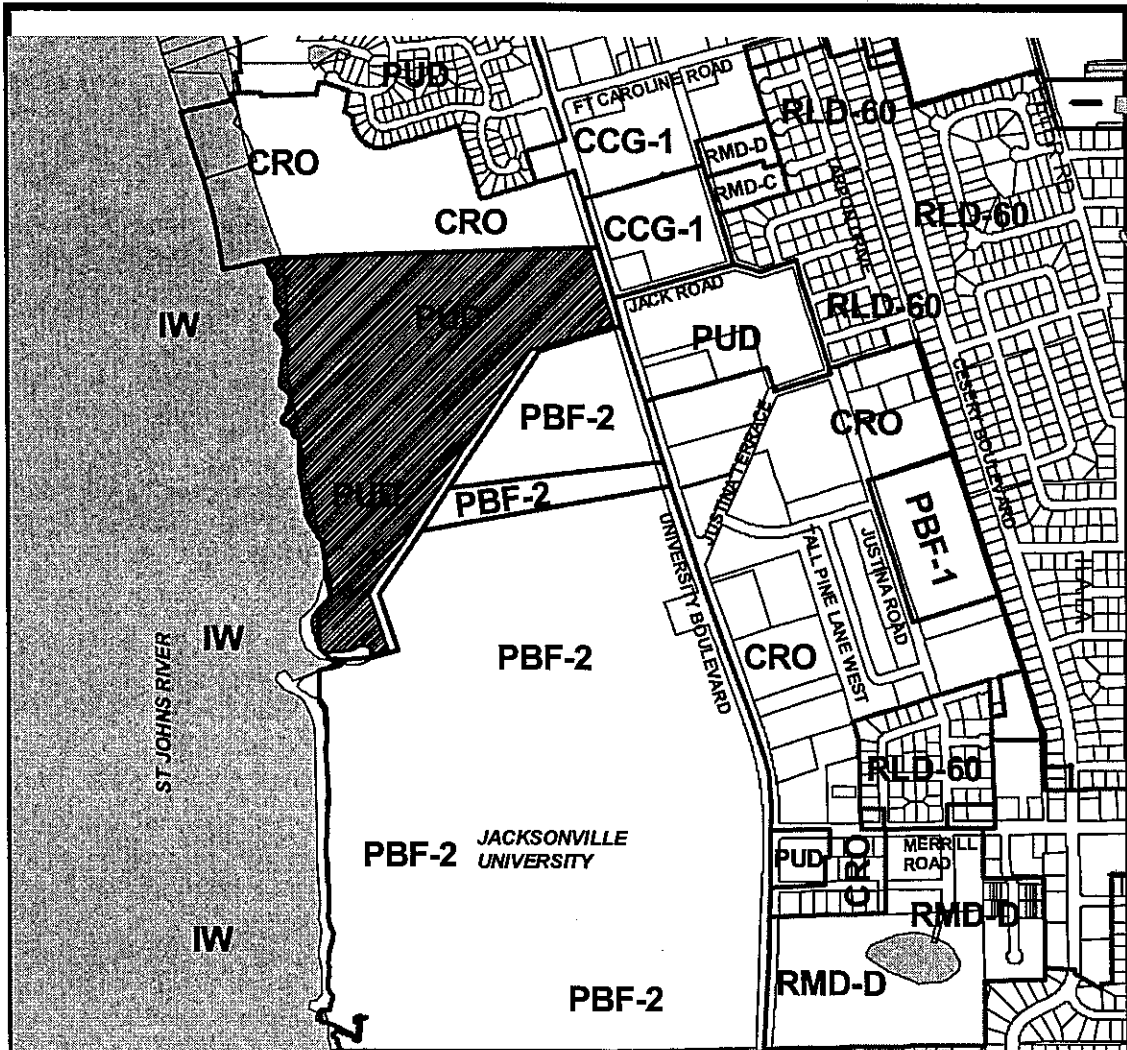
The subject site on the left facing north along University Blvd.



The subject site on the right facing south along University Blvd.



The subject site on the right facing south along University Blvd.



REQUEST SOUGHT:		
FROM: PUD TO: PUD		100 Feet COUNCIL DISTRICT: 1
ORDINANCE 2014_0310		FILE COPY

DEVELOPMENT SERVICES



May 15, 2014

MEMORANDUM

TO: Andy Hetzel, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Dolphin Reef PUD Amendment
R-2014-0310 fka R-2005-1153**

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Site plan is very vague, so additional comments/requirements may be made at 10 set review.
2. Only one access point from University Boulevard is permitted and it shall align with Jack Road.
3. A traffic signal warrant analysis based on the MUTCD warrants is to be conducted for the proposed access point at University Boulevard. Plans for any required improvements shall be included with the Civil Engineering Plan set. The Developer will be responsible for all cost associated with the design, construction of any required improvements, as well as the study.
4. A traffic study shall be conducted that will address the required number of lanes for the entrance roadway as well as any needed modifications to the existing roadways network at that location. The study shall be approved by Development Services prior to the approval of the Civil Engineering plans.
5. Plans for any required improvements shall be included with the Civil Engineering Plan set. The Developer will be responsible for all cost associated with the design, construction of any required improvements, as well as the study. There shall be no driveway or cross access along the entry roadway within 150' of the right-of-way line for University Boulevard.
6. Provide sidewalks per the 2030 Comprehensive Plan and the Land Development Procedure Manual.
7. Any roadway proposed to be dedicated as a public street shall meet the design requirements of Section 3 of the Land Development Procedures Manual & 2030 Comprehensive Plan Transportation Element, to include bicycle facilities.
8. Any roadway proposed to be dedicated as a public street shall not be gated. Any roadway proposed to be private and gated shall provide a public turn around prior to gate and adequate onsite queuing so that vehicles do not stack into City right-of-way.

R-2014-0310 Dolphin Reef PUD Amendment fka R-2005-1153

PLANNING AND DEVELOPMENT

DEVELOPMENT SERVICES



Page 2 Dolphin Reef PUD Amendment

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

PLANNING AND DEVELOPMENT DEPARTMENT



May 21, 2014

TO: Andrew Hetzel, City Planner II

FROM: Lisa S. Ransom, City Planner III

**SUBJECT: Dolphin Reef PUD Ordinance 2014-310
Old Arlington Neighborhood Action Plan Area 2007-321-E**

The subject property contains approximately 59 acres of land located on the St. Johns River, north of Jacksonville University. The property is a part of an existing Planned Unit Development (PUD) known as Dolphin Reef (Ord. 2005-1153-E). In addition, the subject parcel is located within the Old Arlington Neighborhood Action Plan (NAP) Study Area. Currently a PUD to PUD zoning application, the proposed development would allow a "mixed use residential, office, and commercial development "which may include student housing, including dormitories, suite-style housing, apartments, and similar student housing arrangements; fraternity and sorority houses; housing for seniors, including independent living, assisted living, skilled nursing living, memory care, and similar uses, which may be associated with and support by the proposed nursing school at Jacksonville University; and other multifamily housing. The office and retail commercial uses shall not exceed 175,000 enclosed square feet. According to the application the mix of uses in the PUD shall be consistent with the provisions of the RPI future land use category governing percentages of uses.

The Old Arlington NAP acknowledged Jacksonville University (JU) as an asset and a long-time presence in Old Arlington. Identified as an economic resource, the plan recognized Jacksonville University's as one of the participants throughout the planning process. The OANAP identified the Davis College of Business at JU as a "resource that could be drawn upon in developing a market plan for the study area" (page 46).

Furthermore, The Old Arlington NAP recommended that "community groups should continue to engage area businesses wherever possible to show them the degree of support and commitment involved in the formulation of this plan, encourage them to follow its recommendations regarding design and maintenance, and follow through with support for businesses that try to assist with the enhancement of Old Arlington's future" (page 46).

