

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2016-0283
TO PLANNED UNIT DEVELOPMENT

MAY 5, 2016

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 2016-0283 to Planned Unit Development.

Location: Gate Parkway; on the east side of Gate Parkway at the southwest quadrant of J.T.B Boulevard and I-295

Real estate Number(s): 167741-0540 (a portion of)

Current Zoning District(s): Commercial Office (CO) and Planned Unit Development (PUD) 2002-614-E

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Proposed Land Use Category: Community General Commercial (CGC) for a 9.92 acre portion

Planning District: Southeast - 3

City Council District: The Honorable Danny Becton, District 11

Planning Commissioner: Daniel Blanchard

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

Owner: C. B. Skinner
76 San Juan Drive
Ponte Vedra Beach, Florida 32082

HE Otter, LLC
4446 Hendricks Avenue, Suite 411
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2016-0283** seeks to rezone approximately 116.32 acres of property located on the east side of Gate Parkway at the southwest quadrant of J. Turner Butler Boulevard and Interstate-295 from Commercial Office (CO) and Planned Unit Development (PUD) to PUD. The rezoning to PUD is being sought to provide for a mixed-use development, which may include up to 103,500 square feet of commercial, 350,000 office/institutional uses, 175 units/beds of senior housing, 140 hotel rooms, 180 units of condominium/townhomes and up to 950 single/apartment residential units.

The area surrounding the subject property is mostly developed with a mix of undeveloped land, commercial, retail sales and service establishments, office, and residential uses within the RPI, Low Density Residential (LDR), and Medium Density Residential (MDR) land use categories. The residential area consists of single and multi-family homes mostly west of the site. South of the application site, a small shopping center that consists of a group personal training gym, dry cleaner, coffee shop and restaurant separates the proposed uses from the established residences located along Gate Parkway. Adjacent to the small shopping center are two office buildings. To the west of the site and separated by Gate Parkway is undeveloped land in the RPI land use category and multi-family homes. Additionally, the site is located 0.30 miles west from Interstate 295 and almost half a mile north from the Gate Parkway and Interstate 295 ramp.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Residential Professional Institutional (RPI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. 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.

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 Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use. 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.

The maximum gross density within the RPI 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.

There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, Ordinance 2016-0282 (Application 2016C-006) to change the functional land use category of the subject property from Residential Professional Institutional (RPI) to Community General Commercial (CGC) for 9.92 acres of the 116 acre site.

The Community General Commercial (CGC) functional land use category is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

The uses provided herein shall be applicable to all CGC sites:

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; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD. Residential uses shall not be the sole use and shall not exceed 80 percent of a development.

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.

(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, including the following goal, objective and policy:

FLUE Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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 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.

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

FLUE Policy 3.2.6 The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD) Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic.

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

(2) Consistency with the Concurrency and Mobility 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 Office (CMMSO) prior to development approvals. Gate Parkway at this location is part of the Transportation Management Area (TMA) roadway network described in the Development Agreement establishing the TMA, as it has been amended. The Transportation Planning Division has reviewed the trip generation calculations and found it consistent with the 6th Edition of the ITE Trip Generation Manual used for the TMA. The proposed development is expected to generate 1,157 net new PM peak hour trips. Any permitted uses which do not correspond to the land use codes identified in the table below will be subject to review and approval of the Planning and Development Department.

ITE Land Use Code	Description	Hines PUD	Independent Variable	Trip Generation			New TMA Trips
				Internal %	Pass-by %	TDM %	
220	Multi Family	950	DU	15%	0%	0%	368
230	Condo/Townhome	180	DU	15%	0%	0%	52
252	Senior Housing	175	DU	15%	0%	0%	26
310	Hotel	140	Rooms	15%	0%	0%	90
710	Office	350000	Sq. Ft.	15%	0%	0%	218
820	Shopping Center	103500	Sq. Ft.	15%	25%	0%	403
Increase in Peak Hour TMA Trips =							1,157

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a mixed use development that may contain multi-family dwellings. 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 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.

Traffic and pedestrian circulation patterns: The proposed access will be provided via the existing curb cuts on Gate Parkway and the cul-de-sac of Burnt Mill Road. For individual "lots" or parcels of land within the PUD there shall be no required street frontage or access. No new median cuts (in addition to existing median cuts) are proposed. Right-in, right-out access points as shown on the PUD site plan may be relocated subject to review and approval of the Planning and Development Department; and the applicant is proposing that any right-in, right-out access points in addition to those shown on the PUD site plan may be sought per the minor modification process.

The use and variety of building setback lines, separations, and buffering: The setbacks contained in the written description are similar to those in the adjacent area's urban, mixed use designed PUD's, such as the Marketplace at Town Center and St. Johns Town Center PUD's.

The PUD includes limitations on uses to ensure compliance with the RPI and CGC land use categories and provides for maximum densities/intensities and conversion of those uses. It limits certain uses to certain parcels as shown on the PUD site plan. The PUD sets forth minimum lot widths, maximum lot coverage, minimum yard requirements, maximum heights of structures, and separation between structures for each use which are unique to the urban design and character of this PUD and vary from the otherwise applicable Zoning Code provisions.

For townhome and single-family uses, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which allow for urban, traditional neighborhood designs; it consolidates under Office/Institutional uses; office, medical, and institutional uses which are otherwise set forth in multiple, different zoning districts; it consolidates under Commercial uses various neighborhood and community retail uses intended to be appropriate in scale to the area and which are otherwise set forth in multiple, different zoning districts; it sets for in Conservation/Open Space uses various passive and active recreational uses and conservation uses which will serve the overall PUD uses; it contains a unique permitted height provision using the overall property boundary; it provides for silviculture and land clearing uses throughout the PUD; it includes variations to the accessory use and performance standards provisions which are consistent with the mixed use design of this PUD; and it contains unique access provisions specifying accesses at Gate Parkway and permitting flexibility in internal traffic circulation design. The PUD contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements and specifies the uses permitted in the Lake/Greenway area on the PUD site plan. Variations from the landscaping provisions are consistent with the urban design of this PUD; and it provides for use-specific signage tailored to the frontage on limited access highways as well as to Gate Parkway and internal street frontage.

Compatible relationship between land uses in a mixed use project: The written description contains uses similar to those in the adjacent area. The proposed companion Land Use Amendment to CGC encourages development of an underutilized property within the Urban Area of the City that already has the infrastructure, utilities, and public facilities in place to support such development. The PUD provides for a gradual transition of densities and intensities between the types of uses with development standards such as yard requirements, maximum heights of structures, and separation between uses for each which are unique to the urban design and character of this PUD and vary from the otherwise applicable Zoning Code provisions. The proposed rezoning and land use amendment is compatible with and protects the character of the nearby area and optimizes the combined potentials for economic benefit. The PUD will promote and sustain the viability of an existing and emerging commercial/residential area offering a full range of employment, shopping, living, and leisure opportunities.

(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 where residential; office and commercial uses function as a mixed-use development. Mixed use development at this location complements the existing office, residential and commercial uses for those who reside and are employed and in the immediate area. It includes a mix of land uses integrated vertically and horizontally; internal and external vehicular connectivity; a pedestrian-and bicycle-oriented environment; and the use of specific performance standards within for the overall project that establishes a unique quality, identity and character.

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	RPI	CO	I-296 / JTB Boulevard interchange
South	RPI	PUD (02-614)	Multi-family dwellings
East	MU	PUD (05-1216)	I-295 / Undeveloped
West	RPI	CO	Undeveloped
	MDR	PUD (01-951)	MF residential uses/Lake

(6) Intensity of Development

The proposed development is consistent with the CGC and RPI functional land use categories and is a mixed-use development scaled for and complimentary to the pedestrian and surrounding uses. It includes a mix of land uses integrated vertically and horizontally; internal and external vehicular connectivity; a pedestrian-and bicycle-oriented environment; and the use of performance standards for the overall project that establishes a unique quality, identity and character. The PUD is appropriate at this location because it will support the existing offices, service establishments and residential dwellings in the area.

(7) Usable open spaces plazas, recreation areas.

As shown on the site plan, a greenway encompassing the existing lakes is planned. This greenway will be a minimum of 16.2 acres and contain pedestrian walks/bikeways and other recreational uses. Multifamily residential uses within the PUD will provide a minimum of 150 square feet active recreation/amenities per residential unit. These active recreation/amenities may include parks, open space, pedestrian walks and paths, the multi-use path, and recreational uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within a multifamily use.

(8) *Impact on wetlands*

Surveying of a 2005 Geographical Information Systems shape file did identify wetlands on the site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) *Listed species regulations*

A wildlife survey dated March 2015 was submitted with the application. No protected wildlife species were observed on-site during our site investigations, and the proposed project should have no adverse impacts to protected species, or critical habitat for such species.

