

Lewis, Bruce

From: Zach Miller <zach_miller@bellsouth.net>
Sent: Friday, May 22, 2015 1:33 PM
To: Lewis, Bruce
Cc: Parola, Helena; SpoffordR@etminc.com; paul_harden@bellsouth.net; jennifercherry@bellsouth.net; Robinson, Jim
Subject: Nocatee Second Amended Written Description
Attachments: Nocatee Jacksonville PUD Written Description 5-21-15.pdf

Bruce,

Attached please find the Second Amended Written Description for the Nocatee PUD. The only change is the section on LSVs (golf carts), which now includes language/restrictions for LSV use and specifically lists the roads on which LSVs will be permitted. The restrictions are the same as those found in the Cape Sub-division (2006-1209). The redline still tracks all changes from the currently approved PUD. The changes between the First Amended and Second Amended on Pages 10-11. Please let me know if you have any questions.

Zach Miller

EXHIBIT D

**NOCATEE
JACKSONVILLE**

**Planned Unit Development
Rezoning Application**

Second Amended Written Description

May 21, 2015

1. **Purpose and Intent.** The intent and purpose of this PUD are as follows:
 - a. To promote the development of neighborhoods, villages, and town centers with a strong sense of place and identity and with a strong network of parks and civic spaces;
 - b. To conserve environmentally sensitive lands within a larger system of greenways that also serve as village boundaries;
 - c. To provide for neighborhoods within villages that are connected by surface streets, and to also provide for a high level of connection between neighborhoods and villages by bicycle, pedestrian, and multi-use pathways with the purpose of encouraging alternatives to the automobile;
 - d. To create a Town Center that is inviting to the pedestrian by using human scale design standards that create a functional and attractive built environment by regulating building placement along streets, creating memorable civic and open spaces, requiring attractive landscaped areas, and creating a variety of residential and nonresidential uses within this area.

2. **Site Characteristics.**

- a. Existing Land Use and Cover. The site consists of approximately 1,991 acres (an additional and approximate 12,800 acres are in St. Johns County). The site is generally bounded on the west by US 1, on the east and south by the St. Johns County line and a power line easement, and on the north by a line that is approximately 1.5 miles north of St. Johns County Road 210. The majority of the site has been utilized for decades as a tree cultivation operation. The site also includes bands of mostly forested wetlands traversing the site from northwest to southeast. In general terms, slightly over half of the site consists of uplands, and the remaining site is in wetlands or surface water. Planted pines cover the great majority of the site. The natural communities on the Nocatee project area are typical of those found in similar locations in North Florida. The larger forested wetlands are mature systems with many very large trees.
- b. Topography and Drainage. The site ranges from a high elevation of 50± (msl) in the southwest quadrant to a low of elevation 15± (msl), around Durbin Creek in the southeast quadrant. Generally the site falls off as one moves to the northwest. Durbin Creek drains the majority of the site, and then flows west into Julington Creek and the St. Johns River.
- c. Soils. The Nocatee site has been subject to an extensive silviculture program for many years. There have been several harvesting events and replanting within the project area. The topsoil has been highly disturbed due to mechanized bedding practices used to prepare the site for planting.

The majority of the soils have been mapped as flatwoods soils in the published surveys. The dominant flatwoods soil series mapped on the site are Myakka fine sand (3), Immokalee fine sand (7), St. Johns fine sand (13), and Pottsburg fine sand (40).

Nocatee soils mostly consist of fine sands found in broad flatwoods areas. Soil limitations for development range from Slight to Severe due to wetness, flooding, and ponding. In the portions of the site that will be developed these limitations are generally slight and will be overcome by applying accepted engineering methods, including property site planning and adding appropriate amounts of fill material.

The areas identified as having low suitability for development (soils with Severe limitations) are hydrologically sensitive areas (wetlands). These soils generally are not slated for development,

although some areas outside the jurisdictional wetlands may contain hydric soils that can be developed. The Nocatee project has no karst topography and no unique geologic features have been identified on the site.

- d. 100-Year Floodplain. The 100-Year floodplain on the site is generally located around Durbin Swamp on the northwest portion of the site. Nocatee's stormwater management system will limit the 100-year floodplain to the greenways, wetlands, and stormwater management facilities. No post-development, developed areas in Nocatee will be in the 100-year floodplain.
- e. Existing Improvements. ~~No improvements are located on the land.~~ Over \$120 million of regional roadway improvements have been constructed including Nocatee Parkway with a flyover at U.S. 1 (Philips Highway), new CR 210, and the Town Center Perimeter Road. Utility and stormwater infrastructure has been constructed and is largely in place to serve development in Nocatee.
- f. Surrounding Land Uses. The northeast corner of the property is adjacent to a US Forestry Service complex. Other surrounding lands are undeveloped and used for silviculture.

3. Land Use and Zoning

- a. Current Zoning. The current zoning for the property is ~~AGR (Agriculture)~~ PUD (Planned Unit Development).
- b. Current Land Use. ~~The current site future land uses, according to the Comprehensive Plan Future Land Use Map, are the Agriculture designations of AGR ii (1011 acres) Multi-Use (MU) and AGR iii (1050 acres) Conservation.~~
- c. Consistency of PUD with Comprehensive Plan. The Master Development Plan and PUD are consistent with the goals, objectives, and policies of the Comprehensive Plan of the City of Jacksonville. The underlying land use designation is Multi-Use, with the following land use designations allowed: Low Density Residential, Medium Density Residential, Public Buildings and Facilities, Business Park, Conservation, Community/General Commercial, Residential/Professional/Institutional, Recreation and Open Space, Neighborhood Commercial, Wetlands, and Light Industrial.
- d. New Town Design. Nocatee's New Town design was developed as an alternative to suburban sprawl. This design allows for the rational conversion of rural and open lands to urban use, as opposed to the fragmented conversion of such lands, which creates congestion and environmental deprivation. The design is grounded in the Florida Legislature's promotion of new towns within local comprehensive plans, as stated in the Florida Statutes Section 163.3177(11)(b). The design is also consistent with goals, objectives, and policies within the City's comprehensive plan that promote Smart Growth and Sustainable Development. The New Town design can be summarized by the following key elements.
 - i. *mix-of-use guidelines* (minimum workplace, civic, recreation, residential), to ensure balanced community and reduce trips;
 - ii. *open space preservation* – at least 35% of the site must be set aside for greenways and conservation areas;
 - iii. *design standards* to ensure a pedestrian-orientated community, like sidewalks, on-street parking, street trees, multiple connections between neighborhoods, block length maximum distances, and quality sign and landscape standards;
 - iv. *livability standards*, including the location of elementary schools in village centers; defined civic spaces; required parks within walking distance of homes; architectural diversity standards; standards that encourage home businesses; traffic calming design for streets; an

- emphasis on sidewalks, bicycle paths, and multi-use pathways; and standards that shape a vibrant Town Center.
- v. *wide range of land uses*, from low-density residential to traditional neighborhood development, and from low-intensity village mixed-use to corporate office parks, with more dense/intense development directed to village centers and a Town Center; and
 - vi. *a range of housing types* to promote income diversity through a minimum multi-family component and allowing garage and accessory apartments in single-family areas.
- e. Traffic Study. A comprehensive traffic study, as required for this PUD, was conducted by the Applicant of the project's transportation impacts as a part of the Development of Regional Impact (DRI) process. The Applicant is utilizing the "pipelining" method of meeting transportation concurrency requirements under Florida Statutes (Chapter 163.3180(12)), and for multi-use projects in the Multi-Use land use category on the FLUM. As requested by the City's Concurrency Management Systems Office (CMSO), Nocatee will obtain Conditional concurrency Availability Statements (CCAS) and Concurrency Reservation Certificates (CRC's). Since pipelining meets concurrency requirements, the CMSO will determine that there is capacity for the project.
 - f. Wildlife Survey. A comprehensive wildlife and vegetation survey, as required for this PUD, was done through the DRI process (Question 12 of the ADA). This survey is included as Appendix 1.
 - g. DRI Status. Nocatee is a DRI under Chapter 380.06, F.S. The DRI Development Order will be approved by the City of Jacksonville at the time the PUD is considered.
 - h. Miscellaneous PUD terminology. Terminology of this PUD shall be similar to terminology in the Jacksonville Zoning Code, except for the following terms.
 - i. *Manufactured Home*. A mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.
 - ii. *Mobile Home*. A structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. Multi-family. A type of attached housing that includes apartments, condominiums, townhomes and rowhouses.
 - iii. *Civic/Private Institutional Uses*. Community centers, libraries, museums, post offices, auditoriums, government buildings, churches, schools, clubs, and similar uses.

4. PUD Development Description

- a. Land Use Summary. Nocatee's New Town built environment reflects elements of innovative planning techniques including Smart Growth and Sustainable Development. Basic community standards and an established hierarchy of places are designed to give this community and its components a clear identity and to create an enhanced sense of community. The two main development districts – ~~Split Pine Village~~ Cypress Trails and the Town Center – are clearly identified by surrounding greenways/greenbelts and central areas of higher intensities and densities, ~~known as village centers~~. Pedestrian-oriented design reduces vehicle trips and dependence on the automobile, incorporating strong pedestrian/bicycle/multi-use pathways, and promoting a walkable, attractive environment through the use of standards such as sidewalks, parking encouraged in the rear or side of buildings, a master street tree plan, traffic calming design for neighborhood streets, and limitations on block length. A strong environmental focus

is achieved utilizing the Greenway and a park system. All residents will be within reasonable walking distance of parks and greenways.

A master land use summary is shown below in the following tables. Elements of the plan including ~~Split Pine Village~~Cypress Trails, ~~Split Pine Village~~Cypress Trails Village Center, the Town Center, a small tract within the northeast corner of the St. Johns County Village of Sandy Ridge Village, and the Greenway, as shown graphically in the Master PUD Plan. The projected units, square footage, or acreage identified in this table may be allocated throughout the Nocatee PUD, based on the allowable uses and development standards. Civic/institutional uses such as, but not limited to, churches, schools and community buildings, are permitted uses as provided for in Table 5. Civic/institutional uses shall not be limited in size and are not subject to the maximum development amounts listed in Tables 1 and 2 below. The PUD shall be revised to indicate actual approved and built square footage, as shown in the table.

Table 1: Proposed Nonresidential Development - Jacksonville

	Office GSF	Retail/Commercial GSF	Total GSF Allowed	Total GSF Approved	Total GSF Built
PHASE 1	66,000	0	66,000		
PHASE 2	321,500	16,000	337,500		
PHASE 3	321,500	16,000	337,500		
PHASE 4	313,500	0	313,500		
PHASE 5	313,500	0	313,500		
TOTAL	1,336,000	32,000	1,368,000		

Notes:

- Retail Commercial includes retail and service establishments.

Notes applying to all phasing tables:

- A DRI development order provision allows for development of future (consecutive) phases, if road and other improvements associated with that phase or level of cumulative trip generation are implemented first. This provision also allows the retention of unused residential and non-residential rights that remain after phase expiration to carry over into the subsequent phase(s) until buildout.
- The phases of this project are expected to occur in five (5) five-year periods for a total project life of twenty-five years. Phase 1 is projected to occur between 2003 and October 20, 2015, Phase 2 between October 21, 2015 and October 20, 2020; Phase 3 between October 21, 2020 and October 20, 2025, Phase 4 between October 21, 2025 and October 20, 2030, and Phase 5 between October 21, 2030 and October 21, 2035, although some flexibility will be built into the phasing plan as described in the next paragraph. The revised phases reflect tolling and recent legislation, approved under Chapter 2007-204 section 6, Laws of Florida, granting an automatic 3-year extension to phasing, buildout and expiration dates, as well as HB 7207, as codified in Section 380.06(19)(c), Florida Statutes, that granted a 4-year extension to the Nocatee DRI phasing, commencement, buildout, expiration and termination dates, and associated mitigation requirements.
- Acreage figures are subject to change based on density and types of land uses. A more accurate indicator of development levels is through the projected nonresidential square footage and residential units found in the phasing and conversion tables.

Table 2: Proposed Parks and Civic, Jacksonville

	Park Aeres	Civic & Private Institutional Aeres
PHASE 1	7	75
PHASE 2	14	25

PHASE 3	14	15
PHASE 4	21	15
PHASE 5	4	10
TOTAL	60	140

Table 32: Proposed Residential Development by Phase - Jacksonville

PHASE	TOTAL D.U.	SINGLE-FAM.	MULTI-FAM.	ASSIST LIVING	HOTEL ROOMS
PHASE 1	301	273	28	-	-
PHASE 2	624	462	162	-	-
PHASE 3	771	290	301	180	-
PHASE 4	461	162	299	-	-
PHASE 5	184	81	103	-	225
TOTAL	2,341	1,268	893	180	225

- b. **Conversion Table.** The tables below allow for flexibility between key land uses needed to adjust to market forces. Uses can be substituted for other uses, within prescribed minimum and maximum levels (Table 4) and using ratios of equivalence found in Table 5.

Table 43: Approved Conversion Table Land Uses

Land Use	Proposed Amount	Minimum Allowable	Maximum Allowable	ITE Code	ITE Trip Rate PM Peak Hour	Per...
Hotel (Rooms)	70	N/A	200	310	0.74	Room
Office (SF)	1,336,000	750,000 75,000	2,000,000 1,500,000	750	1.50	1000 sf
Single-Family (Units)	1,268	1,000 770	2,000	210	1.02	Unit
Multi-Family (Units)	893	500 90	1,500	220	0.67	Unit
Retail (SF)	32,000	25,000	40,000 300,000	820	3.74	1000 sf
Civic (SF)	15,644	12,500	N/A	Varies	6.25	1000 sf

Table 54: Conversion Table

	Hotel	X	Office	X	Single-Fam.	X
Hotel (1 Room)	N/A	N/A	0.49	000 SF	0.73	Units
Office (1000 SF)	2.03	Rooms	N/A	N/A	1.47	Units
Single-Fam. (1 Unit)	1.38	Rooms	0.68	000 SF	N/A	N/A
Multi-Family (1 Unit)	0.91	Rooms	0.45	000 SF	0.66	Units
Retail (1000 SF)	5.05	Rooms	2.49	000 SF	3.67	Units
Civic (1000 SF)	8.45	Rooms	4.17	000 SF	6.13	Units

	Multi-Fam.	X	Retail	X	Civic	X
Hotel (Rooms)	1.10	Units	0.20	000 SF	0.33	000 SF
Office (1000 SF)	2.24	Units	0.40	000 SF	0.68	000 SF
Single-Fam. (Units)	1.52	Units	0.27	000 SF	0.46	000 SF
Multi-Family (Units)	N/A	N/A	0.18	000 SF	0.30	000 SF
Retail (1000 SF)	5.58	Units	N/A	N/A	1.69	000 SF
Civic (1000 SF)	9.33	Units	1.67	000 SF	N/A	N/A

Explanation: For each land use on the left column, an equivalent measure of other land uses is provided to the right. For example, using hotel rooms on the top left column as an example, one hotel room is equal to 490 square feet of office space, .73 single-family units, etc.

Note: The Applicant may not convert nonresidential uses to residential uses within the first two phases of the project. Conversion may take place through the filing of an administrative modification with the JPDD. This notice shall include a statement and charts showing the status of development relative to the minimum and maximum allowable land uses in Table 4. No approval of the conversion is required provided it is consistent with Tables 4 and 5.

- c. Open Space Preservation and Greenway. The Greenway consists of over 700 acres of wetland corridors and adjacent (and internal) uplands running throughout the development. The Greenway provides for conservation of important wildlife and habitat corridors, ~~and also provides a multi-use pathway linking Split Pine Village and the Town Center.~~ In the context of land use, the Greenway will serve as an edge that defines ~~Split Pine Village~~ Cypress Trails and the Town Center and emphasizes their identity, ~~as well as providing for a limited non-automotive travel corridor.~~ Section ~~15~~ 14 describes the Greenway further. Additional wetland/upland conservation areas within ~~Split Pine Village~~ Cypress Trails and the Town Center (outside of the Greenway) will be identified on the site plans submitted for verification of substantial compliance with the PUD, Village and New Town Master Development Plan. At least 35% of the gross acreage of Nocatee-Jacksonville shall be conservation areas.
- d. Town Center. The Town Center shall serve as the principle employment, shopping, and civic district for Nocatee. The Town Center will include a retail "Main Street" that will be located in the St. Johns County portion of the Town Center. Section ~~14~~ 13 of this PUD written description provides specific mix-of-use limits and performance standards for the Town Center.

Generally, the northern part of the Town Center (north of ~~the Racetrack Road Extension~~ Nocatee Parkway) shall be largely residential, with traditional neighborhood developments that are primarily single-family in character but also allow home offices and limited multi-family uses. ~~The northern Town Center shall include a central village center that may include a community park, village commons, limited office and retail uses, and multi-family uses.~~

The southern part of the Town Center (south of ~~Racetrack Road Extension~~ Nocatee Parkway) ~~shall include a office and commercial traditional neighborhood development in the eastern portion, with a mixed-use village center similar to the northern Town Center village center of commercial office, retail and service, and single family and/or multi-family residential in the western section shall include office developments and a more intensive commercial area that will allow uses like automotive repair, warehousing, wholesaling, and similar uses.~~

- e. Villages. Development within the larger Nocatee community will be organized into a coherent system of residential villages. Villages will be clearly identified by surrounding greenways/greenbelts ~~and will have areas of high intensities and densities, known as village centers.~~ Villages will have extensive park systems designed so that all residents are within reasonable walking distance of a park. Descriptions of ~~villages and village~~ the general development guidelines standards are found in Sections ~~96 and 10~~ of this PUD. Village design will also ensure strong pedestrian, bicycle, and multi-use routes, as further described in performance standards of this PUD. Nocatee-Jacksonville includes one village – Split Pine village Cypress Trails, and a tract of land approximately 14 acres in size that is in the northeast corner of Sandy Ridge Village, which is located in St. Johns County.

Generally, ~~the character of Split Pine Village~~ Cypress Trails is predominantly single-family residential, ~~with several neighborhoods linked together by numerous streets, sidewalks, and bicycle paths.~~ One or two A village centers shall provides a civic focal point for the village and includes a community park consisting of a pool complex, with a community building, playground and multi-purpose field that may include low-intensity nonresidential and multi-

family uses. The village center(s) may be centrally located or may be sited at the main entrance to the village from the Town Center.

- f. Village Centers. At a minimum a village center will contain a central commons/park and community facilities that include at least one community building for ~~Split Pine VillageCypress Trails and one community building for the Town Center.~~ Community buildings must be constructed by the Developer, and will be owned and maintained by the CDD/POA. ~~Elementary school must be located in village centers, and v~~Village centers may have higher density residential development and neighborhood-scaled retail and office uses. Section ~~13~~12 of this PUD provides standards for village centers. ~~Nocatee Jacksonville may include up to four village centers—two in Split Pine VillageCypress Trails and two within the Town Center.~~
- g. Allowable Land Uses Description and Location. The following table shows allowable land uses by general location, which are further described in Sections ~~12~~10 through ~~15~~14 of this PUD.

Table 65: Allowable Land Uses

Area	Permitted Principal Land Uses
Split Pine VillageCypress Trails, outside of Village Center	low density residential (single-family, development density between 1 and 7 units per gross residential acre); traditional neighborhood residential (5 to 10 units per gross residential acre); <u>community and neighborhood parks; and private institutional/civic uses (churches, schools, clubs, etc.).</u>
Sandy Ridge Village, Outside of Village Center	low density residential (single-family, development density between 1 and 7 units per gross residential acre); neighborhood parks; <u>and private institutional/civic uses (churches, schools, clubs, etc.).</u>
Split PineCypress Trails and Town Center Village Centers	traditional neighborhood residential (development density of 4 to 10 units per gross residential acre); multi-family (development density up to 20 units per gross residential acre); private institutional (churches, private schools, clubs, etc); retail/service and office; community parks; civic uses; private institutional uses.
Town Center, outside of Town Center Village Center	traditional neighborhood residential (development density of 4 to 10 units per gross residential acre); multi-family (development density up to 20 units per gross residential acre); private institutional uses; retail/service; office; light industrial; neighborhood and community parks; civic uses; <u>and elementary, middle, and high schools.</u>

Note: All uses are subject to performance standards applicable to the area and/or the use.

5. **Procedures for Individual Parcel Site Plan Review.** The following procedures will govern site plan review for the approved Nocatee PUD.
- a. PUD Verification. Site plans will be reviewed for compliance with this PUD ~~the concepts provided for in the prototype plan,~~ but specific location of lot layout, street networks, parks, conservation areas, paths, village centers, and the like will be as designated on the specific site plan submitted and to be approved by Planning Staff.
- b. Modification Review. Modification to the text of this PUD or to the Master PUD plan may be made by administrative deviation or by the Planning Commission in the form of a PUD minor modification or the City Council in the form of a PUD major modification, as required pursuant to the Jacksonville Ordinance Code with respect to PUDs.
- c. Overall Master PUD Plan Updating. Any individual parcel site plan review shall include an update of the overall master PUD plan for Nocatee Jacksonville that includes and identifies previous development.

6. **General Development Guidelines.** The following standards are applicable to all development within Nocatee.

- a. **Accessory Apartments.** To encourage the use of accessory apartments and thus promote housing diversity and affordable housing, accessory and garage apartments shall be allowed in conjunction with single-family homes, offices, and retail uses. For the purposes of calculating density only, accessory units may or may not be recognized as a separate unit. This applies only for the purpose of determining conformity to the density standards set in this PUD. Accessory apartments shall conform to the following standards.
- i. **Ownership.** The primary unit and the accessory unit must remain under single ownership.
 - ii. **Form.** Accessory apartments in conjunction with single-family homes may be in the form of a garage apartment (an apartment over a freestanding garage or carport), a cottage, or in the form of a mother-in-law suite (within the principle residence). Accessory apartments in conjunction with office or retail uses may be in the form of a cottage or within the principle building(s).
 - iii. **Location.** Cottages in conjunction with office or retail uses may be located to the side or to the rear of principle building(s). Further locational requirements are found in descriptions of Master Development Plan land use categories.
 - iv. **Size.** Accessory apartments may not exceed seven hundred and fifty (750) square feet.
 - v. **Height.** Structures containing accessory apartments are subject to the height requirements of this PUD. While the Jacksonville Zoning Code limits the height of accessory structures to 15 feet, this PUD allows accessory apartment structures to be taller than principle structures, thus allowing for garage apartment structures.
 - vi. **Entrances:** entrances to garage apartments and cottages may not face the closest adjacent residential properties, but should face the principle residence to which they are associated. Entrances to mother-in-law suites must be located in the side, courtyard, or the rear of the principle residence.
- b. **Architectural Guidelines.** The overall design theme for Nocatee is to promote compact, pedestrian-scaled development in the Town Center and village centers, and a variety of residential subdivisions with strong multi-modal connections. The Developer will prepare architectural design guidelines for each village and enforce such guidelines through deed restrictions.
- c. **Buffers and Compatibility Standards.**
- i. **Greenway Buffers.** The Greenway system creates a system of large, connected conservation areas that protect water quality and provide wildlife habitat. Within the Greenway, the minimum average upland buffer will be twenty-five (25) feet. General Greenway boundaries are shown on the Master Plan and the Buffer Map.
 - ii. **Village and Town Center Wetland Buffers.** A minimum, average twenty-five (25) foot natural vegetative upland buffer shall be required and maintained between developed areas and preserved wetlands in ~~Split Pine Village~~ Cypress Trails and the Town Center.
 - iii. **Roadway Buffers.** Buffers for specified roadways will be required and will be natural or planted. These roadways include the ~~Raeetraek Road Extension~~ Nocatee Parkway, New CR210, and Town Center Perimeter Road. Residential developments adjoining these roadways shall provide a buffer with a minimum twenty (20) foot width. This buffer shall include vegetation that shall screen the roadway from adjacent residential development. Nonresidential developments adjoining these roadways shall provide a buffer with a minimum fifteen (15) feet width. Such nonresidential roadway buffers shall be planted according to the Landscaping Standards of this PUD, but shall allow for

visibility for businesses fronting these roads. Roadway buffers are not required where such roads cross, or are adjacent to, greenways, wetlands, or other conservation areas.

