

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-769 TO

PLANNED UNIT DEVELOPMENT

DECEMBER 3, 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 **2015-769** to Planned Unit Development.

Location: 12705 Beach Boulevard; at the northwest quadrant of Beach Boulevard and Kernan Boulevard

Real Estate Number(s): 167065-0000

Current Zoning District: Planned Unit Development (PUD)
(Ordinance 2006-1270)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC) and Residential Professional Institutional (RPI)

Planning District: Greater Arlington/Beaches, District 2

Planning Commissioner: Tony Robbins

City Council District: The Honorable Aaron Bowman, District 3

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

Owner: West Kernan Loan Acquisition, LLC
2879 Beville Road
Daytona Beach, Florida 32119

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2015-769** seeks to rezone approximately 32.42± acres of property at the northwest quadrant of Beach Boulevard and Kernan Boulevard from Planned Unit Development (PUD) to PUD. The PUD zoning district is being sought to

provide for a mix of commercial and multifamily uses. The property will be developed with five connected parcels. Four (4) parcels for commercial uses would be oriented towards Beach Boulevard with the 5th parcel designated for multi-family uses with a maximum of 400 units with access from both Beach Boulevard and Kernan Boulevard.

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 Community General Commercial (CGC) and Residential Professional Institutional (RPI) functional land use categories 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. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. The uses provided herein shall be applicable to all CGC sites within the Urban Area:

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities. Residential uses shall not be the sole use and shall not exceed 80 percent of a development.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction.

Accessory Uses: Warehousing, light manufacturing and fabricating may be permitted provided it's part of a commercial/retail sales or service establishment and the accessory use is located on a road classified as collector or higher on the Functional Highway Classification Map. The maximum gross density in the Urban Area shall be 40 units/acre and there shall be no minimum density; except as provided herein. For sites abutting Low Density Residential (LDR) and Rural Residential (RR), the maximum gross density shall be 20 units/acre.

RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. Plan amendment requests for new RPI designations are preferred in locations which are

supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. The uses provided herein shall be applicable to all RPI sites within the Urban Area:

Principal Uses: Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities). Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category. Mixed use developments may not include more than 90 percent of any individual use.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings as part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

Ancillary Transitional Uses: Off street parking facilities; Stormwater facilities; Open spaces. Ancillary uses may be shared between abutting RPI sites and do not count as principal uses. They may fully occupy a site designated RPI only when the RPI serves as a transition between more and less intense uses, and the facilities are ancillary to the function of one of the adjacent uses; provided, however, that off street parking facilities in the RPI land use category shall only serve primary uses also in an RPI land use category.

RPI – Urban Area Density: The maximum gross density within the Urban Area shall be 30 units/acre and there shall be no minimum density; except as provided herein. For sites abutting Low Density Residential (LDR) and Rural Residential (RR), the maximum gross density shall be 20 units/acre.

(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 categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC) and Residential Professional Institutional (RPI). 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:

FLUE 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.

FLUE 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.

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster development, 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.

FLUE 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.

FLUE Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The PUD proposes the concept of a mixed-use development scaled for and complimentary to surrounding uses. It includes a mix of land uses integrated vertically and horizontally; with internal and external vehicular connectivity; and the use of performance standards for the overall project that establishes a unique quality, identity and character.

(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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development with up to 400 units (15.57 units per acre). 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 Applicant proposes to provide open spaces, passive recreation and active recreation areas that may include a clubhouse, pool, playground and/or play areas. A minimum of one-hundred fifty (150) square feet of active recreation area will be provided per unit. There is an existing stormwater detention pond on the western portion of the site.

The use of existing and proposed landscaping: The written description indicates landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries, which may exist among individual uses. Landscaping may be relocated to other areas of the site. As a buffer between the commercial/retail and office parcels and the residential use (and in lieu of the buffer required in Section 656.1216, Zoning Code), a visual screen is proposed located within the residential property along the north side of the access drive between Parcels 2, 3, and 4 and the residential property. The visual screen may be a wood, wood composite, or masonry wall, or vinyl fence, landscaping, earth mounds or a combination thereof providing a minimum of 85 percent opacity to a height of six (6) feet.

The owner requests that a modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

A perimeter landscape area averaging twenty (20) feet in width, and at no point less than fifteen (15) feet nor more than thirty (30) feet in width, shall be maintained along all portions of the property that abut Beach and Kernan Boulevards, except at the locations of driveway connections with these roadways. This perimeter landscape area shall contain twice the total number of landscape materials otherwise required for such perimeter landscaping by the Zoning code.

The treatment of pedestrian ways: The project will be required to provide an internal and external pedestrian system that meets the requirements of the 2030 Comprehensive Plan.

Traffic and pedestrian circulation patterns: The multi-family residential development for the property will be accessed through one primary access driveway from Beach Boulevard and one from Kernan Boulevard. Commercial development will have access from Beach Boulevard and cross access will be provided between adjacent parcels and/or out parcels. Internal traffic circulation consists of walks along the driveways lined with parking. The Applicant proposes that prior to verification of substantial compliance, the location and design of all access points will be subject to the review and approval of the FDOT, the City Traffic Engineer and the Planning and Development Department.