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

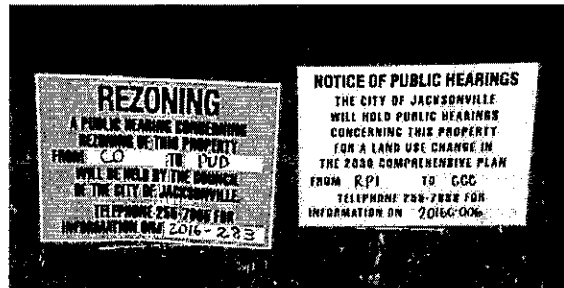
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) *Sidewalks, trails, and bikeways*

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 15, 2016 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 the application for Rezoning 2016-0283 be **APPROVED** with the following exhibits:

1. The original legal description dated March 1, 2016.
2. The original written description dated March 18, 2016.
3. The original site plan dated March 1, 2016.
4. The Development Services Division Memorandum dated April 19, 2016 or as otherwise approved by the Planning and Development Department.



Aerial view of the subject site facing north



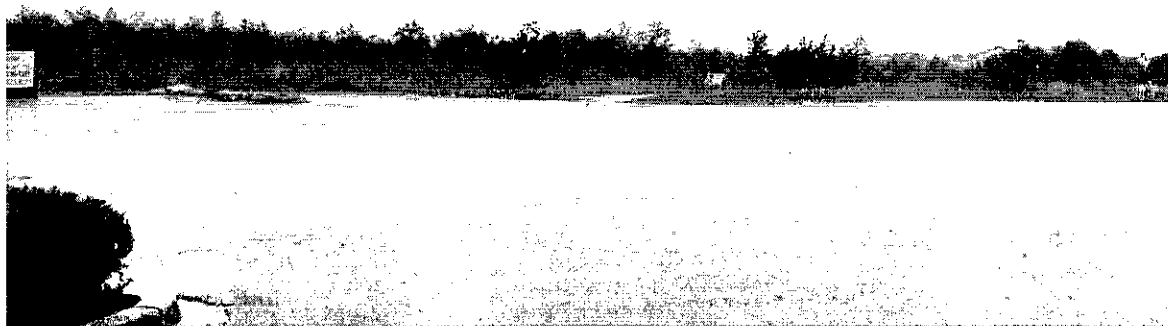
The subject site on the left facing southeast from Gate Pkwy.



The subject site on the left facing southeast from Gate Pkwy.



The subject site on the left facing south along Gate Pkwy.



The subject site on the left facing southeast from Gate Pkwy.



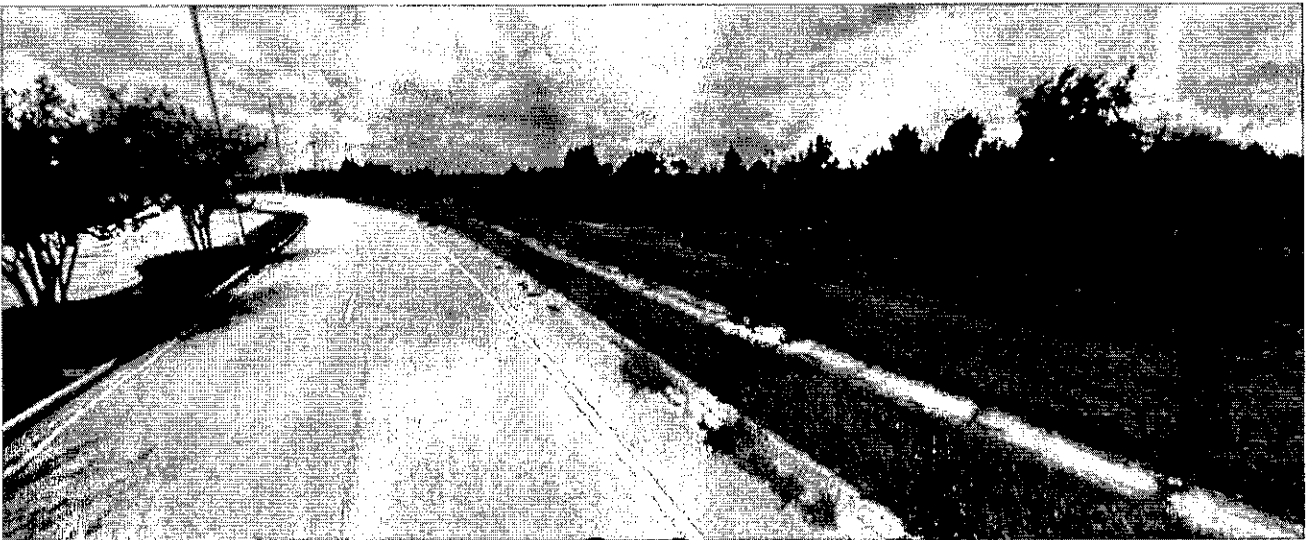
The subject site on the left facing southeast from Gate Pkwy.



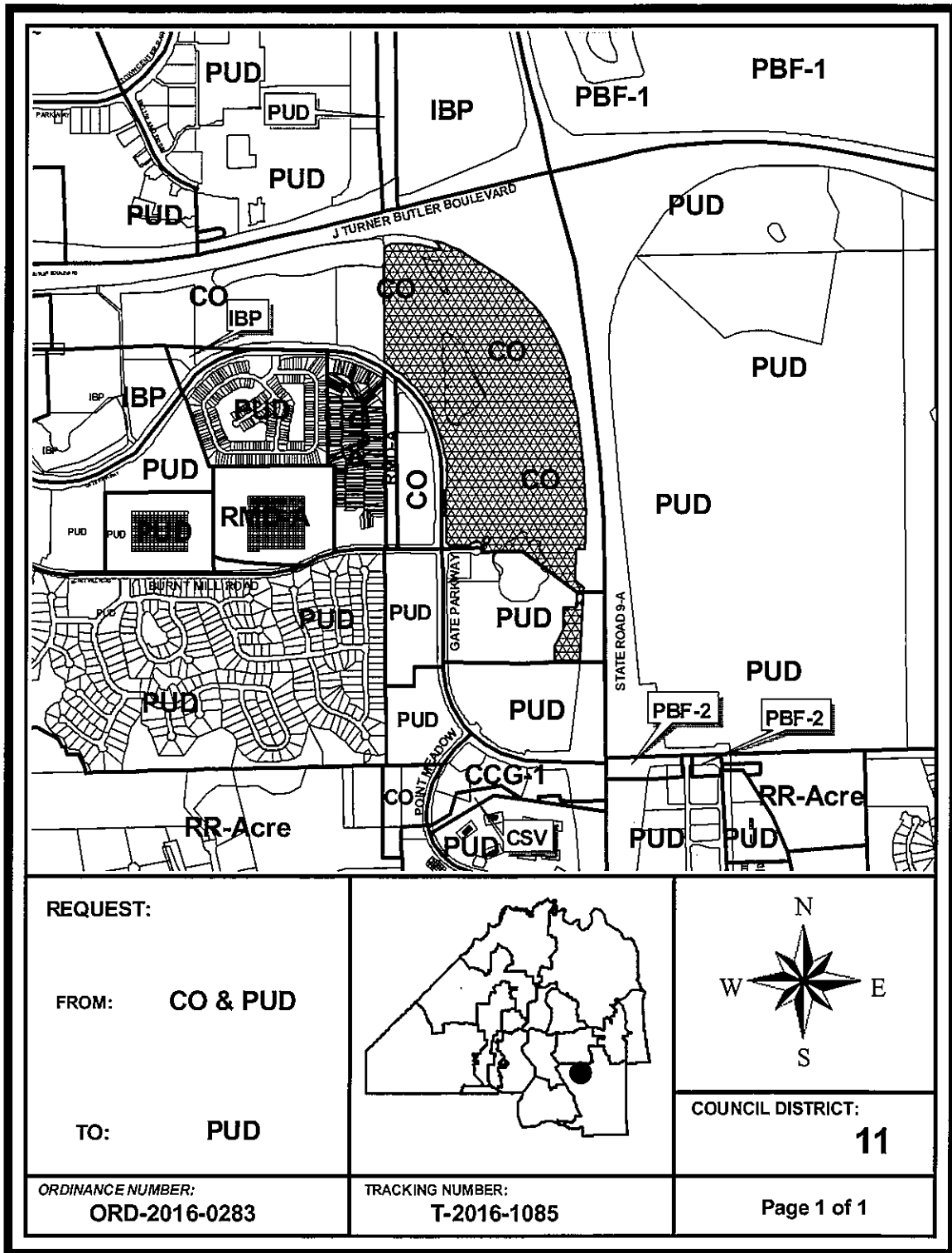
The subject site on the left facing south along Gate Pkwy.



The subject site facing northeast from Gate Pkwy.



The subject site facing northeast from Gate Pkwy.



