

Exhibit "D"

Town Center/Gate Parkway PUD Written Description April 17, 2015

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 167727-0850, a portion of 167727-0825 & a portion of 167727-0030
- B. Current Land Use Designation: CGC & RPI
- C. Current Zoning District: CO, PUD & RMD-A
- D. Proposed Zoning District: PUD

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

The Arthur Chester Skinner, III, Trust, et al., and PGP Jacksonville TC, LLC (the "Applicant") proposes to rezone approximately 61.35 acres of property, comprised of approximately 45.02 upland acres and 16.33 acres of lakes/ditches, at the intersection of Gate Parkway and Town Center Parkway from Commercial Office ("CO"), Planned Unit Development ("PUD"), and Residential Medium Density-A ("RMD-A") to PUD. The property is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to provide for a pedestrian- and bicycle-oriented mixed-use development, which may include a mix of commercial, hotel, office, retail, medical, assisted living/skilled nursing, multi-family residential, and recreational uses. The PUD allows for a diversity of uses, building types, and public recreational spaces to be developed in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as **Exhibit "2."**

The PUD also shall be developed consistent with the applicable land use categories of the 2030 Comprehensive Plan. All upland portions of Tract 1 and most of the upland portions of Tract 2 lie within the Community/General Commercial (CGC) land use category, and all uses therein shall be consistent with the CGC land use category. Lake portions of Tracts 1 and 2 and small upland portions along the western boundary of Tract 2 lie within the Residential-Professional-Institutional (RPI) land use category, and all uses within those portions shall be consistent with the RPI land use category. The Property is within the Urban Area of the 2030 Comprehensive Plan. Development of multifamily residential uses on the Property within the CGC land use category shall not exceed forty (40) units per acre, cumulatively within the CGC land use category throughout the PUD. (That is, residential density within the CGC land use category may be calculated cumulatively within that same land use category throughout the PUD.) Development of multifamily residential uses on the Property within the RPI land use category shall not exceed thirty (30) units per acre, cumulatively within the RPI land use category throughout the PUD. At time of verification of substantial compliance for any residential development, the applicant shall demonstrate that these cumulative densities will not be exceeded by the proposed residential development.

III. SITE SPECIFICS

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, MDR	PUD	Commercial, Office
East	CGC, MU	PUD	Commercial
North	CGC, RPI, MDR, LDR	PUD	Vacant, Lake, Multi-family Residential, Single-family Residential, Church
West	RPI, RC	PUD, CO, RMD-D	Multi-family Residential, Lake

IV. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Retail/commercial: Up to 500,000 enclosed sq. ft. (not including parking structures or outside uses).

Office: Up to 100,000 enclosed sq. ft.

Hotel: Up to 400 rooms.

Multifamily residential units: Up to 500 units.

The Applicant may convert the above permitted densities/intensities, upon notification to the Planning and Development Department at the time of verification of substantial compliance, pursuant to the Conversion Table attached as **Exhibit “3,”** which is based upon p.m. peak hour trip generation.

The above densities/intensities correspond generally to the ITE Trip Generation Manual land use codes as identified in **Exhibit 3**. Any permitted uses not included in the densities/intensities above and in **Exhibit 3** are not subject to the densities/intensities set forth in this section.

B. 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.

1. *Permitted Uses and Structures:*

- a. 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, restaurants, 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, home improvement, and all other similar retail uses. These uses include drive-through and drive-in facilities and other similar uses.
- b. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- c. Fruit, vegetable, poultry or fish market.
- d. 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, travel agencies, and similar uses.
- e. Libraries, museums, and community centers.
- f. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption or off premises consumption or both.
- g. Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Section IV.D.8 below.
- h. Automobile service stations, including petroleum, electric, or natural gas sales, minor and major repair service garages, and automated car washes.
- i. Retail outlets for the sale of new or used automobiles and trucks, subject to the performance standards and development criteria set forth in Section IV.D.1 below.
- j. Rental of automobile vehicles, trailers, and trucks, subject to the

performance standards and development criteria set forth in Section IV.D.1 below.

- k. Convenience stores, with petroleum, electric, or natural gas sales.
- l. Restaurants with on premises consumption of beer, wine and alcohol.
- m. Restaurants with the outside sale and service of food.
- n. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.D.6 below.
- o. The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer and wine, permitted under Subsections f, l, n, o, and gg herein are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.
- p. Retail and restaurant kiosks (static or mobile kiosks).
- q. Public buildings and facilities.
- r. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- s. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas and theaters.
- t. Express or parcel delivery offices, but not trucking distribution centers.
- u. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.D.10 below.
- v. Hotels and motels, except that hotels and motels shall not be permitted or permissible by exception on any portion of the Property located within the RPI land use category.
- w. Off-street parking lots, meeting the performance standards and development criteria set forth in Section IV.D.5 and 7 below, which may include outdoor sales, entertainment, and public displays.
- x. Parking decks and parking garages.