The use and variety of building setback lines, separations, and buffering: As a buffer between the commercial/retail and office parcels and the residential use (and in lieu of the buffer required in Section 656.1216, Zoning Code), a visual screen is proposed located within the residential property along the north side of the access drive between Parcels 2, 3, and 4 and the residential property. The visual screen may be a wood, wood composite, or masonry wall, or vinyl fence, landscaping, earth mounds or a combination thereof providing a minimum of 85 percent opacity to a height of six (6) feet.

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The written description indicates the development standards for multi-family structures are:

- (1) Front: A minimum of Fifteen (15) feet from the front of the building to the right-of-way. If the use has an attached garage, the front set back shall be twenty (20) feet from the front of the garage to the right-of-way.
- (2) Side: Fifteen (15) feet between buildings or as otherwise approved by the Planning and Development Department.
- (3) Rear: Twenty (20) feet.
- (4) Garage, carports, covered parking, and other parking related structures are permitted within yard so long as such structures are located at least ten (10) feet from the property boundary or twenty (20) feet from the right-of-way.

(5) Maximum height of structures: Sixty (60) feet.

The development standards for commercial properties are:

(1) Front—For Beach Boulevard and Kernan Boulevard, twenty (20) feet; for other rights of way, none.

(2) Side—None.

(3) Rear—None.

(4) Maximum height of structures. Sixty (60) feet; provided, however, that height may be unlimited where the building is set back on all sides not less than three (3) horizontal feet for each vertical foot in excess of sixty (60) feet.

The variety and design of dwelling types: According to the site plan, there are a total of twelve (12) residential buildings along with a clubhouse and accessory structures for the northern 23 acre multi-family portion of the site. There will be a variety of unit sizes; one bedroom, two bedrooms, and three bedrooms. The architectural design and features of the buildings in the PUD shall be consistent and compatible with those of the surrounding commercial and residential uses.

Signage: The applicant proposes sign criteria standards to establish a coordinated signage program for the PUD. A summary “Signage Guidelines Table” of the proposed sign regulations is shown on page 11 of the Written Description.

The applicant proposes a two sided internally illuminated community identification monument sign at the major entrance to the PUD on Beach Boulevard. The sign will identify the PUD community and may be shared by the Residential use and the Commercial, Office, and Institutional uses. The sign will not exceed thirty-five (35) feet in height and one hundred (100) square feet (each side) in area. The monument sign may be incorporated into an architectural icon up to fifty (50) feet in height, subject to the review and approval of the Planning and Development Department. The sign will be located not less than one hundred (100) feet from other monument signage within the PUD.

Identity monument signs are proposed for each Commercial, Office and Institutional use not otherwise identified by a monument sign as provided above. Each use will be permitted one (1) double sided externally or internally illuminated identity monument sign not to exceed twenty-five (25) feet in height and fifty (50) square feet (each side) in area. These signs will be oriented to Beach Boulevard, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.

Proposed signage for the Residential use is one (1) externally illuminated identity sign with two sides (or two single faced signs) oriented towards Kernan Boulevard and will not exceed (25) feet in height and fifty (50) square feet in area (each side).

(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 located in an area largely surrounded by large tracts of undeveloped land located along two major roadways; Beach Boulevard and Kernan Boulevard. The area contains a mixture of multi-family apartment complexes, commercial and retail development and single-family communities to the south and west. Multi-family and commercial development as proposed in the PUD is appropriate and consistent with the emerging character of the surrounding area.

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(s)
North	MDR	PUD (2005-1108-E)	Multi-family apartments
East	CGC/RPI	PUD (2012-370-E)	Kernan Bv/undeveloped land-proposed commercial/residential
South	CGC	PUD (1990-441-E)	Beach and Kernan flyover ROW
West	RPI/LDR	CCG-1/CO/RR-Acre	Plant nursery/undeveloped/wetland

The undeveloped property has current land use and zoning designations of CGC/RPI and PUD. The surrounding uses include MDR/PUD to the north (with up to 450 MF units); CGC/RPI/PUD to the east across Kernan Boulevard is approved for commercial uses at the Beach and Kernan intersection and residential uses to the north along Kernan; CGC/PUD land to the south to the south (the Beach Boulevard/Kernan Boulevard flyover right-of-way); and RPI/LDR and CCG-1/CO/RR-Acre to the west. The CCG-1 parcel adjacent to the west is utilized by a plant nursery/landscaping business and the CO and RR-Acre parcel is currently undeveloped and owned by the Jacksonville Transportation Authority.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The proposed development is located in an area where residential, commercial/retail, and office uses function as a mixed-use development. Multi-family and commercial development at this location complements the existing retail, various office and commercial uses by increasing the housing options for those that are employed in the immediate area.