DEVELOPMENT SERVICES



April 19, 2016

MEMORANDUM

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

FROM: Lisa King
Traffic Technician Senior

Subject: **Southwest Quadrant JTB/I-295 PUD aka Hines PUD
R-2016-283**

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

1. Provide a traffic study for site connections to Gate Parkway, with signal warrant analysis, to determine if existing turn lanes are sufficient for expected traffic volumes or if additional lanes are needed. Provide right turn lane warrant for any proposed driveway that does not currently have a right turn lane.
2. Number, location and design of driveways to site shall be reviewed and approved by City Traffic Engineer. Provide justification for 5 driveways to site. LDPM Section 2 reads: *As an exception, additional driveway(s) may be permitted for large developments when it is shown that the additional driveway(s) is essential to provide adequate access to the development and will not adversely affect the safety or level of service of the existing roadway.*
3. Any proposed parking with a public right-of-way shall meet design standards of Section 656.607 of the Zoning Code and require approval from City Traffic Engineer.
4. Parking spaces that are allowed to be 16' in depth versus the required 18', referenced in Section D. 4. Perimeter Vehicle Use Area Buffer, shall be signed and striped [per Section 656.607 (c)] as Compact parking.
5. Traffic does not support 14' 5" parking spaces shown in Exhibit 3A. If allowed, these spaces should be signed and striped as Compact.
6. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is not obstructed.

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 # 2016-0283 Staff Sign-Off/Date AH / 04/05/2016

Filing Date 04/05/2016 Number of Signs to Post 15

Hearing Dates:

1st City Council 05/10/2016 Planning Commission 05/05/2016

Land Use & Zoning 05/17/2016 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1085

Application Status PENDING

Date Started 03/18/2016

Date Submitted 03/18/2016

General Information On Applicant

Last Name	First Name	Middle Name
HAINLINE	T.R.	
Company Name		
ROGERS TOWERS, P.A.		
Mailing Address		
1301 RIVEPLACE BOULEVARD, SUITE 1500		
City	State	Zip Code
JACKSONVILLE	FL	32207
Phone	Fax	Email
9043465531	9043960663	THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
SKINNER	CHARLES BRIGHTMAN	
Company/Trust Name		
CHARLES BRIGHTMAN SKINNER, JR., LIVING TRUST DATED SEPT. 2, 2003		
Mailing Address		
76 SAN JUAN DRIVE		
City	State	Zip Code
PONTE VEDRA BEACH	FL	32082
Phone	Fax	Email

Last Name	First Name	Middle Name
OTTER	HE	
Company/Trust Name		
HE OTTER LLC		
Mailing Address		
4446 HENDRICKS AVENUE, SUITE 411		

City JACKSONVILLE	State FL	Zip Code 32207
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) _____

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	167741 0540	11	3	CO	PUD

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

Existing Land Use Category

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

5196

Total Land Area (Nearest 1/100th of an Acre) 116.32

Development Number _____

Proposed PUD Name SOUTHWEST QUADRANT JTB/I-295 PUD

Justification For Rezoning Application

SEE EXHIBIT "D" ATTACHED.

Location Of Property

General Location

SOUTHWEST QUADRANT OF JTB AND I-295

House #	Street Name, Type and Direction	Zip Code
0	GATE PY	32256

Between Streets

GATE PARKWAY and I-295

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 8 1/2" 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

116.32 Acres @ \$10.00 /acre: \$1,170.00

3) Plus Notification Costs Per Addressee

41 Notifications @ \$7.00 /each: \$287.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,387.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1 Legal Description

2016-0190

A PART OF SECTIONS 7, 8, 17 AND 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST EASTERLY CENTERLINE INTERSECTION OF BURNT MILL ROAD (AN 80 FOOT RIGHT OF WAY) WITH GATE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY) AS SHOWN ON SHEET 7 OF THE PLAT OF GATE PARKWAY EXTENSION AS RECORDED IN PLAT BOOK 55, PAGES 55 AND 55A THROUGH 55K OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°37'52" WEST, ALONG THE CENTERLINE OF SAID GATE PARKWAY, A DISTANCE OF 92.84 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT; THENCE NORTH 89°22'08" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID GATE PARKWAY; THENCE SOUTH 00°37'52" EAST, A DISTANCE OF 17.84 FEET TO THE POINT OF BEGINNING; THENCE, NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: COURSE No. 1 - NORTH 00°37'52" WEST, A DISTANCE OF 525.98 FEET; COURSE No. 2 - NORTH 12°51'52" EAST, A DISTANCE OF 51.42 FEET; COURSE No. 3 - NORTH 00°37'52" WEST, A DISTANCE OF 180.35 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1372.00 FEET; COURSE No. 4 - NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 112.01 FEET, MAKING A CENTRAL ANGLE OF 04°40'39" AND HAVING A CHORD BEARING OF NORTH 02°58'12" WEST AND A CHORD DISTANCE OF 111.98 FEET TO THE END OF SAID CURVE; COURSE No. 5 - NORTH 19°54'15" WEST, A DISTANCE OF 51.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1360.00 FEET; COURSE No. 6 - NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 444.06 FEET, MAKING A CENTRAL ANGLE OF 18°42'29" AND HAVING A CHORD BEARING OF NORTH 16°45'03" WEST AND A CHORD DISTANCE OF 442.09 FEET TO THE END OF SAID CURVE; COURSE No. 7 - NORTH 13°47'07" WEST, A DISTANCE OF 51.86 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1372.00 FEET; COURSE No. 8 - NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 295.66 FEET, MAKING A CENTRAL ANGLE OF 12°20'49" AND HAVING A CHORD BEARING OF NORTH 34°23'40" WEST AND A CHORD DISTANCE OF 295.09 FEET TO THE END OF SAID CURVE; COURSE No. 9 - NORTH 55°09'48" WEST, A DISTANCE OF 51.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1360.00 FEET; COURSE No. 10 - NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 373.69 FEET, MAKING A CENTRAL ANGLE OF 15°44'35" AND HAVING A CHORD BEARING OF NORTH 50°31'39" WEST AND A CHORD DISTANCE OF 372.51 FEET TO THE WEST LINE OF THAT 150 FOOT POWER LINE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 10332, PAGE 2110; THENCE NORTH 00°37'00" WEST, ALONG THE WEST LINE OF SAID POWER LINE EASEMENT, A DISTANCE OF 1086.39 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE NORTH 00°37'38" WEST, ALONG SAID WEST LINE OF SAID POWER LINE EASEMENT, A DISTANCE OF 135.19 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE DITCH PARCEL/DRAINAGE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 16849, PAGE 1085 OF SAID PUBLIC RECORDS; THENCE, EASTERLY AND NORTHERLY ALONG THE SOUTH AND EAST LINES (AND WESTERLY

March 1, 2016

EXTENSION THEREOF) OF SAID DITCH PARCEL/DRAINAGE EASEMENT THE FOLLOWING TEN (10) COURSES: COURSE No. 1 - NORTH 65°24'11" EAST, A DISTANCE OF 50.50 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 245.00 FEET; COURSE No. 2 - THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.38 FEET, MAKING A CENTRAL ANGLE OF 22°32'26" AND HAVING A CHORD BEARING OF NORTH 76°40'24" EAST AND A CHORD DISTANCE OF 95.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 3 - NORTH 87°56'37" EAST, A DISTANCE OF 33.86 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 495.00 FEET; COURSE No. 4 - EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.98 FEET, MAKING A CENTRAL ANGLE OF 07°38'15" AND HAVING A CHORD BEARING OF SOUTH 88°14'16" EAST AND A CHORD DISTANCE OF 65.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 5 - SOUTH 84°25'08" EAST, A DISTANCE OF 113.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 495.00 FEET; COURSE No. 6 - SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.74 FEET, MAKING A CENTRAL ANGLE OF 10°02'26" AND HAVING A CHORD BEARING OF SOUTH 79°23'55" EAST AND A CHORD DISTANCE OF 86.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 7 - SOUTH 74°22'42" EAST, A DISTANCE OF 170.14 FEET; COURSE No. 8 - NORTH 18°46'46" WEST, A DISTANCE OF 34.86 FEET; COURSE No. 9 - NORTH 30°46'49" WEST, A DISTANCE OF 29.96 FEET; COURSE No. 10 - NORTH 44°40'29" WEST, A DISTANCE OF 56.23 FEET TO A POINT OF THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No. 295 (STATE ROAD No. 9A, A VARIABLE WITH RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1335.00 FEET; THENCE, SOUTHEASTERLY AND SOUTHERLY, ALONG THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No. 295 THE FOLLOWING SIX (6) COURSES: COURSE No. 1 - SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 375.73 FEET, MAKING A CENTRAL ANGLE OF 16°07'32" AND HAVING A CHORD BEARING OF SOUTH 65°47'13" EAST AND A CHORD DISTANCE OF 374.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 2 - SOUTH 57°43'16" EAST, A DISTANCE OF 370.78 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1735.00 FEET; COURSE No. 3 - SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1528.52 FEET, MAKING A CENTRAL ANGLE OF 50°28'38" AND HAVING A CHORD BEARING OF SOUTH 32°26'42" EAST AND A CHORD DISTANCE OF 1479.57 FEET TO A POINT OF CUSP; COURSE No. 4 - SOUTH 14°00'47" EAST, A DISTANCE OF 222.57 FEET TO THE POINT OF TANGENCY WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 22,762.31 FEET; COURSE No. 5 - SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1029.64 FEET, MAKING A CENTRAL ANGLE OF 02°35'30" AND HAVING A CHORD BEARING OF SOUTH 05°19'09" EAST AND A CHORD DISTANCE OF 1029.55 FEET TO A POINT OF CUSP; COURSE No. 6 - SOUTH 02°04'01" WEST, A DISTANCE OF 402.77 FEET; THENCE NORTH 87°55'59" WEST, A DISTANCE OF 97.00 FEET; THENCE SOUTH 02°04'01" WEST, A DISTANCE OF 338.75 FEET; SOUTH 52°54'52" EAST, A DISTANCE OF 118.44 FEET TO THE AFOREMENTIONED WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No. 295; THENCE SOUTH 02°04'01" WEST, ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 813.11 FEET TO THE SOUTH LINE OF THE NORTHEAST POND PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 9346, PAGE 1414; THENCE SOUTH 88°18'00" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 252.86 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16471, PAGE 1116; THENCE ALONG THE EASTERLY LINE OF LAST SAID LANDS THE FOLLOWING SIX (6) COURSES: COURSE No. 1 - NORTH 01°39'40" WEST, A DISTANCE OF 172.54 FEET; COURSE No. 2 - NORTH 27°03'16" EAST, A DISTANCE OF 192.97 FEET; COURSE No. 3 - NORTH 02°03'16" EAST, A DISTANCE OF 241.99 FEET; COURSE No.