- y. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities subject to review and approval of any lake owners' association, if required by recorded private restrictions.
- z. Hospitals, medical clinic (outpatient), and similar facilities.
- aa. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
- bb. 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.
- cc. Independent living, assisted living, and memory care housing for the elderly.
- dd. Skilled nursing facilities.
- ee. Medical, dental and chiropractic offices and clinics.
- ff. Business and professional offices.
- gg. Meeting facilities and conference centers for business meetings, social gatherings (holiday events, parties, reunions, weddings, and similar events), including the associated service of food and alcohol and the outside sale and service of alcohol meeting the performance standards and development criteria set forth in Section IV.D.6 below.
- hh. 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.
- ii. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
- jj. Child and adult day care centers meeting the performance standards in Section IV.d.2 below.
- kk. Churches including a rectory, nursery and day school.
- ll. Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
- mm. Blueprinting and job printing.

- nn. Research, dental, and medical laboratories.
- oo. Schools, including vocational, trade and business schools, subject to the performance standards and development criteria set forth in Section IV.D.9 below.
- pp. Temporary construction trailers and offices.
- qq. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Section IV.D.7 below.
- rr. Multiple family residential dwellings.
- ss. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.D.4 below.
- tt. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section IV.D.3 below.
- uu. Parks, playgrounds, playfields, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, and similar uses.
- vv. Amenity/recreation centers, which may include pools, cabanas/clubhouses, health/exercise facilities, and similar uses.
- ww. Any uses permitted herein may be integrated vertically within a structure, specifically including but not limited to the vertical integration of residential and retail uses.
- xx. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.
- yy. Silviculture uses may continue until build-out.

2. *Minimum lot requirements (width and area):*

- a. None.

3. *Maximum lot coverage by all buildings and structures:*

- a. None.

4. *Minimum yard requirements:*
 - a. Front- None.
 - b. Rear – None.
 - c. Side – None.
5. *Maximum height of structures:*
 - a. One-hundred and fifty (150) feet, except as follows:
 - b. The one-hundred and fifty (150) foot maximum height does not apply to significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances placed above the roof level and not intended for human occupancy;
 - c. For any portion of a structure within the PUD and within fifty (50) feet from the boundary between Tract 1 and the adjoining property located at 10135 Gate Parkway North (RE # 167727-0600), currently known as Arium Town Center Apartments, the maximum height of such portion of structure shall be sixty (60) feet; provided, however, that such maximum height may be increased by three (3) vertical feet, up to one-hundred (100) feet, for every one (1) horizontal foot in excess of fifty (50) horizontal feet which the portion of the structure within the PUD is located from residential structures on the adjoining property (excluding amenity/recreation centers, garages, carports, or storage structures); and,
 - d. For any portion of a structure within the PUD and within fifty (50) feet from the boundary between Tract 2 and the adjoining property located at 10000 Gate Parkway North (RE # 167725-5002), currently known as Sail Cove Condominiums, the maximum height of such portion of structure shall be sixty (60) feet; provided, however, that such maximum height may be increased by three (3) vertical feet, up to one-hundred (100) feet, for every one (1) horizontal foot in excess of fifty (50) horizontal feet which the portion of the structure within the PUD is located from residential structures on the adjoining property (excluding amenity/recreation centers, garages, carports, or storage structures).

C. 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 and structures related to a residential use may include noncommercial greenhouses and plant nurseries, private garages or carports, storage areas, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with a residential use.

D. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Automobile and truck dealerships and rental of automobile vehicles, trailers, and trucks, shall be allowed subject to the following conditions:
 - a. Service and body shop bays and car washes shall be either enclosed or screened from view from any public right-of-way by a Visual Screen eight (8) foot in height and 100 percent opaque.
 - b. Service bay doors shall remain closed except for the entry/exit of vehicles, equipment, and personnel.
 - c. Exterior light fixtures will be limited to a maximum of twenty-five feet (25') in height. In addition, light fixtures on any parking deck shall be limited to a maximum of twenty-five feet (25') in height, measured from the base of the light fixture, to a maximum height from ground level of sixty (60') feet.
 - d. A maximum of fifty percent (50%) of the exterior light fixtures may remain lit during non-business hours (10:00 P.M. to 8:00 A.M.).
 - e. Loudspeaker outdoor paging systems are not permitted within a dealership site.
2. Child or adult day care centers shall be allowed subject to the following conditions:
 - a. All centers shall provide an adequate off-street area for the stacking of vehicles and required parking.
 - b. Child day care centers shall provide a fenced outdoor play area

which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.

3. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
4. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
 - a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
5. Off-street parking lots shall be allowed subject to the following condition:
 - a. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any adjacent residential properties, subject to the review and approval of the Planning and Development Department.
6. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be allowed subject to the following conditions:
 - a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater than the inside area for sale and service. The outside area also shall be surrounded by a permanent railing or other barrier at least three and half feet high; provided that the barrier may be broken up by multiple entranceways no more than six feet wide each.
 - b. Within one-hundred (100) feet from the shoreline of a lake, if the area for outside sale and service is not completely obstructed from the lake by structure(s) at least fifteen (15) feet in height, no amplified music may be played outside in conjunction with outside sale and service of alcoholic beverages after 10:00 p.m.
7. Outside retail sale of holiday items, including fireworks, shall be allowed subject to the following conditions:
 - a. Outside retail sales shall be limited to forty-five (45) days prior to and thirty (30) days following the holiday.
 - b. There shall be adequate parking sufficient to accommodate the additional retail sales.

- c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.
- 8. Private clubs, conference centers, and meeting facilities shall be allowed subject to the following condition:
 - a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.
- 9. Schools shall be allowed subject to the following conditions:
 - a. Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on any adjacent residential property, subject to the review and approval of the Planning and Development Department. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.
- 10. Veterinarians, animal hospitals and associated animal boarding kennels shall be allowed subject to the following conditions:
 - a. Buildings which are used for animal boarding shall be completely soundproofed.
 - b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00 a.m.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the PUD Site Plan. Access to Tract 1 will be provided via Gate Parkway and Town Center Parkway. Access to Tract 2 will be provided via Gate Parkway and Skinner Lake Drive. For individual “lots” or parcels of land within the PUD which may be owned in fee simple, there shall be no required street frontage or access. No new median cuts (in addition to existing median cuts) are proposed. Right-in, right-out access points as shown on the PUD Site Plan may be relocated subject to review and approval of the Planning and Development Department; any right-in, right-out access points in addition to those shown on the PUD Site Plan may be permitted by minor modification.

B. TMA Roadway Network Improvements

Improvements to the intersection of Gate Parkway and Town Center Parkway and to Town Center Parkway shall be constructed as shown on the Transportation Improvement Plan attached hereto as **Exhibit “4.”** Gate Parkway at this location and Town Center Parkway are

part of the Transportation Management Area (TMA) roadway network described in the Development Agreement establishing the TMA, as it has been amended (Ordinance 2014-104-E). A contract for the construction of the roadway improvements shown in **Exhibit 4** shall be awarded and a performance bond posted, in accordance with the provisions of the Development Agreement, prior to the issuance of building permits for vertical improvements/structures within the PUD. A contract for construction of such roadway improvements and performance bond is not required prior to verification of PUD compliance, site plans, site clearing plans, and site development plans for horizontal improvements within the PUD.

C. Multi-Use Path

A multi-use path shall be provided within this PUD as shown on the Cycling Facilities Improvement Plan attached as **Exhibit “5”** extending from Skinner Lake Drive north and east through the intersection of Gate Parkway and Town Center Parkway, north along a portion of Gate Parkway, and east and north along the PUD’s frontage on Town Center Parkway. The multi-use path shall be a minimum ten (10) feet in width, meet FDOT design standards for multi-use paths, and allow for pedestrian and bicycle use. The multi-use path shall be constructed in conjunction with each adjoining phase or section of development within the PUD. When completed, the multi-use path will allow pedestrian and bicycle interconnectivity between the PUD and the surrounding uses, enhancing the pedestrian and bicycle scale and nature of the project and reducing traffic impacts on the surrounding road links.

D. Recreation/Open Space

For multifamily residential uses within the PUD, active recreation/amenities shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit. These active recreation/amenities may include parks, open space, pedestrian walks and paths, the multi-use path, and recreational uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within a multifamily use.

E. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Ordinance Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use/urban design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries, which may exist among individual uses.