In conclusion, the OANAP recommendation for "future requests for intensification of zoning through exceptions, rezonings or Planned Unit Developments should not be supported by the Planning and Development Department unless it can be demonstrated that there will be a benefit to the neighborhood, including adjacent or nearby residential uses. According to the May 19, 2014 letter from the Arlington/Beaches CPAC, the proposed PUD is supported by the community (see below). Therefore, based on the above stated reasons, the Neighborhood Planning Section of the Planning and Development Department finds the application for Dolphin

Application For Rezoning To PUD



Planning and Development Department Info

Ordinance # 2014-310 Staff Sign-Off/Date AH / 04/23/2014

Filing Date 04/18/2014 Number of Signs to Post 3

Hearing Dates:

1st City Council 06/10/2014 Planning Commission 06/05/2014

Land Use & Zoning 05/17/2014 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study OLD ARLINGTON NAP

Application Info

Tracking # 544

Application Status PENDING

Date Started 01/13/2014

Date Submitted 01/13/2014

General Information On Applicant

Last Name	First Name	Middle Name
HAINLINE	T.R.	

Company Name
ROGERS TOWERS, P.A.

Mailing Address
1301 RIVEPLACE BOULEVARD, SUITE 1500

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
904	904	THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
WADLE	BRENDA	

Company/Trust Name
801 GRAND DOLPHIN REEF, LLC

Mailing Address
711 HIGH STREET

City	State	Zip Code
DES MOINES	IA	50392

Phone	Fax	Email
5152835836	8668504024	WADLE.BRENDA@PRINCIPAL.COM

Last Name	First Name	Middle Name
WADLE	BRENDA	

Company/Trust Name
PCA DOLPHIN REEF, LLC

Mailing Address

711 HIGH STREET

City DES MOINES **State** IA **Zip Code** 50392

Phone 5152835836 **Fax** 8668504024 **Email** WADLE.BRENDA@PRINCIPAL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2005-1153-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 128153 0000	1	2	PUD	PUD

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

Land Use Category Proposed?

If Yes, State Land Use Application # FLORIDA **Land Use Category** RPI

Total Land Area (Nearest 1/100th of an Acre) 62.00

Development Number

Proposed PUD Name DOLPHIN REEF PUD AMENDMENT

Justification For Rezoning Application

SEE EXHIBIT "D" ATTACHED.

Location Of Property

General Location

ON THE WEST SIDE OF UNIVERSITY BOULEVARD, JUST NORTH OF JACKSONVILLE UNIVERSITY

House #	Street Name, Type and Direction	Zip Code
3812	UNIVERSITY BV	32211

Between Streets

UNIVERSITY BOULEVARD and ST. JOHNS RIVER

Required Attachments For Formal, Complete application

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

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- | | |
|---|------------|
| 1) Rezoning Application's General Base Fee: | \$2,000.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 62.00 Acres @ \$10.00 /acre: | \$620.00 |
| 3) Plus Notification Costs Per Addressee | |
| 11 Notifications @ \$7.00 /each: | \$77.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,697.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT "1"

LEGAL DESCRIPTION

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9718 PAGE 2201 AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3177 PAGE 500, OFFICIAL RECORDS 2931 PAGE 16, OFFICIAL RECORDS 3723 PAGE 1147, OFFICIAL RECORDS 1729 PAGE 502, OFFICIAL RECORDS 2411 PAGE 771, OFFICIAL RECORDS 6163 PAGE 470, OFFICIAL RECORDS 7374 PAGE 1968, OFFICIAL RECORDS 993 PAGE 672, OFFICIAL RECORDS 231 PAGE 422 ALL THE ABOVE DESCRIBED LANDS LYING WITHIN SECTION 38 TOWNSHIP 2 SOUTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD (100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH NORTHERLY LINE OF OFFICIAL RECORDS VOLUME 3177 PAGE 500 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 16°23'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 494.66 FEET; THENCE SOUTH 72°34'18" WEST, DEPARTING AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 530.81 FEET; THENCE SOUTH 33°41'59" WEST, A DISTANCE OF 1796.32 FEET; THENCE SOUTH 19°19'50" EAST, A DISTANCE OF 361.78 FEET; THENCE SOUTH 74°14'57" WEST, A DISTANCE OF 150 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE NORTHERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 2920 FEET, MORE OR LESS, TO A POINT LYING ON THE AFOREMENTIONED NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 3177 PAGE 500 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°19'07" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1905 FEET, MORE OR LESS TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD AND TO THE POINT OF BEGINNING.

CONTAINING 59.49 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR DRAINAGE AS RECORDED IN OFFICIAL RECORDS 5871, PAGE 224, SAID DUVAL COUNTY, FLORIDA.

January 9, 2014

EXHIBIT A

Property Ownership Affidavit

Date: January 9, 2014

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Dolphin Reef PUD

Real Estate Parcel #: 1128153-0000

Gentlemen:

We, Brenda Walle and Steve Evans on behalf of both 801 Grand Dolphin Reef, LLC and PCA Dolphin Reef, LLC hereby certify that we are the Owners of the property described in the attached legal description, Exhibit 1 in connection with filing application for Dolphin Reef PUD submitted to the Jacksonville Planning and Development Department.

[SIGNATURES FOLLOW ON NEXT PAGE]

801 GRAND DOLPHIN REEF, LLC, a Delaware limited liability company

By: 801 GRAND AVENUE CAPITAL, LLC, a Delaware limited liability company, its sole member

By: 801 GRAND AVENUE MANAGEMENT, LLC, a Delaware limited liability company, its managing member

By: PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, its Managing Member

Brenda M. Wadle
Asst. Managing Director
Asset Management

Brenda M. Wadle

By Stu J E
Principal Member

PCA DOLPHIN REEF, LLC, a Delaware limited liability company

By: PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, its authorized signatory

Brenda M. Wadle
Asst. Managing Director
Asset Management

Brenda M. Wadle

By: Stu J E
Principal Member

STATE OF Iowa
COUNTY OF Polk

Sworn to and subscribed before me this 9th day of January, 2014, by Brenda Wadle, as Asst. Managing Director of Principal Real Estate Investors, LLC, Managing Member of 801 Grand Avenue Management, LLC, Managing Member of 801 Grand Avenue Capital, LLC, sole member of 801 Grand Dolphin Reef, LLC, and as Brenda Wadle of Principal Real Estate Investors, LLC, authorized signatory of PCA Dolphin Reef, LLC. *S/he (check one)* is personally known to me or has proved to me on basis of satisfactory evidence to be the person who executed this instrument.

Notary Public, State of Iowa
Name: Kathleen S. Byers
My Commission Expires: 05-16-14
My Commission Number is: 734494

5-16-14



STATE OF Iowa
COUNTY OF Polk

Sworn to and subscribed before me this 9th day of January, 2014, by Steven J Evans, as Portfolio Manager of Principal Real Estate Investors, LLC, Managing Member of 801 Grand Avenue Management, LLC, Managing Member of 801 Grand Avenue Capital, LLC, sole member of 801 Grand Dolphin Reef, LLC, and as Steven J Evans of Principal Real Estate Investors, LLC, authorized signatory of PCA Dolphin Reef, LLC. S/he (check one) is personally known to me or has proved to me on basis of satisfactory evidence to be the person who executed this instrument.