4 - SOUTH 87°56'44" EAST, A DISTANCE OF 132.00 FEET; COURSE No. 5 - NORTH 02°03'16" EAST, A DISTANCE OF 161.03 FEET; COURSE No. 6 - NORTH 52°55'24" WEST, A DISTANCE OF 716.62 FEET; THENCE SOUTH 89°22'08" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 443.63 FEET TO A POINT OF CUSP ON THE RIGHT OF WAY LINE OF THE AFOREMENTIONED BURNT MILL ROAD, SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE RIGHT OF WAY OF SAID BURNT MILL ROAD, A DISTANCE OF 209.74 FEET, MAKING A CENTRAL ANGLE OF 171°40'40" AND HAVING A CHORD BEARING OF NORTH 51°37'07" WEST AND A CHORD DISTANCE OF 139.63 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE RIGHT OF WAY LINE OF BURNT MILL ROAD, A DISTANCE OF 20.43 FEET, MAKING A CENTRAL ANGLE OF 46°49'35" AND HAVING A CHORD BEARING OF SOUTH 65°57'20" WEST AND A CHORD DISTANCE OF 19.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°22'08" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 204.00 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 35.00 FEET, AND TO THE EASTERLY RIGHT OF WAY LINE OF AFOREMENTIONED GATE PARKWAY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 54.98 FEET, MAKING A CENTRAL ANGLE OF 90°00'00" AND HAVING A CHORD BEARING OF NORTH 45°37'52" WEST AND A CHORD DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE JEA LIFT STATION PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 11203, PAGE 1068 AND DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST EASTERLY INTERSECTION OF THE CENTERLINE OF BURNT MILL ROAD WITH THE CENTERLINE OF GATE PARKWAY AS SAID INTERSECTION POINT IS SHOWN ON SHEET 7 OF THE PLAT OF GATE PARKWAY EXTENSION RECORDED IN PLAT BOOK 52, PAGES 55, 55A THROUGH 55K OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 89°22'08" EAST, ALONG THE CENTERLINE OF BURNT MILL ROAD, A DISTANCE OF 107.00 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT; THENCE DEPARTING SAID PLAT, CONTINUE NORTH 89°22'08" EAST, A DISTANCE OF 331.28 FEET TO A POINT ON A CURVE; RUN THENCE NORTHWESTERLY, ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 48.86 FEET TO A POINT ON THE CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°38'18" WEST, A DISTANCE OF 47.88 FEET; RUN THENCE NORTH 89°22'08" EAST, A DISTANCE OF 54.89 FEET; RUN THENCE SOUTH 41°38'08" EAST, A DISTANCE OF 4.35 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE NORTH 41°38'08" WEST, A DISTANCE OF 55.00 FEET; RUN THENCE NORTH 48°21'52" EAST, A DISTANCE OF 65.00 FEET; RUN THENCE SOUTH 41°38'08" EAST, A DISTANCE OF 55.00 FEET; RUN THENCE SOUTH 48°21'52" WEST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

Property Ownership Affidavit

Date: 3/10/16

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

Re: 0 Gate Parkway
RE #: a portion of 167741-0540

Gentlemen:

I, Charles Brightman Skinner, Jr., as trustee of the Charles Brightman Skinner, Jr. Living Trust, hereby certify that the Charles Brightman Skinner, Jr. Living Trust is the Owner of the property described in the legal description attached as Exhibit 1 in connection with filing application(s) for a Small Scale FLUM and PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is a Corporate Entity:*

Print Corporate Name:

By: [Signature]
Charles Brightman Skinner, Jr., as
Trustee of the Charles Brightman
Skinner, Jr. Living Trust dated
September 2, 2003

By: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner, this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 10th day of March, 2016, by Charles Brightman Skinner, Jr., as Trustee of the Charles Brightman Skinner, Jr. Living Trust dated September 2, 2003, on behalf of the trust. He (check one) is personally known to me, or has produced a valid driver's license as identification.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Patrick Luis Foster
My Commission Expires: 11/16/2018
My Commission Number is: FF 176694


 Patrick Luis Foster
Notary Public
State of Florida
My Commission Expires 11/16/2018
Commission No. FF 176694

EXHIBIT A

Property Ownership Affidavit

Date: 3/7/2016

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

Re: 0 Gate Parkway
RE #: a portion of 167741-0540

Gentlemen:

I, Lanny Thomas as Manager of He Otter, LLC, hereby certify that He Otter, LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for a Small Scale FLUM and PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is a Corporate Entity:*

Print Corporate Name: He Otter, LLC, a Florida limited liability company

By: _____

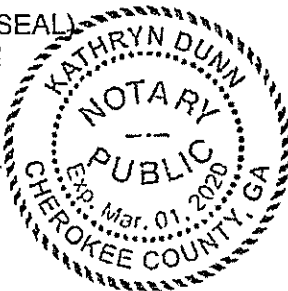
By: [Signature]
Name: Lanny S. Thomas
Its: Manager

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA Georgia
COUNTY OF Cherokee

Sworn to and subscribed and acknowledged before me this 9th day of March, 2016, by Lanny Thomas, as Manager of the He Otter, LLC on behalf of the company. She (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Kathryn Dunn
My Commission Expires: 3/1/20
My Commission Number is: _____



Prepared by and return to:

Tirso M. Carreja, Jr.
Shutts & Bowen LLP
4301 W. Boy Scout Boulevard
Suite 300
Tampa, Florida 33607

STATE OF FLORIDA
COUNTY OF DUVAL

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

**HE OTTER, LLC
AFFIDAVIT OF AUTHORITY**

BEFORE ME, the undersigned officer duly authorized to administer oaths and take acknowledgments under the laws of the above-referenced State, this day personally appeared **LANNY S. THOMAS** (the "Affiant"), after being duly sworn and cautioned, deposes and says:

1. That Affiant is the duly authorized President and Treasurer of **He Otter, LLC**, a corporation duly organized and validly existing under the laws of the state of Florida (the "Company").

2. That **Argonaut Group, LLC**, a limited liability company duly organized and validly existing under the laws of the state of Georgia ("Argonaut"), is the sole member of the Company.

3. That the Company is a member-managed limited liability company.

4. That pursuant to the Operating Agreement of the Company, Argonaut, acting as the sole member, and any agents, or officers of the Company authorized by Argonaut shall have the authority to bind the Company.

5. That Argonaut, as the sole member of the Company, has authorized and appointed Lanny S. Thomas, as President & Treasurer of Company, to perform all acts necessary or convenient to carry out the business and affairs of the Company, and any action of Lanny S. Thomas on behalf of the Company shall bind the Company, and no Person dealing with the Company shall have any obligation to inquire into the power or authority of such person acting on behalf of the Company.

FURTHER AFFIANT SAYETH NOT.

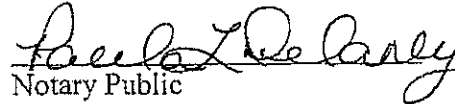
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this ____ day of January, 2016.