- iv. Mixed-Use Compatibility Zone. In the mixed-use Town Center and ~~Split-Pine~~ Cypress Trails village centers a compatibility zone shall apply to areas within one hundred (100) feet of lands designated as residential on the Village or Town Center Master Development Plan. This zone shall limit height and scale of buildings adjacent to residential areas. These standards shall not apply to loft/2nd floor apartments or other forms of residences within mixed-use buildings.
- A. Height: proposed nonresidential structures within this zone cannot exceed fifty (50) feet.
 - B. Scale: proposed nonresidential structures within this zone cannot exceed a building size that is greater than 250% of adjacent residential structure or six thousand (6000) feet, whichever is less.
 - C. Perimeter buffer: a natural or planted buffer must be preserved or provided between nonresidential and residential property lines within this zone. This buffer width shall be at least fifteen (15) feet in width.
 - D. Parking lot buffer: a natural or planted buffer must be preserved or provided between parking lots and residential property lines within this zone. This buffer width shall be a minimum of fifteen (15) feet.
 - E. Buffer type: the buffers required in C and D above shall be one of the following: evergreen plants, which at the time of planting shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); a masonry wall six (6) feet in height, architecturally finished on all sides, and if a block wall, painted on all sides; or a solid wooden or vinyl fence six (6) feet in height (finished side out);
- d. Child or Adult Care Center Standards. Current zoning regulations limit child and adult care centers to fifty children or adults in residential areas; one hundred and fifty in CO, CRO, CN, and PBF-2 zoning districts; and three hundred in other zoning districts. Within Nocatee, child care or adult care centers are allowed in village centers and within nonresidential areas of the Town Center. Such centers shall be limited to a maximum of one hundred and fifty (150) children or adults. Centers with more than fifty (50) children or adults shall be located on a site not less than two acres in size, and shall not be adjacent to, or separated from a public right-of-way from areas designated as residential on the village or Town Center Master Development Plan.
- e. Landscaping Standards. Nocatee will conform to the standards of the Jacksonville Landscape and Tree Protection Ordinance, as well as the minimum standards for tree protection, conservation and mitigation during development from the City's charter. Both documents are attached. The following items apply to Nocatee and deviate from the City's ordinances.
- i. Open Space. The City's Zoning Code requires the preservation of at least ten (10) percent of nonresidential land in open space, as stated in 656.1210(c). This requirement will not be applicable to individual parcels or developments in village centers when more than ten (10) percent of village center lands are available in the form of the village commons or other open space dedications.
 - ii. Trees. Street trees shall be provided along all Nocatee streets, except where roads cross or are adjacent to greenways, wetlands, or other conservation areas. These trees shall be planted at the time that roads are constructed, except that street trees may be planted at the time of home construction on local streets within residential subdivisions. Street trees shall have a minimum four- (4) inch caliper and shall be planted in planter strips between curbs and sidewalks except for local roads with a right of way width of less than 60 feet. For local roads with a right of way width of less than 60 feet, street trees may be located elsewhere within the right of way subject to compliance with other

applicable land development regulations such as adequate site distance. Alternatively, trees may be preserved within the right of way to serve as street trees. Spacing of trees shall generally be linked to lot size and may run between thirty (30) to eighty (80) feet on center.

- iii. *Native plants.* Applicable to all parcels, a minimum of fifty (50) percent of all shrub material used in residential and commercial landscaping shall be native vegetation suitable to the site, and at least sixty (60) percent of all post-development vegetation shall be this type of landscaping. Preservation of existing plant material will be encouraged and may count as satisfying this requirement. All builders and property buyers will be informed of this requirement and will be provide a Nocatee xeriscape landscaping handbook, which will include a suggested plant list, design recommendations, maintenance, and description of xeriscape principles.
 - iv. *Perimeter Conservation Easements for Residential Developments.* Nocatee developments shall not be required to meet 656.1210(b) pertaining to a perimeter conservation easement around all residential developments, as it is contrary to the connectivity principles stated in this PUD. Principles espousing native vegetation preservation are met through the Greenway system.
 - v. *Exemptions.* Perimeter buffers, uncomplimentary use buffers, and screening requirements, other than what is set forth in this PUD, are not required in the Town Center and in the ~~Split Pine village~~Cypress Trails village centers.
- f. Lighting Standards. To minimize the effects of site lighting on adjoining properties, nonresidential uses will utilize directional and “cut-off” site lighting fixtures designed to cast illumination downward and within the site rather than broad area illumination as is typically found in community-scaled shopping centers. The height of light fixtures shall not exceed twenty-five (25) feet.
- g. Mobile Home Prohibition. Mobile homes are not allowed, with the exception of temporary construction trailers. Manufactured homes are allowed.
- h. Nonvehicular Transportation Pathways. Nocatee shall have a comprehensive system of non-vehicular pathways, as set forth in the following standards, and as graphically depicted on the PUD Master Plan.
- i. Sidewalk, Bike Lanes, and Multi-Use Pathways. Sidewalks shall be required on both sides of all local streets, and shall be separated from the street by a planter strip that is at least four (4) feet in width. Sidewalk, bicycle lane, and multi-use and electric golf cart pathways requirements are as listed in Table 6 and as follows: The property subject to this written description is designated as a “Golf Cart Community” pursuant to Section 316.212, Florida Statutes, and the following rights-of-way are designated for use by electric golf carts and Low Speed Vehicles, subject to conditions herein:

The use of golf carts is subject to the following requirements:

(a) Drivers of golf carts shall be at least sixteen years old and shall hold a valid driver’s license.

(b) Only golf carts equipped with headlights, tail lights, brake lights, and turn signals may be operated on the public rights-of-way between sunset and sunrise. All other golf carts shall only be operated between sunrise and sunset (daylight hours).

(c) The Public Works Department shall post appropriate signage to indicate that golf cart operation is permitted on the rights-of-way identified herein. Signage shall include at

least one sign at the beginning of each roadway listed herein Subdivision, and other signage throughout the property only as deemed necessary by the Department of Public Works.”

Armorer Court
Aspen Leaf Drive
Blacksmith Terrace
Carnauba Way
Cobbler Trail
Coconut Palm Parkway
Crestway Lane
Cypress Trails Drive
Cyress Knoll Court
Dyer Court
Furrier Court
Gray Wolf Trail
Kiwi Palm Drive
King Palm Court
Natter Drive
Old Carriage Court
Queensland Circle
Rope Maker Court
Senegal Drive
Stone Mason Way
Stony Ford Drive
Vestavia Court
Wayfare Lane
Wayside Lane
Wheelwright Lane
White Marsh Drive
Willow Ridge Drive
Wingstone Drive

Table 76: Sidewalk, Bike Lane, and Multi-Use Pathway Standards

Facility	Required	Width	Location
Local Streets	Sidewalk*	4'	Both sides of street
Cross Town Drive	Sidewalk	5'	West / North side of street
	Electric Vehicle Path	10'	East / South side of street
Town Center Perimeter Road and New CR 210 Valley Ridge Boulevard (County Line to Wayfare Lane)	Sidewalk	5'	One West side of street
	Multi-Use Path	10'	East One side of street
Valley Ridge Boulevard (Wayfare Lane to Wingstone Drive)	Sidewalk	5'	West / North side of street
	Electric Vehicle Path	10'	East / South side of street
Valley Ridge Boulevard (Wingstone Drive to Coconut Palm Parkway)	Sidewalk	6'	North side of street
	Electric Vehicle Path	12'	South side of street
Valley Ridge Boulevard	Sidewalk	6'	Both sides of street

(Coconut Palm Parkway to County Line)			
Town Center Perimeter Road and New CR 240 Valley Ridge Boulevard (County Limits)	On-Street Bike Lane	4'	Both sides of street
Nocatee Parkway	None (Limited Access)	N/A	N/A

*Sidewalks are not required for cul-de-sacs with less than five residential lots.

- ii. Transit Reservations. Right-of-way for potential future transit shall be reserved within the ~~Racetrack Road Extension~~ Nocatee Parkway. Transit right-of-way shall be at least thirty (30) feet wide.
- i. Ownership and Maintenance of Common Facilities. A Community Development District (CDD) and/or Property Owners Association (POA) shall be responsible for the ownership and maintenance of privately-owned common lands and facilities.
- j. Parking.
 - i. Village Center Parking. On-street parking will help to provide needed parking. In addition, the Developer may provide small, scattered parking lots in strategic locations within village centers to serve parking needs.
 - ii. Offsite Parking. Offsite parking in the form of small public lots and on-street parking in the Town Center and ~~Split Pine village~~ Cypress Trails village centers may also be used to satisfy minimum parking requirements. On-street parking and offsite parking that within six hundred (600) feet of a use may also be used to satisfy minimum parking requirements. Such off-site parking shall be assigned to uses by the Developer on an equitable basis. Parking areas to satisfy these off-site parking requirements must be constructed by the Developer prior to the time that such uses are constructed.
 - iii. Reduced Minimum Parking. Minimum required on-site parking for a development may be reduced by up to seventy-five (75) percent, if it is shown that a proposed use can claim offsite parking as described above.
 - iv. Shared Parking. Shared parking agreements, in the form of recorded reciprocal agreements, may be allowed to meet minimum parking requirements, if the Applicant can demonstrate the compatibility of shared uses.
- k. Parks and Open Space. Nocatee will have two types of parks and open space: neighborhood parks and community parks as shown in the following table. (This is in addition to the 770 acres of greenways.) Neighborhood parks will be owned and operated by the Developer/CDD/POA, Community parks may be owned/maintained by the City or the Developer/CDD/POA.

Table 87: Nocatee Park Land Amounts (Acreage)

Park Type	Acreage	Minimum Size	Frequency
Neighborhood	25	None	N/A
Neighborhood Commons		1 Acre	1 per 200 Residential Units
Village Commons		1 Acre	1 per Village Center
Community	35	5 Acres	Minimum of 1 per Village ¹
Total	60	N/A	N/A

¹ In this case, the Town Center is considered to be a village.

*Community and neighborhood park acreage shall be provided at a rate of one (1) acre per 100 single family lots and 150 square feet per multi-family dwelling unit. As shown in the following table, Jacksonville's Comprehensive Plan standards call for 1.6 acres of parkland per 1000 people for each Planning District in the year 2000, which is to rise to 1.93 acres per 1000 people by the year 2010. Nocatee Jacksonville exceeds these requirements four times over, with 6.8 acres of parkland per 1000 people, which does not include the extensive greenway system.

- i. *Neighborhood Parks.* Each neighborhood shall have at least one neighborhood park, and all dwelling units shall be within one quarter (1/4) mile of a neighborhood park, community park, or greenway. No dwelling unit may be more than one-half (1/2) mile from a neighborhood or community park. These distance standards may be satisfied by parks or greenways in the St. Johns County portion of Nocatee, when demonstrated by approved village development plans for the adjacent St. Johns County villages. Neighborhood parks can include one of the following recreational elements, or combinations of those elements: multi-purpose athletic field, playground, picnic area, and passive open space. No minimum size is required for neighborhood parks.
 - ii. *Neighborhood Commons.* A principle neighborhood park, known as the neighborhood commons, shall be a centrally located site that is at least one (1) acre in size. A neighborhood commons must be provided for every two hundred (200) residential units. Neighborhood commons must include, at a minimum a multi-purpose athletic field, playground, picnic area, and passive open space. A Neighborhood Commons is not required for deed restricted adult age restricted communities.
 - iii. *Village Commons.* A Village Center must contain a central park, the Village Commons. The Village Commons must be at least one (1) acre in size. The Village Commons shall function as a gathering place. In ~~Split Pine Village~~ Cypress Trails and the ~~Town Center~~, Village Commons must contain at least one community building in each area to serve as a community center for that village and ~~Town Center~~. This building will serve as a meeting place and social activity center.
 - iv. *Community Parks.* One community park shall be located in ~~Split Pine Village~~ Cypress Trails and ~~one shall be located in the Town Center~~. This community park shall be a minimum of ~~five (5)~~ ten (10) acres. These community parks will be active recreation areas with athletic fields, and may also include tennis courts, swimming pools, and similar community-scaled recreational facilities. The community park must have strong pedestrian and bicycle connections to the surrounding area and to the rest of the village or Town Center.
 - v. *Conservation/Open Space.* Conservation and Open Space areas include the Greenway and village internal wetlands. Conservation and Open Space areas will be utilized for passive recreation areas, conservation areas, and as active recreation areas for walking and bicycling trails. Standards for greenways are found in this PUD under Section 15 of this PUD.
 - vi. *Multi-family Parks and Open Space.* As required by the City's Zoning Code, multi-family developments of one hundred (100) dwelling units or more shall provide one hundred and fifty (150) square feet of recreation open space per dwelling unit, unless this recreation open space is provided in a neighborhood commons, village commons, or community park that is within one-quarter (1/4) mile of the development. Recreation provided by multi-family developments shall be counted towards the neighborhood park acreage requirement listed in Table 7.
1. Sale and Consumption of Alcoholic Beverages.
 - i. Uses in which the sale and consumption of all types of alcoholic beverages will be allowed include taverns, bars, restaurants, hotels and inns, nightclubs, package stores, private clubs, lodges, country clubs, and similar uses.

- ii. Other uses that may sell alcoholic beverages containing less than fourteen (14) percent alcohol by weight include convenience/general stores, corner/neighborhood stores, and food/grocery stores.
 - iii. The sale and/or serving of alcoholic beverages containing less than fourteen (14) percent alcohol by weight is also allowed in association with special events including, but not limited to outdoor concerts, festivals, and similar uses, in designated and defined areas.
 - iv. Alcoholic beverages may be consumed outdoors in locations like on-premises decks and patios, on adjacent sidewalk cafes in the Town Center and ~~Split Pine village~~ Cypress Trails centers, as in specified retail areas of village centers. The area for outside sale and service shall be limited to an area that is contiguous to an existing licensed establishment. The size of the outside area shall be no greater than the inside area for sale and service. The outside area shall be surrounded by a permanent railing or other barrier at least four (4) feet high, provided that the barrier may be broken by up to two entranceways no more than four (4) feet wide.
 - v. Nocatee will not be subject to the provisions of the Zoning Code regarding distance requirements between establishments selling alcoholic beverages and schools and churches. However, the distance and separation requirements of the Zoning Code shall apply for existing churches and schools located outside the development boundary.
- m. Sales Centers. All permanent sales centers will be located within the Town Center Core and village centers. Model homes with temporary sales centers with adequate parking located within residential areas will be allowed. The maximum number of model homes will be no greater than 10% of the homes being built per the development project area. Clubhouses/Community Centers may also serve as temporary sales centers until the time of sell out or 5 years, whichever occurs first.
- n. Signage. On-premise Signs, within the requirements of the Zoning Code, may be located on any Business Site, in Commercial, Mixed-Use or Industrial areas that allow such businesses. In lieu of Section 656.1303(a)-(k), the following standards shall apply: All freestanding signs shall be ground signs – pole and pylon signs are prohibited except for temporary directional signage as described below. Ground signs shall be designed such that all means of support are concealed. Ground signs shall be externally illuminated.
- i. *Off-premises signs* are prohibited, except for temporary directional signs to neighborhoods, attractions and sales centers, which may be located within the public right-of-way of roadways classified as arterials or collectors. Due to the design speed of these roadways, temporary directional signs may have a maximum size of 75 square feet and a maximum height of 15 feet.
 - ii. *Town Center Signs.*
 - A. Freestanding signs: maximum freestanding sign size is one hundred (100) square feet and maximum sign height is fifteen (15) feet. Signs shall be located in an area that is between five (5) and twenty (20) feet from the right-of-way. One freestanding sign per parcel is allowed for the primary street frontage. Signs on the same parcel must be at least seven hundred (700) feet apart.
 - B. Wall Signs: maximum sign area shall be determined by multiplying the building front foot (linear footage) by 1.5 feet. The maximum sign vertical dimension shall not exceed twenty (20) percent of the building height. In the case of multi-use-buildings with individual frontages, these standards shall apply to each portion of the building occupied by a use. Total wall sign size may not exceed one hundred (100) square feet.
 - iii. *Village Identification, Neighborhood, and Park Signs.* Development, village, neighborhood, and park signs are allowed within the public right-of-way, with the exact location of such signs subject to site development standards as approved by the City of Jacksonville. Development signs are allowed at each vehicular entrance to Nocatee. Village identification signs are allowed at each vehicular or non-vehicular village entrance. Neighborhood

identification signs are allowed at intersections. Park identification signs are allowed at key park entrances, with a limit of four signs per park. Development and village sign size shall be less than thirty-two (32) square feet and sign height shall be under fifteen (15) feet. Neighborhood and park sign size shall be under twenty-four (24) square feet and sign height shall be less than ten (10) feet. Such signs shall be externally illuminated.

- o. **Silviculture.** No harvesting may occur in the Greenway or other wetlands preserved outside of the Greenway unless such activities are approved for habitat enhancement by the St. Johns River Water Management District. Areas A through E on the Silvicultural Harvesting Plan are proposed for future harvesting in accordance with St. Johns River Water Management District permitting. All other parcels have been previously harvested and replanted.
- p. **Street Design.** The ~~Racetrack Road Extension~~ Nocatee Parkway shall serve as a limited-access arterial roadway, as shown on the Master Development Plan. Collector roads will include the New CR 210, the Town Center Perimeter Road, and roads linking ~~Split Pine Village~~ Cypress Trails and the Town Center. The ~~Racetrack Road Extension~~ Nocatee Parkway is planned as a limited access road – interchanges ~~will be~~ have been constructed at its intersection with Valley Ridge Boulevard the ~~East Perimeter Road~~ and the ~~West Perimeter Road~~ Crosswater Parkway, which are also known as the Town Center Perimeter Road. Traffic circulation and street layout shall conform to the PUD Master Plan and to the Typical Roadway Sections. Streets will be constructed by the developer to City standards or standards of this PUD, and will then be dedicated to the City or retained in private ownership by the CDD/POA.
 - i. **Access Management.**
 - (A) Spacing of accesses. Access spacing will be as shown in the table below.

Table 9: Spacing of Accesses

Road	Spacing of Accesses
Racetrack Road Extension <u>Nocatee Parkway</u>	Per Master Plan
New CR 210 <u>Valley Ridge Blvd.</u>	660 feet
Town Center Perimeter Road <u>Cross Town Dr.</u> <u>Preservation Trail</u> <u>Crosswater Parkway</u>	240 feet

- (B) Joint and Cross Access. Adjacent commercial or office properties and major traffic generators (i.e. shopping plaza, office parks) shall provide a cross access drive and pedestrian access way to allow circulation between sites. This requirement shall also apply to a building site that abuts an existing developed property unless the Planning Commission finds that this would be impractical. Property owners shall:
 - ◆ Record an easement allowing cross access to and from the adjacent properties;
 - ◆ Agree that any pre-existing driveways provided for access in the interim shall be closed and eliminated after construction of the joint use driveway; and
 - ◆ Record a joint maintenance agreement defining maintenance responsibilities of property owners that share the joint use driveway and cross access system.
- ii. **Alleys.** Rear alleys, partial rear alleys, or another form of vehicular access to the rear of properties shall be allowed. Such alleys shall provide the main point of access to homes, and garages shall be located in the rear lot adjacent to the alley. Residential alleys shall be designed as a private easement sixteen feet in width (fourteen feet minimum paved width) and shall have a minimum twenty (20) foot turning radius easement on corner lots formed by alleys. Driveway aprons shall have a minimum five (5) foot turning radius.
- iii. **Block Length.** To encourage pedestrian-oriented neighborhoods, a maximum block length will be required. This maximum block length applies to all residential areas as well as village centers. The maximum block length may not exceed 1,500 feet within a residential area, and may not exceed 1,000 feet within village centers, except that block lengths in

residential areas and village centers may be increased to preserve environmentally sensitive lands, where parks or civic spaces are provided at the end of a block, where pedestrian and bicycle pathways connect to adjacent streets, or where topography and street angles are used to interrupt a continuous streetscape. In such cases, the block lengths shall be identified and approved by the Planning and Development Department through the final site plan process. Block length shall be measured from street intersection centerlines.

- iv. **Connectivity.** Within villages, the street pattern will be highly connected with neighborhoods linked by multiple streets, bicycle paths, and pedestrian paths except where the preservation of wetlands or other conservation areas will make street, path and trail connection impractical. All new developments shall be designed to discourage the use of local streets by cut-through traffic while maintaining the overall connectivity with the surrounding street system. This may be accomplished through the use of modified grid systems, T-intersections, roadway jogs, and/or traffic calming measures within the development further described in (vi) of this subsection. The following are also encouraged to promote connectivity:
- (A) Coordination of the street system of a proposed subdivision with existing, proposed and anticipated streets surrounding the subdivisions.
 - (B) The extension of proposed streets to the boundary lines of the development where such an extension would connect with streets in an existing, platted or planned development. The extension or connection should be based upon traffic circulation or public safety issues. Exceptions may be made to strict connectivity on a case-by-case basis when there is a significant impact of single-user/high traffic uses on adjacent residential neighborhoods or if there is the need to consider environmental measures such as the protection of wetlands.
 - (C) When a proposed development abuts unplatted land or a future development phase of the same development, stub streets should be provided to provide access to abutting properties or to logically extend the street system into the surrounding areas. All street stubs should be provided with a temporary turn-around or cul-de-sac, and the restoration and extension of the street should be the responsibility of any future developer of the abutting land.
 - (D) Opportunities for bicycle/pedestrian mobility should be enhanced through site design strategies and bicycle/pedestrian access ways that seek to shorten walking distances and increase accessibility between neighborhoods, schools, recreation areas, community centers, shopping areas or employment center as follows:
 - ◆ Sidewalks connecting residential developments to the sidewalk system of surrounding roadways.
 - ◆ An accessible route within the boundary of a site shall be provided to meet the requirements of the Americans with Disabilities Act.
 - ◆ Bicycle/pedestrian ways connecting residential developments and or nearby schools, neighborhood community centers, churches, parks, commercial and office developments or other compatible land uses.
 - ◆ In the site plan review process, where the Planning Commission determines that a bicycle/pedestrian connection is desirable from a residential development to schools, parks, playgrounds, or other roads or facilities and that such access is not conveniently provided by sidewalks adjacent to the streets, the developer may be required to reserve an unobstructed easement to provide such access.
 - (E) Commercial development should be designed to support bicycle and pedestrian mobility in accordance with the following:
 - ◆ Safe and convenient pedestrian ways should be provided between parking areas and from the building entrance to surrounding streets, external sidewalks and development outparcels. Pedestrian ways may be constructed of paver blocks, concrete, or other suitable materials. Pedestrian ways that traverse parking areas should include reflective striping.

- ◆ Pedestrian circulation should be provided between abutting commercial properties through the use of walkways and similar pedestrian-oriented facilities.
- ◆ Pedestrian facilities may be incorporated into the required landscape buffer.
- v. *Medians.* Landscape medians with a width that is between ten (10) and twenty-four (24) feet shall be provided for the ~~Racetrack Road Extension~~ and the Town Center Perimeter Road. These medians shall include planted and/or preserved vegetation.
- vi. *Roundabouts.* Roundabouts and/or traffic circles may be used as an intersection design.
- vii. *Traffic Calming.* Traffic calming techniques such as vertical deflections, horizontal deflections, road narrowing, ripples, pavers, central islands, entry or gateway treatments, raised medians, roundabouts, raised crosswalks, textured pavement, and bulbouts (neckdowns) at intersections, and other treatments are allowed and encouraged in the design of residential streets; with the approval of the City's Traffic Engineering Department.
- q. Utilities and Reuse. A water, sewer, and reuse plan will be provided with each Master Development Plan. These facilities will be constructed prior to the development of each village.
 - i. *Water and Sewer.* Central potable water and sewer service shall be provided. All permits from the Duval County Health Department will be obtained as part of the engineering review process.
 - ii. *Irrigation/Reuse.* Reuse systems and stormwater will meet irrigation demands of the project.
 - iii. *Stormwater facilities.* Stormwater facilities shall be designed to present a visually attractive appearance. Individual stormwater ponds shall not be required for developments within village centers, but shall consist of a master pond system serving all village center uses. This village center master pond system shall be shown on the Master Development Plan for ~~Split Pine Village~~ Cypress Trails and the Town Center.
- r. Wetlands. The location and extent of the wetlands to be preserved shall be shown on final site plans.

7. General Residential Development Standards. The following standards are applicable to development within residential areas.

- a. Fences. Fencing may be permitted in the front yard (or for corner lots in the side yard) within three (3) feet of the sidewalk to define the separation of public and private spaces. Such fences shall be no higher than 3 feet six inches. Chain link fencing is not allowed. Other fences are allowed as prescribed in the Land Development Regulations.
- b. Home Occupations. Home occupations are allowed in all residential areas. Home occupations in Low Density Residential shall meet the home occupation standards of the zoning code. Home occupations in Traditional Neighborhood Residential developments shall meet the following standards. Such home occupations are intended to be small-scale, limited businesses that do not detract from the residential character of the neighborhood. Home occupations shall be accessory to the principal residential use. Home occupations shall meet the following standards.
 - i. Home occupations may occupy up to seven hundred and fifty (750) square feet or twenty-five (25) percent of a residence's floor area, whichever is less. If the property also has an accessory apartment, total floor area devoted to both uses shall not exceed 1,250 square foot or thirty-five (35) percent of a residence's floor area, whichever is less.
 - ii. Home occupations must be operated by a homeowner whose principal residence is on-site.
 - iii. Home occupations may have no more than three (3) persons engaged in operating the businesses at one time.
 - iv. A wooden sign, not exceeding six (6) square foot, may be placed on the front wall of the residence. No other changes in the outside appearance of the building or visible evidence of the conduct of the home occupation shall be allowed.