(6) Intensity of Development

The proposed development is consistent with the CGC and RPI functional land use categories as a multi-family development, which is not to exceed 400 dwelling units (15.57 units per acre). The PUD is appropriate at this location because it will support the existing offices, businesses, retail/commercial and service establishments 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: In the current configuration, the site will consist of several apartment building “types” of varying but similar footprint size.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: Each residential building will be setback a minimum of 15 feet from the property periphery boundaries, and there will be no less than 15 feet between residential buildings meeting “end to end”, and not less than twenty feet between residential buildings meeting “face to end”. The maximum height of structures (both residential and commercial) is limited to sixty (60) feet.

The availability and location of utility services and public facilities and services: The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The PUD is accessed by both Beach Boulevard and Kernan Boulevard.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area. There will be a minimum of 150 square feet of recreation area per residential unit.

(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 did identify wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

The site is required to be developed in accordance with Part 6 of the Zoning Code. Proposed parking for the MF use will be provided at a minimum of 1.0 space per bedroom, with four spaces (4) per 1,000 sq. ft. of GLA for commercial/retail, and three spaces (3) per 1,000 sq. ft. of GLA for office.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on November 23, 2015, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-769** be **APPROVED with the following exhibits:**

1. The original legal description dated October 8, 2015
2. The original written description dated October 23, 2015
3. The original site plan dated October 2, 2015
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated November 17, 2015 and the Traffic Engineering Division Memorandum dated November 19, 2015 or as otherwise approved by the Planning and Development Department.



Aerial view of the subject site facing north



The subject site on the left facing east on Beach Blvd



The subject site on the right facing west along Beach Blvd.



The subject site on the right facing northwest from Beach Blvd.



The subject site facing north from Beach Blvd.



The subject site on the right facing south from Kernan Blvd.



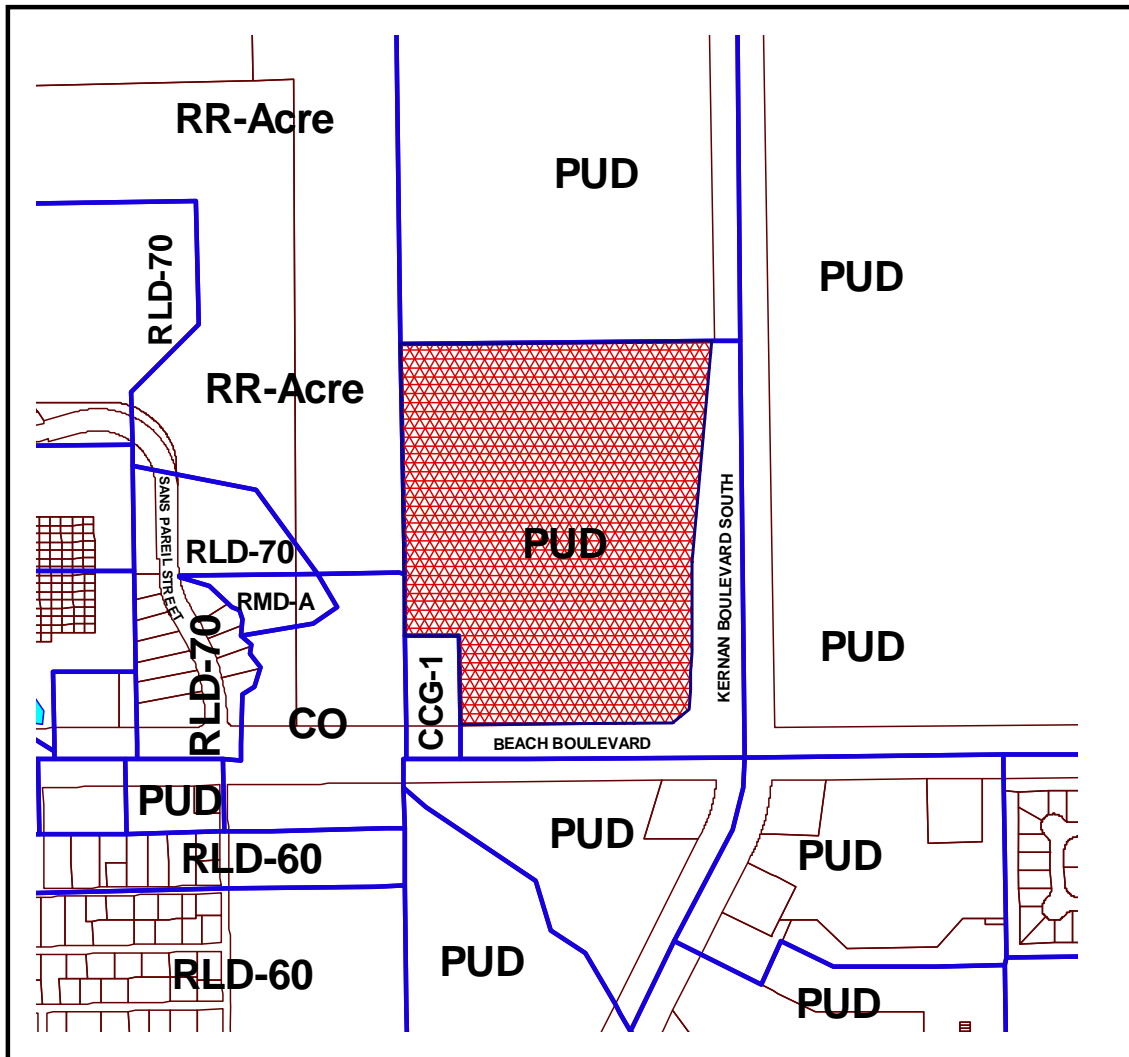
The subject site on the right facing south from Kernan Blvd.