Notary Public, State of Iowa
Name: Kathleen Byers
My Commission Expires: 5-16-14
My Commission Number is: 734494

5-16-14

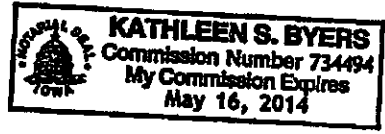


EXHIBIT B

Agent Authorization

Date: *January 9, 2014*

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Agent Authorization for the following site location:

3812 University Boulevard

Gentlemen:

You are hereby advised that the undersigned are the owners of the property described in Exhibit 1 attached hereto. Said owners hereby authorize and empower Rogers Towers to act as agents to file application(s) for a PUD rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

[SIGNATURES FOLLOW ON SUCCEEDING PAGES]

801 GRAND DOLPHIN REEF, LLC, a Delaware limited liability company

PCA DOLPHIN REEF, LLC, a Delaware limited liability company

By: 801 GRAND AVENUE CAPITAL, LLC, a Delaware limited liability company, its sole member

By: PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, its authorized signatory

By: 801 GRAND AVENUE MANAGEMENT, LLC, a Delaware limited liability company, its managing member

Brenda M. Wadle
Asst. Managing Director
Asset Management

[Signature]

By: *[Signature]*

Steven J. Byers
Notary Public

By: PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, its Managing Member

Brenda M. Wadle
Asst. Managing Director
Asset Management

[Signature]

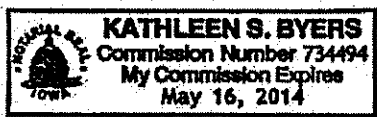
By: *[Signature]*
Steven J. Byers
Notary Public

STATE OF Iowa
COUNTY OF Polk

Sworn to and subscribed before me this 9th day of January, 2014, by Brenda Wadle, as Asst. Managing Director of Principal Real Estate Investors, LLC, Managing Member of 801 Grand Avenue Management, LLC, Managing Member of 801 Grand Avenue Capital, LLC, sole member of 801 Grand Dolphin Reef, LLC, and as Brenda Wadle of Principal Real Estate Investors, LLC, authorized signatory of PCA Dolphin Reef, LLC. S/he (check one) is personally known to me or has proved to me on basis of satisfactory evidence to be the person who executed this instrument.

Notary Public, State of Iowa
Name: Kathleen S. Byers
My Commission Expires: 5-16-14
My Commission Number is: 734494

5-16-14



STATE OF Iowa
COUNTY OF Folk

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Notary Public, State of Iowa
Name: Kathleen S Byers
My Commission Expires: 5-16-14
My Commission Number is: 734494

5-16-14



EXHIBIT C

Binding Letter

Date: *January 9, 2014*

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Dolphin Reef PUD
Real Estate Parcel #: 128153-0000

Gentlemen:

You are hereby advised that the undersigned, owners of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agree to bind their successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owners also agree that any development of the subject property will be in accordance with items (a) and (b) above and will be in accordance with the site plan approved by that ordinance. Provision shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

**801 GRAND DOLPHIN REEF, LLC, a
Delaware limited liability company**

**PCA DOLPHIN REEF, LLC, a
Delaware limited liability company**

By: **801 GRAND AVENUE CAPITAL, LLC, a
Delaware limited liability company, its
sole member**

By: **PRINCIPAL REAL ESTATE
INVESTORS, LLC, a Delaware
limited liability company, its
authorized signatory**

By: **801 GRAND AVENUE
MANAGEMENT, LLC, a Delaware
limited liability company, its
managing member**

Brenda M. Wade
Asst. Managing Director
Asset Management

Brenda M. Wade

By: **PRINCIPAL REAL ESTATE
INVESTORS, LLC, a Delaware
limited liability company, its
Managing Member**

By: *Steven J. Evans*
Steven J. Evans
Portfolio Manager

Brenda M. Wade
Asst. Managing Director
Asset Management

Brenda M. Wade

By: *Steven J. Evans*

Steven J. Evans
Portfolio Manager

STATE OF Iowa
COUNTY OF Polk

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5-16-14

Notary Public, State of Iowa
Name: Kathleen S. Byers
My Commission Expires: 5-16-14
My Commission Number is: 734494



STATE OF Iowa
COUNTY OF Polk

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5-16-14

Notary Public, State of Iowa
Name: Kathleen S. Byers
My Commission Expires: 5-16-14
My Commission Number is: 734494



Exhibit "D"

April 16, 2014

**Dolphin Reef PUD Amendment
Written Description
Current Land Use Designation: RPI, PBF
Current Zoning District: PUD
Proposed Zoning District: PUD
Development Number: _____**

I. SUMMARY DESCRIPTION OF THE PLAN

801 Grand Dolphin Reef, LLC, and PCA Dolphin Reef, LLC, (the "Applicant") propose to rezone approximately 59.49 acres of property from a Planned Unit Development (PUD) approved in Ordinance 2005-1153-E to PUD.

The subject property is located on the west side of University Boulevard on the St. Johns River adjacent to and north of the campus of Jacksonville University. The property is more particularly described by the legal description attached hereto as Exhibit "1" (the "Property").

The Property is located within the Residential-Professional-Institutional (RPI) and Public Buildings and Facilities (PBF) future land use categories in the 2030 Comprehensive Plan.

As described below, the PUD to PUD rezoning is being requested to permit an amendment to the existing PUD revising the proposed uses on the site while still allowing a mixed use residential, office, and commercial development which will: serve Jacksonville University and the surrounding communities; maintain compatibility and better integrate the proposed development with Jacksonville University and the uses and facilities on its campus; and promote the redevelopment of the area of University Boulevard north of the Arlington Expressway.

As shown on the Site Plan attached hereto as Exhibit "E," Dolphin Reef shall include a mix of residential, office, and retail commercial uses. The residential uses may include: student housing, including dormitories, suite-style housing, apartments, and similar student housing arrangements; fraternity and sorority houses; housing for seniors, including independent living, assisted living, skilled nursing living, memory care, and similar uses, which may be associated with and supported by the proposed nursing school at Jacksonville University; and other multifamily housing. The office and retail commercial uses shall not exceed 175,000 enclosed square feet.

The mix of uses in the PUD shall be consistent with the provisions of the RPI future land use category governing percentages of uses.

A boulevard entrance will extend west from University Boulevard into the portion of the Property devoted to office and retail commercial uses, and up to two additional entrances will extend north from the Jacksonville University campus into the portion of the Property devoted to residential uses. The PUD will be supported by recreational amenities and passive open space as shown on the PUD Site Plan. Although the existing PUD proposed a large marina on the western portion of the Property, this PUD proposes leaving this portion of the Property as open space and recreation which will provide beautiful, scenic vistas to both residents and guests to the Property.

II. SITE SPECIFICS

Much of the Property currently is vacant, with portions of it developed as a residence (for the Jacksonville University president and for dignitaries, also known as the Alumni House) and for secondary access to the Jacksonville University golf course. The Alumni House is to remain and is addressed as a permitted use below.

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	PBF	PBF-2	Education facilities; golf course
East	CGC, RPI	CCG-1, PUD, CRO	Library, church, education facilities, multi-family residential
North	RPI	CRO	Multi-family residential
West	WD/WR	IW	Water

PUD DEVELOPMENT CRITERIA

III. PERMITTED USES

This section of the Written Description addresses the 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.

As shown on the Site Plan, the PUD proposes development of four (4) interconnected parcels along with portions identified as Passive Open Space within the PUD identified on the Site Plan permitting the following uses or combinations thereof: Office and Retail Commercial; Residential/Dormitories-Suites; Residential/Fraternity-Sorority Housing; Senior Living; Dignitary/Alumni House, Passive Open Space. These parcels are identified solely for the purpose of defining permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The location, size (in area), and configuration of these parcels may be modified as an administrative modification to the PUD subject to the review and approval of the

Planning and Development Department.

The PUD Site Plan is conceptual only and may be subject to change, due to site characteristics and design and engineering factors. The PUD Site Plan may be modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

A. Parcels—Permitted Uses

Within Parcel A, Office and Retail Commercial uses as described below are permitted.

Within Parcel B, Residential/Dormitories-Suites and/or Senior Living are permitted up to 1,100 beds.

Within Parcel C, Residential/Fraternity-Sorority Housing is permitted up to 100 beds.

Within Parcel D, Dignitary/Alumni House is permitted.

Within Parcel E Passive Open Space uses as described below are permitted.

Within all Parcels, Active Recreation uses are permitted.