LANNY S. THOMAS

STATE OF FLORIDA
COUNTY OF DUVAL

Executed and acknowledged before me this 11th day of January, 2016, by LANNY S. THOMAS, who is personally known to me; or produced _____ as identification.

(seal)


Notary Public
State of Florida

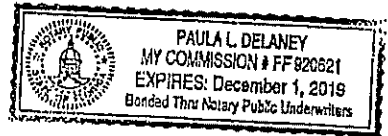


EXHIBIT B

Agent Authorization

Date: 3/10/16

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

Re: Agent Authorization for the following site location:

0 Gate Parkway (RE # a portion of 167741-0540)

Gentlemen:

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 Rogers Towers to act as agents to file application(s) for a Small Scale FLUM and Rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is a Corporate Entity:*

Print Corporate Name:

By: [Signature]
Charles Brightman Skinner, Jr., as
Trustee of the Charles Brightman
Skinner, Jr. Living Trust dated
September 2, 2003

By: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF Duval

Sworn to and subscribed and acknowledged before me this 10th day of March, 2016, by Charles Brightman Skinner, Jr., as Trustee of the Charles Brightman Skinner, Jr. Living Trust dated September 2, 2003 on behalf of the trust. He (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: PATRICK LUIS FOSTER
My Commission Expires: 4/16/2018
My Commission Number is: FF176694



Patrick Luis Foster
Notary Public
State of Florida
My Commission Expires 11/16/2018
Commission No. FF 176694

EXHIBIT B

Agent Authorization

Date: 3/7/2016

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

Re: Agent Authorization for the following site location:

0 Gate Parkway (RE # a portion of 167741-0540)

Gentlemen:

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 Rogers Towers to act as agents to file application(s) for a Small Scale FLUM and Rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is a Corporate Entity:*

Print Corporate Name: He Otter, LLC, a Florida limited liability company

By: _____

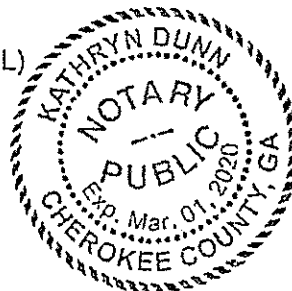
By: [Signature]
Name: Lanny S. Thomas
Its: Manager

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner: this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA Georgia
COUNTY OF Cherokee

Sworn to and subscribed and acknowledged before me this 9th day of March, 2016, by Lanny Thomas, as Manager of the He Otter, LLC on behalf of the company. She (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Kathryn Dunn
My Commission Expires: 3/1/20
My Commission Number is: _____



Prepared by and return to:

Tirso M. Carreja, Jr.
Shutts & Bowen LLP
4301 W. Boy Scout Boulevard
Suite 300
Tampa, Florida 33607

STATE OF FLORIDA
COUNTY OF DUVAL

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

HE OTTER, LLC
AFFIDAVIT OF AUTHORITY

BEFORE ME, the undersigned officer duly authorized to administer oaths and take acknowledgments under the laws of the above-referenced State, this day personally appeared LANNY S. THOMAS (the "Affiant"), after being duly sworn and cautioned, deposes and says:

1. That Affiant is the duly authorized President and Treasurer of He Otter, LLC, a corporation duly organized and validly existing under the laws of the state of Florida (the "Company").

2. That Argonaut Group, LLC, a limited liability company duly organized and validly existing under the laws of the state of Georgia ("Argonaut"), is the sole member of the Company.

3. That the Company is a member-managed limited liability company.

4. That pursuant to the Operating Agreement of the Company, Argonaut, acting as the sole member, and any agents, or officers of the Company authorized by Argonaut shall have the authority to bind the Company.

5. That Argonaut, as the sole member of the Company, has authorized and appointed Lanny S. Thomas, as President & Treasurer of Company, to perform all acts necessary or convenient to carry out the business and affairs of the Company, and any action of Lanny S. Thomas on behalf of the Company shall bind the Company, and no Person dealing with the Company shall have any obligation to inquire into the power or authority of such person acting on behalf of the Company.

FURTHER AFFIANT SAYETH NOT.

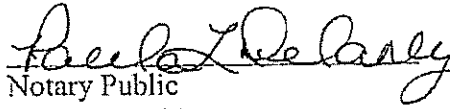
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this ____ day of January, 2016.


LANNY S. THOMAS

STATE OF FLORIDA
COUNTY OF DUVAL

Executed and acknowledged before me this 11th day of January, 2016, by LANNY S. THOMAS, who is personally known to me; or produced _____ as identification.

(seal)


Notary Public
State of Florida

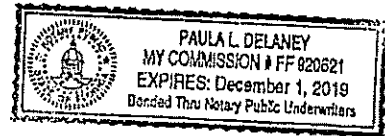


EXHIBIT C

Binding Letter

3/10, 2016

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

Re: 0 Gate Parkway (RE # a portion of 167741-0540)

To whom it may concern:

You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successors in title to the 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.

By: [Signature]
Charles Brightman Skinner, Jr., as
Trustee of the Charles Brightman
Skinner, Jr. Living Trust dated
September 2, 2003

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 10th day of March, 2016, by Charles Brightman Skinner, Jr. as Trustee of the Charles Brightman Skinner, Jr. Living Trust dated September 2, 2003, on behalf of the trust. He (check one) is personally known to me, or has produced a valid driver's license as identification.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Barbara Ann Smith
My Commission Expires: 11/12/2018
My Commission Number is: 27716-01-014

[Signature]
Notary Public
State of Florida
My Commission Expires 11/10/2018
Commission No. FF 17624

EXHIBIT C

Binding Letter

3-7, 2016

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

Re: 0 Gate Parkway (RE # a portion of 167741-0540)

To whom it may concern:

You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successors in title to the 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.

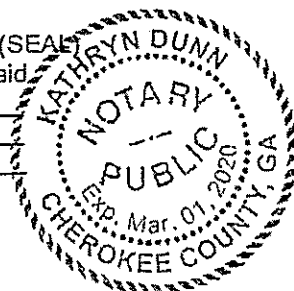
HE OTTER, LLC, a Florida limited liability company

By: [Signature]
Name: LANNUS THOMAS
Its: Manager

STATE OF FLORIDA Georgia
COUNTY OF Cherokee

The foregoing instrument was acknowledged before me this 9th day of March, 2016, by Lanny Thomas, as Manager of He Otter, LLC, a Florida limited liability company, on behalf of the limited liability company. She (check one) is personally known to me, or has produced a valid driver's license as identification.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid.
Name: Kathryn Ann
My Commission Expires: 3/1/20
My Commission Number is: _____



Prepared by and return to:

Tirso M. Carreja, Jr.
Shutts & Bowen LLP
4301 W. Boy Scout Boulevard
Suite 300
Tampa, Florida 33607

STATE OF FLORIDA
COUNTY OF DUVAL

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

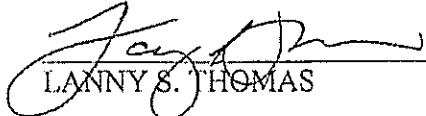
**HE OTTER, LLC
AFFIDAVIT OF AUTHORITY**

BEFORE ME, the undersigned officer duly authorized to administer oaths and take acknowledgments under the laws of the above-referenced State, this day personally appeared **LANNY S. THOMAS** (the "Affiant"), after being duly sworn and cautioned, deposes and says:

1. That Affiant is the duly authorized President and Treasurer of **He Otter, LLC**, a corporation duly organized and validly existing under the laws of the state of Florida (the "Company").
2. That **Argonaut Group, LLC**, a limited liability company duly organized and validly existing under the laws of the state of Georgia ("Argonaut"), is the sole member of the Company.
3. That the Company is a member-managed limited liability company.
4. That pursuant to the Operating Agreement of the Company, Argonaut, acting as the sole member, and any agents, or officers of the Company authorized by Argonaut shall have the authority to bind the Company.
5. That Argonaut, as the sole member of the Company, has authorized and appointed Lanny S. Thomas, as President & Treasurer of Company, to perform all acts necessary or convenient to carry out the business and affairs of the Company, and any action of Lanny S. Thomas on behalf of the Company shall bind the Company, and no Person dealing with the Company shall have any obligation to inquire into the power or authority of such person acting on behalf of the Company.

FURTHER AFFIANT SAYETH NOT.

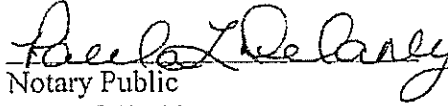
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this ____ day of January, 2016.


LANNY S. THOMAS

STATE OF FLORIDA
COUNTY OF DUVAL

Executed and acknowledged before me this 11th day of January, 2016, by LANNY S. THOMAS, who is personally known to me; or produced _____ as identification.