The subject site on the right facing south from Kernan Blvd. at the Beach Blvd. exit



Facing southwest from Kernan Blvd. at the Beach Blvd. intersection into the subject site



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>		<p>N W E S</p> <p>0100 Feet</p> <p>COUNCIL DISTRICT: 3</p>
<p>ORDINANCE NUMBER: ORD-2015-0769</p>	<p>TRACKING NUMBER: T-2015-0964</p>	<p>Exhibit 2</p>



November 17, 2015

MEMORANDUM

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

FROM: Lisa King
Traffic Technician Senior

Subject: **West Kernan PUD Amendment PUD
R-2015-769 fka R-2006-1270**

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

1. Beach Blvd is a FDOT maintained roadway. Number, design and location of access points as well as any required offsite improvements are to be determined by FDOT through their permit process.
2. Design and location of access points on Kernan Blvd S shall be determined during Verification of Substantial Compliance and 10 set review.
3. There shall be no median openings on Kernan Blvd S.
4. Right turn lane on Kernan Blvd S, at multi-family driveway shall be designed to FDOT Design Standards Index 301.
5. If gated, all stacking/queuing shall be provided on site. Provide queue analysis and sufficient onsite queuing.
6. Cross access shall be located a minimum of 100' from edge of pavement of Kernan Blvd S.
7. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at intersections.

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.

PUBLIC WORKS DEPARTMENT



November 19, 2015

MEMORANDUM

TO: Andy Hetzel
Senior Planner, Planning and Development Department

FROM: Nelson Caparas, P.E.
Chief, Traffic Engineering Division

Subject: **West Kernan PUD Amendment PUD
R-2015-769 fka R-2006-1270**

Upon review of the referenced application and based on the information provided to date, the Traffic Engineering Division submits the following comments:

This Planned Unit Development proposal to construct two access points on the southbound Kernan Boulevard exit ramp to Beach Boulevard (US Route 90) must be denied. This section of Kernan Boulevard at the interchange with Beach Boulevard is a six lane grass median divided arterial. Vehicles travel at high speeds. Allowing an adjacent lane access directly to an exit ramp will introduce weaving maneuvers within the ramp, interfere with the efficient flow of traffic at the interchange, and generate right angle, rear end and side swipe collisions. Right angle collisions have high exposure to fatalities. Consideration for access directly to an exit ramp should be discouraged and rejected. Drivers entering the exit ramp will not expect ingress or egress movements on the exit ramp. This is not a ramp road. This is an interchange ramp. Safety and human life must be seriously weighted and considered above any benefits of site access to this or any ramp.

Drivers are typically focused on the lane assignments on the ramp and the traffic control at the ramp terminus. Drivers will not expect a leading vehicle to stop short of the ramp terminus to turn into a driveway. Drivers also will not expect a vehicle to enter the traffic flow in the middle of the ramp. The Federal Highway Administration (FHWA) restricts access to interchange ramps.

Stopping sight distance and decision sight distance on the ramp body will be deficient. Drivers on the exit ramp will not have enough distance to see the situation and stop for vehicles ahead that are turning into a driveway and for vehicles entering their path. Drivers on the exit ramp will not have the required distance to perceive and react to any unexpected or unusual situations. Site access to an exit ramp will be unexpected and unusual roadway condition. The proposed site accesses to the Kernan Boulevard exit ramp to Beach Boulevard are unsafe, very dangerous, and must be denied.

TRAFFIC ENGINEERING DIVISION



Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JIM BOXOLD
SECRETARY

November 19, 2015

Andy Hetzel
Senior Planner
Planning & Development Department
Ed Ball Building
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

RE: West Kernan PUD - COJ ORD 2015-0769

Introduction

The Ordinance 2015-0769, West Kernan PUD Amendment, is a proposed rezoning PUD to PUD to provide commercial and multifamily uses on approximately 32.42 acres. The proposal is to provide flexibility in the PUD site design for mixed uses of residential, commercial, office and institutional on one site that could not be accomplished through conventional zoning. The current land use is CGC and RPI and the 2030 FLUM designates this property as LDR.

The application did not specify proposed land use units to calculate trip generation for multifamily residential, commercial, office, and institutional categories. However, FDOT received the “West Kernan Development – Traffic Study” (Traffic Study) on August 28, 2015, prepared by England-Thims & Miller, Inc. (ETM), required for a FDOT connection permit that does provide specified land uses with number of proposed dwelling units and square footage of commercial uses.