If the Residential/Dormitories-Suites, Senior Living, or Residential/Fraternity-Sorority Housing uses are of a type which is more appropriately measured in "units" rather than "beds," such as a multifamily use (including apartments), then for such use each unit shall be deemed one "bed" in determining compliance with the maximum number of beds in Parcel B (maximum 1,100 beds) and Parcel C (maximum 100 beds).

The maximum number of beds provided in Parcels B and C above may be measured cumulatively such that the uses comply with the maximums so long as the total number of beds in both Parcels (1,200 beds) is not exceeded.

B. Office and Retail Commercial

As shown on the Site Plan, the Office and Retail Commercial portion of the Property designated as Parcel A is located on the University Boulevard frontage of the Property. Although the size (area and enclosed square footage) of the Office and Retail Commercial parcel is larger than that in the existing PUD, the permitted uses are generally the same as those provided in the existing PUD. The Office and Retail Commercial portion of the Property will be used for office and retail commercial uses up to a maximum of 175,000 enclosed square feet. As described below, multifamily uses may be permitted in a limited portion of Parcel A by minor modification.

1. *Permitted uses and structures:*

- a. Business and professional offices.
- b. Medical, dental and chiropractic offices or clinics, including a student clinic, infirmary or health facility.
- c. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
- d. Hospice facilities.
- e. Banks (including drive-through tellers), loan companies, mortgage brokers, stockbrokers, and similar financial institutions.
- f. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
- g. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, and all other similar retail uses. These uses include drive-through and drive-in facilities, and other similar and compatible uses.
- h. Filing, gas or service station including a convenience store, up to 18 pumps and an automated car wash (but not service garages).
- i. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, and similar uses.
- j. Travel agencies.
- k. Libraries, museums, and community centers.
- l. Banks, savings and loans, and other financial institutions and similar uses; including drive-through and drive-up

facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.

- m. Commercial recreational or entertainment facilities such as cinemas and theaters.
 - n. Express or parcel delivery offices, but not trucking distribution centers.
 - o. Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - p. Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
 - q. Blueprinting and job printing.
 - r. Establishments which include the retail sale of all alcoholic beverages, including liquor, beer or wine, for off premises consumption.
 - s. Restaurants, including on premises consumption of beer, wine and alcohol.
 - t. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
 - u. Permanent and restricted outside sale and service of alcoholic beverages, subject to the criteria set forth in Part 4 of the Zoning Code.
 - v. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - w. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section I below.
2. *Permitted use by Minor Modification:* Upon obtaining a minor modification of the PUD, multifamily dwellings, including apartments, may be an additional permitted use, with the minimum

lot width, maximum density, maximum lot coverage by all buildings, minimum yard requirements, and maximum height of structures as permitted in Section III.E. below. Provided, however, that multifamily/apartments shall not be permitted within three hundred (300) feet of University Boulevard.

3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use (except multifamily/apartments):* For the purpose 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.
4. *Minimum lot requirement (width and area):* None.
5. *Maximum lot coverage by all buildings:* None.
6. *Minimum yard requirements:* For the purpose of these requirements, "lot" refers to the parcel within which the office and retail commercial use is located and "yard" refers to distance from the parcel boundary.
 - a. Front—For University Boulevard, ten (10) feet; for other rights of way, none.
 - b. Side—None.
 - c. Rear—None.
7. *Maximum height of structure:* Two (2) stories and forty-five (45) feet.

C. Residential/Dormitories-Suites

The portion of the Property designated as Parcel B permits dormitories, suites, and multifamily dwellings.

1. *Permitted Uses and structures:*
 - a. Dormitories and suite-style student housing.
 - b. Multifamily dwellings, including apartments, with the minimum lot width, maximum density, maximum lot coverage by all buildings, minimum yard requirements, and maximum height of structures as permitted in Section III.E. below.

- c. Cafeteria, dining hall, café, food court uses (breakfast/lunch/dinner), sale and service of beer and wine for on or off premises consumption, and ATM. Any and all distance limitations and prohibitions found in Part 8, Ordinance Code, are waived and do not apply with regard to the distance between any and all location(s) selling and/or serving beer and wine and the location of any Jacksonville University property line, facility or building.
 - d. A student clinic, infirmary or health facility.
 - e. Colleges and universities and similar uses.
 - f. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, meeting rooms, and similar uses.
 - g. Structured parking.
 - h. Parks, playgrounds, playfields, and recreational and community structures.
 - i. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section I below.
2. *Permitted accessory uses and structures:* As accessory to the uses within this portion of the PUD, establishments for the sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the uses in which it is located and shall have no signs or other external evidence of the existence of these establishments.
 3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use (except multifamily/apartments):* For the purpose 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.
 4. *Minimum lot width:* None.
 5. *Maximum lot coverage by all buildings:* Seventy-five (75) percent.
 6. *Minimum yard requirements.*

- a. Front: Twenty (20) feet.
 - b. Side: Twenty (20) feet.
 - c. Rear: Twenty (20) feet.
7. *Maximum height of structure:* Eight (8) stories over parking, and eighty-six (86) feet.
 8. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multifamily/apartment uses:* For the purpose 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.
 9. Minimum lot width: None.
 10. Maximum lot coverage by all buildings: Seventy-five (75) percent.
 11. Minimum yard requirements. The minimum yard requirements for all structures are:
 - 12. Front: Twenty (20) feet.
 - 13. Side: Twenty (20) feet.
 - 14. Rear: Twenty (20) feet.
 15. Maximum height of structure: The maximum height of structures is four (4) living stories, over parking, and sixty (60) feet.

D. Residential/Fraternity-Sorority Housing

The portion of the Property designated as Parcel C is proposed for fraternity and sorority houses, dormitories, suites, and multifamily dwellings.

1. *Permitted Uses and structures:*
 - a. Fraternity and sorority houses, including rowhouses.
 - b. Dormitories and suite-style student housing, . with the minimum lot width, maximum density, maximum lot coverage by all buildings, minimum yard requirements, and maximum height of structures as permitted in Section III.C. above.

- c. Multifamily dwellings, including apartments, with the minimum lot width, maximum density, maximum lot coverage by all buildings, minimum yard requirements, and maximum height of structures as permitted in Section III.E. below.
 - d. Cafeteria, dining hall, café, food court uses (breakfast/lunch/dinner), sale and service of beer and wine for on or off premises consumption, and ATM.
 - e. A student clinic, infirmary or health facility.
 - f. Colleges and universities and similar uses.
 - g. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, meeting rooms, and similar uses.
 - h. Structured parking.
 - i. Parks, playgrounds, playfields and recreational and community structures.
 - j. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section I below.
2. *Permitted accessory uses and structures:* As accessory to a uses within this portion of the PUD, establishments for the sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the use in which it is located and shall have no signs or other external evidence of the existence of these establishments.
 3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use (except multifamily/apartments):* For the purpose 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.
 4. *Minimum lot width:* None; for rowhouses, fifteen (15) feet, twenty-five (25) feet for end units.
 5. *Maximum lot coverage by all buildings:* The maximum lot coverage by all buildings is Seventy-five (75) percent.

6. *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - a. Front: Twenty (20) feet; for rowhouses: twenty-two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and fifteen (15) feet to the building façade; twenty-two (22) feet from the back edge of curb where no sidewalks are located to the garage face and fifteen (15) feet to the building façade; fifteen (15) feet, if access to garage is from an alley.
 - b. Side: Twenty (20) feet; for rowhouses, zero (0) feet, and ten (10) feet for side units.
 - c. Rear: Twenty (20) feet; for rowhouses, ten (10) feet.
7. *Maximum height of structure:* The maximum height of structures is four (4) living stories, over parking, and sixty (60) feet.

E. Senior Living

The portion of the Property designated as Parcel B permits all types of senior housing, including uses defined in the Zoning Code, such as nursing homes, homes for the aged, and housing for the elderly, and also including residential uses described in more contemporary nomenclature as independent living, assisted living, memory care, and skilled nursing. These uses may be associated with and supported by the proposed nursing school at Jacksonville University. Also permitted in this portion are multifamily dwellings.