- v. Home occupation retail uses allowed include antique shops, bakeries (not wholesale), barbershops and beauty salons, clothing shops, studios, florists, hand craft shops for custom work (no noise, odor, or chemical waste), secondhand stores, and specialty shops. Other allowed home occupation uses include: professional and medical offices, music/dance lessons, photography studios, and tutoring.
 - vi. Prohibited activities include beauty/barber shops with over two (2) chairs, group instruction with over two (2) students at one time, swimming lessons, outdoor repair shops, taxi or limousine service, on-premises food or drink sale, and auto repair.
 - vii. Home occupations generally may not generate more than four (4) clients/customers at one time and twenty (20) per day.
 - viii. Hours of operation for retail uses must be between 9:00 AM and 5:00 PM. Hours of operation for other uses may continue until 9:00 PM, by appointment only.
 - ix. No outdoor storage or display shall be allowed.
 - x. No flammable or hazardous material shall be stored on premises.
 - xi. There will be no equipment or process used in the home occupations which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property.
 - xii. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
 - xiii. No home occupation shall be conducted in an open porch, carport, shed, temporary building, or on the grounds. Activities must be confined to the principal or accessory structure.
 - xiv. Any supplies stored on the premises shall be for the purpose of maintaining and operating the home occupation.
 - xv. The address of the home occupation shall not be advertised.
 - xvi. The business shall not in any manner deal in firearms or ammunition.
 - xvii. Business deliveries by trucks larger than three quarter ton trucks shall not be allowed, and deliveries must occur between 10:00 AM and 4:00 PM.
- c. Housing Style Variety. Prior to the sale of any land within Nocatee for development, specific architectural design standard criteria will be prepared by the Developer to be enforced through deed restrictions. These design standards will discourage identical elevations or facades being located directly adjacent to each other or directly across the street from each other.
- d. Parking.
- i. *Single-Family Homes.*
 - A. Parking needs shall be supplied through driveways, garages/carports, and on-street parking.
 - B. Minimum required parking is one space per unit.
 - C. ~~Driveway area between the front property line and the front wall of the structure may not exceed thirty (30) percent of that area.~~
 - ii. *Multi-Family Structures.*
 - A. Parking areas for multi-family structures shall only be allowed to the side and rear of buildings. Parking in front of buildings is not allowed except for on-street parking or in the case of interior areas within apartment complexes. On-street parking is limited to parallel or 45 degree parking spaces.

8. Split Pine Village Cypress Trails

- a. General Description. ~~Split Pine Village Cypress Trails~~ is a residential village, located in Nocatee's northwest quadrant, and is entirely in the City of Jacksonville. The Village Master Development Plan for this village ~~shall~~ shows a village center including a community park surrounded by single family residential areas assigned with the Low Density Residential, Traditional Neighborhood Residential Development, and Village Center classifications.

Descriptions of these classifications are included with this PUD. The village is approximately ~~279~~274 acres in size (gross), and contains approximately 229 acres of net developable lands.

9. Sandy Ridge Village

- a. General Description. Sandy Ridge Village is a residential village, located in central western Nocatee, south of CR 210 Parkway. The great majority of this village is in St. Johns County, except for a tract of land approximately 14 acres in size, which is within the City of Jacksonville. This land may be used for Low Density Residential development, civic/institutional uses, ~~or for~~ stormwater retention and open space.

10. Low Density Residential

- a. General Location. Low Density Residential uses shall be located in ~~Split Pine Village~~Cypress Trails, limited to locations outside of the village center, and may also be located in the northeasternmost corner of Sandy Ridge Village. This category is similar to the City's Low Density Residential category.
- b. Density. Each Low Density Residential development shall have an overall gross residential density that is between one (1) and seven (7) units per acre.
- c. Permitted Uses. Single-family detached residential homes and neighborhood parks; Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4, Zoning Code.
- d. Accessory Uses. Accessory apartments and home occupations subject to performance standards set forth in this PUD.
- e. Development Guidelines.
- i. *Maximum Lot Area.* None.
 - ii. *Minimum Lot Size,* six thousand (6,000) square feet.
 - iii. *Minimum Lot Width.* Fifty (50) feet.
 - iv. *Minimum Lot Depth.* One hundred Twenty (120) feet.
 - v. *Maximum Building Height.* Forty-five (45) feet.
 - vi. *Maximum Lot Coverage for Buildings and Structures.* Sixty (60) percent.
 - vii. *Minimum Setbacks.* (see additional setbacks for accessory apartments and garages under General Residential Standards and Accessory Apartments.)
 - A. Front: Twenty (20) feet, ten (10) feet for front porch or bay, and twenty (20) feet for garage structures and front-facing carports.
 - B. Side: Five (5 feet), Ten (10) feet for street side. Zero lot line developments are allowed with a ten-foot separation between structural walls.
 - C. Rear: Ten (10) feet for primary structure, seven and one-half feet (7 ½) feet for garages and ancillary structures.

11. Traditional Neighborhood Residential

- a. General Location. Traditional Neighborhood Residential development shall be allowed within the Town Center and may also be within and adjacent to the ~~Split Pine village~~Cypress Trails center.
- b. Density. Each Traditional Neighborhood Residential development will have an overall gross residential density that is between four and ten units per acre.

- c. Permitted Uses. Single-family detached residential homes, accessory apartments, home occupations, and neighborhood parks. Multi family structures allowed subject to standards of this subsection. Limited retail, service, and professional office uses may be permitted, complying with nonresidential standards of this subsection. Essential services including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4, Zoning Code.
- d. Multi-Family Standards. Multi-family structures are allowed subject to the following standards:
 - A. Maximum four units in one building, maximum one (1) building per lot.
 - B. The number of multi family units on a block cannot exceed twenty-five (25) percent of total block units.
 - C. A fifteen (15) foot wide natural or planted perimeter buffer along the rear and side lot lines will be required for multi-family uses.
- e. Nonresidential Standards.
 - i. First floor, limited nonresidential uses are allowed in conjunction with residential use, limited to fifty percent of the building square footage.
 - ii. Allowed uses are limited to: art and craft galleries and studios, bookstores, catering, clothing stores, and professional offices.
 - iii. Off-street parking areas for such uses shall not exceed four spaces, and may use pervious material in lieu of pavement.
- f. Development Guidelines.
 - i. *Maximum Lot Size.* Fifteen thousand (15,000) square feet (not applicable to parks).
 - ii. *Minimum Lot Size.* Single-family detached – four thousand (4,000) square feet.
 - iii. *Minimum Floor Area.* For principle single family residences, one thousand (1000) square feet. For multi family units, five hundred (500) square feet. For accessory apartments, three hundred (300) square feet.
 - iv. *Minimum Lot Width.* Single family – forty (40) feet; none for other uses.
 - v. *Minimum Lot Depth.* Eight-five (85) feet.
 - vi. *Maximum Building Height.* Forty five (45) feet.
 - vii. *Maximum Lot Coverage for Buildings and Structures.* Sixty-five (65) percent.
 - viii. *Minimum Setbacks.* (see additional setbacks for accessory apartments and garages under General Residential Standards and Accessory Apartments)
 - A. Front: ten (10) feet, if at least half of the building that is located within the area 10 to 20 feet from the front property line is used as a front porch. Twenty (20) feet for garage structures and front facing carports.
 - B. Side: for single family principle structures – three (3) feet, with the sum of both side setbacks exceeding ten (10) feet. For multi family structures – twenty (20) feet.
 - C. Rear: ~~Twenty-five~~ Ten (25) feet for primary structure, three (3) feet for garage or accessory structure.
 - ix. ~~Maximum Front Setbacks for Principle Structure.~~ Twenty (20) feet.

12. Village Centers

- a. General Location. Village Centers are mixed use districts that serves the civic and limited shopping needs of a village. Up to ~~four (4)~~ three (3) village centers shall ~~may~~ be provided for within Nocatee Jacksonville – ~~two (2)~~ one (1) within ~~Split Pine Village~~ Cypress Trails and two (2) within the Town Center (Town Center north and Town Center South). The preferable location for a village center is in an area that is centrally located within these two areas, but a village center may also be located at the “entrance” to a village – i.e. at a location where a main access road enters that village.

- b. Permitted Uses. Single-family detached residential homes; accessory apartments; home occupations; multi-family structures; retail outlets for food and drug stores, convenience stores including gas pumps; clothes, toys, books and stationary, leather goods, luggage, jewelry (not pawn shops), cameras and photographic supplies, sporting goods, hobby shops, office equipment, furniture, appliances, hardware, and similar uses; service retail such as beauty/barber shops, shoe repair shops, restaurant without drive-through facilities, restaurant with sidewalk cafe, interior decorator, tailor or dressmaker, photographic studio, dance or music studio, gas stations, printing shops, small appliance/TV repair, and similar uses; taverns and bars; bed and breakfast establishments; antique shops; fruit/vegetable/poultry/fish markets; professional offices; elementary schools; churches, civic/governmental uses; and community parks; essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set for in Part 4, Zoning Code.
- c. Village Commons. A Village Center must contain a central park, the Village Commons. The village commons must be at least one (1) acre in size. The ~~the~~ Village Commons shall function as a gathering place. ~~In Split Pine village Cypress Trails and the Town Center,~~ Village Commons must contain at least one community building in each area to serve as a community center for that village and Town Center. This building will serve as a meeting place and social activity center. This building will be constructed by the Developer and will be maintained by the CDD/POA.
- d. Performance Standards.
- i. Building size may not exceed twenty-thousand (20,000) square feet (not applicable to elementary schools).
 - ii. Pedestrian-orientation standards include the following:
 - A. Buildings shall be linked to sidewalks through direct pedestrian connections:
 - B. Buildings shall have front entrances/doors:
 - C. Buildings may front along sidewalks, with driveways and on-site parking to the rear-on-site parking areas (except for 45 degree or parallel on-street parking) and driveways are not allowed in front of buildings:
 - iii. Multi-Family Standards. Multi-family structures are allowed subject to the following standards:
 - A. Multi-family uses may be apartments, townhomes, or condominiums.
 - B. Maximum twelve (12) units in one building, maximum one (1) building per lot.
 - C. Parking areas for multi-family structures shall only be allowed to the side and rear of buildings. Parking in front of buildings is not allowed except for on-street parking or in the case of interior areas within apartment complexes. On-street parking is limited to parallel or 45 degree parking spaces.
 - D. The front façade of a multi-family structure shall face a street.
 - E. Common wall lot lines may be used for townhomes and condominiums.
 - F. Development Guidelines shall apply to the perimeter of the tract on which a townhome or condominium project is located, not to individual lots within the townhome or condominium projects.
 - G. Each townhome and condominium unit shall be self-contained with respect to utilities, heating, and air conditioning.
 - H. Each townhome and condominium unit shall have independent entrances, and common stairwells shall be prohibited.
 - I. Deed covenants shall be developed to ensure the maintenance and upkeep of areas and facilities retained in common ownership.
- e. Development Guidelines.
- i. Maximum Lot Area. One (1) acre (not applicable to elementary schools and parks).

- ii. *Minimum Lot Size.* Single-family – two thousand (2,000) square feet for condominiums, four thousand (4,000) feet detached single-family; none for other uses.
- iii. *Minimum Floor Area.* None
- iv. *Minimum Lot Depth.* Eighty-five (85) feet, with alleys ninety-five (95) feet including 10' alley easement.
- v. *Maximum Building Height.* Sixty (60) feet.
- vi. *Maximum Lot Coverage for Buildings and Structures.* Eighty (80) percent.
- vii. *Minimum Setbacks.* (see additional setbacks for accessory apartments and garages under General Residential Standards and Accessory Apartments).
 - A. Front: Zero (0) feet, twenty (20) feet for garages or carports.
 - B. Side: Zero (0) feet for attached housing, five (5) feet for all other uses.
 - C. Rear: Twenty (20) feet for primary structure, three (3) garage and ancillary structures.
- viii. ~~*Maximum Front Setbacks.* Twenty (20) feet.~~

13. **Town Center**

- a. General Location. The Town Center is shown on the Master Plan. The Town Center serves as the main employment center and multi-family housing area for Nocatee. The Town Center is within both St. Johns County and the City of Jacksonville, with the main retail street (Main Street") located in St. Johns County. The Jacksonville part of the Town is a mixed-use area consisting of traditional neighborhood residential neighborhoods, multi-family developments, office and light industrial centers, retail/service uses, parks, civic uses, and private institutional uses. A grid street pattern will be provided as depicted on the Master Plan, except in cases where preservation of wetlands or other conservation areas makes grid streets impractical. The following five generalized use categories will be allowed: Traditional Neighborhood Residential, Village Center, Multi-Family, Office/Commercial, and Intensive Commercial.
- b. Permitted Uses. All uses below must comply with the performance standards and development guidelines of this PUD.
 - i. *Traditional Neighborhood Residential.* See Section 11.
 - ii. *Village Center.* See Section 12.
 - iii. *Multi-Family.* Multi-family structures, condominiums; townhomes, homes for aged or orphans, nursing homes, group care homes, assisted living facilities and similar uses; home occupations, neighborhood parks; and essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4, zoning Code.
 - iv. *Office/Commercial.* Radio and television broadcasting offices and studios; blueprinting; job printing (but not newspaper); all types of professional and business offices; newspaper offices (but not printing); employment offices; union halls; buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment); hotels and motels; art galleries, museums, community centers, dance, art or music studios, vocational, trade or business schools and similar uses; hospital, sanitariums and similar uses; express or parcel delivery offices, telephone exchanges, motor bus or other transportation terminals (but not freight or truck terminals) and similar uses; veterinarians subject to the performance standards and development criteria set forth in Part 4, Zoning Code; personal property storage establishments meeting the performance development criteria set forth in Part 4, Zoning Code; schools; churches, including a rectory or similar use; 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 standards and development criteria set forth in Section 7 of this PUD; off-street commercial parking lots meeting the performance standards and criteria set forth in this PUD and Part 4, Zoning Code; retail plant nurseries (including outside

display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity; outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4, Zoning Code; schools; churches, including a rectory or similar use; telephone and cellular telephone antenna facilities; and essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4, Zoning Code.

v. *Intensive Commercial*. Retail outlets for sale of hardware, new automobile parts (including rebuilt parts) and similar uses; service establishments including automobile service stations, minor and major repair and service garages, rental of automotive vehicles, auto laundries, laundry or dry cleaning establishments, veterinarians or animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, ice delivery stations, job printing or newspapers, marinas, radio or television offices and studios, broadcasting transmitters, and similar uses; wholesaling, warehousing, storage, jobber, distributorship business or construction equipment rental where the total operation does not require more than ten thousand square feet of floorspace, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

c. Performance Standards.

i. *Supporting retail*. Restaurants and similar uses shall be allowed in association with larger developments like corporate office parks.

ii. *Multi-family Standards.*

A. Residential developments of ~~one hundred (100) dwelling units or more~~ shall provide one hundred and fifty (150) square feet of recreation and park open space per dwelling unit, ~~unless this recreation open space is provided in a neighborhood or community park that is within one quarter (1/4) mile of the development.~~

B. Parking areas shall only be allowed to the side and rear of buildings. Parking in front of buildings is not allowed except for on-street parking or in the case of interior areas within apartment complexes. On-street parking is limited to parallel or 45 degree parking spaces.

C. The front façade of a residential building shall face a street.

iii. *Walkability Standards.*

A. The street pattern shall generally be in the form of a grid. Exceptions may be made to this standard for areas with adjacent wetlands or other conservation areas; or within areas designated as Office/Commercial or Intensive Commercial, if developments in these areas provide vehicular links with surrounding nonresidential areas or non vehicular links to surrounding residential areas.

B. Clear and direct pedestrian connections shall link buildings to sidewalks, adjacent properties, and adjacent rail systems.

d. Development Guidelines.

i. *Maximum Lot Area*. None.

ii. *Minimum Lot Size*. Nonresidential: Seven thousand, five hundred (7,500) square feet.
Single-family residential: four thousand (4,000) square feet.
Multi-family residential: two thousand (2,000) square feet.

iii. *Minimum Lot Width*. Single-family – forty (40) feet; none for other uses.

iv. *Minimum Lot Depth*. Eighty-five (85) feet.

v. *Maximum Building Height*. One hundred (100) feet.
Single-family residential: Forty-five (45) feet.

vi. *Maximum Lot Coverage for Buildings and Structures*. Seventy (70) percent

vii. *Minimum Setbacks (nonresidential).*

A. Front: None

- B. Side: None.
 - C. Rear: None.
- viii. *Minimum Setbacks (residential).* (see additional setbacks for accessory apartments and garages under General Residential Standards, Accessory Apartments).
- A. Front: ten (10) feet, if at least half of the building that is located within the area that is 10 to 20 feet from the front property line is used as a front porch. Twenty (20) feet for garage structures and front-facing carports.
 - B. Side: for single-family principle structures – three (3) feet, with the sum of both side setbacks exceeding ten (10) feet. For multi-family structures – fifteen (15) feet. For townhomes, zero (0) side setback with a minimum separation of ten (10) feet between townhome buildings.
 - C. Rear: ~~Twenty (20)~~ Ten (10) feet for primary single family structure, three (3) for garage or accessory structure. For townhomes, a minimum of ten (10) feet.
- ix. ~~Maximum Front Setbacks for Principle Structure (single family residential). Twenty (20) feet.~~

14. Greenway

- a. General Description. The Greenway system is shown on the Master Plan. The Nocatee Jacksonville Greenway consists of approximately 770 acres, much of which will be devoted to conservation of the Durbin Creek basin.
- b. Multi-Use Pathway. A multi-use pathway will connect Split Pine Village Cypress Trails and the Town Center via the Town Center Perimeter Road, through the Greenway, as shown on the PUD Master Plan. Public use of the trail is limited to pedestrian, bicycle, and electric carts. Internal combustion engines will be prohibited on the pathway and within the greenways except for service and security vehicles. ~~This combination pathway is anticipated to have moderate to high use, therefore it may be asphalt or stabilized with shell or rock. The path will generally be eight (8) to ten (10) feet wide to accommodate opposing circulation.~~ A multi-use pathway will connect the Town Center Perimeter Road (Valley Ridge Boulevard) in the north Town Center to the south Town Center via the Nocatee Parkway underpass as shown on the PUD Master Plan.
- c. Improvements. Other trail improvements may consist of benches, rain shelters, direction or environmental signage, viewing platforms and overlooks, boardwalks, and bridges.
- d. Greenway Management Plan. The Greenway Management Plan, approved by the St. Johns River Water Management District as part of the permitting process, will further define and regulate the Greenway. This plan will be submitted to the City upon approval.

PUD AND COMP PLAN CRITERIA

15. **Review of Applicable Criteria:** As a PUD this application should largely meet both PUD Intent and Criteria. This application meets the intent and standards for PUDs as described in the Zoning Code.
- (a) **PUD Intent and Criteria:** The proposed development meets many of the Zoning Code's performance criteria for PUDs, particularly the following:
- (i) *"Permit a creative approach to the development of land"*. The application meets this criterion. Nocatee employs many creative concepts to the development of land, the principle one being the creation of a sense of place and complete "new town". This is accomplished in the most obvious way by creating a Town Center and multiple village centers, which provide gathering places and a focus for the community. PUD standards ensure that the Town Center and village centers will be designed to be walkable, attractive areas. The Nocatee plan also creates recognizable and identifiable development areas by defining villages and the Town Center through the greenway system – a clear cut separation of "town and country". The strong emphasis on bicycle and pedestrian pathways (and potential future transit ways) will provide an alternative to driving, and promote a healthy and social lifestyle for Nocatee residents. Finally, the variety of housing types and the mix of land uses will create an interesting and diverse place.
 - (ii) *"Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of the Zoning Code"*. The application meets this criterion. Nocatee promotes many ideals of the City's Comprehensive Plan, including Smart Growth, mixed-use development, alternative transportation modes, and environmental preservation. The commitment to on-site affordable housing, the unprecedented Greenway system, and the creation of a vibrant, mixed-use Town Center goes far beyond what is called for in the Zoning Code.
 - (iii) *"Provide for an efficient use of land, resulting in small networks of utilities and streets and thereby lowering development costs"*. The application meets this criterion. Organizing development into village and Town Center units, with connected street patterns and neighborhoods, furthers the goal of efficient development.
 - (iv) *"Provide for a mixture of complementary and supportive land uses, thereby reducing vehicular traffic"*. The application meets this criterion. Nocatee-Jacksonville's 1 million plus square feet of office space, and 32,000 square feet of retail space, will provide balance to its residential component.
 - (v) *"Enhance the appearance of the area through preservation of natural features, the provision of underground utilities and the provision of recreational areas and open space in excess of existing zoning, subdivision and comprehensive plan requirements"*. The application meets this criterion. As stated, the Greenway is an unprecedented example of land preservation within a development – over 40% of the property will be preserved in greenways and conservation areas, more than four times the City's standard land preservation requirement. The 60 acres of neighborhood and community parks is also four times what is required by comprehensive Plan LOS Standards.
 - (vi) *"Provide an opportunity for new approaches to ownership"*. The application meets this criterion. All forms of ownership are evident in Nocatee, including common areas (the Greenway), single family ownership, condominiums, business ownership, and leasehold arrangements for apartments and businesses.
 - (vii) *"Provide an environment of stable character compatible with surrounding areas"*. The application meets this criterion. The careful planning evidenced by the Nocatee plan

will ensure that it will enhance its property value, as well as the property value around it. Nocatee is compatible with adjacent properties, including the planned (and approved) mixed-use Bartram Park project, and adjacent residential subdivisions and mixed use areas in St. Johns County.

- (viii) *“Retain property values over the years”*. The application meets this criterion. As noted in the last statement, the quality development standards will result in stable property values for this development.

(b) PUD Criteria: The Zoning Code also establishes criteria for review of PUDs. This application meets all of the following criteria that are applicable.

- i. *Consistency with the Comprehensive Plan*. This application is consistent with the Comprehensive Plan. Nocatee will be located within the Multi Use category of the City’s Comprehensive Plan. More importantly, Nocatee represents the embodiment of the Comprehensive Plan’s vision for a true mixed use, urban village.

Furthermore, the project meets the intent of the following Comprehensive Plan Housing Element policies:

3.1.5 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City’s households as described in the Housing Element.

3.1.10 The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods.

The project also meets the intent of the following Comprehensive Plan Land Use Element policies.

1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning 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.

1.1.16 Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2010 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element.

1.1.18 Limit urban scale development to the Urban and Suburban Areas of the City, as identified in the 2010 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services, except for urban villages and other large scale mixed use developments which are designed to provide for the internal capture of daily trips for work, shopping and recreational activities.

1.1.20 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.

1.2.2 No development order shall be issued which does not meet the standards of Chapter 9-J5.0055, F.A.C. Specifically, the necessary facilities are in place, the necessary facilities will be in place when the development impacts occur, the necessary facilities are under construction or the necessary facilities are guaranteed by an enforceable development agreement.

- (ii) “*Consistency with the Concurrency Management System*”. As permitted by state law and by the Comprehensive Plan, Nocatee may utilize “pipelining” in lieu of standard traffic concurrency. Pipelining allows DRIs to provide for or contribute to the construction of road improvements that are commensurate with traffic impacts, as a preferable alternative to traffic concurrency. All other concurrency requirements must be met.
- (iii) “*Allocation of Residential Land Uses*”. The planned 2,341 single family uses planned for this site do not significantly impact the City’s allocation of residential land uses. This is particularly true given the following facts. The City’s Comprehensive Plan identifies enough residentially zoned land in the Southeast Planning District to accommodate a population of 255,662. The projected 2010 population for this district is 200,926 (the 1998 population estimate for the district is 188,246). This 2010 population represents an “overallocation” of 127.2%, which is the lowest overallocation of all planning districts and lower than the City overallocation of 157%. This data reveals the high residential demand and relative scarcity of residential lands in this district. Nocatee-Jacksonville’s 2010 projected population is 2,640, which represents just one-fifth of Southeast District projected population growth. The additional population would raise the Southeast District’s overallocation to 128.5%, a small increase of 1.3% that does not change the low overallocation proportion. In simple terms, the Southeast District barely has enough residential lands to handle future growth, and Nocatee does not change that fact.
- (iv) “*Internal Compatibility*”. The development is internally compatible. The PUD provides performance standards that ensure that streets, sidewalks, and bike paths provide strong linkage between ~~Split Pine Village~~ Cypress Trails and the Town Center. The requirement that all dwelling units be located within ¼ mile of a park or a greenway provides a strong linkage for residents and their recreation needs.
- (v) “*External Compatibility*”. Perimeter greenbelts provide a buffer for surrounding properties to ensure compatibility.
- (vi) “*Intensity of the Development*”. Compatibility and performance standards will ensure that more intensive commercial, office, light industrial, and multi-family uses will not negatively impact single-family uses.
- (vii) “*Useable open spaces, plazas and recreation areas*”. As stated, Nocatee’s 60 acres of neighborhood and community parks will provide four times what is called for under Comprehensive Plan LOS standards.
- (viii) “*Impact on Wetlands*”. Wetlands will be preserved on site to the greatest extent possible, as is seen by the inclusion of the vast majority of wetlands within the Greenway system.