Trip Generation

Although, the proposed PUD application states there will have a maximum of 400 residential condominium/townhome and/or apartments units on approximately 25.68 acres. The written narrative in Exhibit “D” under Section III. A. is inconsistent with the Land Use Table in Exhibit “F” in terms of residential acreage. Therefore, FDOT is using the Traffic Study to review this project for trip generation purposes.

Page 5 of the Traffic Study Table 1 – Gross Peak Hour Project Traffic shows the trip generation rates based on ITE’s *Trip Generation Manual, 9th Edition*. A total of 578 PM peak hour trips at build-out are anticipated. The 37% pass-by peak hour rate is high for this scale of a project.

Table 1

Land Use	ITE Code	Size (x)	Units	Peak Hour Estimation Equation	PM Peak Hour Trips
Apartment	220	300	DU	$T = 0.55(x) + 17.65$	183
Gasoline/Service Station with Convenience Market	945	16	Fueling Positions	$T = 13.51x$	216
Pharmacy/ Drugstore with Drive-Through Window	881	13,000	Sq. Ft.	$T = 9.91x$	129
Specialty Retail Center	826	12,000	Sq. Ft.	$T = 2.40x + 21.48$	50

The FDOT concurs with the Applicant’s trip generation calculations provided in the Traffic Study.

Programmed Improvements

There are no programmed capacity improvement projects along SR 212 (Beach Boulevard).

Evaluation of Impacts to State Facilities

Accessibility

The applicant’s site plan shows project access to and from SR 212 (Beach Boulevard) at two separate access points north on SR 212 (Beach Boulevard). The site plan also shows access to and from Kernan Boulevard at a restricted (gated) access point along the northern west portion of the property on Kernan Boulevard and another ingress/egress access point along Kernan Boulevard at the southern west portion of the property. Historical crash records on Beach Boulevard, and at the subject parcel, indicate high crash segments and intersections (FDOT Safety Office).

Roadway Capacity

Table 2 shows the peak hour and maximum level of service volumes for the affected state roads according to FDOT’s 2014 Florida State Highway System Level of Service Report dated June 2015.


Table 2

Roadway	Map ID	Segment	Lanes	LOS Standard	Maximum Service Volume	2014 Peak Hour Volume	LOS
SR 212	314	SR 9A to Kernan Blvd	6/D	D	5,390	4,748	C
SR 212	315	Kernan Blvd to Hodges Blvd	6/D	D	5,390	4,095	C

The segment of SR 9A to Kernan Blvd may reach maximum capacity at build-out. The facilities mentioned in Table 2 have capacity to accommodate the trips from the project as mentioned in the Traffic Study.

If there are any questions concerning FDOT's review, please contact me at (904) 360-5647 or Ameera.Sayeed@dot.state.fl.us.

Sincerely,



Ameera Sayeed, AICP, GISP
 FDOT D2 Growth and Development/Modeling Supervisor

Cc. Sean Kelly, P.E. FDOT Jacksonville Maintenance Permits Engineer
 Tom Cavin, P.E. FDOT District Two Access Management Engineer
 Nathan Lee, P.E. FDOT District Two Permits Engineer
 Sonali Patil FDOT District Two Growth Management Planner

EXHIBIT “D”

West Kernan PUD Amendment

October 23, 2015

RE #: 167065-0000

Current Land Use Designation: CGC/RPI

Current Zoning District: PUD

Proposed Zoning District: PUD

I. SUMMARY DESCRIPTION OF THE PLAN

West Kernan Loan Acquisition, LLC (the “Applicant”) proposes to rezone approximately 32.42± acres of property at the northwest quadrant of Beach Boulevard and Kernan Boulevard from Planned Unit Development (“PUD”) to PUD. The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a mix of commercial and multifamily uses.

The Property lies within the CGC and RPI land use categories on the Future Land Use Map of the Comprehensive Plan. The Property is currently zoned PUD.

As shown on the Site Plan attached hereto as **Exhibit “E”**, the West Kernan PUD Amendment permits a mix of residential, commercial, office and institutional uses.

II. SITE SPECIFICS

The Property is currently vacant.

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC	PUD	Vacant
East	CGC/RPI	PUD	Vacant
North	MDR/LDR	PUD	Multifamily Residential
West	RPI/LDR	CO/RR-acre	Vacant

III. PUD DEVELOPMENT CRITERIA

As shown on the Site Plan, the PUD proposes development of five (5) interconnected parcels. The parcels are identified solely for the purpose of defining permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The location, size (in

area), and configuration of these parcels may be modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

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

A. Parcels 1-4—Permitted Uses

Within Parcels 1 through 4, Commercial, Office and Institutional uses as described below are permitted. Such uses are consistent with the CGC land use category.

Within the remainder of the Property, comprising approximately 25.68 acres, up to 400 units of Residential uses as described below are permitted. Such uses do not exceed 20 units per acre and are therefore consistent with the CGC and RPI land use categories.