1. *Permitted Uses and structures:*
 - a. Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses.
 - b. Independent living, assisted living, and memory care housing for the elderly.
 - c. Skilled nursing facilities.
 - d. Multifamily dwellings, including apartments.
 - e. Cafeteria, dining hall, café, food court uses (breakfast/lunch/dinner).
 - f. Amenity/recreation center, which may include a pool,

tennis courts, cabana/clubhouse, health/exercise facility, and similar uses.

- g. Parks, playgrounds, playfields and recreational and community structures.
 - h. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section I below.
- 2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose 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.
 - 3. *Minimum lot width:* None.
 - 4. *Maximum lot coverage by all buildings:* Seventy-five (75) percent.
 - 5. *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - a. Front: Twenty (20) feet.
 - b. Side: Twenty (20) feet.
 - c. Rear: Twenty (20) feet.
 - 6. *Maximum height of structure:* The maximum height of structures is four (4) living stories, over parking, and sixty (60) feet.

F. Dignitary/Alumni House

The portion of the Property designated as Parcel D is proposed for dignitary/alumni housing.

- 1. *Permitted Uses and structures:*
 - a. A single family home for university officers, dignitaries, alumni, and university guests.
 - b. Parties, receptions and events, including the indoor and outdoor service of food and all alcoholic beverages.
 - c. Retreats, conferences, and meetings.

- d. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section I below.
2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose 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.
3. *Minimum lot width:* None.
4. *Maximum lot coverage by all buildings:* Thirty-five (35) percent.
5. *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - a. Front: Twenty (20) feet.
 - b. Side: Twenty (20) feet.
 - c. Rear: Twenty (20) feet.
6. *Maximum height of structure:* The maximum height of structures is three (3) living stories and fifty (50) feet.

G. Passive Open Space

The portions of the Property designated as Parcel E and as Passive Open Space are proposed for conservation, open space and low intensity recreational uses.

1. Conservation, open space, greenspace, and passive and low intensity recreation uses shall be permitted, including: parks, playgrounds, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses. Along the St. Johns River, a boardwalk/bulkhead, dock with up to three (3) boat slips, and canoe/kayak launch site is permitted.
2. Stormwater, surface water management and flood control

improvements, as permitted by the applicable regulatory agencies.

3. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
4. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section I below.
5. *Minimum lot requirement (width and area):* None.
6. *Maximum lot coverage by all buildings:* None.
7. *Minimum yard requirements:* None.
8. *Maximum height of structure:* None.

H. Active Recreation

Active Recreation is permitted in all parcels and includes:

1. All uses permitted in Passive Open Space (Section G above).
2. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, meeting rooms, and similar uses.
3. Structured parking.
4. Parks, playgrounds, playfields, ball fields, courts and recreational and community structures.
5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section I below.
6. *Minimum lot requirement (width and area):* None.
7. *Maximum lot coverage by all buildings:* None.
8. *Minimum yard requirements:* None.
9. *Maximum height of structure:* None.

I. Permitted Uses and Criteria Applicable for All Uses in All Portions of the Property

1. *Permitted accessory uses and structures:* Parking, parking decks,

and detached garages shall be permitted.

2. *Recreational/open space uses:* In any portion of the Property, the following uses shall be permitted: parks, playgrounds, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.
3. *Essential Services:* Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code are permitted in all Parcels.
4. *Maximum Height of Structures:*
 - a. For purposes of this PUD, height shall be measured on a building by building basis from the average finished grade. For residential structures fronting on the river, height shall be measured from the average finished grade at the east side of the structure.
 - b. As provided in Section 656.405, City of Jacksonville Zoning Code, chimneys and other appurtenances may be placed above maximum heights given.

J. 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 (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:

1. Accessory uses shall not be located in required front or side yards except as follows:
 - a. Detached accessory structures such as carports, covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but

not less than three (3) feet from a lot line. If bonus rooms are located above such an accessory structure, then such structure shall be not less than five (5) feet from a lot line.

- b. 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 seven (7) feet from the property line.
2. Accessory uses and structures related to residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, servants' quarters and guesthouses, private garages and private boathouses or shelters, 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 in a residential neighborhood. 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. 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.

K. Recreation

1. Active recreational amenities and uses will be provided in accordance with the standards set forth below. The PUD provides for recreation areas in the residential portions of the Property which may include facilities which connect to, and provide additional support for, recreational uses currently located on the adjacent Jacksonville University campus. Also, as described in this PUD Written Description, recreational/open space uses are permitted in conservation areas shown on the PUD Site Plan. These amenities and active recreational opportunities will provide ample recreation and open space within the PUD and, at a minimum, shall meet the standards set forth below, cumulatively, for the PUD.
2. For Residential/Fraternity-Sorority Housing and Residential/Dormitories-Suites uses, ample active recreation/amenities, along with low intensity recreation/amenities

will be provided throughout the PUD. For Senior Living uses, active recreation/amenities shall be provided consistent with applicable state licensing requirements. For any other multifamily residential use, active recreation/amenities shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit.

L. Access

1. A boulevard entrance road from University Boulevard, as shown on the PUD Site Plan, will provide the primary access for the Office and Retail Commercial portion of the Property. Access to the remainder of the Property will be by way of two primary access points which will connect to the existing Jacksonville University roadway system as shown on the PUD Site Plan. Internal access roads and drives will be constructed as necessary from the proposed roads to provide additional access within the PUD. The location and design of the proposed roads and access points as shown on the Site Plan are schematic and may be subject to realignment or reconfiguration prior to development. The design of the proposed roads, the internal access roads, and all access points will be subject to the review and approval of the Planning and Development Department.
2. The entrance roads and other internal access roads and drives may be public or private. Private internal access roads may be gated.

M. Community Development District

Nothing in this PUD shall be construed as prohibiting or limiting the ability of the Applicant to establish a Community Development District for the ownership, development, operation, and maintenance of common facilities and infrastructure.

N. Signage

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the buildings represented.

1. *Office and Retail Commercial. Identity Monument Signs:* One (1) identity monument sign will be permitted for the Office and Retail Commercial uses. This sign may be two sided and externally or internally illuminated. The sign shall be oriented to University Boulevard. The signs will identify the commercial uses and/or an anchor tenant or multiple tenants within one building or a

connected series of buildings within the commercial portion of the Property. The monument sign will not exceed thirty-five (35) feet in height and two hundred (200) square feet (each side) in area. The sign may be incorporated into an architectural icon up to fifty (50) feet in height, subject to the review and approval of the Planning and Development Department.

2. *Office and Commercial Retail Uses. Identity Monument Signs:* Identity monument signs are permitted for each Office and Retail Commercial use not otherwise identified by a monument sign as provided above. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides and may not exceed twenty (20) feet in height and fifty (50) square feet (each side) in area. These signs will be oriented to the street on which the lot has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.
3. *Residential/Fraternity-Sorority Housing, Residential/Dormitories-Suites, Senior Living, and Dignitary/Alumni House Uses. Identity Monument Signs:* The Residential/Fraternity-Sorority Housing, Residential/Dormitories-Suites, Senior Living, and Dignitary/Alumni House Uses will each be permitted Identity Monument signs within the PUD. Each development will be permitted one (1) externally illuminated identity sign with two sides (or two single faced signs). These signs will be oriented to the street on which the development has frontage and will not exceed eight (8) feet in height and thirty-two (32) square feet in area (each side).
4. *Residential/Fraternity-Sorority Housing, and Residential/Dormitories-Suites, Senior Living, and Dignitary/Alumni House Uses. Other Signs:*
 - a. Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way or sixty (60) square feet, whichever is greater.
 - b. In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

- c. Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per side; 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.
5. *Directional signs:* Directional signs indicating major buildings, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the use identity signs 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. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.
6. *Real Estate & Construction Signs:* Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.
7. *All signs:* Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may 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, 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.
8. *Temporary Banner Signs:* Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.
9. *Required Signage:* Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

O. Architectural Guidelines.

1. Buildings, structures, and signage shall be architecturally

compatible with those in other uses within the PUD.