- (ix) *“Listed Species Regulations”*. As the attached Vegetation and Wildlife analysis from the DRI shows, the Greenway system preserves significant wildlife habitat, and also allows for wildlife movement.
- (x) *“Off-Street Parking including loading and unloading areas”*. This development will provide off street parking as required by the Zoning Code and by innovative performance standards that create shared and remote parking areas for village centers.
- (xi) *“Sidewalk, Trails and Bikeways”*. A strong system of sidewalks and multi-use paths will provide for uninterrupted nonvehicular traffic flow.

(c) Zoning Criteria: The Zoning Code requires that the City Council shall grant rezoning requests unless the Council determines that there is substantial, competent evidence that maintaining the current zoning district accomplishes a “legitimate public purpose”. A “legitimate public purpose” may be one or more of the following criteria, or such other criteria as may be determined by law from time to time:

- i. *The proposed rezoning and the development permitted thereunder is premature or otherwise creates or contributes to an urban sprawl pattern of development;*

Response: F.A.C. 9J-5 defines sprawl as “the creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided”. Several key points prove that Nocatee does not represent sprawl. First, it is contiguous or very close to existing urbanized areas and the Suburban Development area and public infrastructure/services. Secondly, it is a compact form of mixed-use development that encourages alternatives to the automobile. Thirdly, it provides a balance of jobs and housing that provides opportunities for vehicle trip reduction. Fourth, Nocatee will not have a “strip” development pattern – nonresidential development will be concentrated in nodal areas (the Town Center and village centers).

- ii. *The proposed rezoning will constitute “spot zoning”, that is an isolated zoning district unrelated to adjacent and nearby districts;*

Response: Nocatee is compatible with adjacent properties, including the planned (and approved) mixed-use Bartram Park project, and adjacent residential subdivisions and mixed-use areas in St. Johns County (including urbanized Ponte Vedra Beach/Palm Valley).

- iii. *Uses permitted under the proposed rezoning will not be consistent or compatible with the existing and proposed land uses and rezoning of adjacent and nearby properties or the general area or will deviate from an established or developing logical and orderly development pattern:*

Response: Since job growth is the engine that fuels population growth in the area and recognizing the rise of the Southpoint/Baymeadows area as the region’s major employment center, it is likely that Southside Jacksonville and Northeast St. Johns County will continue to be locations for future growth. Jacksonville Planning and Development Department statistics show that in 1997 the City’s Southeast Planning District captured 73% of the value of the City’s office construction, compared with just 40% in 1987. The size of the Southside employment center continues to eclipse downtown Jacksonville and other employment centers in the region. Nocatee is located

less than four miles from Gran Central at Jacksonville, a major industrial and office park development, which represents the southern boundary of the Southside employment center (this will change with the development of the recently approved mixed-use Bartram Park development). Nocatee's proximity to these major activity centers will shorten vehicle trip lengths in comparison with other suburban developments that are further from these employment opportunities.

Within the metropolitan area, the Nocatee site is centrally located between two growing urban areas (Jacksonville and St. Augustine) and is close to two major north-south transportation routes (I-95 and US 1). Nocatee's transportation links are enhanced by the adjacent FEC rail line, a potential commuter rail line that can connect key areas like the Jacksonville International Airport, Downtown Jacksonville, Southpoint/Baymeadows, and St. Augustine.

The regional demand for more office space will increase as the Jacksonville metropolitan area continues to grow. Other large office centers within a ten-mile radius of Nocatee include Deerwood Park, Gran Park at Deerwood, Freedom Commerce Center, Gran Park at the Avenues, and Gran Park at Jacksonville, among others. Estimated employment in these office centers alone exceeds 50,000. Employment within a reasonable 30 minute commuting range of Nocatee exceeds 130,000. As this concentration of office parks (which contains more office space than downtown Jacksonville) approaches build-out, the demand for additional office space will increase. This demand can be served by the strategically located Nocatee development.

Nocatee is the logical location for future office development due to its proximity to the existing Southpoint/Baymeadows office center, and to Ponte Vedra Beach and Palm Valley, an area with more than 20,000 residents.

It is also obvious that the demand for residential development created by such employment centers will increase as well.

- iv. *The proposed rezoning and the development permitted thereunder will result in significant adverse impacts upon property values of adjacent or nearby properties or in the general area more than the types of uses currently permitted;*

Response: No adverse impacts on property values are anticipated, due to the compatibility of proposed uses and the high standards for Nocatee.

- v. *The proposed rezoning and the development permitted thereunder will detract from the character and quality of life in the general area or neighborhood by creating excessive traffic, noise, lights, vibration, fumes, odors, dust, physical activities or other detrimental effects or nuisances.*

Response: Nocatee is a carefully planned community that will minimize the impacts of urban development through aesthetic development controls and environmental preservation.

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2015-282 TO
PLANNED UNIT DEVELOPMENT

MAY 21, 2015

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 Ordinance **2015-282** to Planned Unit Development.

Location: East side of U.S. 1 (Phillips Highway) and County Line between

Real Estate Number(s): See attached list

Current Zoning District: Planned Unit Development (PUD 2001-16-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Multi-Use (MU)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Bill Gulliford, District 13

Applicant/Agent: Ray Spofford, AICP
England Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

Owner: Greg Barbour
The Parc Group
4314 Pablo Oaks Court
Jacksonville, Florida 32224

See attached list for additional owners

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2015-282** seeks to rezone approximately 1991.0 acres of land from PUD, known as Nocatee, to PUD. Approximately 12,800 acres of the PUD are in St. Johns County. The rezoning to PUD is being sought so to revise the written description which changes the name of the development districts reduces the minimum allowable square footages for office uses, single family and multi-family uses and increases the maximum square footage for retail uses. The proposed written description reallocates commercial in lieu of residential uses at the southwest quadrant of the Nocatee Parkway intersection and allow electric cart paths as part of the transportation system. An additional access to timber properties north of the development is will be moved from St. Johns County to Duval County. There is a companion Notice of Proposed Change (NOPC) to the Nocatee Development of Regional Impact (DRI).

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 Multi-Use (MU) 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 Multi-Use land use category is intended to accommodate, in a more innovating fashion, development or redevelopment of areas in a larger size and scale. Areas which are appropriate for the Multi-Use designation include development which meets or exceeds the thresholds for a Development of Regional Impact (DRI) for those developments that comprise of at least 250 acres and provide for master planned communities which include energy efficient development patterns and other features designed to maximize the preservation of natural areas. 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 major purposes of this designation are to facilitate mixed-use development with horizontal and vertical land use integration, encourage mass transit and other mobility options, reduce dependence on the automobile, provide incentives for quality development and give definition to the urban form. As such, a mix of both residential and non-residential uses is encouraged, but not required in MU projects. Design, aesthetics and environmental protection and enhancement are to be emphasized as part of the Multi-Use land use category. For an area to qualify for the Multi-Use land use category, the following criteria must be met: 1. The density and intensity of land uses permitted within this category shall include at least three different

land uses and of these no one land use, except for conservation, can exceed 70% of the land area involved in the particular amendment. 2. Multi-Use land uses will be of regional significance and either a DRI, RAC, FQD, former Military Base or TMA or be for a development that comprise of at least 250 acres and provides for master planned communities which include energy efficient development patterns and other features designed to maximize the preservation of natural areas or be based upon a City of Jacksonville sponsored and adopted community plan and its resulting revised land development regulations. 3. Multi-Use uses of this magnitude shall be DRI, FQDs, RACs, or former Military Bases and may be located in such areas as in the downtown and community redevelopment areas and areas surrounding regional community facilities such as airports, ports, convention centers or governmental complexes, commerce centers and regional activity centers or may be based upon a City of Jacksonville sponsored and adopted community plan or be a development that comprises of at least 250 acres and provides for master planned communities which include energy efficient development patterns and other features designed to maximize the preservation of natural areas.

Development within the MU Category may include permitted uses mixed within the same building (vertical) or in separate buildings on the same site or in the same block (horizontal). Multi-use development allows for a high quality mix of compatible uses. To facilitate integration of land uses, the placement of an interconnected system of streets is required to the greatest extent feasible and the use of cul-de-sacs is discouraged. Development within an MU land use designation shall be permitted only by a Planned Unit Development – Multi Use (PUD-MU) zoning district. No development beyond current use of the site shall take place until such time as the Preliminary Phase and Development Phase PUD-MU applications, as set forth in the PUD-MU Procedures of the Zoning Code, are submitted and approved. In addition to the criteria listed above and as required in the Land Development Regulations, the Development Phase Consideration of transit-supportive features, including dedication of right-of-way in order to promote the construction of a long-term transit-ready system.

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

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?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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:

(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): Multi-Use (MU).

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

F.L.U.E. Policy 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

F.L.U.E. Policy 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

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 1.1.13 Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:

1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
3. The proposed development is compatible with surrounding existing land uses and zoning.

F.L.U.E. Policy 1.1.25 The City will encourage the use of such smart growth practices as:

1. Interconnectivity of transportation modes and recreation and open space areas;
2. A range of densities and types of residential developments;
3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown, and

6. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

F.L.U.E. Policy 1.3.10 All new master-planned communities shall contain an integrated and connected network of roads and provide multiple alternative travel paths or modes. The location of the roadways and rights-of-way shall be established in the local development agreements taking into consideration factors such as access and wetlands.

(2) Consistency with the Concurrency Mobility and 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 and apply for a CCAS / CRC under the Nocatee DRI.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a mixed use development including single family and multifamily uses. This proposed development 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed PUD is providing recreation and open space pursuant to Section 656.420 of the Zoning Code. The proposed PUD

The treatment of pedestrian ways: Approximately 770 acres of greenways for pedestrian, bicycle and electric carts will connect the various villages and town centers.

The use of topography, physical environment and other natural features: The site plan preserves the existing wetlands for greenway trails, buffers and wildlife habitat.

The use and variety of building sizes and architectural styles: The HOA will provide architectural guidelines for the PUD.

(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:

The type, number and location of surrounding external uses: The proposed development is a stand-alone mixed use development. Surrounding lands are forested or planted pines. The PUD is intended to be self-contained.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	AGR-ii	AGR	Undeveloped, forest and planted pines
South		PUD (01-16)	Nocatee (St. Johns County)
East		PUD (01-16)	Nocatee (St. Johns County)
West	AGR-ii	AGR	Undeveloped, forest and planted pines

(6) Intensity of Development

The proposed development is consistent with the MU functional land use category and is a single-use, multi-family development, which is not to exceed 2,341 dwelling units. The PUD is appropriate at this location because it offers support commercial, office and recreational uses to support those residents in the area.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: MU developments may utilize a conversion process that allows for the modification of densities and intensities of approved uses provided: 1. A conversion table is submitted to and approved by the Planning and Development Department and, 2. The trip generation level is less than or equal to the most recent legislatively adopted transportation analysis and is consistent with the land use types and the range of percentage distribution of uses provided in the site specific policy accompanying the MU designation. The proposed mix of land uses must be depicted on a map and projected to result in a minimum internal capture rate of 15% of the total PM peak hour trip generation at build out within the MU development.

(7) Usable open spaces plazas, recreation areas.

The proposed PUD deletes the minimum acreage required for Neighborhood and Community parks. However the open space requirement in the PUD complies with the ration contained in Section 656.420 of the Zoning Code. Each neighborhood will have at least one park within ¼

mile of the neighborhood or community park or greenway. There are approximately 770 acres of greenways which connect neighborhoods in the PUD.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District identifies wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

The wildlife and vegetation survey indicated three Federally listed wildlife (bald eagle, wood stork, American alligator) were observed on site. A 1,500 foot preservation zone protects the nest of the bald eagle. Seven State listed wildlife (gopher tortoise, little blue heron, snowy egret, tricolored heron, white ibis, peregrine falcon and Sherman's fox squirrel) were also observed on the site. The Nocatee Greenway and Preserve (approximately 7,000 acres) offers suitable habitat for endangered species.

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

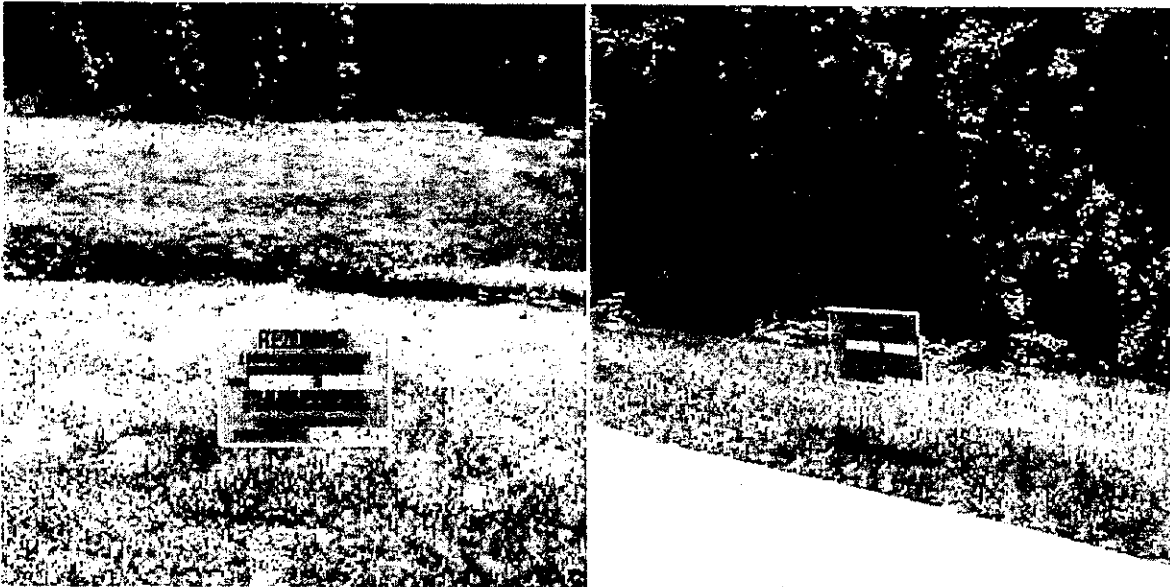
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

PUD – MUs should include pedestrian and bicycle-oriented design features, including street design standards that promote pedestrian and bicycle usage. The PUD contains a multi-use pathway which connects the villages and town centers. Use of the trail is limited to pedestrians, bicycles and electric carts. This PUD will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

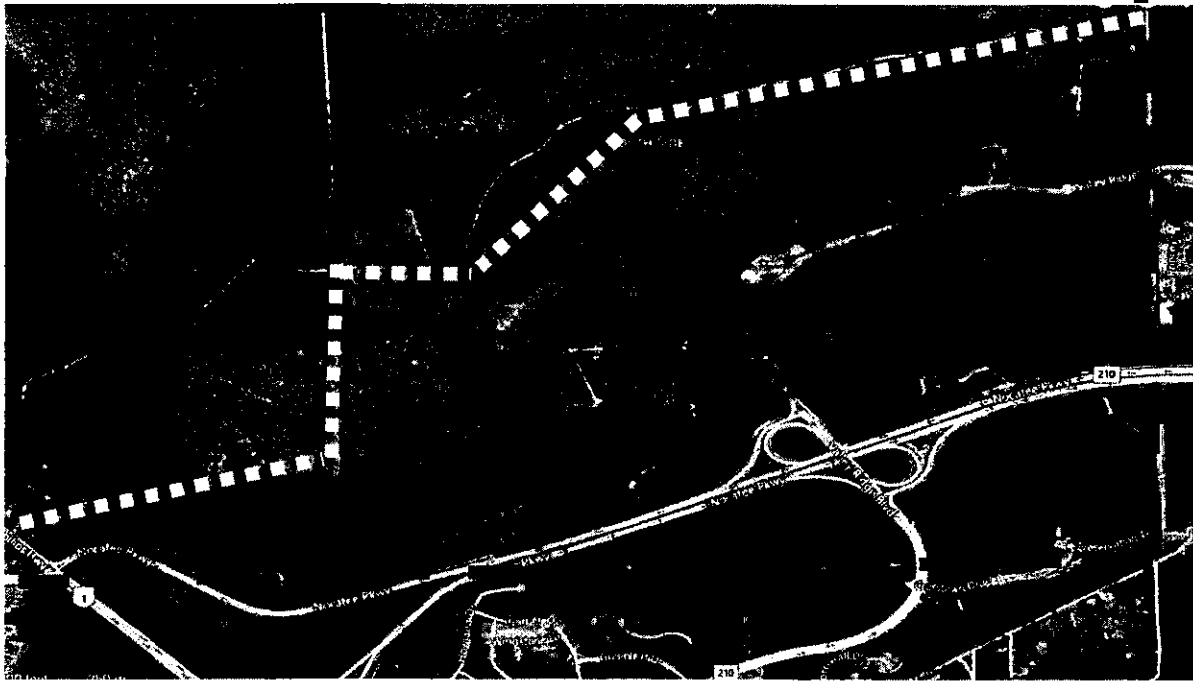
Upon visual inspection of the subject property on May 8, 2015, the required Notice of Public Hearing signs were posted.



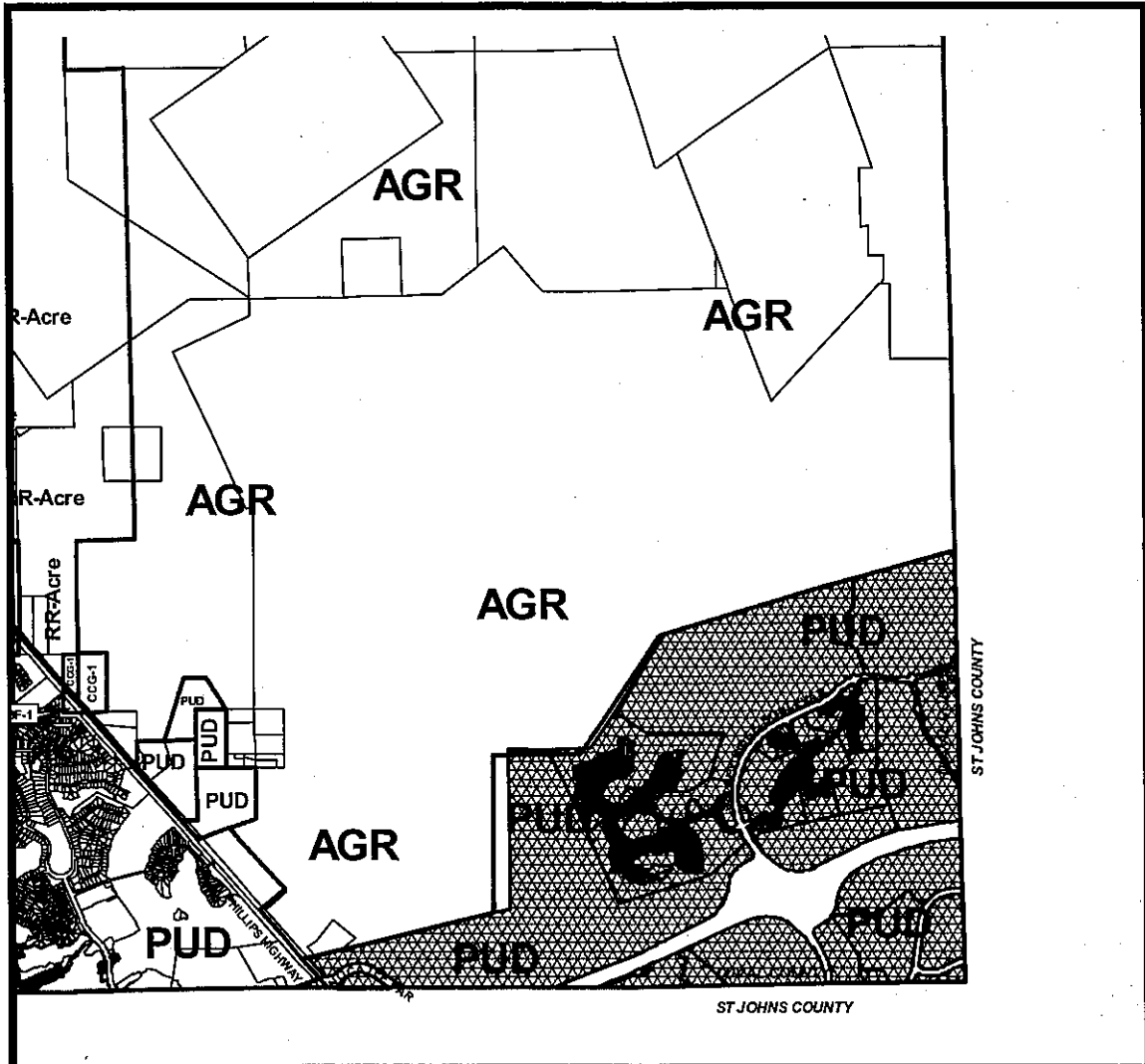
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2015-208 be **APPROVED** with the following exhibits:

1. The original legal description dated March 31, 2015.
2. The original written description dated March 10, 2015.
3. The original site plan dated March 31, 2015.



Aerial view of site



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>		
	<p>ORDINANCE -2015-0280</p>	<p>100 Feet COUNCIL DISTRICT: 13 FILE COPY</p>

RE	LNAME
168150 0210	ACEVEDO ANDRE
168150 1040	ADAIR DERRICK ET AL
168150 0395	ADDUCIE JEROME L JR
168150 0960	ALLIANCE SANFORD
168150 0185	ARMITAGE JASON C
168150 0965	AUBREY ANDREW R
168148 0855	AVATAR PROPERTIES INC
168150 0235	BALDWIN SALLY LAWRENCE
168150 0385	BATEH CHARLIE JOSEPH
168149 5995	BECKER BRUCE
168150 0230	BEHM HARLEY D
168150 0335	BENEDICK JESSE M
168150 0855	BILLS PHILLIP FREEMAN
168150 0990	BRANDAO LUIS COSTELA
168150 0190	BUECKER MARK ALEXANDER
168150 0215	CABRERA WILLIAM ALEMAN
168150 0275	CAFFEY RUSSELL J
168150 0795	CARRASCO RAUL
168150 0940	CLONINGER MARY L
168150 0865	COLLINS RICHARD JR
168150 1025	CONFER ROBIN
168150 0170	CONTOLINI AMY
168150 0930	COOPER GARY LYNN
168150 1015	COTTAVE JEAN PAUL
168150 0970	CRELLIN KATELYNN ET AL
168150 0295	CURTIS RYAN J
168150 0840	DEMOPOULOS JOHN C ET AL
168150 0175	DENNEN SALLY
168149 1500	DFH LAND LLC
168150 0810	DYKES BRIANA
168150 0345	EATON BRIAN D
168150 1070	EDWARDS C COURTNEY
168177 0100	ESTUARY LLC
168149 1100	FBCJAX HOLDINGS LLC
168150 0240	FITZGERALD WILLIAM T JR
168149 2000	FLAGLER DEVELOPMENT REVERSE EXCHANGE LLC
168170 2000	FLORIDA EAST COAST RAILROAD COMPANY
168150 0195	FOSTER WILLIAM
168150 0280	FOUCHE FRANS
168150 0815	FRALICKER JACCELENY
168149 9850	GALEONE VICTOR BISHOP OF DIOCESE OF ST AUGUSTINE
168150 0270	GRANDE MICHAEL ET AL
168150 0300	GRAY EUGENE
168150 1060	GRIZZARD KIMBERLY M
168150 1065	HALL DAVID K
168150 0250	HAMILTON DREW

168150 0945 HAYES LARRY TYRONE
168150 0925 HAYES TOMEKA
168150 0160 HENDERLY MAX E
168150 0820 HERRERA ROBERTO ET AL
168150 0260 HIGGINS BRUCE L
168150 0245 HOEPNER SAMUEL
168150 1030 HOSTETTER JAMES BRIANY
168148 0235 JACKSONVILLE ELECTRIC AUTHORITY
168150 0200 JOHNS JUSTIN
168150 0910 JOHNSON JUDE
168150 1075 JONES TERRY T
168150 0165 JORDAN DAVID W
168150 0920 JUNAK FAMILY TRUST
168150 0285 LANG JAMES M
168150 0205 LANGLOIS GARY R
168150 0985 LAYTON MICHAEL S
168148 1015 LENNAR HOMES LLC
168150 1010 LEWIS DONALD W III
168150 0370 LUNA WILFREDO
168150 1035 MACFARLANE ANDREW DANIEL
168150 1020 MALONEY THOMAS
168150 0350 MATHISEN DAVID M
168148 0880 MATTAMY JACKSONVILLE PARTNERSHIP
168150 0835 MATTHEWS GEMARIAH E
168150 0315 MCALEER JAMES
168149 5915 MCCRIMON ZACHARY ANDERSON
168150 1045 MCGUIRE TIMOTHY D
168150 1050 MCGUIRE WILLIAM
168150 0890 MCKIMM SHAWN P
168150 0915 MEYRICK JAMES
168150 0875 MICULA CRISTIAN
168150 0805 MILLER ERIK R
168150 0860 MITTEN JUSTIN
168150 0320 MONAHAN NICKLAUS ET AL
168150 1055 MULLER ANDREW P
168150 0880 MUSER JAMES E
168150 0255 NORTON STEPHEN
168150 0310 PARRISH TERRANCE ROSS
168149 1150 PAVILION HEALTH SERVICES INC
168150 0390 PAYNE JOSHUA
168150 0850 PETERSEN MATTHEW
168150 0225 PINA HECTOR L
168149 1095 PONTE VEDRA PRESBYTERIAN CHURCH INC
168150 1005 PRICE MITCHELL PERRIN
168150 0790 PRISBY ELAINE A
168150 0980 PRZYOJSKI DALE R
168150 0325 RAMJOHN CHRISTIAN A

168150 0330 RAYMOND DEVON
168150 0935 RIFE ANTHONY S
168150 0955 ROMAINE MASON V
168150 0885 ROOKE EDWARD
168150 1080 ROOKE NATALIE J
168150 0845 ROWAN ERIK
168150 0365 SAIG LOUIS MICHAEL JR
168149 1090 SANDY RIDGE NORTH LLC
168149 1085 SANDY RIDGE NORTH LLC
168150 0360 SAVILLA JAMES J
168150 0975 SCHNEIDER JAMIE CHARLES
168150 0180 SCHRODER ROBERT
168150 0265 SEIBLER STEVEN
168150 0380 SHLAFFE RICHARD LIFE ESTATE
168150 0905 SIETSMA MICHAEL E
168150 0305 SILVA NORMAN R JR
168150 0800 SNIDER TOBEY A
168150 0770 SONOC COMPANY LLC
168150 0375 SPAIN DAVID
168149 5920 SPERLICH PETER W
168148 1270 SPLIT PINE DEVELOPMENT LLC
168149 2305 STANDARD PACIFIC OF FLORIDA
168150 0895 STEINER SANDRA L
168150 0830 STINCHCOMB ROWENA
168150 0900 STOCKWELL ZACHARY M
168150 0220 STUHR ROBERT L
168150 0355 SWAIN FRANKLIN W
168150 0825 TAYLOR JOHN S
168148 0010 U S SPRINT COMMUNICATION CO LTD PARTNERSHIP
168150 0995 UHLER EDWARD E
168150 0870 VAUGHAN CHRISTOPHER B ET AL
168144 0500 WALDEN AT BARTRAM SPRINGS LLC
168150 0950 WALKER PATRICK W
168150 0340 WERTH STEPHEN
168150 1000 WIDDER DARIN C
168150 0290 YEAGER DAVID

DEVELOPMENT SERVICES



May 7, 2015

MEMORANDUM

TO: Bruce Lewis, City Planner Supervisor
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Nocatee PUD**
R-2015-282 fka R-2001-0016

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

PUD proposes changes to non-motorized modes of transportation (sidewalks, bike lanes, multi-use paths). Traffic defers to Bicycle & Pedestrian Coordinator for comment.