B. Residential

That portion of the Property designated as Parcel B permits the following Residential uses.

1. *Permitted Uses and structures:*

- a. Multifamily dwellings, including apartments, townhouses (both rental and fee simple), and condominiums consistent with the additional criteria set forth in Sections 5 and 6 below.
- b. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, meeting rooms, and similar uses.
- c. Garage, carports, covered parking, surface and structured parking.
- d. Parks, playgrounds, playfields, and recreational and community structures.
- e. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
- f. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
- g. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
- h. Essential services, including water, sewer, gas, telephone, radio

and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.

2. *Permissible Uses by Exception:* None.

3. *Permitted accessory uses and structures:* As accessory to the uses within this portion of the PUD, the sale of convenience goods, personal and professional services for the residents only shall be permitted; provided, however, that these sales shall be designed and scaled to meet only the requirements of the residents in the multifamily uses and there shall be no signs or other external evidence of the existence of these services.

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

a. Minimum lot width: None.

b. Maximum lot coverage by all buildings: Seventy-five (75) percent.

c. Minimum yard requirements. The minimum yard requirements for all structures are:

(1) Front: A minimum of Fifteen (15) feet from the front of the building to the right-of-way. If the use has an attached garage, the front set back shall be twenty (20) feet from the front of the garage to the right-of-way.

(2) Side: Fifteen (15) feet between buildings or as otherwise approved by the Planning and Development Department.

(3) Rear: Twenty (20) feet.

(4) Garage, carports, covered parking, and other parking related structures are permitted within yard so long as such structures are located at least ten (10) feet from the property boundary or twenty (20) feet from the right-of-way.

d. Maximum height of structures: Sixty (60) feet.

5. *Additional criteria for townhouse and condominium uses:*

a. Each building shall contain at least 2 units and no more than 8 units.

b. Each unit must have an attached garage.

- c. There shall be one additional guest parking space per every 4 units.
 - d. A separate area designated for storage of boats, motor homes, etc., shall be provided. No parking or storage of bats, motor homes, etc., shall be permitted outside of the designated storage area.
 - e. There will be no parking in streets or road right-of-ways.
6. *Additional criteria for apartment uses:*
- a. The apartments may be built with any number of units per building.
 - b. Storage and/or parking of vehicles not in regular use, travel trailers, personal recreational vehicles, utility trailers, boats, motor homes, etc. shall be prohibited on the multifamily residential property.

C. Commercial, Office and Institutional

1. *Permitted Uses and structures.*
- a. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, and all other similar retail uses. These uses include drive-through and drive-in facilities, and other similar and compatible uses.
 - b. Fruit, vegetable, poultry or fish market.
 - c. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, and similar uses.
 - d. Travel agencies.
 - e. Libraries, museums, and community centers.
 - f. Parks, playgrounds, playfields and recreational and community structures.
 - g. Commercial recreational or entertainment facilities such as

cinemas and theaters.

- h. Express or parcel delivery offices, but not trucking distribution centers.
- i. Veterinarians, animal hospitals and animal boarding kennels.
- j. Hotels and motels.
- k. Off-street parking lots meeting the performance standards and development criteria set forth in Subsection D below.
- l. Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
- m. Blueprinting and job printing.
- n. Restaurants, including on premises consumption of all alcoholic beverages, including beer, wine and liquor.
- o. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
- p. The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer, and wine, permitted under “n” and “o” above are exempt from the distance limitations set forth in Part 8 of the Zoning Code.
- q. Permanent and restricted outside sale and service of alcoholic beverages, subject to the criteria set forth in Subsection D below.
- r. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Subsection D below.
- s. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Subsection D below.
- t. Medical, dental and chiropractic offices or clinics.
- u. Business and professional offices.
- v. Banks (including drive-through tellers), loan companies, mortgage brokers, stockbrokers, and similar financial institutions.

- w. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
- x. Hospitals, medical clinic (outpatient), and similar facilities.
- y. Research, dental, and medical laboratories.
- z. Churches including a rectory, day care and /or school, and similar uses.
- aa. Conference and meeting facilities for social and business gatherings (holiday events, parties, reunions, weddings, and similar events), including the associated service of food and alcohol and the outside sale and service of food and alcohol meeting the performance standards and development criteria set forth in Subsection D below. The on-premises service of alcoholic beverages permitted under this sub-section is exempt from the distance limitations set forth in Part 8 of the Zoning Code.
- bb. Child or adult day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- cc. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- dd. Vocational, trade and business schools.

2. *Permissible Uses by Exception:* Establishments which include the retail sale of all alcoholic beverages, including liquor, beer or wine, for on or off premises consumption.

3. *Minimum lot requirement (width and area).* None.

4. *Maximum lot coverage by all buildings.* None.

5. *Minimum yard requirements.* For the purpose of these requirements, “lot” refers to the parcel within which the commercial use is located and “yard” refers to distance from the parcel boundary.