(seal)


Notary Public
State of Florida

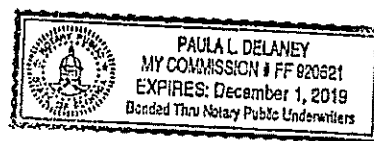


Exhibit "D"

Southwest Quadrant JTB/I-295 PUD

March 18, 2016

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: a portion of 167741-0540
- B. Current Land Use Designation: RPI
- C. Current Zoning District: CO
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: RPI and (for 9.92 acres) CGC

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

He Otter, LLC, Charles Brightman Skinner, Jr., as Trustee of the Charles Brightman Skinner, Jr. Living Trust, and Southeast Land Strategies, LLC, (the "Applicant") propose to rezone approximately 116.32 acres of property located on the east side of Gate Parkway and at the southwest quadrant of J. Turner Butler Boulevard and Interstate-295 from Commercial Office ("CO") to Planned Unit Development ("PUD"). The property is more particularly described by the legal description attached hereto as Exhibit "1" (the "Property"). As described below, the PUD zoning district is being sought to provide for a pedestrian-friendly mixed-use development, which may include a mix of residential, office, institutional, commercial, and recreational uses. The PUD allows for a diversity of uses, building types, and recreational spaces to be developed in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan which is Exhibit "E" to this application.

Currently, the Property is designated as Residential-Professional-Institutional (RPI) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. Concurrent with this rezoning application, the Applicant is seeking an amendment to the FLUM designating 9.92 acres of the Property as Community/General Commercial (CGC). The PUD shall be developed consistent with the applicable RPI and, if adopted, CGC land use categories of the 2030 Comprehensive Plan.

III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	RPI	PUD	Commercial, Multifamily Residential
East	MU	PUD	Vacant
North	MU, CGC, BP	PUD, IBP	Interchange, Commercial,

			Multifamily Residential
West	RPI, MDR	CO, PUD, RMD-A	Governmental Office, Vacant, Multifamily Residential

IV. PERMITTED USES

A. Maximum Densities/Intensities

Regarding the portions of the Property designated as RPI: Commercial uses, as described in Section IV.E. below, shall not exceed fifty percent (50%) of the gross RPI acreage of the Property; Residential uses and Office/Institutional uses, as described in Sections IV.C. and D. below, each shall not exceed ninety percent (90%) of the gross RPI acreage of the Property; and the maximum residential density shall be thirty (30) units per acre, cumulatively, within the gross RPI acreage within the PUD.

Regarding the portions of the Property which may be designated as CGC, if adopted: Residential uses, as described in Sections IV.C. below, shall not exceed eighty (80%) percent of the gross CGC acreage of the Property; and the maximum residential density shall be forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD.

Maximum densities/intensities shall be as follows:

Residential (Apartments/Single Family; Sections IV.C. 1 and 4 below): up to 950 units.

Condominiums/Townhomes (Sections IV.C. 2 and 3 below): up to 180 units.

Office/Institutional (Sections IV.D below, excluding Senior housing): up to 350,000 enclosed square feet (not including parking structures).

Senior Housing (Section IV.D.1.c below): up to 175 units/beds.

Commercial (Section IV.E. below, excluding Hotel): up to 103,500 enclosed square feet (not including parking structures).

Hotel (Section IV.E.1.n below): up to 140 rooms.

The Applicant may convert the above permitted densities/intensities upon notification to the Planning and Development Department pursuant to the Conversion Table attached as **Exhibit "2,"** which is based upon p.m. peak hour trip generation. The above densities/intensities correspond generally to the ITE Trip Generation Manual land use codes as identified in **Exhibit 2**. Any permitted uses which do not correspond to the ITE Trip Generation Manual land use codes as identified in **Exhibit 2** shall be analyzed pursuant to the most comparable ITE Trip Generation Manual land use code, subject to the review and approval of the Planning and Development Department.

B. PUD Site Plan and Parcels

The PUD Site Plan dated March 1, 2016, **Exhibit E**, shows the uses to be permitted in parcels within the Property. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size, configuration, and boundaries as shown on 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.

The following uses, as described in Sections IV.C. through IV.F. below, shall be permitted uses in the parcels as follows:

In the Mixed Use Village as shown on the PUD Site Plan, Residential, Office/Institutional, Commercial, and Conservation/Open Space uses and related amenities, as described in Sections IV. C., D., and F., below, shall be permitted. The Residential, Office/Institutional, and Commercial uses may include uses which are integrated horizontally and vertically, with associated shared parking.

In the Market Village as shown on the PUD Site Plan, Commercial, Office/Institutional uses, and Conservation/Open Space uses and related amenities, as described in Sections D., E., and F., below, shall be permitted. The Commercial and Office/Institutional uses may include uses which are integrated horizontally and vertically, with associated shared parking.

C. Residential

1. Apartments

a. *Permitted uses and structures.*

- (i) Rental apartments.
- (ii) Leasing/management offices, models, and similar uses.
- (iii) Amenity/recreation centers, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
- (iv) Mail center.
- (v) Car wash (self) area for residents.
- (vi) Structured parking, including detached or attached garages.
- (vii) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.K.3., below.
- (viii) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
- (ix) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

(x) Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

b. *Permitted accessory uses and structures.* As accessory to the Apartment use within the PUD, child or day care centers with fewer than 15 children or adults, establishments for the sale of convenience goods, personal and professional service establishments are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the Apartment use in which it is located and shall have no signs or other external evidence of the existence of these establishments.

c. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and Maximum height of structures for each Apartment use.* The "Property" in "Minimum Setback from Property Boundary" refers to the Property described in Exhibit 1.

(i) *Minimum lot width*—None.

(ii) *Maximum gross density*—Thirty (30) units per acre, cumulatively, within the gross RPI acreage within the PUD, and forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD, if adopted.

(iii) *Maximum lot coverage by all buildings*—None. The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.

(iv) *Minimum yard requirements.* The minimum yard requirements for all structures are:

(a) Front—None.

(b) Side—None.

(c) Rear—None.

(v) *Minimum Setback from Property Boundary*—Twenty (20) feet.

(vi) *Maximum height of structure.* See Section IV.G., below.

d. *Separation between structures.* Structures within the same lot which face or back up to each other shall provide at least twenty (20) feet of separation between structures; provided, however, that the separation between a windowless end wall of a structure and another structure within the same lot shall be at least ten (10) feet.

2. Condominiums

a. *Permitted uses and structures.*

- (i) Condominiums.
- (ii) Sales/management offices, models, and similar uses.
- (iii) Amenity/recreation centers, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
- (iv) Mail center.
- (v) Car wash (self) area for residents.
- (vi) Structured parking, including detached or attached garages.
- (vii) Live-Work uses permitting home occupations meeting the performance standards and development criteria set forth in Section IV.K.4. below.
- (viii) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.K.3 below.
- (ix) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
- (x) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.
- (xi) Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

b. *Permitted accessory uses and structures.* As accessory to the condominium use within the PUD, child or day care centers with fewer than 15 children or adults, establishments for the sale of convenience goods, personal and professional service establishments are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the condominium use in which it is located and shall have no signs or other external evidence of the existence of these establishments.

c. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and Maximum height of structures for each Condominium use.* The "Property" in "Minimum Setback from Property Boundary" refers to the Property described in Exhibit 1.

- (i) *Minimum lot width*—None.
- (ii) *Maximum gross density*— Thirty (30) units per acre, cumulatively, within the gross RPI acreage within the PUD, and forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD, if adopted.

(iii) *Maximum lot coverage by all buildings*—None. The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.

(iv) *Minimum yard requirements*. The minimum yard requirements for all structures are:

(a) Front—None.

(b) Side—None.

(c) Rear—None.

(v) *Minimum Setback from Property Boundary*—Twenty (20) feet.

(vi) *Maximum height of structure*. See Section IV.G. below.

d. *Separation between structures*. Structures within the same lot which face or back up to each other shall provide at least twenty (20) feet of separation between structures; provided, however, that the separation between a windowless end wall of a structure and another structure within the same lot shall be at least ten (10) feet.

3. Townhomes

a. *Permitted uses and structures*.

(i) Townhomes (fee simple or condominium ownership).

(ii) Sales/management offices, models, and similar uses.

(iii) Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.

(iv) Mail center.

(v) Car wash (self) area for residents.

(vi) Live-Work uses permitting home occupations meeting the performance standards and development criteria set forth in Section IV.K.4. below.

(vii) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.K.3. below.

(viii) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.

(ix) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

(x) Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

b. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhome use.* These requirements permit at least three types of townhome configurations: front street access with garages; front street access with common parking; and rear alley access.

(i) *Minimum lot width.* —Fifteen (15) feet; for end units, twenty-five (25) feet.

(ii) *Maximum gross density*—Thirty (30) units per acre, cumulatively, within the gross RPI acreage within the PUD, and forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD, if adopted.

(iii) *Maximum lot coverage by all buildings*—Eighty-five percent (85%). The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.

(iv) *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:

(a) *Front*—For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and ten (10) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to back of curb.