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.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2015-0282 Staff Sign-Off/Date BEL / 04/14/2015

Filing Date 04/30/2015 Number of Signs to Post 10

Hearing Dates:

1st City Council 05/26/2015 Planning Comission 05/21/2015

Land Use & Zoning 06/02/2015 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 811 Application Status PENDING
Date Started 03/17/2015 Date Submitted 03/17/2015

General Information On Applicant

Last Name SPOFFORD First Name RAY Middle Name

Company Name ENGLAND-THIMS & MILLER, INC.

Mailing Address 14775 OLD ST. AUGUSTINE ROAD

City JACKSONVILLE State FL Zip Code 32258

Phone 9042653189 Fax 9046469485 Email SPOFFORDR@ETMINC.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name BARBOUR First Name GREG Middle Name

Company/Trust Name THE PARC GROUP

Mailing Address 4314 PABLO OAKS COURT

City JACKSONVILLE State FL Zip Code 32224

Phone 9049929750 Fax Email GBARBOUR@PARCGROUP.NET

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2001-0016-E

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District
Map 168149 5500	13	3	PUD	PUD

Map	168149 2220	13	3	PUD	PUD
Map	168149 5010	13	3	PUD	PUD
Map	168149 1040	13	3	PUD	PUD
Map	168149 1060	13	3	PUD	PUD
Map	168149 1200	13	3	PUD	PUD

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

Existing Land Use Category

MU

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1991.00

Development Number

Proposed PUD Name NOCATEE PUD

Justification For Rezoning Application

Location Of Property

General Location

BETWEEN US 1 AND COUNTY LINE

House #	Street Name, Type and Direction	Zip Code
	NOCATEE PY	32081

Between Streets

US 1 and CROSSWATER PARKWAY

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
1991.00 Acres @ \$10.00 /acre: \$19,910.00
- 3) Plus Notification Costs Per Addressee
129 Notifications @ \$7.00 /each: \$903.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$15,000.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Nocatee PUD
Real Estate Numbers in Duval County

Real Estate #	Real Estate #	Real Estate #	Real Estate #	Real Estate #
168149 6175	168148 1350	168148 0955	168150 1060	168150 2070
168149 6140	168148 1680	168148 0385	168150 0780	168150 2260
168150 0875	168148 1585	168148 0670	168150 1025	168150 2255
168150 0855	168148 1755	168148 0405	168150 1035	168150 2190
168149 5900	168149 5945	168148 0700	168149 5860	168150 2180
168149 6145	168150 0965	168148 0350	168149 5850	168150 2305
168149 6165	168150 0970	168148 0500	168149 6265	168149 5930
168149 6155	168150 0795	168148 0810	168149 6260	168148 0230
168150 0380	168150 0825	168148 0440	168149 6315	168148 0210
168150 0215	168150 0930	168148 0720	168149 6310	168148 0215
168150 0860	168149 5985	168148 0725	168149 6040	168148 1260
168150 0870	168150 0700	168148 0795	168149 6100	168148 1275
168150 0865	168150 0830	168148 0315	168149 6210	168148 1010
168150 0230	168150 0800	168148 0890	168150 0880	168148 1045
168149 6170	168150 0895	168148 0935	168150 0980	168148 1890
168149 6160	168150 0850	168148 0375	168150 1070	168148 1885
168149 6150	168150 0925	168148 0410	168150 1075	168148 1230
168150 0290	168150 0840	168148 0425	168149 6385	168148 1420
168148 1720	168150 0990	168148 0550	168149 6380	168148 1395
168148 1365	168150 0820	168148 0495	168149 6200	168148 0380
168148 1560	168150 0940	168148 0485	168150 0030	168148 0675
168148 1775	168150 0945	168148 0340	168150 0890	168148 0685
168148 1575	168150 0955	168148 0455	168150 1005	168148 0360
168148 1765	168150 0835	168148 0870	168150 1055	168148 0545
168148 1770	168150 0985	168148 0875	168149 6130	168148 0540
168148 1210	168150 0720	168148 0775	168149 6180	168148 0515
168148 1555	168149 5840	168148 0770	168149 6270	168148 0705
168148 1780	168149 6085	168148 0940	168149 6250	168148 0465
168148 1570	168149 6060	168148 0750	168149 6230	168148 0460
168148 1565	168149 5975	168148 0275	168149 6290	168148 0735
168148 1745	168149 6095	168148 0990	168150 0050	168148 0885
168148 1550	168149 6030	168148 0960	168149 6375	168148 0755
168148 1370	168149 5990	168150 2320	168150 0110	168150 2200
168148 1360	168149 6075	168148 1065	168150 1040	168150 2140
168149 1150	168149 6005	168148 0985	168150 1050	168150 2145
168149 9900	168149 5810	168148 0980	168149 6135	168150 2335
168150 0710	168149 5820	168148 0260	168150 0740	168150 2315
168150 1080	168149 2000	168148 0335	168150 0885	168148 0395
168150 0815	168149 6025	168148 0785	168150 1000	168148 0840
168150 0810	168149 6020	168148 0915	168150 1010	168148 0900
168150 0805	168149 6080	168148 0765	168149 5890	168148 0205
168150 0760	168149 6000	168148 0280	168150 0140	168148 0905
168149 1090	168149 5995	168148 0945	168149 6365	168148 1455
168149 1040	168149 5830	168148 0975	168149 6360	168148 1460
168148 1815	168149 6090	168150 2100	168149 6300	168148 1425

Nocatee PUD
Real Estate Numbers in Duval County

168148 1385	168149 6055	168150 2110	168149 6190	168148 1250
168148 1540	168149 5965	168150 2325	168149 2230	168150 2000
168148 1820	168149 6050	168150 2115	168150 0040	168150 2095
168148 1545	168150 0920	168150 2020	168150 0905	168149 2250
168148 1725	168149 6010	168150 2045	168150 1020	168150 2210
168150 0225	168149 6070	168150 2105	168150 1030	168150 2265
168149 1450	168149 9850	168150 2015	168149 5870	168150 2245
168148 1390	168150 0120	168150 2040	168149 5800	168150 2025
168148 1525	168150 0090	168149 6015	168149 6355	168150 2285
168148 1375	168150 0350	168149 6065	168149 6350	168150 2310
168148 1520	168150 0315	168149 5970	168149 6220	168148 1300
168148 1515	168150 0255	168148 1340	168149 6305	168149 5910
168148 1530	168150 0270	168148 1615	168149 6280	168148 0265
168148 1380	168150 0200	168148 1620	168149 6240	168148 0880
168148 1535	168150 0180	168148 0760	168149 6335	168150 2250
168148 0635	168150 0935	168148 1030	168149 6185	168150 2195
168148 0650	168150 0960	168148 0285	168150 1065	168150 2135
168148 0655	168150 0845	168148 0965	168149 6285	168150 2280
168148 0660	168150 0790	168148 0305	168149 6370	168150 2330
168148 0615	168149 6115	168148 1060	168149 6340	168150 2035
168149 1095	168148 0200	168148 1040	168149 6235	168148 0845
168148 0630	168149 2240	168148 0950	168149 6215	168148 0850
168148 0390	168149 2220	168148 1635	168149 6205	168148 0255
168148 0610	168150 0100	168148 1825	168149 6125	168148 1265
168148 0605	168150 0730	168148 1330	168149 6345	168148 0910
168149 1100	168148 0665	168148 1650	168149 6245	168148 0290
168149 1085	168148 0620	168148 1200	168149 6330	168148 0295
168149 5935	168148 0690	168148 1715	168149 6325	168148 0920
168149 5950	168148 0570	168148 1690	168149 6320	168148 1220
168149 5960	168148 0505	168148 1740	168149 6110	168148 1900
168149 5955	168148 0525	168149 5010	168149 6035	168148 1485
168149 5940	168148 0475	168149 5880	168150 0130	168148 1235
168149 5980	168148 0470	168148 1320	168150 0900	168148 1410
168148 0625	168148 0445	168148 1605	168150 1015	168148 1510
168148 0600	168148 0740	168148 1730	168150 1045	168150 2030
168148 0640	168148 0310	168148 1710	168150 0770	168150 2065
168148 0645	168148 1000	168148 1630	168149 6195	168150 2060
168150 0390	168148 1050	168148 1785	168149 6275	168148 1020
168150 0070	168148 0970	168148 1685	168149 6255	168148 1280
168150 0305	168148 0595	168148 1655	168149 6225	168148 1430
168150 0260	168148 0585	168148 1865	168149 6295	168148 1875
168150 0375	168148 0370	168148 1845	168150 2230	168148 1470
168150 0080	168148 0555	168148 1600	168150 2240	168148 1480
168150 0060	168148 0430	168148 1335	168150 2175	168148 1505
168150 0300	168148 0520	168148 1645	168150 2165	168150 2055
168150 0205	168148 0345	168148 1640	168150 2120	168150 2005
168150 0280	168148 0805	168148 1810	168150 2160	168148 0235

Nocatee PUD
Real Estate Numbers in Duval County

168150 0320	168148 0835	168148 1805	168150 2300	168148 1025
168150 0310	168148 0790	168148 1675	168148 1295	168148 1055
168150 0150	168148 0780	168148 1795	168148 0245	168148 0995
168150 0235	168148 0895	168148 1800	168148 1015	168150 2050
168150 0185	168148 0415	168148 1670	168148 1205	168150 2010
168150 0190	168148 0365	168149 1060	168150 2225	168148 1610
168150 0250	168148 0565	168148 1870	168150 2235	168148 1625
168150 0170	168148 0560	168150 0950	168150 2170	168148 1285
168150 0335	168148 0480	168148 1660	168150 2275	168148 1695
168150 0325	168148 0815	168148 0710	168150 2295	168149 1200
168150 0245	168148 0825	168148 1860	168149 5920	168148 0435
168150 0175	168148 0730	168148 1850	168149 5915	168148 1855
168150 0220	168148 0330	168148 1830	168148 1215	168150 0750
168150 0195	168148 0325	168148 1735	168148 0800	168150 2220
168150 0370	168148 0925	168148 1290	168148 1435	168150 2270
168150 0365	168148 0240	168148 1840	168148 1490	168150 2185
168150 0295	168148 0580	168148 1315	168150 2085	168150 2130
168150 0010	168148 0680	168148 1325	168150 2075	168150 2290
168150 0275	168148 0695	168148 1790	168150 2205	168149 5925
168150 0285	168148 0355	168148 1310	168150 2215	168149 0020
168150 0340	168148 0510	168148 1705	168150 2125	168148 0855
168150 0330	168148 0490	168148 1700	168150 2150	168148 0220
168150 0020	168148 0400	168148 1305	168150 2155	168148 1270
168150 0240	168148 0590	168148 1835	168148 0270	168177 0100
168150 0165	168148 0575	168148 1665	168148 0860	168148 1005
168150 0160	168148 0420	168150 0915	168148 0225	168148 1895
168150 0385	168148 0535	168150 0910	168148 0745	168148 1450
168150 0395	168148 0530	168148 1750	168148 1445	168148 1465
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168150 0265	168148 0715	168149 6120	168148 1880	168148 1500
168150 0210	168148 0865	168148 0250	168148 1440	168148 1400
168150 0345	168148 0450	168149 5500	168148 1475	168149 1505
168148 1760	168148 0320	168149 6045	168148 1225	168150 2090
168148 1590	168148 0930	168149 6105	168148 1245	
168148 1355	168148 0300	168150 0975	168148 1415	
168148 1345	168148 1035	168150 0995	168150 2080	

ORDINANCE

Legal Description

March 31, 2015

All of Sections 36, 46, and 53 and portions of Sections 25, 34, 35, 47, 48, 49, and 55, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the point of intersection of the Southerly boundary of Section 34, Township 4 South, Range 28 East, with the Northeasterly right of way line of U.S. Highway 1, State Road No. 5, and run North $41^{\circ}50'26''$ West along said right of way line, a distance of 925.00 feet to a point; run thence North $76^{\circ}59'37''$ East, a distance of 4,715.0 feet to a point; run thence North $00^{\circ}37'22''$ West, a distance of 3625.0 feet to a point; run thence North $89^{\circ}34'10''$ East, a distance of 1,965.0 feet; run thence North $34^{\circ}06'08''$ East, a distance of 3,495.66 feet to a point on the Northerly boundary of Section 49; run thence North $75^{\circ}13'42''$ East along the Northerly boundary of Section 49 and 53, the same being Southerly boundary of Section 45 and along the Southerly boundary of Section 52, Township and Range aforementioned, and it's Northeasterly projection, a distance of 6,620.70 feet to a point on the East line of Section 25, said Township and Range, run thence South $00^{\circ}54'07''$ East along last said Section line and along the East line of Section 36, a distance of 9,798.05 feet to its point of intersection with the Northwesterly right of way line of Palm Valley Road, County Road No. 210; run thence South $55^{\circ}21'50''$ West along said right of way line, a distance of 146.60 feet to a point on the South line of said Section 36; run thence South $89^{\circ}37'49''$ West along the South line of Sections 34, 35 and 36, a distance of 14,298.23 feet to the Point of Beginning.

EXHIBIT A

Property Ownership Affidavit

Date: March 10, 2015

City of Jacksonville

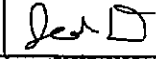
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Jed Davis hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for rezoning
submitted to the Jacksonville Planning and Development Department.

DocuSigned by:



1F009E4900C44BB...

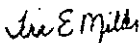
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 11 day of
March (month), 2015 (year) by Jed Davis

who is personally known to me or has produced _____
as identification.

DocuSigned by:



9B14028740F111C...

(Notary Signature)

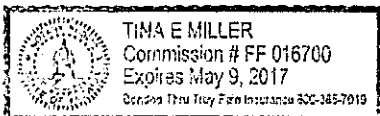


EXHIBIT B

Agent Authorization

Date: March 10, 2015

City of Jacksonville

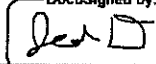
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:
Nocatee DRI/PUD - See Exhibit A Legal Description

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for _____ 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.

DocuSigned by:



1F05E830X4BB

(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 11 day of March (month), 2015 (year) by Jed Davis who is personally known to me, or has produced _____ as identification.

DocuSigned by:



9B14D22749F144C

(Notary Signature)

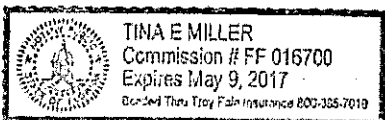


EXHIBIT C

Binding Letter

Date: March 10, 2015

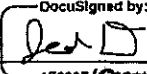
City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Nocatee PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its 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. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions 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.

Sincerely,

DocuSigned by:
By:  _____
1FO09E (Owner's Signature)

Its: Vice President

Written Description

1. **Purpose and Intent.** The intent and purpose of this PUD are as follows:
 - a. To promote the development of neighborhoods, villages, and town centers with a strong sense of place and identity and with a strong network of parks and civic spaces;
 - b. To conserve environmentally sensitive lands within a larger system of greenways that also serve as village boundaries;
 - c. To provide for neighborhoods within villages that are connected by surface streets, and to also provide for a high level of connection between neighborhoods and villages by bicycle, pedestrian, and multi-use pathways with the purpose of encouraging alternatives to the automobile;
 - d. To create a Town Center that is inviting to the pedestrian by using human scale design standards that create a functional and attractive built environment by regulating building placement along streets, creating memorable civic and open spaces, requiring attractive landscaped areas, and creating a variety of residential and nonresidential uses within this area.

2. **Site Characteristics.**

- a. Existing Land Use and Cover. The site consists of approximately 1,991 acres (an additional and approximate 12,800 acres are in St. Johns County). The site is generally bounded on the west by US 1, on the east and south by the St. Johns County line and a power line easement, and on the north by a line that is approximately 1.5 miles north of St. Johns County Road 210. The majority of the site has been utilized for decades as a tree cultivation operation. The site also includes bands of mostly forested wetlands traversing the site from northwest to southeast. In general terms, slightly over half of the site consists of uplands, and the remaining site is in wetlands or surface water. Planted pines cover the great majority of the site. The natural communities on the Nocatee project area are typical of those found in similar locations in North Florida. The larger forested wetlands are mature systems with many very large trees.
- b. Topography and Drainage. The site ranges from a high elevation of 50± (msl) in the southwest quadrant to a low of elevation 15± (msl), around Durbin Creek in the southeast quadrant. Generally the site falls off as one moves to the northwest. Durbin Creek drains the majority of the site, and then flows west into Julington Creek and the St. Johns River.
- c. Soils. The Nocatee site has been subject to an extensive silviculture program for many years. There have been several harvesting events and replanting within the project area. The topsoil has been highly disturbed due to mechanized bedding practices used to prepare the site for planting.

The majority of the soils have been mapped as flatwoods soils in the published surveys. The dominant flatwoods soil series mapped on the site are Myakka fine sand (3), Immokalee fine sand (7), St. Johns fine sand (13), and Pottsburg fine sand (40).

Nocatee soils mostly consist of fine sands found in broad flatwoods areas. Soil limitations for development range from Slight to Severe due to wetness, flooding, and ponding. In the portions of the site that will be developed these limitations are generally slight and will be overcome by applying accepted engineering methods, including property site planning and adding appropriate amounts of fill material.

The areas identified as having low suitability for development (soils with Severe limitations) are hydrologically sensitive areas (wetlands). These soils generally are not slated for development,

although some areas outside the jurisdictional wetlands may contain hydric soils that can be developed. The Nocatee project has no karst topography and no unique geologic features have been identified on the site.

- d. 100-Year Floodplain. The 100-Year floodplain on the site is generally located around Durbin Swamp on the northwest portion of the site. Nocatee's stormwater management system will limit the 100-year floodplain to the greenways, wetlands, and stormwater management facilities. No post-development, developed areas in Nocatee will be in the 100-year floodplain.
- e. Existing Improvements. ~~No improvements are located on the land.~~ Over \$120 million of regional roadway improvements have been constructed including Nocatee Parkway with a flyover at U.S. 1 (Philips Highway), new CR 210, and the Town Center Perimeter Road. Utility and stormwater infrastructure has been constructed and is largely in place to serve development in Nocatee.
- f. Surrounding Land Uses. The northeast corner of the property is adjacent to a US Forestry Service complex. Other surrounding lands are undeveloped and used for silviculture.

3. Land Use and Zoning

- a. Current Zoning. The current zoning for the property is ~~AGR (Agriculture)~~ PUD (Planned Unit Development).
- b. Current Land Use. The ~~current site future~~ land uses, according to the Comprehensive Plan Future Land Use Map, are the ~~Agriculture~~ designations of ~~AGR ii (1011 acres)~~ Multi-Use (MU) and ~~AGR iii (1050 acres)~~ Conservation.
- c. Consistency of PUD with Comprehensive Plan. The Master Development Plan and PUD are consistent with the goals, objectives, and policies of the Comprehensive Plan of the City of Jacksonville. The underlying land use designation is Multi-Use, with the following land use designations allowed: Low Density Residential, Medium Density Residential, Public Buildings and Facilities, Business Park, Conservation, Community/General Commercial, Residential/Professional/Institutional, Recreation and Open Space, Neighborhood Commercial, Wetlands, and Light Industrial.
- d. New Town Design. Nocatee's New Town design was developed as an alternative to suburban sprawl. This design allows for the rational conversion of rural and open lands to urban use, as opposed to the fragmented conversion of such lands, which creates congestion and environmental deprivation. The design is grounded in the Florida Legislature's promotion of new towns within local comprehensive plans, as stated in the Florida Statutes Section 163.3177(11)(b). The design is also consistent with goals, objectives, and policies within the City's comprehensive plan that promote Smart Growth and Sustainable Development. The New Town design can be summarized by the following key elements.
 - i. *mix-of-use guidelines* (minimum workplace, civic, recreation, residential), to ensure balanced community and reduce trips;
 - ii. *open space preservation* – at least 35% of the site must be set aside for greenways and conservation areas;
 - iii. *design standards* to ensure a pedestrian-orientated community, like sidewalks, on-street parking, street trees, multiple connections between neighborhoods, block length maximum distances, and quality sign and landscape standards;
 - iv. *livability standards*, including the location of elementary schools in village centers; defined civic spaces: required parks within walking distance of homes; architectural diversity standards; standards that encourage home businesses; traffic calming design for streets; an

- emphasis on sidewalks, bicycle paths, and multi-use pathways; and standards that shape a vibrant Town Center.
- v. *wide range of land uses*, from low-density residential to traditional neighborhood development, and from low-intensity village mixed-use to corporate office parks, with more dense/intense development directed to village centers and a Town Center; and
 - vi. *a range of housing types* to promote income diversity through a minimum multi-family component and allowing garage and accessory apartments in single-family areas.
- e. Traffic Study. A comprehensive traffic study, as required for this PUD, was conducted by the Applicant of the project's transportation impacts as a part of the Development of Regional Impact (DRI) process. The Applicant is utilizing the "pipelining" method of meeting transportation concurrency requirements under Florida Statutes (Chapter 163.3180(12)), and for multi-use projects in the Multi-Use land use category on the FLUM. As requested by the City's Concurrency Management Systems Office (CMSO), Nocatee will obtain Conditional concurrency Availability Statements (CCAS) and Concurrency Reservation Certificates (CRC's). Since pipelining meets concurrency requirements, the CMSO will determine that there is capacity for the project.
 - f. Wildlife Survey. A comprehensive wildlife and vegetation survey, as required for this PUD, was done through the DRI process (Question 12 of the ADA). This survey is included as Appendix 1.
 - g. DRI Status. Nocatee is a DRI under Chapter 380.06, F.S. The DRI Development Order will be approved by the City of Jacksonville at the time the PUD is considered.
 - h. Miscellaneous PUD terminology. Terminology of this PUD shall be similar to terminology in the Jacksonville Zoning Code, except for the following terms.
 - i. *Manufactured Home*. A mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.
 - ii. *Mobile Home*. A structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. Multi-family. A type of attached housing that includes apartments, condominiums, townhomes and rowhouses.
 - iii. *Civic/Private Institutional Uses*. Community centers, libraries, museums, post offices, auditoriums, government buildings, churches, schools, clubs, and similar uses.

4. PUD Development Description

- a. Land Use Summary. Nocatee's New Town built environment reflects elements of innovative planning techniques including Smart Growth and Sustainable Development. Basic community standards and an established hierarchy of places are designed to give this community and its components a clear identity and to create an enhanced sense of community. The two main development districts – ~~Split Pine Village~~ Cypress Trails and the Town Center – are clearly identified by surrounding greenways/greenbelts and central areas of higher intensities and densities, ~~known as village centers~~. Pedestrian-oriented design reduces vehicle trips and dependence on the automobile, incorporating strong pedestrian/bicycle/multi-use pathways, and promoting a walkable, attractive environment through the use of standards such as sidewalks, parking encouraged in the rear or side of buildings, a master street tree plan, traffic calming design for neighborhood streets, and limitations on block length. A strong environmental focus

is achieved utilizing the Greenway and a park system. All residents will be within reasonable walking distance of parks and greenways.