2. Areas such as utilities, maintenance, and loading/unloading zones shall be screened from the public streets or right-of-way by a visual screen eight (8) foot in height and 100 percent opaque.

P. Construction offices/model homes/real estate sales.

On-site, temporary construction offices/construction trailers/model homes/sales offices will be permitted in any parcel until that parcel is built out. In Parcels B and C, a temporary construction or sales office also may serve as student administrative offices until such facilities are built in that parcel. Real estate sales activities are permitted throughout the development. Associated parking for sales activities is permitted adjacent to temporary construction offices/model homes/sales offices. Upon the approval of construction plans for the infrastructure improvements for any "unit" or "phase" of residential development within the PUD, the Applicant may seek and obtain building permits for the construction of all of the residential units and for the construction of the recreational amenities within that "unit" or "phase" prior to the recordation of the subdivision plat(s), if applicable. Upon the approval of construction plans for the infrastructure improvements for any "unit" or "phase" of attached residential development within the PUD, the Applicant may seek and obtain building permits for the construction of all residential buildings and recreational amenities within that "unit" or "phase" prior to the recordation of the subdivision plat(s), if applicable.

the Temporary Sales Office would ultimately house some Student Administrative Offices until the Clubhouse was built (Phase II)

Q. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue at this site until build-out.

R. Buffer.

A buffer/screen shall be provided as required in Section 656.1216, Zoning Code, between (1) an Office or Retail Commercial use and any residential use, and (2) a Senior Living use and either Residential/Dormitories-Suites or Residential/Fraternity-Sorority Housing.

S. Landscaping.

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions:

1. For the Office and Retail Commercial portion of the Property, landscaping standards shall be applied taking into consideration the

entire use or development at issue. For individual lots within this portion of the Property which may own their sites in fee simple, required landscaping may be provided "off-site" within the same portion and may be shared with other uses, so long as the Applicant demonstrates that the Office and Retail Commercial uses, in their entirety, provide sufficient landscaping for all proposed uses therein. Landscape standards shall be applied within the Office and Retail Commercial portion of the Property without regard to property ownership boundaries, which may exist among individual uses.

2. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review and approval of the Planning and development Department.

T. Modifications.

1. Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be allowed by administrative modification or minor modification.
2. PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual portions of the Property or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

U. Parking.

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) with the following additional and superseding provisions:

1. Parking shall be provided in accordance with the following standards (based upon parking generation studies conducted by the Urban Land Institute--ULI):

Retail: 4.0 spaces per 1,000 s.f. GLA

Office: 3.0 spaces per 1,000 s.f. GLA

2. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue.
3. For individual lots within the Office and Retail Commercial portion of the Property which may own their sites in fee simple, required off-street parking may be provided "off-site" within the Office and Retail Commercial portion of the Property and may be shared with other uses, so long as all of the uses within this portion, in their entirety, provide sufficient off-street parking for all proposed uses therein.
4. For Residential/Fraternity-Sorority Housing, Residential/Dormitories-Suites, parking shall be provided at a minimum ratio of one (1) space for each two (2) beds and shall be provided in either garages, driveways, or common parking.
5. Within any other multifamily uses, parking shall be provided at a minimum ratio of two (2) spaces per residential unit and shall be provided in either garages, driveways, or common parking.
6. For Senior Living uses, parking shall be provided at a minimum ratio of one (1) space for every four (4) beds plus 1 space for each employee or resident manager and shall be provided in either garages, driveways, or common parking.
7. For all other uses not specifically addressed, the provisions of Section 656.604, Ordinance Code, shall control with the exception set forth below regarding maximum spaces.
8. There shall be no limit or maximum number of parking spaces for any use within the PUD.
9. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.

V. Sidewalks, Trails and Bikeways.

1. Sidewalks and bikeways shall be provided as required in the Comprehensive Plan and Code of Subdivision Regulations.
2. Trails and pedestrian walkways also will be provided generally as shown on the PUD Site Plan to provide access among parcels.

W. Florida Aquifer

Development within the PUD shall comply with Section 752.104, Ordinance Code.

X. Utilities

Electric, power, water and sewer will be provided by JEA.

Y. Pre-application conference.

Pre-application conferences were held regarding this application on November 13, 2013 and December 6, 2013.

Z. Justification for the PUD Rezoning.

As described above, the Dolphin Reef PUD is being requested to permit development of office and retail commercial uses, student housing, and a senior living facility which will offer a common scheme of development, will protect the waterfront and will serve both Jacksonville University and the community as a whole. The PUD provides for flexibility in the site design by way of a mix of uses on one site that could otherwise not be accomplished through conventional zoning. The PUD design results in minimal impact to environmentally sensitive lands within the Property and ensures consistency with the surrounding zoning and existing uses.

AA. PUD/Difference from Usual Application of the Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Narrative and the Conceptual Site Plan; it provides for a variety of uses and development on the Property with a common scheme of development which are consistent and compatible with each other; it provides for site-specific access requirements; it provides for site-specific buffers; and, it provides for site-specific signage requirements.

BB. Permissible Uses by Exception.

There are no permissible uses by exception.

CC. Continued Operation of Common Areas.

Regarding the intent for the continued operation and maintenance of those areas and functions and facilities which are not to be provided, operated, or maintained by the City of Jacksonville or other public entity: it is the Applicant's intent for the Applicant or successor developer to operate and maintain these matters initially and, ultimately, for an owners' association to operate and maintain these matters in perpetuity.

DD. Approximate Dates of Phases

Regarding phasing, construction of the horizontal improvements shall be initiated in approximately 2014-15 and be completed approximately in 2015-17. Construction of student housing will be initiated when the market dictates and will be completed as the market dictates. Construction of the Senior Living facility will be initiated when needed and feasible and will be completed within a reasonable time thereafter.

EE. Names of Development Team

Developer: Rimrock Devlin, LLC

Planners and Engineers: Taylor and White.

Architects: PQH Group

FF. Land Use Table

A Land Use Table is attached hereto as Exhibit "F."

IV. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: The PUD will be developed consistent with the applicable land use categories of the 2030 Comprehensive Plan.

B. Consistency with the Concurrency Management System: The Property is subject to an Development Agreement approved in Ordinance 2006-1323.

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 will be maintained by 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: A Listed Species Survey is attached hereto as Exhibit "I."

J. Off-Street Parking Including Loading and Unloading Areas: The PUD provides ample off street parking.

K. Sidewalks, Trails, and Bikeways: The PUD provides extensive pedestrian connectivity and recreational trails.

EXHIBIT F

PUD Name	DOLPHIN REEF
Date	April 11, 2014

Land Use Table

Total gross acreage	59.49	Acres	100.00%
Amount of each different land use by acreage			
* Single family (ALUMNI HOUSE)(Parcel "D")	1.88	Acres	3.16%
Total number of dwelling units	N/A	D.U.	
* Multiple family (Dormitories, Multi-family, Sorority, Housing, Townhomes)	35	Acres	58.83%
Total number of Beds	1200	Beds	
* Commercial/Retail/Office	12.76	Acres	21.45%
Maximum Impervious Surface		Acres	75.00%
Other land use	N/A	Acres	
Active recreation and/or open space	3.1	Acres	
* Passive open space	9.85	Acres	16.56%
Wetlands	4.99	Acres	8.39%
Public and private right-of-way (approximate)	1.6		
Maximum coverage of non-residential buildings and structures (Percent of building coverage within Commercial area)	175,000	Sq. Ft.	31.48%

* 59.49 Acres

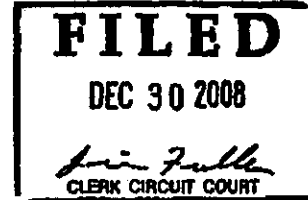


JIM FULLER
Clerk of the Circuit Court

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

CIVIL ACTION NO.: 08-8986-CA
DIVISION: CV-F

PRINCIPAL COMMERCIAL ACCEPTANCE, LLC, a Delaware limited
liability company, and 801 GRAND AVENUE CAPITAL, LLC
vs. Plaintiff(s)
AMC DELANCEY HC DOLPHIN REEF PROPERTIES I.L.P., a
Delaware limited Partnership Defendant(s)



CERTIFICATE OF TITLE

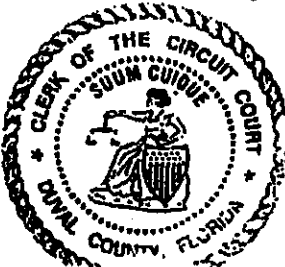
The undersigned clerk of the court certifies that he executed and filed a certificate of sale in this action on
15 DEC. 2008

for the property described herein and that no objections to the sale have been filed within the time allowed for
filing objections.