(b) *Side*—Zero (0) feet, and ten (10) feet for end units.

(c) *Rear*— Ten (10) feet; for units with garages facing the rear and with alley access, zero (0) feet from face of garage to alley right-of-way and three (3) feet from building face to alley right-of-way.

(v) *Minimum Lot Area*—1500 square feet.

(vi) *Maximum height of structure.* Forty (40) feet.

c. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.

d. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within front or rear yard or side yard (where there is a side yard) but shall not be located within five (5) feet of any right-of-way.

e. *Number of units in building.* Up to twelve (12) units shall be permitted in any single townhome building.

f. *Separation between structures.* Structures within the same lot which face or back up to each other shall provide at least twenty (20) feet of separation between structures; provided, however, that the separation between a windowless end wall of a structure and another structure within the same lot shall be at least ten (10) feet.

4. **Single Family**

a. *Permitted uses and structures.*

(i) Single family detached dwellings.

(ii) Sales/management offices, models, and similar uses.

(iii) Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.

(iv) Mail center.

(v) Car wash (self) area for residents.

(vi) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.K.3. below.

(vii) Live-Work uses permitting home occupations meeting the performance standards and development criteria set forth in Section IV.K.4. below.

(viii) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.

(ix) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

(x) Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

b. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Single Family use.* These requirements permit at least three types of single family configurations: front street access with garages; front street access with common parking; and rear alley access.

(i) *Minimum lot width.* —Thirty (30) feet.

(ii) *Maximum gross density*— Thirty (30) units per acre, cumulatively, within the gross RPI acreage within the PUD, and forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD, if adopted.

(iii) *Maximum lot coverage by all buildings*—Eighty-five percent (85%). The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide ample open space and pervious surfaces throughout the PUD.

(iv) *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:

(a) *Front*—For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and ten (10) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to back of curb.

(b) *Side*—Three (3) feet.

(c) *Rear*—Ten (10) feet; for units with garages facing the rear and with alley access, zero (0) feet from face of garage to alley right-of-way and three (3) feet from building face to alley right-of-way.

(v) *Maximum height of structure.* 35 feet; provided, height may be unlimited where all required side yards are increased one foot for every one foot of building height in excess of 35 feet.

c. *Alley Access.* Alleys will be permitted to be constructed for designated Single Family uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.

d. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within front or rear yard or side yard (where there is a side yard) but shall not be located within five (5) feet of any right-of-way.

D. Office/Institutional

1. *Permitted uses and structures:*

a. Professional and business offices.

b. Medical uses, including:

(i) Medical, dental and chiropractic offices or clinics

(ii) Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.

(iii) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging.

(iv) Hospice facilities and overnight-stay facilities for families and caregivers of patients.

c. Senior housing, including:

(i) Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly, and similar uses.

(ii) Independent living, assisted living, and memory care housing for the elderly.

d. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.

e. Banks, savings and loans, credit unions, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.

f. Mortgage brokers, stockbrokers, and similar financial institutions.

g. Churches including a rectory, day care and /or school, and similar uses.

h. Schools meeting the performance standards and development criteria set forth in Section IV.K.9 below.

i. Colleges and universities.

j. Vocational, trade and business schools.

k. Public buildings and facilities.

l. Libraries, museums, and community centers.

m. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters), and similar uses.

n. Museums, art galleries, music studios, and theaters for stage performances may include bottle clubs or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.

o. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

p. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

q. Radio and television broadcasting studios and offices.

r. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.K.3 below.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and Maximum height of structures for each Office/Institutional use.* The "Property" in "Minimum Setback from Property Boundary" refers to the Property described in Exhibit 1.

a. *Minimum lot width*—None.

b. *Maximum lot coverage by all buildings*—None. The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.

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

(a) Front—None.

(b) Side—None.

(c) Rear—None.

d. *Minimum Setback from Property Boundary*—Twenty (20) feet.

3. *Maximum height of structure.* See Section IV.G. below.

E. Commercial

1. *Permitted Uses and Structures:*

a. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These uses include drive-through

and drive-in facilities and other similar uses and, in the CGC acreage, restaurants with drive-through and drive-in facilities.

b. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

c. Fruit, vegetable, poultry or fish market.

d. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.

e. Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both.

f. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises.

g. Within the RPI acreage of the Property, establishments or facilities in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed wholesaler do not exceed 75% of production; provided, however, that this sub-section shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment.

h. Within the CGC acreage of the Property, if adopted, breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.

i. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.K.6 below.

j. Restaurants with on premises consumption of beer, wine and alcohol.

k. The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer and wine, permitted herein are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.

l. Restaurants with the outside sale and service of food.

m. Retail and restaurant kiosks (static or mobile kiosks).

n. Hotels and motels, limited to the CGC acreage, if adopted.

o. Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Section IV.K.8 below.

p. Blueprinting and job printing.

q. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.

r. Express or parcel delivery offices, but not trucking distribution centers.

s. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.K.10 below.

t. Off-street parking lots, meeting the performance standards and development criteria set forth in Section IV.K.5 below, which may include outdoor sales, entertainment, and public displays.

u. Parking decks and parking garages.

v. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.

w. Child and adult day care centers meeting the performance standards in Section IV.K.1 below.

x. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Section IV.K.7 below.

y. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and communication towers subject to performance standards in Section IV.K.2 and 3 below.

z. Any uses permitted herein may be integrated vertically within a structure, specifically including but not limited to the vertical integration of residential and retail uses.

aa. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

bb. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and*

Maximum height of structures for each Commercial use. The “Property” in “Minimum Setback from Property Boundary” refers to the Property described in Exhibit 1.

- a. *Minimum lot width*—None.
- b. *Maximum lot coverage by all buildings*—None. The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.
- c. *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - (a) Front—None.
 - (b) Side—None.
 - (c) Rear—None.
- d. *Minimum Setback from Property Boundary*—Twenty (20) feet.
Maximum height of structure. See Section IV.G. below.

F. Conservation/Open Space

- 1. *Permitted Uses and Structures:*
 - a. Conservation, open space, greenspace, and passive and low intensity recreation uses shall be permitted, including: parks, playgrounds, dog/pet parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.
 - b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
 - c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
 - d. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.
 - e. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

f. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.K.3 below.

2. *Minimum lot requirement (width and area):* None.

3. *Maximum lot coverage by all buildings:* None. The Lake/Greenway area shown on the PUD Site Plan and described in Section V.C. below will provide open space and pervious surfaces throughout the PUD.

4. *Minimum yard requirements:* None.

5. *Maximum height of structure:* None.

G. Permitted Heights.

For all Apartments, Condominiums, Office/Institutional, and Commercial uses, the maximum height of structures shall be thirty-five (35) feet; provided, height may be unlimited where the required Minimum Setback from Property Boundary is increased one (1) foot for every one (1) foot of building height in excess of thirty-five (35) feet.

The height limitations provided herein do not apply to significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances placed above the roof level and not intended for human occupancy.

Additionally, the maximum height of communication towers is as provided in Part 15 of the City of Jacksonville Zoning Code.

H. Silviculture.

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

I. Land Clearing.

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

J. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

1. Accessory uses and structures in a residential district shall include noncommercial greenhouses and plant nurseries, private garages, private boathouses or boat shelters, toolhouses, garden sheds, garden work centers, children's play areas, play equipment, private barbecue pits, and swimming pools and screened enclosures, and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected in a residential neighborhood.

2. Accessory uses for a Townhome or Single Family Residential use shall not be located in required front or side yards except as follow

a. On double frontage lots, through lots and corner lots, accessory uses and structures may be located only in a required side yard.

b. Accessory structures for the housing of persons shall not be located in a required yard.

c. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but not less than one (1) foot from a lot line.

3. An apartment, guestroom, and/or bonus room may be located above a detached accessory structures such as a carport or garage if such apartment or room is located behind the principal structure and the building footprint of the detached accessory structure is limited to 25 percent of the gross floor area of principal structure on the lot, or 750 square feet, whichever is less. Such an apartment or room shall not constitute a "unit" in the calculation of density.

K. Additional Performance Standards

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

1. Child or day care centers shall be permitted subject to the following conditions:

a. Child day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.

2. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.

3. Essential services (utility systems) shall be permitted subject to the following conditions:

a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Ordinance Code.

4. Home occupations shall be permitted subject to Section 656.401(n)(1), (2), and (4), Ordinance Code.

5. Off-street parking lots shall be permitted subject to the following condition:

a. There shall be no storage, sales or service activity of any kind on these lots.

b. Vehicles parked on the lot shall be limited to automobiles for employee and customer parking.

c. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any residential properties outside and adjacent to the Property, subject to the review and approval of the Planning and Development Department.

6. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be permitted subject to the following conditions:

a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater than the inside area for sale and service.

