

EXHIBIT “D”

Written Description North Regency Development December 10, 2014

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** Current Land Use Category: CGC and MU
- B.** Current Zoning District: CCG-1 and PUD (2003-1376-E)
- C.** Requested Zoning District: PUD
- D.** Real Estate Numbers: 120820-1750
120820-1625
120280-0280
120820-1510
- E.** Architect: PQH Group, Inc.
Attn: Ricardo E. Quinones, AIA
4141 Southpoint Dr. East, Suite 200
Jacksonville, FL 32216
904-224-0001
- F.** Developer: TVC Development Inc.
Attn: Ryan Hoover
3020 Hartley Road Suite 300
Jacksonville Florida 32257
904-260-3030

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 11.48± acres of property (the “Property”) from CCG-1 and PUD to Planned Unit Development (PUD) to permit infill redevelopment of vacate lots with a maximum of 150 independent living units, up to 5 buildings, a clubhouse and 4 commercial buildings.

The Property is located on North Regency Square Blvd, between Mill Creek Road and Southside Connector as shown on Exhibit “E”, and is currently undeveloped lots. Kendal Drive separates the two parcels. It is bounded by vacant lots on the north side, the entry/exit ramp to Southside Blvd on the east side, North Regency Square Blvd on the south side and Mill Creek Road on the West side. The Property is more particularly described in the legal description attached as Exhibit “1” to this application. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”).

Justification for the rezoning: The application will offer the opportunity for residential and commercial office uses under a common development scheme.

How the PUD differs from the usual application of the Zoning Code: The PUD binds the applicant and successors to the written description and site plan and eliminates commercial use that would be unsuitable for the area and the specific parcel.

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses and Development Criteria

1. *Permitted uses.* Multifamily parcel: Residential Multi-Family units with a maximum of 150 units along with related amenities. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code; and home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
2. Commercial parcel: Commercial retail and service establishments, banks, including drive-thru tellers, savings and loan institutions and similar uses, professional and business offices, hotels and motels, art galleries, museums, community centers, dance, art or music studios, vocational, trade or business schools and similar uses, day care centers or care centers meeting the performance criteria and development criteria set forth in Part 4, an establishment or facility which includes the retail sale and service of beer or wine for off premises consumption or for on-premises consumption in conjunction with a restaurant, retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity, veterinarians and animal boarding, subject to the performance criteria and development criteria set forth in Part 4, personal property storage establishments meeting the performance criteria and development criteria set forth in Part 4, retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses, outside retail sales of holiday items subject to the performance criteria and development criteria set forth in Part 4, Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code..
3. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code. Accessory uses and structures may be located within any required uncomplimentary buffer.
4. *Minimum lot requirement (width and area).* Residential multi-family development – 8.3 acres, Commercial development – 3.18 acres.
5. *Maximum lot coverage by all buildings shall not exceed 50%.*
6. *Total amount of public and private right of way (ROW) is None.*
7. *Minimum Yard Requirements and Building Setbacks.* The residential multi-family development shall be set back a minimum of twenty (20) feet from the Front and Back Property boundary and twenty (20) feet from the side Property Boundaries. The commercial development shall have no minimum setbacks from any property line.
8. *Maximum height of structure.* The residential buildings shall be a maximum of four (4) stories. If a pitched roof is utilized, building height shall be a maximum of

45-five (45) feet to the eaves and fifty-five (55) feet to the peak of the roof. If a flat roof is utilized, building height shall be a maximum of fifty-five (55) feet. The commercial buildings shall be a maximum of four (4) story, the building height shall be a maximum of sixty (60) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

B. Overall Development Criteria.

1. *Access.* As shown on the Site Plan, access to the site will be available from Kendall Drive for the Residential parcel and Kendall Drive and North Regency Square Blvd for the Commercial parcel.

Interior drives will be privately owned and maintained. The location and design of all access points and interior drives is conceptual and the final location and design of each is subject to the review and approval of the Development Services Division and the City Planning and Development Department.