1. *Buffers*

- a. The City’s Ordinance Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated

nature of this project, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

- b. Along the boundary between Tract 1 and the adjoining property located at 10135 Gate Parkway North (RE # 167727-0600), currently known as Arium Town Center Apartments, a visual buffer/screen a minimum ten (10) feet in width shall be installed. The buffer/screen may include a wood, wood composite, masonry wall, or vinyl fence, existing or planted landscaping, earth mounds or combination thereof so long as such measures shall provide at the time of installation a minimum of 85 percent opacity for that area between the finished grade level at the common boundary line and six feet above such level and horizontally along the length of all common boundaries. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years. Where the boundary crosses the lake shoreline, the screen or fencing adequate to prevent pedestrian access shall extend as far as practicable to the shoreline.
- c. Along the boundary between Tract 2 and the adjoining property located at 10000 Gate Parkway North (RE # 167725-5002), currently known as Sail Cove Condominiums , a visual buffer/screen a minimum ten (10) feet in width shall be installed. The buffer/screen may include a wood, wood composite, masonry wall, or vinyl fence, landscaping, earth mounds or combination thereof so long as such measures shall provide at the time of installation a minimum of 85 percent opacity for that area between the finished grade level at the common boundary line and six feet above such level and horizontally along the length of all common boundaries. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years. Where the boundary crosses the lake shoreline, the screen or fencing adequate to prevent pedestrian access shall extend as far as practicable to the shoreline.
- d. Uses which are adjacent to or abut a lake shall provide a minimum ten (10) foot high landscaped buffer between the lake and any loading docks and employee or rear service entrances which are visible from the lake.

2. *Parking Fields*

Conceptual illustrations, attached as **Exhibits “6,” “7,” and “8,”** show the parking dimensions, streetscape and landscape intent of the landscape islands and placement of trees in

the parking fields, which shall supersede the provisions of Sections 656.607 and 656.1214, Ordinance Code.

3. *Shade Trees*

The parking fields shall be planted with 10 percent more non-shade trees than required by the City's Ordinance Code, as shown on **Exhibits 6, 7, and 8**. Required vehicular use area trees shall be a minimum 3-3.5 inch caliper.

4. *Street Trees*

Street trees shall be provided along Gate Parkway and Town Center Parkway. Street trees shall have a minimum 3-3.5 inch caliper, or palm trees minimum of eight (8) feet in height.

5. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet, measured one-hundred (100) feet off of the right of way (to allow for return radii to meet the needs of the travelling public).

6. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. The multi-use path provided in Section V.C. above and shown on **Exhibit 4** may be located within such buffer, and, where so located, up to six (6) feet of the buffer may be comprised of the multi-use path and a minimum of four (4) feet comprised of landscaping as specified in Section 656.1215, Ordinance Code, or as otherwise approved by the Planning and Development Department. Parking along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.

F. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the project and tenants' identification and for directional communication in a distinctive and aesthetically pleasing manner. The sign standards apply project-wide. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. Multiple tenants and/or uses may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated.

A summary table of the proposed sign standards is shown below.

Tract 1:

Three (3) project identity monument signs will be permitted, two (2) on Town Center Parkway and one (1) at the corner of Town Center Parkway and Gate Parkway. The project

identity monument signs will not exceed thirty-five feet (35') in height and two hundred (200) square feet (each side) in sign face area.

Tract 2:

One (1) project identity monument signs will be permitted on Gate Parkway. The project identity monument sign will not exceed thirty-five feet (35') in height and two hundred (200) square feet (each side) in sign face area.

Tracts 1 and 2:

Up to two (2) multifamily project identity monument signs, one (1) per access point, will be permitted for each multifamily parcel/use. Each sign will not exceed fifteen (15) feet in height and fifty (50) square feet in sign face area.

Up to two (2) hotel project identity monument signs, one (1) per access point, will be permitted for each per hotel parcel/use. This sign will not exceed fifteen (15) feet in height and fifty (50) square feet in sign face area.

Each peripheral parcel will be permitted one (1) project identity monument sign with two sides. These signs will be oriented to the street on which the outparcel 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 an outparcel may be identified with one shared monument sign. Signage for outparcels with less than one and a half (1.5) acres may not exceed ten feet (10') in height and twenty-five (25) square feet in sign face area per side. Signage for outparcels with one and a half (1.5) acres to five (5.0) acres may not exceed fifteen feet (15') in height and fifty (50) square feet in sign face area per side. Signage for outparcels five (5.0) acres to twenty (20) acres may not exceed twenty feet (20') in height and seventy-five (75) square feet in sign face area per side. Signage for outparcels with greater than twenty (20) acres may not exceed twenty feet (20') in height and one hundred (100) square feet in sign face area per side. Any outparcel with street frontage in excess of 500 feet may have two monument signs oriented to that street. No monument signs shall be located less than one hundred (100) feet apart.