A master land use summary is shown below in the following tables. Elements of the plan including ~~Split Pine Village~~Cypress Trails, ~~Split Pine Village~~Cypress Trails Village Center, the Town Center, a small tract within the northeast corner of the St. Johns County Village of Sandy Ridge Village, and the Greenway, as shown graphically in the Master PUD Plan. The projected units, square footage, or acreage identified in this table may be allocated throughout the Nocatee PUD, based on the allowable uses and development standards. Civic/institutional uses such as, but not limited to, churches, schools and community buildings, are permitted uses as provided for in Table 5. Civic/institutional uses shall not be limited in size and are not subject to the maximum development amounts listed in Tables 1 and 2 below. The PUD shall be revised to indicate actual approved and built square footage, as shown in the table.

Table 1: Proposed Nonresidential Development - Jacksonville

	Office GSF	Retail/Commercial GSF	Total GSF Allowed	Total GSF Approved	Total GSF Built
PHASE 1	66,000	0	66,000		
PHASE 2	321,500	16,000	337,500		
PHASE 3	321,500	16,000	337,500		
PHASE 4	313,500	0	313,500		
PHASE 5	313,500	0	313,500		
TOTAL	1,336,000	32,000	1,368,000		

Notes:

- Retail Commercial includes retail and service establishments.

Notes applying to all phasing tables:

- A DRI development order provision allows for development of future (consecutive) phases, if road and other improvements associated with that phase or level of cumulative trip generation are implemented first. This provision also allows the retention of unused residential and non-residential rights that remain after phase expiration to carry over into the subsequent phase(s) until buildout.
- The phases of this project are expected to occur in five (5) five-year periods for a total project life of twenty-five years. Phase 1 is projected to occur between 2003 and October 20, 2015, Phase 2 between October 21, 2015 and October 20, 2020; Phase 3 between October 21, 2020 and October 20, 2025, Phase 4 between October 21, 2025 and October 20, 2030, and Phase 5 between October 21, 2030 and October 21, 2035, although some flexibility will be built into the phasing plan as described in the next paragraph. The revised phases reflect tolling and recent legislation, approved under Chapter 2007-204 section 6, Laws of Florida, granting an automatic 3-year extension to phasing, buildout and expiration dates, as well as HB 7207, as codified in Section 380.06(19)(c), Florida Statutes, that granted a 4-year extension to the Nocatee DRI phasing, commencement, buildout, expiration and termination dates, and associated mitigation requirements.
- Acreage figures are subject to change based on density and types of land uses. A more accurate indicator of development levels is through the projected nonresidential square footage and residential units found in the phasing and conversion tables.

Table 2: Proposed Parks and Civic, Jacksonville

	Park Aeres	Civic & Private Institutional Aeres
PHASE 1	7	75
PHASE 2	14	25

PHASE 3	14	15
PHASE 4	21	15
PHASE 5	4	10
TOTAL	60	140

Table 32: Proposed Residential Development by Phase - Jacksonville

PHASE	TOTAL D.U.	SINGLE-FAM.	MULTI-FAM.	ASSIST LIVING	HOTEL ROOMS
PHASE 1	301	273	28	-	-
PHASE 2	624	462	162	-	-
PHASE 3	771	290	301	180	-
PHASE 4	461	162	299	-	-
PHASE 5	184	81	103	-	225
TOTAL	2,341	1,268	893	180	225

- b. **Conversion Table.** The tables below allow for flexibility between key land uses needed to adjust to market forces. Uses can be substituted for other uses, within prescribed minimum and maximum levels (Table 4) and using ratios of equivalence found in Table 5.

Table 43: Approved Conversion Table Land Uses

Land Use	Proposed Amount	Minimum Allowable	Maximum Allowable	ITE Code	ITE Trip Rate PM Peak Hour	Per...
Hotel (Rooms)	70	N/A	200	310	0.74	Room
Office (SF)	1,336,000	750,000 75,000	2,000,000 1,500,000	750	1.50	1000 sf
Single-Family (Units)	1,268	1,000 770	2,000	210	1.02	Unit
Multi-Family (Units)	893	500 90	1,500	220	0.67	Unit
Retail (SF)	32,000	25,000	40,000 300,000	820	3.74	1000 sf
Civic (SF)	15,644	12,500	N/A	Varies	6.25	1000 sf

Table 54: Conversion Table

	Hotel	X	Office	X	Single-Fam.	X
Hotel (1 Room)	N/A	N/A	0.49	000 SF	0.73	Units
Office (1000 SF)	2.03	Rooms	N/A	N/A	1.47	Units
Single-Fam. (1 Unit)	1.38	Rooms	0.68	000 SF	N/A	N/A
Multi-Family (1 Unit)	0.91	Rooms	0.45	000 SF	0.66	Units
Retail (1000 SF)	5.05	Rooms	2.49	000 SF	3.67	Units
Civic (1000 SF)	8.45	Rooms	4.17	000 SF	6.13	Units

	Multi-Fam.	X	Retail	X	Civic	X
Hotel (Rooms)	1.10	Units	0.20	000 SF	0.33	000 SF
Office (1000 SF)	2.24	Units	0.40	000 SF	0.68	000 SF
Single-Fam. (Units)	1.52	Units	0.27	000 SF	0.46	000 SF
Multi-Family (Units)	N/A	N/A	0.18	000 SF	0.30	000 SF
Retail (1000 SF)	5.58	Units	N/A	N/A	1.69	000 SF
Civic (1000 SF)	9.33	Units	1.67	000 SF	N/A	N/A

Explanation: For each land use on the left column, an equivalent measure of other land uses is provided to the right. For example, using hotel rooms on the top left column as an example, one hotel room is equal to 490 square feet of office space, .73 single-family units, etc.

Note: The Applicant may not convert nonresidential uses to residential uses within the first two phases of the project. Conversion may take place through the filing of an administrative modification with the JPDD. This notice shall include a statement and charts showing the status of development relative to the minimum and maximum allowable land uses in Table 4. No approval of the conversion is required provided it is consistent with Tables 4 and 5.

- c. Open Space Preservation and Greenway. The Greenway consists of over 700 acres of wetland corridors and adjacent (and internal) uplands running throughout the development. The Greenway provides for conservation of important wildlife and habitat corridors, ~~and also provides a multi-use pathway linking Split Pine Village and the Town Center.~~ In the context of land use, the Greenway will serve as an edge that defines ~~Split Pine Village~~ Cypress Trails and the Town Center and emphasizes their identity, ~~as well as providing for a limited non-automotive travel corridor.~~ Section ~~15~~ 14 describes the Greenway further. Additional wetland/upland conservation areas within ~~Split Pine Village~~ Cypress Trails and the Town Center (outside of the Greenway) will be identified on ~~the site plans submitted for verification of substantial compliance with the PUD, Village and New Town Master Development Plan.~~ At least 35% of the gross acreage of Nocatee-Jacksonville shall be conservation areas.
- d. Town Center. The Town Center shall serve as the principle employment, shopping, and civic district for Nocatee. The Town Center will include a retail "Main Street" that will be located in the St. Johns County portion of the Town Center. Section ~~14~~ 13 of this PUD written description provides specific mix-of-use limits and performance standards for the Town Center.

~~Generally, the northern part of the Town Center (north of the Racetrack Road Extension Nocatee Parkway) shall be largely residential, with traditional neighborhood developments that are primarily single-family in character but also allow home offices and limited multi-family uses. The northern Town Center shall include a central village center that may include a community park, village commons, limited office and retail uses, and multi-family uses.~~

~~The southern part of the Town Center (south of Racetrack Road Extension Nocatee Parkway) shall may include a office and commercial traditional neighborhood development in the eastern portion, with a mixed-use village center similar to the northern Town Center village center of commercial office, retail and service, and single family and/or multi-family residential in the. The western section shall include office developments and a more intensive commercial area that will allow uses like automotive repair, warehousing, wholesaling, and similar uses.~~

- e. Villages. Development within the larger Nocatee community will be organized into a coherent system of residential villages. Villages will be clearly identified by surrounding greenways/greenbelts and ~~will have areas of high intensities and densities, known as village centers.~~ Villages will have extensive park systems designed so that all residents are within reasonable walking distance of a park. Descriptions of ~~villages and village~~ the general development guidelines standards are found in Sections ~~96 and 10~~ of this PUD. Village design will also ensure strong pedestrian, bicycle, and multi-use routes, as further described in performance standards of this PUD. Nocatee-Jacksonville includes one village – ~~Split Pine village~~ Cypress Trails, and a tract of land approximately 14 acres in size that is in the northeast corner of Sandy Ridge Village, which is located in St. Johns County.

~~Generally, the character of Split Pine Village Cypress Trails is predominantly single-family residential, with several neighborhoods linked together by numerous streets, sidewalks, and bicycle paths. One or two village centers shall provides a civic focal point for the village and includes a community park consisting of a pool complex, with a community building, playground and multi-purpose field that may include low-intensity nonresidential and multi-~~

family uses. The village center(s) may be centrally located or may be sited at the main entrance to the village from the Town Center.

- f. **Village Centers.** At a minimum a village center will contain a central commons/park and community facilities that include at least one community building for ~~Split Pine Village~~Cypress Trails and one community building for the Town Center. Community buildings must be constructed by the Developer, and will be owned and maintained by the CDD/POA. ~~Elementary school must be located in village centers, and~~ Village centers may have higher density residential development and neighborhood-scaled retail and office uses. Section ~~4312~~ of this PUD provides standards for village centers. ~~Nocatee Jacksonville may include up to four village centers—two in Split Pine Village~~Cypress Trails and two within the Town Center.
- g. **Allowable Land Uses Description and Location.** The following table shows allowable land uses by general location, which are further described in Sections ~~4210~~ through ~~4514~~ of this PUD.

Table 65: Allowable Land Uses

Area	Permitted Principal Land Uses
Split Pine Village <u>Cypress Trails</u> , outside of Village Center	low density residential (single-family, development density between 1 and 7 units per gross residential acre); traditional neighborhood residential (5 to 10 units per gross residential acre); <u>community and neighborhood parks; and private institutional/civic uses (churches, schools, clubs, etc.).</u>
Sandy Ridge Village, Outside of Village Center	low density residential (single-family, development density between 1 and 7 units per gross residential acre); neighborhood parks; and private institutional/civic uses (churches, schools, clubs, etc.).
Split Pine <u>Cypress Trails</u> and Town Center Village Centers	traditional neighborhood residential (development density of 4 to 10 units per gross residential acre); multi-family (development density up to 20 units per gross residential acre); private institutional (churches, private schools, clubs, etc); retail/service and office; community parks; civic uses; private institutional uses.
Town Center, outside of Town Center Village Center	traditional neighborhood residential (development density of 4 to 10 units per gross residential acre); multi-family (development density up to 20 units per gross residential acre); private institutional uses; retail/service; office; light industrial ; neighborhood and community parks; civic uses; and elementary, middle, and high schools.

Note: All uses are subject to performance standards applicable to the area and/or the use.

5. **Procedures for Individual Parcel Site Plan Review.** The following procedures will govern site plan review for the approved Nocatee PUD.
- a. **PUD Verification.** Site plans will be reviewed for compliance with this PUD ~~the concepts provided for in the prototype plan~~, but specific location of lot layout, street networks, parks, conservation areas, paths, village centers, and the like will be as designated on the specific site plan submitted and to be approved by Planning Staff.
- b. **Modification Review.** Modification to the text of this PUD or to the Master PUD plan may be made by administrative deviation or by the Planning Commission in the form of a PUD minor modification or the City Council in the form of a PUD major modification, as required pursuant to the Jacksonville Ordinance Code with respect to PUDs.
- c. **Overall Master PUD Plan Updating.** Any individual parcel site plan review shall include an update of the overall master PUD plan for Nocatee Jacksonville that includes and identifies previous development.

6. **General Development Guidelines.** The following standards are applicable to all development within Nocatee.

- a. **Accessory Apartments.** To encourage the use of accessory apartments and thus promote housing diversity and affordable housing, accessory and garage apartments shall be allowed in conjunction with single-family homes, offices, and retail uses. For the purposes of calculating density only, accessory units may or may not be recognized as a separate unit. This applies only for the purpose of determining conformity to the density standards set in this PUD. Accessory apartments shall conform to the following standards.
- i. **Ownership.** The primary unit and the accessory unit must remain under single ownership.
 - ii. **Form.** Accessory apartments in conjunction with single-family homes may be in the form of a garage apartment (an apartment over a freestanding garage or carport), a cottage, or in the form of a mother-in-law suite (within the principle residence). Accessory apartments in conjunction with office or retail uses may be in the form of a cottage or within the principle building(s).
 - iii. **Location.** Cottages in conjunction with office or retail uses may be located to the side or to the rear of principle building(s). Further locational requirements are found in descriptions of Master Development Plan land use categories.
 - iv. **Size.** Accessory apartments may not exceed seven hundred and fifty (750) square feet.
 - v. **Height.** Structures containing accessory apartments are subject to the height requirements of this PUD. While the Jacksonville Zoning Code limits the height of accessory structures to 15 feet, this PUD allows accessory apartment structures to be taller than principle structures, thus allowing for garage apartment structures.
 - vi. **Entrances:** entrances to garage apartments and cottages may not face the closest adjacent residential properties, but should face the principle residence to which they are associated. Entrances to mother-in-law suites must be located in the side, courtyard, or the rear of the principle residence.
- b. **Architectural Guidelines.** The overall design theme for Nocatee is to promote compact, pedestrian-scaled development in the Town Center and village centers, and a variety of residential subdivisions with strong multi-modal connections. The Developer will prepare architectural design guidelines for each village and enforce such guidelines through deed restrictions.
- c. **Buffers and Compatibility Standards.**
- i. **Greenway Buffers.** The Greenway system creates a system of large, connected conservation areas that protect water quality and provide wildlife habitat. Within the Greenway, the minimum average upland buffer will be twenty-five (25) feet. General Greenway boundaries are shown on the Master Plan and the Buffer Map.
 - ii. **Village and Town Center Wetland Buffers.** A minimum, average twenty-five (25) foot natural vegetative upland buffer shall be required and maintained between developed areas and preserved wetlands in ~~Split Pine Village~~ Cypress Trails and the Town Center.
 - iii. **Roadway Buffers.** Buffers for specified roadways will be required and will be natural or planted. These roadways include the ~~Raeetraek Road Extension~~ Nocatee Parkway, New CR210, and Town Center Perimeter Road. Residential developments adjoining these roadways shall provide a buffer with a minimum twenty (20) foot width. This buffer shall include vegetation that shall screen the roadway from adjacent residential development. Nonresidential developments adjoining these roadways shall provide a buffer with a minimum fifteen (15) feet width. Such nonresidential roadway buffers shall be planted according to the Landscaping Standards of this PUD, but shall allow for

visibility for businesses fronting these roads. Roadway buffers are not required where such roads cross, or are adjacent to, greenways, wetlands, or other conservation areas.

- iv. Mixed-Use Compatibility Zone. In the mixed-use Town Center and ~~Split-Pine~~ Cypress Trails village centers a compatibility zone shall apply to areas within one hundred (100) feet of lands designated as residential on the Village or Town Center Master Development Plan. This zone shall limit height and scale of buildings adjacent to residential areas. These standards shall not apply to loft/2nd floor apartments or other forms of residences within mixed-use buildings.
- A. Height: proposed nonresidential structures within this zone cannot exceed fifty (50) feet.
 - B. Scale: proposed nonresidential structures within this zone cannot exceed a building size that is greater than 250% of adjacent residential structure or six thousand (6000) feet, whichever is less.
 - C. Perimeter buffer: a natural or planted buffer must be preserved or provided between nonresidential and residential property lines within this zone. This buffer width shall be at least fifteen (15) feet in width.
 - D. Parking lot buffer: a natural or planted buffer must be preserved or provided between parking lots and residential property lines within this zone. This buffer width shall be a minimum of fifteen (15) feet.
 - E. Buffer type: the buffers required in C and D above shall be one of the following: evergreen plants, which at the time of planting shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); a masonry wall six (6) feet in height, architecturally finished on all sides, and if a block wall, painted on all sides; or a solid wooden or vinyl fence six (6) feet in height (finished side out);
- d. Child or Adult Care Center Standards. Current zoning regulations limit child and adult care centers to fifty children or adults in residential areas; one hundred and fifty in CO, CRO, CN, and PBF-2 zoning districts; and three hundred in other zoning districts. Within Nocatee, child care or adult care centers are allowed in village centers and within nonresidential areas of the Town Center. Such centers shall be limited to a maximum of one hundred and fifty (150) children or adults. Centers with more than fifty (50) children or adults shall be located on a site not less than two acres in size, and shall not be adjacent to, or separated from a public right-of-way from areas designated as residential on the village or Town Center Master Development Plan.
- e. Landscaping Standards. Nocatee will conform to the standards of the Jacksonville Landscape and Tree Protection Ordinance, as well as the minimum standards for tree protection, conservation and mitigation during development from the City's charter. Both documents are attached. The following items apply to Nocatee and deviate from the City's ordinances.
- i. Open Space. The City's Zoning Code requires the preservation of at least ten (10) percent of nonresidential land in open space, as stated in 656.1210(c). This requirement will not be applicable to individual parcels or developments in village centers when more than ten (10) percent of village center lands are available in the form of the village commons or other open space dedications.
 - ii. Trees. Street trees shall be provided along all Nocatee streets, except where roads cross or are adjacent to greenways, wetlands, or other conservation areas. These trees shall be planted at the time that roads are constructed, except that street trees may be planted at the time of home construction on local streets within residential subdivisions. Street trees shall have a minimum four- (4) inch caliper and shall be planted in planter strips between curbs and sidewalks except for local roads with a right of way width of less than 60 feet. For local roads with a right of way width of less than 60 feet, street trees may be located elsewhere within the right of way subject to compliance with other

applicable land development regulations such as adequate site distance. Alternatively, trees may be preserved within the right of way to serve as street trees. Spacing of trees shall generally be linked to lot size and may run between thirty (30) to eighty (80) feet on center.

- iii. *Native plants.* Applicable to all parcels, a minimum of fifty (50) percent of all shrub material used in residential and commercial landscaping shall be native vegetation suitable to the site, and at least sixty (60) percent of all post-development vegetation shall be this type of landscaping. Preservation of existing plant material will be encouraged and may count as satisfying this requirement. All builders and property buyers will be informed of this requirement and will be provide a Nocatee xeriscape landscaping handbook, which will include a suggested plant list, design recommendations, maintenance, and description of xeriscape principles.
 - iv. *Perimeter Conservation Easements for Residential Developments.* Nocatee developments shall not be required to meet 656.1210(b) pertaining to a perimeter conservation easement around all residential developments, as it is contrary to the connectivity principles stated in this PUD. Principles espousing native vegetation preservation are met through the Greenway system.
 - v. *Exemptions.* Perimeter buffers, uncomplimentary use buffers, and screening requirements, other than what is set forth in this PUD, are not required in the Town Center and in the ~~Split Pine village~~ Cypress Trails village centers.
- f. **Lighting Standards.** To minimize the effects of site lighting on adjoining properties, nonresidential uses will utilize directional and “cut-off” site lighting fixtures designed to cast illumination downward and within the site rather than broad area illumination as is typically found in community-scaled shopping centers. The height of light fixtures shall not exceed twenty-five (25) feet.
- g. **Mobile Home Prohibition.** Mobile homes are not allowed, with the exception of temporary construction trailers. Manufactured homes are allowed.
- h. **Nonvehicular Transportation Pathways.** Nocatee shall have a comprehensive system of non-vehicular pathways, as set forth in the following standards, and as graphically depicted on the PUD Master Plan.
- i. *Sidewalk, Bike Lanes, and Multi-Use and Electric Pathways.* Sidewalks shall be required on both sides of all local streets, ~~and shall be separated from the street by a planter strip that is at least four (4) feet in width, and shall be separated from the street by a planter strip that is at least four (4) feet in width.~~ Sidewalks or pathways shall be required on both sides of all other roadways. Electric Cart paths shall be used exclusively by golf carts and Low Speed Vehicles where designated by the City of Jacksonville in accordance with regulations concerning the use of golf carts and Low Speed Vehicles on paths that are located within City right-of-way. The design of electric cart pathways shall be reviewed and permitted by the City’s Traffic Engineering Department. Sidewalk, bicycle lane, and multi-use and electric cart pathways requirements are as follows:-

Table 76: Sidewalk, Bike Lane, and Multi-Use and Electric Pathway Standards

Facility	Required	Width	Location
Local Streets	Sidewalk*	4'	Both sides of street
Cross Town Drive	Sidewalk	5'	West / North side of street
	Electric Vehicle Path	10'	East / South side of street
Town Center Perimeter Road and New CR 210 Valley Ridge Boulevard (County Line to Wayfare	Sidewalk	5'	One West side of street
	Multi-Use Path	10'	East One side of street

<u>Lane)</u>			
<u>Valley Ridge Boulevard</u> (<u>Wayfare Lane to</u> <u>Wingstone Drive)</u>	<u>Sidewalk</u>	<u>5'</u>	<u>West / North side of street</u>
	<u>Electric Vehicle Path</u>	<u>10'</u>	<u>East /South side of street</u>
<u>Valley Ridge Boulevard</u> (<u>Wingstone Drive to</u> <u>Coconut Palm Parkway)</u>	<u>Sidewalk</u>	<u>6'</u>	<u>North side of street</u>
	<u>Electric Vehicle Path</u>	<u>12'</u>	<u>South side of street</u>
<u>Valley Ridge Boulevard</u> (<u>Coconut Palm Parkway to</u> <u>County Line)</u>	<u>Sidewalk</u>	<u>6'</u>	<u>Both sides of street</u>
<u>Town Center Perimeter</u> <u>Road and New CR</u> <u>210Valley Ridge Boulevard</u> (<u>County Limits)</u>	<u>On-Street Bike Lane</u>	<u>4'</u>	<u>Both sides of street</u>
<u>Nocatee Parkway</u>	<u>None (Limited</u> <u>Access)</u>	<u>N/A</u>	<u>N/A</u>

*Sidewalks are not required for cul-de-sacs with less than five residential lots.

- ii. Transit Reservations. Right-of-way for potential future transit shall be reserved within the ~~Racetrack Road Extension~~ Nocatee Parkway. Transit right-of-way shall be at least thirty (30) feet wide.
- i. Ownership and Maintenance of Common Facilities. A Community Development District (CDD) and/or Property Owners Association (POA) shall be responsible for the ownership and maintenance of privately-owned common lands and facilities.
- j. Parking.
 - i. Village Center Parking. On-street parking will help to provide needed parking. In addition, the Developer may provide small, scattered parking lots in strategic locations within village centers to serve parking needs.
 - ii. Offsite Parking. Offsite parking in the form of small public lots and on-street parking in the ~~Town Center and Split Pine village~~ Cypress Trails village centers may also be used to satisfy minimum parking requirements. On-street parking and offsite parking that within six hundred (600) feet of a use may also be used to satisfy minimum parking requirements. Such off-site parking shall be assigned to uses by the Developer on an equitable basis. Parking areas to satisfy these off-site parking requirements must be constructed by the Developer prior to the time that such uses are constructed.
 - iii. Reduced Minimum Parking. Minimum required on-site parking for a development may be reduced by up to seventy-five (75) percent, if it is shown that a proposed use can claim offsite parking as described above.
 - iv. Shared Parking. Shared parking agreements, in the form of recorded reciprocal agreements, may be allowed to meet minimum parking requirements, if the Applicant can demonstrate the compatibility of shared uses.
- k. Parks and Open Space. Nocatee will have two types of parks and open space: neighborhood parks and community parks as shown in the following table. (This is in addition to the 770 acres of greenways.) Neighborhood parks will be owned and operated by the Developer/CDD/POA, Community parks may be owned/maintained by the City or the Developer/CDD/POA.

Table 87: Nocatee Park Land Amounts (Acreage)

<u>Park Type</u>	<u>Acreage</u>	<u>Minimum Size</u>	<u>Frequency</u>
<u>Neighborhood</u>	<u>25</u>	<u>None</u>	<u>N/A</u>

Neighborhood Commons		1 Acre	1 per 200 Residential Units
Village Commons		1 Acre	1 per Village Center
Community	35	5 Acres	Minimum of 1 per Village ¹
Total	60	N/A	N/A

*Community and neighborhood park acreage shall be provided at a rate of one (1) acre per 100 single family lots and 150 square feet per multi-family dwelling unit. As shown in the following table, Jacksonville's Comprehensive Plan standards call for 1.6 acres of parkland per 1000 people for each Planning District in the year 2000, which is to rise to 1.93 acres per 1000 people by the year 2010. Noctee Jacksonville exceeds these requirements four times over, with 6.8 acres of parkland per 1000 people, which does not include the extensive greenway system.