2. *Pedestrian Circulation.* Internal pedestrian circulation will connect to existing sidewalks along Kendall Drive and North Regency Square Blvd.
3. *Recreational/Open Space.* Recreational and therapeutic activities and facilities consistent with the particularized nature of the proposed use will be provided, including clubhouse, swimming pool and open area intermingle with the residential buildings.
4. *Parking and Loading Requirements.* With a proposed census of a min. 150 units for residential and a proposed aggregate floor area of approximately 228,000 square feet, Section 656.604(a)(2) would require 2 spaces for every two bedroom living units or 300 spaces, plus 4 additional spaces for staff .and Section 656.605(d) would require 1 loading space. With the proposed census of 35,000 SF of Commercial space, sub-divided into 15,000 retail and 20,000 professional office, Section 656.605 (a)(1) would require 1 space and 656.604(e)(1) would require 3 spaces per 1000 sf or 60 spaces.
5. *Signage.* The residential multi-family development is allowed one double-faced or two single-faced illuminated monument parcel identification signs at each entrance not to exceed twenty-four (24) square feet in area per sign face and a maximum of twenty (20) feet in height. All signage area will be calculated pursuant to Section 656.1302(s) of the City of Jacksonville Zoning Code.

The commercial development is allowed wall signs not exceeding ten (10) percent of the square footage of the occupancy frontage or respective side of a building abutting a public right-of-way or approved private street.

Directional signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. .

6. *Landscaping/fencing.* Landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code; provided, however, that any required uncomplimentary buffer may overlap with the building setbacks. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing up to six (6) feet in height and irrigation.

7. *Architectural Design.* Buildings (including roof types and facades), structures and signage will be constructed and painted with materials which are visually and aesthetically compatible with the principal structure.

Cellular towers, communication antennas and communication towers as described in Part 15 of the Zoning Code are prohibited within the PUD. Dumpsters, propane tanks, and similar appurtenances in each parcel shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.
8. *Lighting.* Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
9. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction, including the St. Johns River Water Management District. Stormwater retention areas will be located on site and the stormwater design for the PUD shall meet the standards and requirements of the City of Jacksonville and the St. Johns River Water Management District.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.
11. *Maintenance of Common Areas and Infrastructure.* The common areas and infrastructure within the Property will be maintained by the owner.
12. *Conceptual Site Plan.* The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final design/engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building location and drives shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.
13. *Temporary Uses.* Temporary construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary. Temporary sales trailer(s) shall be allowed to be placed on site.
14. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification.
15. *Phasing:* The residential portion of the project shall be of one(1) phase, the commercial portions of the project can be of one to four phases.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** The proposed use satisfies the supplemental criteria and standards for a district permitted use within the CGC and MU land use categories.

- B. Roadways / Consistency with the Concurrency Management System:** The development of the Property will comply with the requirements of the Concurrency Management System.
- C. Allocation of Residential Land Use:** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. Internal Compatibility:** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the site will be available from Kendall Drive and North Regency Square Blvd. Internal access will be provided by private drives. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
- E. External Compatibility / Intensity of Development:** The immediately surrounding land use categories are CO to the west, CCG-1 to the east and south and PUD-MU and CCG-1 to the north. Land Use categories of RPI, LDR, CGC and MDR can be found within approximately one-half mile of the Property. Zoning districts within approximately one-half mile include CCG-1 and RLD-60. The property is located in a developed area with a mix of commercial, retail and residential uses. The proposed PUD includes specific design and site planning features designed to minimize impact on the surrounding uses and general character of the area, and provides an important community use complementary to business/commercial uses.
- The aesthetic quality of the proposed use will be a community enhancement when compared to the existing cleared properties to the North along the Southside connector. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- F. Usable Open Spaces, Plazas, Recreation Areas:** Recreational and therapeutic activities and facilities consistent with the particularized nature of the proposed use will be provided. The residential multi-family development will provide a minimum of 150 square feet of active recreational area for each dwelling unit.
- G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements. (There are no wetlands on the property).
- H. Listed Species Regulations:** Not required.
- I. Off-Street Parking & Loading Requirements:** With a proposed census of a min. 150 units for residential and a proposed aggregate floor area of approximately 228,000 square feet, Section 656.604(a)(2) would require 2 spaces for every two bedroom living units or 300 spaces, plus 4 additional spaces for staff .and Section 656.605(d) would require 1 loading space. With the proposed census of 35,000 SF of Commercial space, sub-divided into 15,000 retail and 20,000 professional office, Section 656.605 (a)(1) would require 1 space and 656.604(e)(1) would require 3 spaces per 1000 sf or 60 spaces..

- J. Pedestrian Circulation System:** Internal pedestrian circulation will connect to existing sidewalks along Kendall Drive and North Regency Square Blvd. Public transportation is available along North Regency Square Blvd.