Signage for three (3) or more peripheral parcels may be identified with one shared monument sign not to exceed twenty-five feet (25') in height and the lesser of (i) the cumulative total of the square footages which would be provided each parcel pursuant to the immediately preceding paragraph above or (ii) two hundred (200) square feet in sign face area per side.

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right-of-way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way.

Projecting signs and roof signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way to which side the projecting sign or roof sign is attached. The ten (10) percent shall be measured cumulatively with any wall signs on the same side of the building.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of ten (10) square feet in area per side.

Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) 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 also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Changing message devices are permitted subject to the provisions of Section 656.1302, Ordinance Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will 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.

Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD, but will not be permitted in peripheral parcels. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to “Now Opening” or “Hiring Soon” banners) may be displayed for a maximum of thirty (30) days without a permit. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)	Min Dist Btwn Signs (ft)
Tract 1: Project Identity Monument	At Town Center Parkway and Gate Parkway	1	200	35	
Tract 1: Project Identity Monument	On Town Center Parkway	2	200	35	
Tract 2: Project Identity Monument	On Gate Parkway	1	200	35	
Multifamily Project Identity Monument	On Town Center Parkway &/or Gate Parkway	Up to 2; 1 per access point	50	15	
Hotel Project Identity Monument	On Town Center Parkway &/or Gate Parkway	Up to 2; 1 per use	50	15	
Peripheral Parcel Identity Monument	Parcels less than 1.5 acres	1 Per Parcel	25	10	200
Peripheral Parcel Identity Monument	Parcels 1.5 acres to 5 acres	1 Per Parcel	50	15	200
Peripheral Parcel Identity Monument	Parcels 5 acres to 20 acres	1 Per Parcel	75	20	200
Peripheral Parcel Identity Monument	Parcels greater than 20 acres	1 Per Parcel	100	20	200
Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Projecting and Roof Signs	Project Wide		10% of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide		10		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		

Festival Banners	Project Wide on Light Poles	N/A
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G. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

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

On-site, temporary construction offices/model units/sales offices will be permitted in any commercial parcel or residential “unit” or “phase” until that parcel or “unit” or “phase” is built out. Real estate sales activities are permitted within model units. Associated parking for sales activities is permitted adjacent to model units.

I. Modifications

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.

PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual parcels 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.

J. Parking and Loading Requirements

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards:
 - a. Retail/Commercial and Restaurants: 3.6 spaces per 1,000 s.f. GLA
 - b. Office: 2.7 spaces per 1,000 s.f. GLA
 - c. Hotel: 0.9 space per room
 - d. Multifamily Residential: 1.35 spaces per dwelling unit
2. For residential uses, a minimum of 1.35 spaces per residential unit shall be provided in garages, driveways, or common parking.
3. Shared parking can be used to satisfy required parking.

- a. When two or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
 - b. Shared parking must be provided within 400 feet of the business(es) being served.
4. Valet parking can be used to satisfy parking requirements when provided within 1,000 feet of the business(es) being served.
 5. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be reduced to not less than eighty (80) percent of the sum of the amount required for each separate identified use.
 6. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

K. Lighting

To minimize the effects of site lighting on the adjacent residential properties, directional site lighting fixtures will be utilized along the Property boundaries with adjacent residential properties to cast light downward onto the PUD site.

Lighting shall include decorative lighting at the building parapets to be consistent with the existing decorative lighting in nearby retail areas.

L. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

M. Utilities

The Property is served by JEA.

N. Pre-Application Conference

Pre-application conferences were held regarding this application on February 4 and February 17, 2015.

O. Justification for the PUD Rezoning

The PUD proposes the concept of a carefully planned mixed-use development scaled for and complimentary to the pedestrian. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses integrated vertically and horizontally;
- Internal and external vehicular connectivity;
- Pedestrian- and bicycle-oriented environment;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

P. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. Such a unique and integrated community plan requires the use of the PUD ordinance in order to administer the standards that have been designed to ensure proper implementation of the community's intended design. The design and layout of the PUD is: creative in its planning approach as described above; more desirable than would be possible through strict application of the minimum requirements of the Land Development Code; and more efficient.

Q. Permissible Uses by Exception

There are no permissible uses by exception.

R. Names of Development Team

Developer/Owner: PGP Jacksonville TC, LLC

Planner/Engineer: ETM, Inc.

S. Land Use Table

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

VI. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the CGC and RPI land use categories.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System and the TMA Development Agreement applicable to the PUD site.

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 report by a wildlife consultant is attached to this application.

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 and bicycle connectivity and recreational trails.