The following property in Duval County, Florida:
SEE ATTACHED (EXHIBITS "A" AND "B")

was sold to 801 GRAND AVENUE CAPITAL, LLC, a Delaware limited liability company, and PCA DOLPHIN REEF, LLC,
a Delaware limited liability company, 771 HIGH ST., DES MOINES, IA. 50392

WITNESS my hand and the seal of the court on 30 DEC. 2008



JIM FULLER
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

EXHIBIT G

EXHIBIT A

LAND
(Exhibit A-1)

ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9718 PAGE 2201 AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3177 PAGE 500, OFFICIAL RECORDS 2931 PAGE 16, OFFICIAL RECORDS 3723 PAGE 1147, OFFICIAL RECORDS 1729 PAGE 502, OFFICIAL RECORDS 2411 PAGE 771, OFFICIAL RECORDS 6163 PAGE 470, OFFICIAL RECORDS 7374 PAGE 1968, OFFICIAL RECORDS 991 PAGE 672, OFFICIAL RECORDS 231 PAGE 422 ALL THE ABOVE DESCRIBED LANDS LYING WITHIN SECTION 38 TOWNSHIP 2 SOUTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD (100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH NORTHERLY LINE OF OFFICIAL RECORDS VOLUME 3177 PAGE 500 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH $16^{\circ}23'00''$ EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 494.66 FEET; THENCE SOUTH $72^{\circ}34'18''$ WEST, DEPARTING AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 530.81 FEET; THENCE SOUTH $33^{\circ}41'59''$ WEST, A DISTANCE OF 1796.32 FEET; THENCE SOUTH $19^{\circ}19'50''$ EAST, A DISTANCE OF 361.78 FEET; THENCE SOUTH $74^{\circ}14'37''$ WEST, A DISTANCE OF 150 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE NORTHWESTERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 2920 FEET, MORE OR LESS, TO A POINT LYING ON THE AFOREMENTIONED NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 3177 PAGE 500 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH $89^{\circ}19'07''$ EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1905 FEET, MORE OR LESS TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD AND TO THE POINT OF BEGINNING.

CONTAINING 59.49 ACRES, MORE OR LESS

LEASEHOLD
(Exhibit A-2)

(Golf Course Legal Description)

A portion of those lands described in Official Records 231, Page 422, of the current public records of Duval County, Florida, lying in Section 38 of the F. Richard Grant (Branchester Tract) and a portion of Deed Book 1240, Page 18, of said current public records, lying in Section 40 of the F. Richard Grant (Branchester Tract) all in Township-2-South, Range-27-East, Duval County, Florida and being more particularly described as follows:

For point of reference commence at the intersection of the Westerly right of way line of University Boulevard North (100 foot right of way as now established) with Northerly line of Official Records Volume 3177 Page 500 of the current public records of Duval County, Florida; thence South 16°23'00" East, along said Westerly right of way line, 1321.82 feet to point of curvature; thence Southeasterly along the arc of a curve, concave Northeasterly and having a radius of 11509.16 feet, through a central angle of 3°02'20" an arc distance of 610.43 feet to a point of tangency, said curve being subtended by a chord bearing and distance of South 17°52'77" East, 610.36 feet; thence South 19°23'37" East continuing along said Westerly right of way line, 307.25 feet; thence departing said right of way, South 70°13'23" West, 160.00 feet; thence South 19°23'37" East, parallel to said Westerly right of way, 210.12 feet; thence North 70°13'23" East, 160.00 feet to the aforementioned Westerly right of way line; thence along the said Westerly right of way line South 19°23'37" East, 620.10 feet to a point of curvature; thence Southeasterly along the arc of a curve, concave Westerly and having a radius of 1859.86 feet, through a central angle of 20°35'31" an arc distance of 668.43 feet to a point of tangency, said curve being subtended by a chord bearing and distance of South 09°05'52" East, 664.84 feet; thence South 01°11'54" West, 325.81 feet to a point of curvature; thence Southwesterly along the arc of a curve concave Westerly and having a radius of 7589.43 feet; through a central angle of 2°17'00" an arc distance 302.45 feet to a point of tangency, said curve being subtended by a chord bearing and distance of South 02°20'24" West, 302.43 feet; thence continuing along said right of way South 03°28'54" West, 261.82 feet to a point of curvature; thence Southwesterly along the arc of a curve, concave Easterly and having a radius of 3819.71 feet; through a central angle of 4°00'03" an arc distance of 266.73 feet to a point lying on the intersection of the North line of Deed Book 1111 Page 1 of said public records, said curve being subtended by a chord bearing and distance of South 01°28'52" West, 266.67 feet; thence departing said Westerly right of way line, along aforementioned North line, South 89°04'17" West, 1685.81 feet to the Point of Beginning;

From the Point of Beginning thus described, thence North 44°12'09" West, 46.40 feet; thence North 52°28'20" West, 131.24 feet; thence North 00°30'40" West, 263.62 feet; thence North 03°45'59" East, 174.19 feet; thence North 12°37'05" East, 127.16 feet; thence North 06°42'36" East, 165.00 feet; thence North 21°52'22" West, 182.10 feet; thence North 04°39'37" East, 386.77 feet; thence North 07°15'51" West, 134.47 feet; thence North 83°26'07" West, 79.93 feet; thence North 49°42'31" West, 112.68 feet; thence North 18°16'12" West, 280.22 feet; thence North 50°58'34" East, 385.23 feet; thence North 33°47'07" West, 486.98 feet; thence South 72°01'58" West, 330.46 feet; thence South 28°59'52" East, 81.16 feet; thence South 53°53'45" West, 400 feet, more or less, to the shore of the St. Johns River, thence Southerly along the shore of said St. Johns River, 3856 feet, more or less, to its intersection with the aforementioned North

line of Deed Book 1111 Page 1; thence along said North line, North 89°04'17" East, 867 feet,
more or less, to the Point of Beginning.
Containing 41.65 acres, more or less.

EXHIBIT B

PERSONAL PROPERTY

As used herein, the term "Land" means those certain tracts, pieces and parcels of land described in Exhibit "A" ("A-1" and "A-2") attached hereto and made a part hereof, together with all existing and future easements and rights affording access to it (the "Land").