- a. Front—For Beach Boulevard and Kernan Boulevard, twenty (20) feet; for other rights of way, none.
- b. Side—None.
- c. Rear—None.

6. *Maximum height of structures.* Sixty (60) feet; provided, however, that height may be unlimited where the building is set back on all sides not less than three (3) horizontal

feet for each vertical foot in excess of sixty (60) feet.

D. Accessory Uses and Structures

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

1. For Residential uses, except as otherwise permitted herein, accessory uses shall not be located in required front, rear or side yards except as follows:

a. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required side or rear yard and may be located not less than two (2) feet from the property line.

2. Accessory uses and structures related to residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with regard to a residential use. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.

3. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

E. Additional Performance Standards

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

1. Bed and breakfast establishments shall be allowed subject to the following conditions:

a. No cooking facilities shall be allowed in a guestroom.

2. Child or adult day care centers shall be allowed subject to the following conditions:

a. All centers shall provide an adequate off-street area for the stacking of vehicles and required parking.

holiday.

- b. There shall be adequate parking sufficient to accommodate the additional retail sales.
- c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.

8. Parks, playgrounds, and playfields or recreational or community structures shall be allowed subject to the following condition:

- a. Documentation and instrumentation providing for ownership and maintenance of these areas shall be recorded in the public records prior to building permits being issued for the same.

9. Private clubs, conference centers, and meeting facilities shall be allowed subject to the following condition:

- a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.

10. Schools shall be allowed subject to the following conditions:

- a. Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on adjacent property, subject to the review and approval of the Planning and Development Department. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.

11. Veterinarians, animal hospitals and animal boarding kennels shall be allowed subject to the following conditions:

- a. A building which is used for animal boarding shall be completely soundproofed.
- b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 6:00 p.m. to 9:00 a.m.

F. Recreation

For any Residential uses, active recreation/amenities shall be provided in accordance with the requirements of the 2030 Comprehensive Plan and the Zoning Code.

G. Access

- 1. Beach and Kernan Boulevards, as shown on the PUD Site Plan, will provide

the primary access to the PUD. Internal access roads will be constructed as shown on the PUD Site Plan and additionally as necessary. The location and design of the proposed access points as shown on the PUD Site Plan is schematic and may be subject to realignment prior to development. The design of the internal access roads and all access points will be subject to the review and approval of the City Traffic Engineer and Planning and Development Department. Cross access to adjacent parcels shall be permitted.

2. Vehicular and pedestrian cross-access shall be required for all parcels and out-parcels internal to the PUD.
3. For uses within the PUD, there shall be no required street frontage.
4. Access to the residential portion of the Property may be gated, at developer's option.

H. Community Development District

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

I. Signage

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

A summary table of the proposed sign regulations is shown on the Signage Guidelines Table below.

1. Community Identification Monument Sign at Beach Boulevard Entrance.

Community identification monument signs will be permitted at the major entrance to the PUD on Beach Boulevard. The sign may be two sided and externally or internally illuminated. The sign will identify the PUD community and may be shared by the Residential use and the Commercial, Office, and Institutional uses. The sign will not exceed thirty-five (35) feet in height and one hundred (100) square feet (each side) in area. The monument sign may be incorporated into an architectural icon up to fifty (50) feet in height, subject to the review and approval of the Planning and Development Department. The sign will be located not less than one hundred (100) feet from other monument signage as permitted below within this PUD.

2. Commercial, Office and Institutional Uses - Identity Monument Signs.

Identity monument signs are permitted for each Commercial, Office and Institutional use not otherwise identified by a monument sign as provided above. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides and may not exceed twenty-five (25) feet in height and fifty (50) square feet (each side) in area. These signs will be oriented to Beach Boulevard, identifying the building (tenant) as a whole and/or its

predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.

3. Residential - Identity Monument Signs.

Residential use identity monument signs are permitted. The Residential use will be permitted one (1) externally illuminated identity sign with two sides (or two single faced signs). This sign will be oriented to Kernan Boulevard and will not exceed eight (25) feet in height and fifty (50) square feet in area (each side).

4. All Parcels - Other Signs.

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

In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per side; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Directional signs indicating major buildings, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Real estate and construction signs are permitted. Signs of a maximum of thirty-two (32) square feet in area and twelve (12) feet in height for model homes also shall be permitted.

Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

Signage Guidelines Table

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)	Min Dist Btwn Signs (ft)
Community Identification Monument Sign	Major Beach Blvd. Entrance	1	100	35	100
Commercial Identity Monument Signs	Parcels 2 - 4	1 Per Parcel	50	25	100
Residential Sign	Residential Parcel	1	50	25	200
Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide	1 Per Occupancy	20		
Directional Signs	Project Wide		4		
Information Kiosks	Project Wide		20	12	

J. Architectural Guidelines.

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

2. The architectural design and features of the buildings in the West Kernan PUD Amendment shall be consistent and compatible with those of the surrounding commercial and residential uses.