- i. *Neighborhood Parks.* Each neighborhood shall have at least one neighborhood park, and all dwelling units shall be within one quarter (1/4) mile of a neighborhood park, community park, or greenway. No dwelling unit may be more than one-half (1/2) mile from a neighborhood or community park. These distance standards may be satisfied by parks or greenways in the St. Johns County portion of Noctee, when demonstrated by approved village development plans for the adjacent St. Johns County villages. Neighborhood parks can include one of the following recreational elements, or combinations of those elements: multi-purpose athletic field, playground, picnic area, and passive open space. No minimum size is required for neighborhood parks.
- ii. *Neighborhood Commons.* A principle neighborhood park, known as the neighborhood commons, shall be a centrally located site that is at least one (1) acre in size. A neighborhood commons must be provided for every two hundred (200) residential units. Neighborhood commons must include, at a minimum a multi-purpose athletic field, playground, picnic area, and passive open space. A Neighborhood Commons is not required for deed restricted adult age restricted communities.
- iii. *Village Commons.* A Village Center must contain a central park, the Village Commons. The Village Commons must be at least one (1) acre in size. The Village Commons shall function as a gathering place. In ~~Split Pine Village~~ Cypress Trails and the Town Center, Village Commons must contain at least one community building in each area to serve as a community center for that village and Town Center. This building will serve as a meeting place and social activity center.
- iv. *Community Parks.* One community park shall be located in ~~Split Pine Village~~ Cypress Trails and one shall be located in the Town Center. This community park shall be a minimum of ~~five (5)~~ ten (10) acres. These community parks will be active recreation areas with athletic fields, and may also include tennis courts, swimming pools, and similar community-scaled recreational facilities. The community park must have strong pedestrian and bicycle connections to the surrounding area and to the rest of the village or Town Center.
- v. *Conservation/Open Space.* Conservation and Open Space areas include the Greenway and village internal wetlands. Conservation and Open Space areas will be utilized for passive recreation areas, conservation areas, and as active recreation areas for walking and bicycling trails. Standards for greenways are found in this PUD under Section 15 of this PUD.
- vi. *Multi-family Parks and Open Space.* As required by the City's Zoning Code, multi-family developments of one hundred (100) dwelling units or more shall provide one hundred and fifty (150) square feet of recreation open space per dwelling unit, unless this recreation open space is provided in a neighborhood commons, village commons, or community park that is within one-quarter (1/4) mile of the development. Recreation

¹ In this case, the Town Center is considered to be a village.

provided by multi-family developments shall be counted towards the neighborhood park acreage requirement listed in Table 7.

- l. Sale and Consumption of Alcoholic Beverages.
 - i. Uses in which the sale and consumption of all types of alcoholic beverages will be allowed include taverns, bars, restaurants, hotels and inns, nightclubs, package stores, private clubs, lodges, country clubs, and similar uses.
 - ii. Other uses that may sell alcoholic beverages containing less than fourteen (14) percent alcohol by weight include convenience/general stores, corner/neighborhood stores, and food/grocery stores.
 - iii. The sale and/or serving of alcoholic beverages containing less than fourteen (14) percent alcohol by weight is also allowed in association with special events including, but not limited to outdoor concerts, festivals, and similar uses, in designated and defined areas.
 - iv. Alcoholic beverages may be consumed outdoors in locations like on-premises decks and patios, on adjacent sidewalk cafes in the Town Center and ~~Split Pine~~ Cypress Trails village centers, as in specified retail areas of village centers. The area for outside sale and service shall be limited to an area that is contiguous to an existing licensed establishment. The size of the outside area shall be no greater than the inside area for sale and service. The outside area shall be surrounded by a permanent railing or other barrier at least four (4) feet high, provided that the barrier may be broken by up to two entranceways no more than four (4) feet wide.
 - v. Nocatee will not be subject to the provisions of the Zoning Code regarding distance requirements between establishments selling alcoholic beverages and schools and churches. However, the distance and separation requirements of the Zoning Code shall apply for existing churches and schools located outside the development boundary.
- m. Sales Centers. All permanent sales centers will be located within the Town Center Core and village centers. Model homes with temporary sales centers with adequate parking located within residential areas will be allowed. The maximum number of model homes will be no greater than 10% of the homes being built per the development project area. Clubhouses/Community Centers may also serve as temporary sales centers until the time of sell out or 5 years, whichever occurs first.
- n. Signage. On-premise Signs, within the requirements of the Zoning Code, may be located on any Business Site, in Commercial, Mixed-Use or Industrial areas that allow such businesses. In lieu of Section 656.1303(a)-(k), the following standards shall apply: All freestanding signs shall be ground signs – pole and pylon signs are prohibited except for temporary directional signage as described below. Ground signs shall be designed such that all means of support are concealed. Ground signs shall be externally illuminated.
 - i. *Off-premises signs* are prohibited, except for temporary directional signs to neighborhoods, attractions and sales centers, which may be located within the public right-of-way of roadways classified as arterials or collectors. Due to the design speed of these roadways, temporary directional signs may have a maximum size of 75 square feet and a maximum height of 15 feet.
 - ii. *Town Center Signs.*
 - A. Freestanding signs: maximum freestanding sign size is one hundred (100) square feet and maximum sign height is fifteen (15) feet. Signs shall be located in an area that is between five (5) and twenty (20) feet from the right-of-way. One freestanding sign per parcel is allowed for the primary street frontage. Signs on the same parcel must be at least seven hundred (700) feet apart.
 - B. Wall Signs: maximum sign area shall be determined by multiplying the building front foot (linear footage) by 1.5 feet. The maximum sign vertical dimension shall not exceed twenty (20) percent of the building height. In the case of multi-use-buildings with

individual frontages, these standards shall apply to each portion of the building occupied by a use. Total wall sign size may not exceed one hundred (100) square feet.

- iii. Village Identification, Neighborhood, and Park Signs. Development, village, neighborhood, and park signs are allowed within the public right-of-way, with the exact location of such signs subject to site development standards as approved by the City of Jacksonville. Development signs are allowed at each vehicular entrance to Nocatee. Village identification signs are allowed at each vehicular or non-vehicular village entrance. Neighborhood identification signs are allowed at intersections. Park identification signs are allowed at key park entrances, with a limit of four signs per park. Development and village sign size shall be less than thirty-two (32) square feet and sign height shall be under fifteen (15) feet. Neighborhood and park sign size shall be under twenty-four (24) square feet and sign height shall be less than ten (10) feet. Such signs shall be externally illuminated.

- o. Silviculture. No harvesting may occur in the Greenway or other wetlands preserved outside of the Greenway unless such activities are approved for habitat enhancement by the St. Johns River Water Management District. Areas A through E on the Silvicultural Harvesting Plan are proposed for future harvesting in accordance with St. Johns River Water Management District permitting. All other parcels have been previously harvested and replanted.

- p. Street Design. The ~~Racetrack Road Extension~~ Nocatee Parkway shall serve as a limited-access arterial roadway, as shown on the Master Development Plan. Collector roads will include the New CR 210, the Town Center Perimeter Road, and roads linking ~~Split Pine Village~~ Cypress Trails and the Town Center. The ~~Racetrack Road Extension~~ Nocatee Parkway is planned as a limited access road – interchanges ~~will be~~ have been constructed at its intersection with Valley Ridge Boulevard ~~the East Perimeter Road and the West Perimeter Road~~ Crosswater Parkway, which are also known as the Town Center Perimeter Road. Traffic circulation and street layout shall conform to the PUD Master Plan and to the Typical Roadway Sections. Streets will be constructed by the developer to City standards or standards of this PUD, and will then be dedicated to the City or retained in private ownership by the CDD/POA.
 - i. Access Management.
 - (A) Spacing of accesses. Access spacing will be as shown in the table below.

Table 9: Spacing of Accesses

Road	Spacing of Accesses
Racetrack Road Extension <u>Nocatee Parkway</u>	Per Master Plan
New CR 210 <u>Valley Ridge Blvd.</u>	660 feet
Town Center Perimeter Road <u>Cross Town Dr.</u> <u>Preservation Trail</u> <u>Crosswater Parkway</u>	240 feet

(B) Joint and Cross Access. Adjacent commercial or office properties and major traffic generators (i.e. shopping plaza, office parks) shall provide a cross access drive and pedestrian access way to allow circulation between sites. This requirement shall also apply to a building site that abuts an existing developed property unless the Planning Commission finds that this would be impractical. Property owners shall:

- ◆ Record an easement allowing cross access to and from the adjacent properties;
 - ◆ Agree that any pre-existing driveways provided for access in the interim shall be closed and eliminated after construction of the joint use driveway; and
 - ◆ Record a joint maintenance agreement defining maintenance responsibilities of property owners that share the joint use driveway and cross access system.
- ii. Alleys. Rear alleys, partial rear alleys, or another form of vehicular access to the rear of properties shall be allowed. Such alleys shall provide the main point of access to homes, and garages shall be located in the rear lot adjacent to the alley. Residential alleys shall be

designed as a private easement sixteen feet in width (fourteen feet minimum paved width) and shall have a minimum twenty (20) foot turning radius easement on corner lots formed by alleys. Driveway aprons shall have a minimum five (5) foot turning radius.

- iii. **Block Length.** To encourage pedestrian-oriented neighborhoods, a maximum block length will be required. This maximum block length applies to all residential areas as well as village centers. The maximum block length may not exceed 1,500 feet within a residential area, and may not exceed 1,000 feet within village centers, except that block lengths in residential areas and village centers may be increased to preserve environmentally sensitive lands, where parks or civic spaces are provided at the end of a block, where pedestrian and bicycle pathways connect to adjacent streets, or where topography and street angles are used to interrupt a continuous streetscape. In such cases, the block lengths shall be identified and approved by the Planning and Development Department through the final site plan process. Block length shall be measured from street intersection centerlines.
- iv. **Connectivity.** Within villages, the street pattern will be highly connected with neighborhoods linked by multiple streets, bicycle paths, and pedestrian paths except where the preservation of wetlands or other conservation areas will make street, path and trail connection impractical. All new developments shall be designed to discourage the use of local streets by cut-through traffic while maintaining the overall connectivity with the surrounding street system. This may be accomplished through the use of modified grid systems, T-intersections, roadway jogs, and/or traffic calming measures within the development further described in (vi) of this subsection. The following are also encouraged to promote connectivity:
 - (A) Coordination of the street system of a proposed subdivision with existing, proposed and anticipated streets surrounding the subdivisions.
 - (B) The extension of proposed streets to the boundary lines of the development where such an extension would connect with streets in an existing, platted or planned development. The extension or connection should be based upon traffic circulation or public safety issues. Exceptions may be made to strict connectivity on a case-by-case basis when there is a significant impact of single-user/high traffic uses on adjacent residential neighborhoods or if there is the need to consider environmental measures such as the protection of wetlands.
 - (C) When a proposed development abuts unplatted land or a future development phase of the same development, stub streets should be provided to provide access to abutting properties or to logically extend the street system into the surrounding areas. All street stubs should be provided with a temporary turn-around or cul-de-sac, and the restoration and extension of the street should be the responsibility of any future developer of the abutting land.
 - (D) Opportunities for bicycle/pedestrian mobility should be enhanced through site design strategies and bicycle/pedestrian access ways that seek to shorten walking distances and increase accessibility between neighborhoods, schools, recreation areas, community centers, shopping areas or employment center as follows:
 - ◆ Sidewalks connecting residential developments to the sidewalk system of surrounding roadways.
 - ◆ An accessible route within the boundary of a site shall be provided to meet the requirements of the Americans with Disabilities Act.
 - ◆ Bicycle/pedestrian ways connecting residential developments and or nearby schools, neighborhood community centers, churches, parks, commercial and office developments or other compatible land uses.
 - ◆ In the site plan review process, where the Planning Commission determines that a bicycle/pedestrian connection is desirable from a residential development to schools, parks, playgrounds, or other roads or facilities and that such access is not conveniently provided by sidewalks adjacent to the streets, the developer may be required to reserve an unobstructed easement to provide such access.

- (E) Commercial development should be designed to support bicycle and pedestrian mobility in accordance with the following:
- ◆ Safe and convenient pedestrian ways should be provided between parking areas and from the building entrance to surrounding streets, external sidewalks and development outparcels. Pedestrian ways may be constructed of paver blocks, concrete, or other suitable materials. Pedestrian ways that traverse parking areas should include reflective striping.
 - ◆ Pedestrian circulation should be provided between abutting commercial properties through the use of walkways and similar pedestrian-oriented facilities.
 - ◆ Pedestrian facilities may be incorporated into the required landscape buffer.
- v. Medians. Landscape medians with a width that is between ten (10) and twenty-four (24) feet shall be provided for the ~~Racetrack Road Extension~~ and the Town Center Perimeter Road. These medians shall include planted and/or preserved vegetation.
- vi. Roundabouts. Roundabouts and/or traffic circles may be used as an intersection design.
- vii. Traffic Calming. Traffic calming techniques such as vertical deflections, horizontal deflections, road narrowing, ripples, pavers, central islands, entry or gateway treatments, raised medians, roundabouts, raised crosswalks, textured pavement, and bulbouts (neckdowns) at intersections, and other treatments are allowed and encouraged in the design of residential streets; with the approval of the City's Traffic Engineering Department.
- q. Utilities and Reuse. A water, sewer, and reuse plan will be provided with each Master Development Plan. These facilities will be constructed prior to the development of each village.
- i. Water and Sewer. Central potable water and sewer service shall be provided. All permits from the Duval County Health Department will be obtained as part of the engineering review process.
 - ii. Irrigation/Reuse. Reuse systems and stormwater will meet irrigation demands of the project.
 - iii. Stormwater facilities. Stormwater facilities shall be designed to present a visually attractive appearance. Individual stormwater ponds shall not be required for developments within village centers, but shall consist of a master pond system serving all village center uses. This village center master pond system shall be shown on the Master Development Plan for ~~Split Pine Village~~ Cypress Trails and the Town Center.
- r. Wetlands. The location and extent of the wetlands to be preserved shall be shown on final site plans.

7. General Residential Development Standards. The following standards are applicable to development within residential areas.

- a. Fences. Fencing may be permitted in the front yard (or for corner lots in the side yard) within three (3) feet of the sidewalk to define the separation of public and private spaces. Such fences shall be no higher than 3 feet six inches. Chain link fencing is not allowed. Other fences are allowed as prescribed in the Land Development Regulations.
- b. Home Occupations. Home occupations are allowed in all residential areas. Home occupations in Low Density Residential shall meet the home occupation standards of the zoning code. Home occupations in Traditional Neighborhood Residential developments shall meet the following standards. Such home occupations are intended to be small-scale, limited businesses that do not detract from the residential character of the neighborhood. Home occupations shall be accessory to the principal residential use. Home occupations shall meet the following standards.
 - i. Home occupations may occupy up to seven hundred and fifty (750) square feet or twenty-five (25) percent of a residence's floor area, whichever is less. If the property also has an accessory apartment, total floor area devoted to both uses shall not exceed 1,250 square foot or thirty-five (35) percent of a residence's floor area, whichever is less.

- ii. Home occupations must be operated by a homeowner whose principal residence is on-site.
- iii. Home occupations may have no more than three (3) persons engaged in operating the businesses at one time.
- iv. A wooden sign, not exceeding six (6) square foot, may be placed on the front wall of the residence. No other changes in the outside appearance of the building or visible evidence of the conduct of the home occupation shall be allowed.
- v. Home occupation retail uses allowed include antique shops, bakeries (not wholesale), barbershops and beauty salons, clothing shops, studios, florists, hand craft shops for custom work (no noise, odor, or chemical waste), secondhand stores, and specialty shops. Other allowed home occupation uses include: professional and medical offices, music/dance lessons, photography studios, and tutoring.
- vi. Prohibited activities include beauty/barber shops with over two (2) chairs, group instruction with over two (2) students at one time, swimming lessons, outdoor repair shops, taxi or limousine service, on-premises food or drink sale, and auto repair.
- vii. Home occupations generally may not generate more than four (4) clients/customers at one time and twenty (20) per day.
- viii. Hours of operation for retail uses must be between 9:00 AM and 5:00 PM. Hours of operation for other uses may continue until 9:00 PM, by appointment only.
- ix. No outdoor storage or display shall be allowed.
- x. No flammable or hazardous material shall be stored on premises.
- xi. There will be no equipment or process used in the home occupations which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property.
- xii. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
- xiii. No home occupation shall be conducted in an open porch, carport, shed, temporary building, or on the grounds. Activities must be confined to the principal or accessory structure.
- xiv. Any supplies stored on the premises shall be for the purpose of maintaining and operating the home occupation.
- xv. The address of the home occupation shall not be advertised.
- xvi. The business shall not in any manner deal in firearms or ammunition.
- xvii. Business deliveries by trucks larger than three quarter ton trucks shall not be allowed, and deliveries must occur between 10:00 AM and 4:00 PM.
- c. Housing Style Variety. Prior to the sale of any land within Nocatee for development, specific architectural design standard criteria will be prepared by the Developer to be enforced through deed restrictions. These design standards will discourage identical elevations or facades being located directly adjacent to each other or directly across the street from each other.
- d. Parking.
 - i. *Single-Family Homes*.
 - A. Parking needs shall be supplied through driveways, garages/carports, and on-street parking.
 - B. Minimum required parking is one space per unit.
 - C. ~~Driveway area between the front property line and the front wall of the structure may not exceed thirty (30) percent of that area.~~
 - ii. *Multi-Family Structures*.
 - A. Parking areas for multi-family structures shall only be allowed to the side and rear of buildings. Parking in front of buildings is not allowed except for on-street parking or in the case of interior areas within apartment complexes. On-street parking is limited to parallel or 45 degree parking spaces.

8. **Split Pine Village Cypress Trails**

- a. **General Description.** ~~Split Pine Village Cypress Trails~~ is a residential village, located in Nocatee's northwest quadrant, and is entirely in the City of Jacksonville. The Village Master Development Plan for this village ~~shall shows a village center including a community park surrounded by single family residential areas assigned with the Low Density Residential, Traditional Neighborhood Residential Development, and Village Center classifications. Descriptions of these classifications are included with this PUD.~~ The village is approximately ~~279274~~ acres in size (gross), and contains approximately 229 acres of net developable lands.

9. **Sandy Ridge Village**

- a. **General Description.** Sandy Ridge Village is a residential village, located in central western Nocatee, south of CR 210 Parkway. The great majority of this village is in St. Johns County, except for a tract of land approximately 14 acres in size, which is within the City of Jacksonville. This land may be used for Low Density Residential development, civic/institutional uses, ~~or for~~ stormwater retention and open space.

10. **Low Density Residential**

- a. **General Location.** Low Density Residential uses shall be located in ~~Split Pine Village Cypress Trails~~, limited to locations outside of the village center, and may also be located in the northeasternmost corner of Sandy Ridge Village. This category is similar to the City's Low Density Residential category.
- b. **Density.** Each Low Density Residential development shall have an overall gross residential density that is between one (1) and seven (7) units per acre.
- c. **Permitted Uses.** Single-family detached residential homes and neighborhood parks; Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4, Zoning Code.
- d. **Accessory Uses.** Accessory apartments and home occupations subject to performance standards set forth in this PUD.
- e. **Development Guidelines.**
- i. *Maximum Lot Area.* None.
 - ii. *Minimum Lot Size,* six thousand (6,000) square feet.
 - iii. *Minimum Lot Width.* Fifty (50) feet.
 - iv. *Minimum Lot Depth.* One hundred Twenty (120) feet.
 - v. *Maximum Building Height.* Forty-five (45) feet.
 - vi. *Maximum Lot Coverage for Buildings and Structures.* Sixty (60) percent.
 - vii. *Minimum Setbacks.* (see additional setbacks for accessory apartments and garages under General Residential Standards and Accessory Apartments.)
 - A. Front: Twenty (20) feet, ten (10) feet for front porch or bay, and twenty (20) feet for garage structures and front-facing carports.
 - B. Side: Five (5 feet), Ten (10) feet for street side. Zero lot line developments are allowed with a ten-foot separation between structural walls.
 - C. Rear: Ten (10) feet for primary structure, seven and one-half feet (7 ½) feet for garages and ancillary structures.

11. **Traditional Neighborhood Residential**

- a. General Location. Traditional Neighborhood Residential development shall be allowed within the Town Center and may also be within and adjacent to the ~~Split Pine village~~ Cypress Trails center.
- b. Density. Each Traditional Neighborhood Residential development will have an overall gross residential density that is between four and ten units per acre.
- c. Permitted Uses. Single-family detached residential homes, accessory apartments, home occupations, and neighborhood parks. Multi family structures allowed subject to standards of this subsection. Limited retail, service, and professional office uses may be permitted, complying with nonresidential standards of this subsection. Essential services including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4, Zoning Code.
- d. Multi-Family Standards. Multi-family structures are allowed subject to the following standards:
 - A. Maximum four units in one building, maximum one (1) building per lot.
 - B. The number of multi family units on a block cannot exceed twenty-five (25) percent of total block units.
 - C. A fifteen (15) foot wide natural or planted perimeter buffer along the rear and side lot lines will be required for multi-family uses.
- e. Nonresidential Standards.
 - i. First floor, limited nonresidential uses are allowed in conjunction with residential use, limited to fifty percent of the building square footage.
 - ii. Allowed uses are limited to: art and craft galleries and studios, bookstores, catering, clothing stores, and professional offices.
 - iii. Off-street parking areas for such uses shall not exceed four spaces, and may use pervious material in lieu of pavement.
- f. Development Guidelines.
 - i. *Maximum Lot Size.* Fifteen thousand (15,000) square feet (not applicable to parks).
 - ii. *Minimum Lot Size.* Single-family detached – four thousand (4,000) square feet.
 - iii. *Minimum Floor Area.* For principle single family residences, one thousand (1000) square feet. For multi family units, five hundred (500) square feet. For accessory apartments, three hundred (300) square feet.
 - iv. *Minimum Lot Width.* Single family – forty (40) feet; none for other uses.
 - v. *Minimum Lot Depth.* Eight-five (85) feet.
 - vi. *Maximum Building Height.* Forty five (45) feet.
 - vii. *Maximum Lot Coverage for Buildings and Structures.* ~~Sixty-five (6065)~~ Sixty-five (6065) percent.
 - viii. *Minimum Setbacks.* (see additional setbacks for accessory apartments and garages under General Residential Standards and Accessory Apartments)
 - A. Front: ten (10) feet, if at least half of the building that is located within the area 10 to 20 feet from the front property line is used as a front porch. Twenty (20) feet for garage structures and front facing carports.
 - B. Side: for single family principle structures – three (3) feet, with the sum of both side setbacks exceeding ten (10) feet. For multi family structures – twenty (20) feet.
 - C. ~~Rear: Twenty-five~~ Ten (25 10) feet for primary structure, three (3) feet for garage or accessory structure.
 - ix. ~~*Maximum Front Setbacks for Principle Structure.* Twenty (20) feet.~~

12. Village Centers

- a. General Location. Village Centers are mixed use districts that serves the civic and limited shopping needs of a village. Up to ~~four (4)~~ three (3) village centers ~~shall~~may be provided for within Nocatee Jacksonville – ~~two (2)~~ one (1) within ~~Split Pine Village~~Cypress Trails and two (2) within the Town Center (Town Center north and Town Center South). The preferable location for a village center is in an area that is centrally located within these two areas, but a village center may also be located at the “entrance” to a village – i.e. at a location where a main access road enters that village.
- b. Permitted Uses. Single-family detached residential homes; accessory apartments; home occupations; multi-family structures; retail outlets for food and drug stores, convenience stores including gas pumps; clothes, toys, books and stationary, leather goods, luggage, jewelry (not pawn shops), cameras and photographic supplies, sporting goods, hobby shops, office equipment, furniture, appliances, hardware, and similar uses; service retail such as beauty/barber shops, shoe repair shops, restaurant without drive-through facilities, restaurant with sidewalk cafe, interior decorator, tailor or dressmaker, photographic studio, dance or music studio, gas stations, printing shops, small appliance/TV repair, and similar uses; taverns and bars; bed and breakfast establishments; antique shops; fruit/vegetable/poultry/fish markets; professional offices; elementary schools; churches, civic/governmental uses; and community parks; essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set for in Part 4, Zoning Code.
- c. Village Commons. A Village Center must contain a central park, the Village Commons. The village commons must be at least one (1) acre in size. The ~~*Village Commons~~ shall function as a gathering place. ~~In Split Pine village~~Cypress Trails ~~and the Town Center,~~ Village Commons must contain at least one community building ~~in each area~~ to serve as a community center ~~for that village and Town Center.~~ This building will serve as a meeting place and social activity center. This building will be constructed by the Developer and will be maintained by the CDD/POA.
- d. Performance Standards.
- i. Building size may not exceed twenty-thousand (20,000) square feet (not applicable to elementary schools).
 - ii. Pedestrian-orientation standards include the following:
 - A. Buildings shall be linked to sidewalks through direct pedestrian connections:
 - B. Buildings shall have front entrances/doors:
 - C. Buildings may front along sidewalks, with driveways and on-site parking to the rear-on-site parking areas (except for 45 degree or parallel on-street parking) and driveways are not allowed in front of buildings:
 - iii. *Multi-Family Standards.* Multi-family structures are allowed subject to the following standards:
 - A. Multi-family uses may be apartments, townhomes, or condominiums.
 - B. Maximum twelve (12) units in one building, maximum one (1) building per lot.
 - C. Parking areas for multi-family structures shall only be allowed to the side and rear of buildings. Parking in front of buildings is not allowed except for on-street parking or in the case of interior areas within apartment complexes. On-street parking is limited to parallel or 45 degree parking spaces.
 - D. The front façade of a multi-family structure shall face a street.
 - E. Common wall lot lines may be used for townhomes and condominiums.
 - F. Development Guidelines shall apply to the perimeter of the tract on which a townhome or condominium project is located, not to individual lots within the townhome or condominium projects.
 - G. Each townhome and condominium unit shall be self-contained with respect to utilities, heating, and air conditioning.