This financing statement covers, and Debtor hereby grants to and creates in favor of the Secured Party, a continuing security interest and lien under the UCC and all other applicable laws in and to the following property, rights, interests and estate now or hereafter owned by Debtor (all or any part of such property or any interest in all or any part of it, as the context may require (the "Premises")):

1. Together with Debtor's interest in and to all leases, subleases, licenses, concessions, occupancy agreements, reservation agreements, and other agreements or arrangements (including, without limitation, all guarantees thereof), heretofore or hereafter entered into affecting the use, enjoyment or occupancy of, or the conduct of any activity upon or in the Debtor, including all extensions, renewals, modifications or amendments thereof (collectively, the "Leases"), and all rents, rental equivalents, license payments, guest room payments and other accounts receivable, moneys payable as damages or in lieu of rent, charges for services rendered, royalties, issues, profits, revenue, income and other benefits, including, without limitation, all lease termination fees or payments in settlement of lease terminations or surrender of the Premises, now or hereafter arising from the use, enjoyment or occupancy of all or any portion thereof or from any present or future Lease or other agreement pertaining thereto or arising from any of the Property Agreements (as hereinafter defined) or any of the general intangibles regardless of the party to whom such rents and profits are payable, and all cash or securities deposited to secure performance by the tenants, lessees or licensees, as applicable, of their obligations under any such Leases, whether said cash or securities are to be held until the expiration of the terms of said Leases or applied to one or more of the installments of rent coming due prior to the expiration of said terms (collectively, the "Rents").
2. Together with all and singular the tenements, hereditaments, easements, appurtenances, passages, waters, water courses, riparian rights, sewer rights, drainage rights, rights in trade names, licenses, permits and contracts, and all other rights, liberties and privileges of any kind or character in any way now or hereafter appertaining to the Land, including but not limited to, homestead and any other claim at law or in equity as well as any after-acquired title, franchise or license and the reversion and reversions and remainder and remainders thereof.
3. Together with the right in the case of foreclosure hereunder of the encumbered property for Secured Party to take and use the name by which the buildings and all other improvements situated on the Premises are commonly known and the right to manage and operate the said buildings under any such name and variants thereof.
4. Together with all right, title and interest of Debtor in any and all buildings and improvements of every kind and description now or hereafter erected or placed on the said Land and all materials intended for construction, reconstruction, alteration and repairs of such

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management agreements, service contracts, permits, licenses, certificates and entitlements in any way relating to the development, construction, use, occupancy, operation, maintenance, enjoyment, acquisition or ownership of the Premises.

8. Together with Debtor's interest in and to all contracts and agreements now or hereafter entered into by Debtor covering any part of the Premises (collectively, the "Property Agreements") and all deposits, revenue, income and other benefits thereof, including, without limitation, management agreements, service contracts, franchise agreements, maintenance contracts, equipment leases, personal property leases and any contracts or documents relating to construction, repair or other work on any part of the Premises (including plans, specifications, books, records, drawings, surveys, tests, reports, bonds and governmental approvals) or to the development, construction, use, occupancy, maintenance, enjoyment, acquisition, management or operation of any part of the Premises together with all present and future monetary deposits given to any public or private utility with respect to utility services furnished to any part to the Premises.

DEFINITIONS

"Loan" shall mean the loan to be made pursuant to the Loan Agreement and the Note.

"Loan Agreement" shall mean that certain Loan Agreement executed contemporaneously herewith by and between Debtor and Secured Party.

"Loan Documents" shall mean the Loan Agreement and any other instruments evidencing, securing or guarantying obligations of any party under the Loan.

"Note" shall mean that certain Secured Promissory Note in the principal amount of \$27,000,000.00 made by Debtor in favor of Secured Party evidencing the Loan.




Project Location

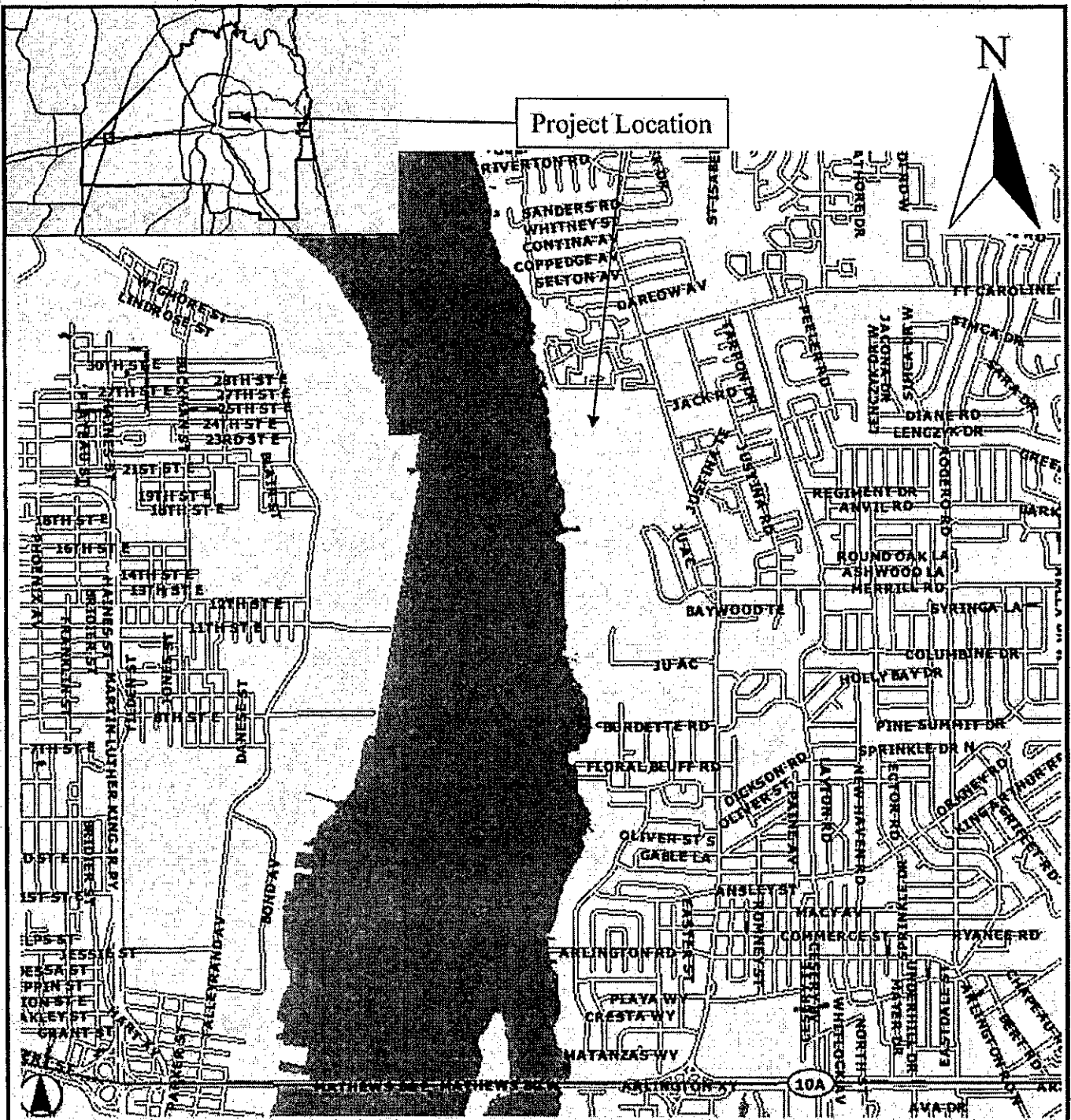
REFERENCE:

- 1.) Jax GIS
- 2.) S-T-R: 38-2S-27E PARCEL #: 128153-0000 (3812 University Blvd, 32211)

NOTE:

1.) PROPERTY LOCATION IS APPROXIMATE.

 <p>Taylor & White, Inc. Consulting and Design Engineers Site Investigation and Planning • Engineering Design • Construction Observation</p>	SCALE	AS SHOWN	TITLE	AERIAL MAP	
	DATE	February 2013			
	CHECKED				
	PROJECT NO	13035	PROJECT	Dolphin Reef	DATE




REFERENCE:

- 1.) Jax GIS
- 2.) S-T-R: 38-2S-27E PARCEL #: 128153-0000 (3812 University Blvd. 32211)

NOTE:

- 1.) PROPERTY LOCATION IS APPROXIMATE.

 Taylor & White, Inc. Consulting and Design Engineers <small>Site Investigation and Planning • Engineering Design • Construction Observation</small>	SCALE	NTS	<h2>STREET LOCATION MAP</h2>	
	DATE	February 2013		
	CITY/STATE			
	PROJECT NO.	13035	PROJECT	Dolphin Reef
			INCHES	1