3. Lighting: PUD lighting shall be designed and installed so as to minimize interference with neighboring residential parcels. All parking lot light poles shall be limited to a maximum height of thirty-five (35) feet, and will include “cut-offs” where appropriate.

K. Construction Offices/Real Estate Sales and Leasing.

On-site, temporary construction offices/sales and leasing offices will be permitted in any parcel or “phase” until that parcel or “phase” is built out.

L. Silviculture Uses May Continue.

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

M. Landscaping/Fencing/Screening/Buffering.

The PUD will be developed in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions:

1. Landscaping standards shall be applied taking into consideration the entire use

or development at issue. For individual lots within the PUD which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, so long as the Applicant demonstrates that the PUD in its entirety provides sufficient landscaping for all proposed uses therein. Landscape standards shall be applied within the PUD without regard to property ownership boundaries, which may exist among individual uses.

2. As a buffer between the Commercial, Office, and Institutional Parcels and the Residential use (and in lieu of the buffer required in Section 656.1216, Zoning Code), a visual screen will be located within the Residential property along the north side of the access drive between Parcels 2, 3, and 4 and the Residential property. The visual screen may be a wood, wood composite, or masonry wall, or vinyl fence, landscaping, earth mounds or combination thereof providing a minimum of 85 percent opacity to a height of six (6) feet.

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

4. A perimeter landscape area averaging twenty (20) feet in width, and at no point less than fifteen (15) feet nor more than thirty (30) feet in width, shall be maintained along all portions of the property that abut Beach and Kernan Boulevards, except at the locations of driveway connections with these roadways. This perimeter landscape area shall contain twice the total number of landscape materials otherwise required for such perimeter landscaping by the Zoning code.

N. Modifications

1. Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be allowed by administrative modification or minor modification.

2. PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

O. Parking

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

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

- a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
- b. Office: 3.0 spaces per 1,000 s.f. GLA
- c. Hotel: 1.0 space per room
- d. Multifamily 1.0 space per bedroom

2. Parking standards shall be applied taking into consideration the entire use or development at issue. For individual lots which may own their sites in fee simple, required off-street parking may be provided “off-site” within the PUD and may be shared with other uses, so long as the PUD in its entirety provides sufficient off-street parking for all proposed uses therein.

3. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.

P. Sidewalks

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and Code of Subdivision Regulations.

Q. Reclaimed Water Connection

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

R. Utilities

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

S. Pre-application conference.

A pre-application conference was held regarding this application on October 1, 2015.

T. Justification for the PUD Rezoning.

As described above, the West Kernan PUD Amendment is being requested to permit development of residential, commercial, office and institutional uses which will offer a common scheme of development. The PUD provides for flexibility in the site design by way of a mix of uses on one site that could otherwise not be accomplished through conventional zoning. The PUD ensures consistency with the surrounding zoning and existing uses.

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

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Narrative and the Conceptual Site Plan; it

provides for a variety of uses and development on the Property with a common scheme of development which are consistent and compatible with each other; it provides for site-specific access requirements; it provides for site-specific buffers; and, it provides for site-specific signage requirements.

V. Continued Operation of Common Areas.

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

W. Approximate Dates of Phases

Regarding phasing, construction of the horizontal improvements shall be initiated in approximately 2016-18 and be completed approximately in 2017-18. Construction of Residential will be initiated when the market dictates and will be completed as the market dictates. Construction of the Commercial, Office and Institutional will be initiated when needed and feasible and will be completed within a reasonable time thereafter.

X. Names of Development Team

Developer: Continental Properties Company, Inc.
Planners/Engineers: ETM

Y. Land Use Table

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

IV. PUD REVIEW CRITERIA

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

B. Consistency with the Concurrency Management System: A Mobility Fee Calculation Certificate and CCAS or CRC have been filed or will be filed for the proposed development within the PUD.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by one or more owners' association(s).

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

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

I. Listed Species Regulations: Because the property is less than 50 acres, a wildlife report is not required.

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

K. Sidewalks, Trails, and Bikeways: Internal sidewalks complying with the requirements of Section 654 of the City of Jacksonville Ordinance Code will be provided.

EXHIBIT "F"

LAND USE TABLE

Total Gross Acreage	32.42 acres	100 %
Amount of Each Different Land Use by Acreage	± 32.42 acres	100%
Residential	± 26.03 acres*	80.29%
Commercial, Office, Institutional	± 6.40 acres*	19.71%
Total Amount of Active Recreation and/or Open Space	± 0.88 acres **	3.38%***
Total Amount of Passive Open Space	± 9.27 acres	35.61%***
Amount of Public and Private Right-of-Way	± 1.11 acres	3.42%****
Maximum Coverage of Buildings and Structures at Ground Level	14.85 %***	

* = Parcels 1, 2, 3, and 4 permit a variety of uses, the acreages listed represent the maximum acreage for each use if that use were developed in every parcel which permits that use.

** = Active Recreation will be provided if Residential is developed.

*** = Percentage calculated using residential acreage value

**** = Percentage calculated using total gross acreage value