- H. Each townhome and condominium unit shall have independent entrances, and common stairwells shall be prohibited.
 - I. Deed covenants shall be developed to ensure the maintenance and upkeep of areas and facilities retained in common ownership.
- e. Development Guidelines.
- i. *Maximum Lot Area.* One (1) acre (not applicable to elementary schools and parks).
 - ii. *Minimum Lot Size.* Single-family – two thousand (2,000) square feet for condominiums, four thousand (4,000) feet detached single-family; none for other uses.
 - iii. *Minimum Floor Area.* None
 - iv. *Minimum Lot Depth.* Eighty-five (85) feet, with alleys ninety-five (95) feet including 10' alley easement.
 - v. *Maximum Building Height.* Sixty (60) feet.
 - vi. *Maximum Lot Coverage for Buildings and Structures.* Eighty (80) percent.
 - vii. *Minimum Setbacks.* (see additional setbacks for accessory apartments and garages under General Residential Standards and Accessory Apartments).
 - A. Front: Zero (0) feet, twenty (20) feet for garages or carports.
 - B. Side: Zero (0) feet for attached housing, five (5) feet for all other uses.
 - C. Rear: Twenty (20) feet or primary structure, three (3) garage and ancillary structures.
 - viii. ~~*Maximum Front Setbacks.* Twenty (20) feet.~~

13. Town Center

- a. General Location. The Town Center is shown on the Master Plan. The Town Center serves as the main employment center and multi-family housing area for Nocatee. The Town Center is within both St. Johns County and the City of Jacksonville, with the main retail street (Main StreetTM) located in St. Johns County. The Jacksonville part of the Town is a mixed-use area consisting of traditional neighborhood residential neighborhoods, multi-family developments, office and light industrial centers, retail/service uses, parks, civic uses, and private institutional uses. A grid street pattern will be provided as depicted on the Master Plan, except in cases where preservation of wetlands or other conservation areas makes grid streets impractical. The following five generalized use categories will be allowed: Traditional Neighborhood Residential, Village Center, Multi-Family, Office/Commercial, and Intensive Commercial.
- b. Permitted Uses. All uses below must comply with the performance standards and development guidelines of this PUD.
- i. *Traditional Neighborhood Residential.* See Section 11.
 - ii. *Village Center.* See Section 12.
 - iii. *Multi-Family.* Multi-family structures, condominiums; townhomes, homes for aged or orphans, nursing homes, group care homes, assisted living facilities and similar uses; home occupations, neighborhood parks; and essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4, zoning Code.
 - iv. *Office/Commercial.* Radio and television broadcasting offices and studios; blueprinting; job printing (but not newspaper); all types of professional and business offices; newspaper offices (but not printing); employment offices; union halls; buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment); hotels and motels; art galleries, museums, community centers, dance, art or music studios, vocational, trade or business schools and similar uses; hospital, sanitariums and similar uses; express or parcel delivery offices, telephone exchanges, motor bus or other transportation terminals (but not freight or truck terminals) and similar uses; veterinarians subject to the performance standards

and development criteria set forth in Part 4, Zoning Code; personal property storage establishments meeting the performance development criteria set forth in Part 4, Zoning Code; schools; churches, including a rectory or similar use; 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 standards and development criteria set forth in Section 7 of this PUD; off-street commercial parking lots meeting the performance standards and criteria set forth in this PUD and Part 4, Zoning Code; retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity; outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4, Zoning Code; schools; churches, including a rectory or similar use; telephone and cellular telephone antenna facilities; and essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4, Zoning Code.

v. *Intensive Commercial*. Retail outlets for sale of hardware, new automobile parts (including rebuilt parts) and similar uses; service establishments including automobile service stations, minor and major repair and service garages, rental of automotive vehicles, auto laundries, laundry or dry cleaning establishments, veterinarians or animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, ice delivery stations, job printing or newspapers, marinas, radio or television offices and studios, broadcasting transmitters, and similar uses; wholesaling, warehousing, storage, jobber, distributorship business or construction equipment rental where the total operation does not require more than ten thousand square feet of floorspace, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

c. Performance Standards.

i. *Supporting retail*. Restaurants and similar uses shall be allowed in association with larger developments like corporate office parks.

ii. *Multi-family Standards.*

A. Residential developments of ~~one hundred (100) dwelling units or more~~ shall provide one hundred and fifty (150) square feet of recreation ~~and park open space per dwelling unit, unless this recreation open space is provided in a neighborhood or community park that is within one quarter (1/4) mile of the development.~~ and park open space per dwelling unit.

B. Parking areas shall only be allowed to the side and rear of buildings. Parking in front of buildings is not allowed except for on-street parking or in the case of interior areas within apartment complexes. On-street parking is limited to parallel or 45 degree parking spaces.

C. The front façade of a residential building shall face a street.

iii. *Walkability Standards.*

A. The street pattern shall generally be in the form of a grid. Exceptions may be made to this standard for areas with adjacent wetlands or other conservation areas; or within areas designated as Office/Commercial or Intensive Commercial, if developments in these areas provide vehicular links with surrounding nonresidential areas or non vehicular links to surrounding residential areas.

B. Clear and direct pedestrian connections shall link buildings to sidewalks, adjacent properties, and adjacent rail systems.

d. Development Guidelines.

i. *Maximum Lot Area*. None.

ii. *Minimum Lot Size*. Nonresidential: Seven thousand, five hundred (7,500) square feet.
Single-family residential: four thousand (4,000) square feet.
Multi-family residential: two thousand (2,000) square feet.

- iii. *Minimum Lot Width.* Single-family – forty (40) feet; none for other uses.
- iv. *Minimum Lot Depth.* Eighty-five (85) feet.
- v. *Maximum Building Height.* One hundred (100) feet.
Single-family residential: Forty-five (45) feet.
- vi. *Maximum Lot Coverage for Buildings and Structures.* Seventy (70) percent
- vii. *Minimum Setbacks (nonresidential).*
 - A. Front: None
 - B. Side: None.
 - C. Rear: None.
- viii. *Minimum Setbacks (residential).* (see additional setbacks for accessory apartments and garages under General Residential Standards, Accessory Apartments).
 - A. Front: ten (10) feet, if at least half of the building that is located within the area that is 10 to 20 feet from the front property line is used as a front porch. Twenty (20) feet for garage structures and front-facing carports.
 - B. Side: for single-family principle structures – three (3) feet, with the sum of both side setbacks exceeding ten (10) feet. For multi-family structures – fifteen (15) feet. For townhomes, zero (0) side setback with a minimum separation of ten (10) feet between townhome buildings.
 - C. Rear: ~~Twenty (20)~~ Ten (10) feet for primary single family structure, three (3) for garage or accessory structure. For townhomes, a minimum of ten (10) feet.
- ix. ~~Maximum Front Setbacks for Principle Structure (single family residential). Twenty (20) feet.~~

14. Greenway

- a. General Description. The Greenway system is shown on the Master Plan. The Nocatee Jacksonville Greenway consists of approximately 770 acres, much of which will be devoted to conservation of the Durbin Creek basin.
- b. Multi-Use Pathway. A multi-use pathway will connect ~~Split Pine Village~~ Cypress Trails and the Town Center via the Town Center Perimeter Road, through the Greenway, as shown on the PUD Master Plan. Public use of the trail is limited to pedestrian, bicycle, and electric carts. Internal combustion engines will be prohibited on the pathway and within the greenways except for service and security vehicles. ~~This combination pathway is anticipated to have moderate to high use, therefore it may be asphalt or stabilized with shell or rock. The path will generally be eight (8) to ten (10) feet wide to accommodate opposing circulation.~~ A multi-use pathway will connect the Town Center Perimeter Road (Valley Ridge Boulevard) in the north Town Center to the south Town Center via the Nocatee Parkway underpass as shown on the PUD Master Plan.
- c. Improvements. Other trail improvements may consist of benches, rain shelters, direction or environmental signage, viewing platforms and overlooks, boardwalks, and bridges.
- d. Greenway Management Plan. The Greenway Management Plan, approved by the St. Johns River Water Management District as part of the permitting process, will further define and regulate the Greenway. This plan will be submitted to the City upon approval.

PUD AND COMP PLAN CRITERIA

15. **Review of Applicable Criteria:** As a PUD this application should largely meet both PUD Intent and Criteria. This application meets the intent and standards for PUDs as described in the Zoning Code.
- (a) **PUD Intent and Criteria:** The proposed development meets many of the Zoning Code's performance criteria for PUDs, particularly the following:
- (i) *"Permit a creative approach to the development of land"*. The application meets this criterion. Nocatee employs many creative concepts to the development of land, the principle one being the creation of a sense of place and complete "new town". This is accomplished in the most obvious way by creating a Town Center and multiple village centers, which provide gathering places and a focus for the community. PUD standards ensure that the Town Center and village centers will be designed to be walkable, attractive areas. The Nocatee plan also creates recognizable and identifiable development areas by defining villages and the Town Center through the greenway system – a clear cut separation of "town and country". The strong emphasis on bicycle and pedestrian pathways (and potential future transit ways) will provide an alternative to driving, and promote a healthy and social lifestyle for Nocatee residents. Finally, the variety of housing types and the mix of land uses will create an interesting and diverse place.
 - (ii) *"Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of the Zoning Code"*. The application meets this criterion. Nocatee promotes many ideals of the City's Comprehensive Plan, including Smart Growth, mixed-use development, alternative transportation modes, and environmental preservation. The commitment to on-site affordable housing, the unprecedented Greenway system, and the creation of a vibrant, mixed-use Town Center goes far beyond what is called for in the Zoning Code.
 - (iii) *"Provide for an efficient use of land, resulting in small networks of utilities and streets and thereby lowering development costs"*. The application meets this criterion. Organizing development into village and Town Center units, with connected street patterns and neighborhoods, furthers the goal of efficient development.
 - (iv) *"Provide for a mixture of complementary and supportive land uses, thereby reducing vehicular traffic"*. The application meets this criterion. Nocatee-Jacksonville's 1 million plus square feet of office space, and 32,000 square feet of retail space, will provide balance to its residential component.
 - (v) *"Enhance the appearance of the area through preservation of natural features, the provision of underground utilities and the provision of recreational areas and open space in excess of existing zoning, subdivision and comprehensive plan requirements"*. The application meets this criterion. As stated, the Greenway is an unprecedented example of land preservation within a development – over 40% of the property will be preserved in greenways and conservation areas, more than four times the City's standard land preservation requirement. The 60 acres of neighborhood and community parks is also four times what is required by comprehensive Plan LOS Standards.
 - (vi) *"Provide an opportunity for new approaches to ownership"*. The application meets this criterion. All forms of ownership are evident in Nocatee, including common areas (the Greenway), single family ownership, condominiums, business ownership, and leasehold arrangements for apartments and businesses.
 - (vii) *"Provide an environment of stable character compatible with surrounding areas"*. The application meets this criterion. The careful planning evidenced by the Nocatee plan

will ensure that it will enhance its property value, as well as the property value around it. Nocatee is compatible with adjacent properties, including the planned (and approved) mixed-use Bartram Park project, and adjacent residential subdivisions and mixed use areas in St. Johns County.

(viii) “*Retain property values over the years*”. The application meets this criterion. As noted in the last statement, the quality development standards will result in stable property values for this development.

(b) PUD Criteria: The Zoning Code also establishes criteria for review of PUDs. This application meets all of the following criteria that are applicable.

i. *Consistency with the Comprehensive Plan*. This application is consistent with the Comprehensive Plan. Nocatee will be located within the Multi Use category of the City’s Comprehensive Plan. More importantly, Nocatee represents the embodiment of the Comprehensive Plan’s vision for a true mixed use, urban village.

Furthermore, the project meets the intent of the following Comprehensive Plan Housing Element policies:

3.1.5 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City’s households as described in the Housing Element.

3.1.10 The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods.

The project also meets the intent of the following Comprehensive Plan Land Use Element policies.

1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning 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.

1.1.16 Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2010 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element.

1.1.18 Limit urban scale development to the Urban and Suburban Areas of the City, as identified in the 2010 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services, except for urban villages and other large scale mixed use developments which are designed to provide for the internal capture of daily trips for work, shopping and recreational activities.

1.1.20 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.

1.2.2 No development order shall be issued which does not meet the standards of Chapter 9-J5.0055, F.A.C. Specifically, the necessary facilities are in place, the necessary facilities will be in place when the development impacts occur, the necessary facilities are under construction or the necessary facilities are guaranteed by an enforceable development agreement.

- (ii) *“Consistency with the Concurrency Management System”*. As permitted by state law and by the Comprehensive Plan, Nocatee may utilize “pipelining” in lieu of standard traffic concurrency. Pipelining allows DRIs to provide for or contribute to the construction of road improvements that are commensurate with traffic impacts, as a preferable alternative to traffic concurrency. All other concurrency requirements must be met.
- (iii) *“Allocation of Residential Land Uses”*. The planned 2,341 single family uses planned for this site do not significantly impact the City’s allocation of residential land uses. This is particularly true given the following facts. The City’s Comprehensive Plan identifies enough residentially zoned land in the Southeast Planning District to accommodate a population of 255,662. The projected 2010 population for this district is 200,926 (the 1998 population estimate for the district is 188,246). This 2010 population represents an “overallocation” of 127.2%, which is the lowest overallocation of all planning districts and lower than the City overallocation of 157%. This data reveals the high residential demand and relative scarcity of residential lands in this district. Nocatee-Jacksonville’s 2010 projected population is 2,640, which represents just one-fifth of Southeast District projected population growth. The additional population would raise the Southeast District’s overallocation to 128.5%, a small increase of 1.3% that does not change the low overallocation proportion. In simple terms, the Southeast District barely has enough residential lands to handle future growth, and Nocatee does not change that fact.
- (iv) *“Internal Compatibility”*. The development is internally compatible. The PUD provides performance standards that ensure that streets, sidewalks, and bike paths provide strong linkage between ~~Split Pine Village~~ Cypress Trails and the Town Center. The requirement that all dwelling units be located within ¼ mile of a park or a greenway provides a strong linkage for residents and their recreation needs.
- (v) *“External Compatibility”*. Perimeter greenbelts provide a buffer for surrounding properties to ensure compatibility.
- (vi) *“Intensity of the Development”*. Compatibility and performance standards will ensure that more intensive commercial, office, light industrial, and multi-family uses will not negatively impact single-family uses.
- (vii) *“Useable open spaces, plazas and recreation areas”*. As stated, Nocatee’s 60 acres of neighborhood and community parks will provide four times what is called for under Comprehensive Plan LOS standards.
- (viii) *“Impact on Wetlands”*. Wetlands will be preserved on site to the greatest extent possible, as is seen by the inclusion of the vast majority of wetlands within the Greenway system.

- (ix) *“Listed Species Regulations”*. As the attached Vegetation and Wildlife analysis from the DRI shows, the Greenway system preserves significant wildlife habitat, and also allows for wildlife movement.
- (x) *“Off-Street Parking including loading and unloading areas”*. This development will provide off street parking as required by the Zoning Code and by innovative performance standards that create shared and remote parking areas for village centers.
- (xi) *“Sidewalk, Trails and Bikeways”*. A strong system of sidewalks and multi-use paths will provide for uninterrupted nonvehicular traffic flow.

(c) **Zoning Criteria:** The Zoning Code requires that the City Council shall grant rezoning requests unless the Council determines that there is substantial, competent evidence that maintaining the current zoning district accomplishes a “legitimate public purpose”. A “legitimate public purpose” may be one or more of the following criteria, or such other criteria as may be determined by law from time to time:

- i. *The proposed rezoning and the development permitted thereunder is premature or otherwise creates or contributes to an urban sprawl pattern of development;*

Response: F.A.C. 9J-5 defines sprawl as “the creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided”. Several key points prove that Nocatee does not represent sprawl. First, it is contiguous or very close to existing urbanized areas and the Suburban Development area and public infrastructure/services. Secondly, it is a compact form of mixed-use development that encourages alternatives to the automobile. Thirdly, it provides a balance of jobs and housing that provides opportunities for vehicle trip reduction. Fourth, Nocatee will not have a “strip” development pattern – nonresidential development will be concentrated in nodal areas (the Town Center and village centers).

- ii. *The proposed rezoning will constitute “spot zoning”, that is an isolated zoning district unrelated to adjacent and nearby districts;*

Response: Nocatee is compatible with adjacent properties, including the planned (and approved) mixed-use Bartram Park project, and adjacent residential subdivisions and mixed-use areas in St. Johns County (including urbanized Ponte Vedra Beach/Palm Valley).

- iii. *Uses permitted under the proposed rezoning will not be consistent or compatible with the existing and proposed land uses and rezoning of adjacent and nearby properties or the general area or will deviate from an established or developing logical and orderly development pattern:*

Response: Since job growth is the engine that fuels population growth in the area and recognizing the rise of the Southpoint/Baymeadows area as the region’s major employment center, it is likely that Southside Jacksonville and Northeast St. Johns County will continue to be locations for future growth. Jacksonville Planning and Development Department statistics show that in 1997 the City’s Southeast Planning District captured 73% of the value of the City’s office construction, compared with just 40% in 1987. The size of the Southside employment center continues to eclipse downtown Jacksonville and other employment centers in the region. Nocatee is located

less than four miles from Gran Central at Jacksonville, a major industrial and office park development, which represents the southern boundary of the Southside employment center (this will change with the development of the recently approved mixed-use Bartram Park development). Nocatee's proximity to these major activity centers will shorten vehicle trip lengths in comparison with other suburban developments that are further from these employment opportunities.

Within the metropolitan area, the Nocatee site is centrally located between two growing urban areas (Jacksonville and St. Augustine) and is close to two major north-south transportation routes (I-95 and US 1). Nocatee's transportation links are enhanced by the adjacent FEC rail line, a potential commuter rail line that can connect key areas like the Jacksonville International Airport, Downtown Jacksonville, Southpoint/Baymeadows, and St. Augustine.

The regional demand for more office space will increase as the Jacksonville metropolitan area continues to grow. Other large office centers within a ten-mile radius of Nocatee include Deerwood Park, Gran Park at Deerwood, Freedom Commerce Center, Gran Park at the Avenues, and Gran Park at Jacksonville, among others. Estimated employment in these office centers alone exceeds 50,000. Employment within a reasonable 30 minute commuting range of Nocatee exceeds 130,000. As this concentration of office parks (which contains more office space than downtown Jacksonville) approaches build-out, the demand for additional office space will increase. This demand can be served by the strategically located Nocatee development.

Nocatee is the logical location for future office development due to its proximity to the existing Southpoint/Baymeadows office center, and to Ponte Vedra Beach and Palm Valley, an area with more than 20,000 residents.

It is also obvious that the demand for residential development created by such employment centers will increase as well.

- iv. *The proposed rezoning and the development permitted thereunder will result in significant adverse impacts upon property values of adjacent or nearby properties or in the general area more than the types of uses currently permitted;*

Response: No adverse impacts on property values are anticipated, due to the compatibility of proposed uses and the high standards for Nocatee.




- v. *The proposed rezoning and the development permitted thereunder will detract from the character and quality of life in the general area or neighborhood by creating excessive traffic, noise, lights, vibration, fumes, odors, dust, physical activities or other detrimental effects or nuisances.*

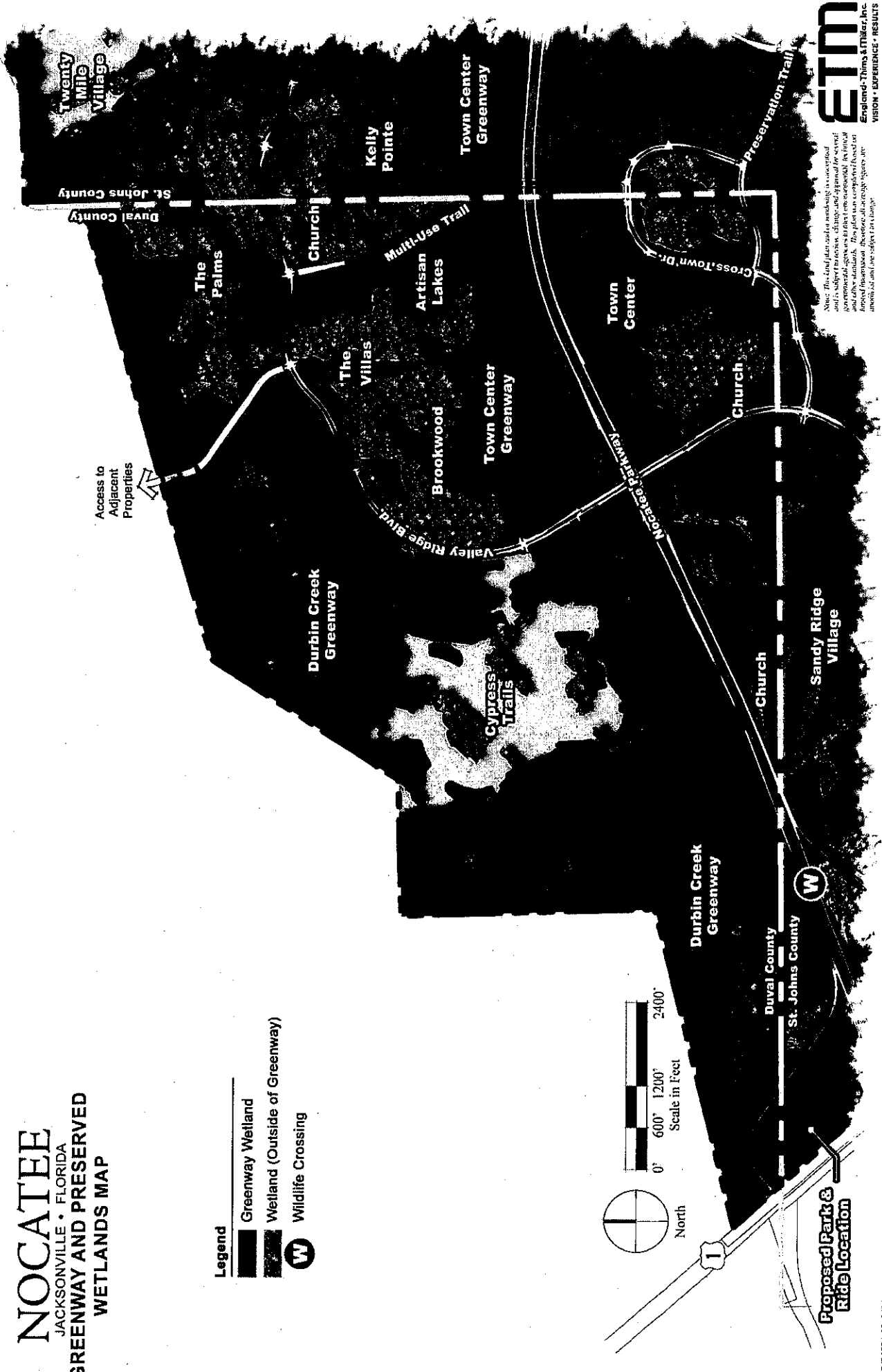
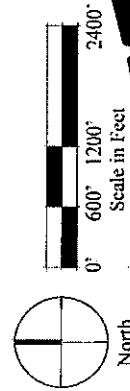
Response: Nocatee is a carefully planned community that will minimize the impacts of urban development through aesthetic development controls and environmental preservation.

NOCATEE

JACKSONVILLE • FLORIDA

GREENWAY AND PRESERVED WETLANDS MAP

- Legend**
-  Greenway Wetland
 -  Wetland (Outside of Greenway)
 -  Wildlife Crossing



Access to Adjacent Properties

Proposed Park & Ride Location

ETM
 ENGLAND • THINS & THUNDER, INC.
 VISION • EXPERIENCE • RESULTS

Note: The final plan and its amendments are subject to review, change, and approval by several governmental agencies in direct compliance with local and other standards. This plan was computerized and printed using a laser printer. All dimensions, figures, and areas are subject to change without notice.

TOWN OF NOCATEE

NOTICE OF PROPOSED CHANGE

LOCATION MAP

Source: England-Thims & Miller, Inc.



Not to Scale
April 1, 2010