7. Outside retail sale of holiday items, including fireworks, shall be permitted subject to the following conditions:

a. The holiday items sold shall be limited to those items which are related to the holiday immediately upcoming at the end of the applicable 30-day period. For example, prior to New Year's Day and the Fourth of July - legal fireworks; prior to Christmas - Christmas trees and ornaments; prior to Halloween - costumes and decorations related to Halloween. Whether an item is related to the upcoming holiday shall be determined by the Director of the Planning and Development Department or the Director's designee.

b. There shall be adequate parking sufficient to accommodate the additional temporary retail sales without reducing the number of available parking spaces required by the Ordinance Code in connection with the other principal use(s), unless, in the opinion of the Planning and Development Department, adequate parking is otherwise available.

c. There shall be adequate access to the site from the right-of-way, such that the temporary outside retail sales will not result in undue traffic congestion. The site plan for the site shall be submitted to the City Traffic Engineer for review and approval to ensure that access to the site from the right-of-way will not result in undue traffic congestion, prior to the issuance of the permit by the Chief of the Building Inspection Division.

d. Outside retail sales of holiday items shall occur only by permit issued by the Chief of the Building Inspection Division.

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

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

9. Schools shall be permitted subject to the following conditions:

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

10. Veterinarians, animal hospitals and associated animal boarding kennels shall be permitted subject to the following conditions:

a. Buildings which are used for animal boarding shall be completely soundproofed.

b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00 a.m.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via Gate Parkway and via the proposed vehicular internal circulation as shown on the PUD Site Plan. The proposed vehicular internal circulation as shown on the PUD Site Plan is conceptual and may be subject to revision during final design, engineering, and permitting. Internal traffic circulation may be via dedicated public streets, approved private streets, or private drives and will be phased to provide access as development occurs. For individual lots within the PUD which may be owned in fee simple, there shall be no required street frontage or access. No additional median cuts (in addition to existing median cuts) on Gate Parkway are proposed. Median cuts and right-in, right-out access points as shown on the PUD Site Plan may be relocated subject to review and approval of the Planning and Development Department; any right-in, right-out access points in addition to those shown on the PUD Site Plan may be permitted by minor modification.

Street festivals are permitted on streets or drives within the Property (not including Gate Parkway), subject to any applicable licensing or permitting by the City of Jacksonville.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the Comprehensive Plan. Internal Pedestrian/Bicycle Circulation paths shall be provided as shown on the PUD Site Plan.

C. Recreation/Open Space and Lake/Greenway Area

Active recreational amenities and uses will be provided in accordance with the standards set forth below. These amenities may include the parks, open space, pedestrian walks and trails, bikeways, and other recreational uses located within the Lake/Greenway area shown on the PUD Site Plan, elsewhere within the PUD, or within any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within a residential use.

In Apartment, Condominium, and Townhome uses within the PUD, active recreation/amenities (including active recreational facilities such as a playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses) shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD.

In Single Family uses within the PUD, active recreation/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses) shall be provided at a ratio of a minimum of one acre of recreation land per one hundred (100) residential units cumulatively throughout the PUD.

As shown on the PUD Site Plan, a Lake/Greenway area runs through the center of the Property. This area, a minimum of 16.2 acres, will be limited to Conservation/Open Space uses and related amenities as described in Section IV.F. above. The depiction of the Lake/Greenway area on the PUD Site Plan is conceptual and may be subject to revision during final design, engineering, and permitting.

For each residential use, the preliminary sketch plan submitted to the Planning and Development Department for verification of substantial compliance with this PUD shall contain specifications (including recreation land area and information regarding the active recreation facilities to be included) demonstrating compliance with these standards cumulatively throughout the PUD.

D. Landscaping/Landscaped Buffers

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

1. *Buffers*

The City's Ordinance Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within

the PUD are considered compatible with each other and no buffers between such internal uses are required' provided, however, that the buffer required under Section 656.1216 shall be required between a minor and major repair service garage and any Residential uses.

2. *Parking Fields*

Conceptual illustrations, attached as Composite **Exhibit "3,"** show the parking dimensions, streetscape and landscape intent of the landscape islands and placement of trees in the parking fields, which shall supersede the provisions of Sections 656.607 and 656.1214, Ordinance Code.

3. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet, measured beyond turn lanes (to allow for return radii and turn lanes to meet the needs of the travelling public).

4. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.

E. Signage

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

1. Project Identity Elevated Signs on JTB-I-295.

A maximum of three (3) identity elevated signs will be permitted at locations fronting J. Turner Butler Boulevard and Interstate 295 for the PUD project and/or uses, owners, and tenants within the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to J. Turner Boulevard and/or Interstate 295. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared elevated sign.

These elevated signs will not exceed fifty (50) feet in height and three hundred (300) square feet (each side) in area. These signs will be located not less than two hundred (200) feet apart.

2. Project Identity Monument Signs on Gate Parkway.

A maximum of three (3) identity monument signs will be permitted at locations fronting Gate Parkway for the PUD project and/or uses, owners, and tenants within the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to Gate Parkway. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared elevated sign.

These monument signs will not exceed thirty-five (35) feet in height and two hundred (200) square feet (each side) in area. These signs will be located not less than one hundred (100) feet apart. As part of verification of substantial compliance with this PUD, prior to commencement of a use which proposes a project identity monument sign, the applicant shall submit to the Planning and Development Department for its review and approval for consistency with this PUD a plan showing the location, height, size, and design of the sign.

3. Individual Commercial and/or Office/Institutional Uses: Identity Monument Signs.

Identity monument signs are permitted for each individual Commercial and Office/Institutional use. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign.

Identity monument signage shall be subject to the height and size limitations below.

- a. Signage for lots with less than one and a half (1.5) acres may not exceed ten (10) feet in height and twenty-five (25) square feet (each side) in area.
- b. Signage for lots with one and a half (1.5) acres to five (5.0) acres may not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.
- c. Signage for lots five (5.0) acres to twenty (20) acres may not exceed twenty (20) feet in height and seventy-five (75) square feet (each side) in area.
- d. Signage for lots with greater than twenty (20) acres may not exceed twenty (20) feet in height and one hundred (100) square feet (each side) in area.
- e. No monument signs shall be located less than one hundred (100) feet apart.

4. Residential Uses: Community Identity Monument Signs.

Identity monument signs are permitted for each Residential use or development.

Each Residential use or development is permitted up to two (2) project identity monument signs (one or two sides) externally or internally illuminated not exceeding fifteen (15) feet in height. Along limited access road frontage (J. Turner Butler Blvd. and I-295), sign face area is maximum fifty (50) square feet; along other street frontage, sign face area is maximum twenty-four (24) square feet. No monument signs shall be located less than one hundred (100) feet apart.

5. Other Signs.

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs.

Additionally, wall and awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and, cumulatively (both wall and awning signage), will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from public rights of way.

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

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

Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

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

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

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

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)	Min Dist Btwn Signs (ft.)
Project Identity Elevated Signs on JTB/I-295	On JTB and I-295	3	300	50	200
Project Identity Monument Signs on Gate Parkway	On Gate Parkway	3	200	35	100
Commercial/Office/Institutional Identity Monument	Lots less than 1.5 acres	1 Per Lot	25	10	100
Commercial/Office/Institutional Identity Monument	Lots 1.5 acres to 5 acres	1 Per Lot	50	15	100
Commercial/Office/Institutional Identity Monument	Lots 5 acres to 20 acres	1 Per Lot	75	20	100
Commercial/Office/Institutional Identity Monument	Lots greater than 20 acres	1 Per Lot	100	20	100
Residential Community Identity Monument	Project Wide	Up to 2	50/24	15	100
Wall Signs	Project Wide		10% cumulative (with awning and projecting) of sq ft of occupancy frontage		
Projecting Signs	Project Wide		10% cumulative (with awning and wall) of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% cumulative (with wall and projecting) of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide		10		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		
Festival Banners	Project Wide on Light Poles	N/A			

F. Architectural Guidelines.

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

G. Construction offices/model units/real estate rental or sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

H. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

The the maximum residential density of forty (40) units per acre, cumulatively, within the gross CGC acreage within the PUD has been placed on the CGC acreage in part as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit on the CGC acreage can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density on the CGC acreage.

I. Parking and Loading Requirements

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

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following minimum standards:

- 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. Movie Theater 1.0 space per 6.0 seats
- d. Hotel: 1.0 space per room
- e. Senior Housing: 1.0 space per 2 units/beds
- f. Residential Single Family and Townhomes:
2 spaces per dwelling unit
- g. Residential Apartments and Condominiums

1.35 spaces per dwelling unit

2. A minimum of two (2) loading spaces per Apartment or Condominium development shall be provided.

3. For residential uses, required parking may be provided in garages, driveways, carports, or common parking. Tandem parking also is permitted.

4. Shared parking is permitted to satisfy parking required for multiple uses subject to the review and approval of the Planning and Development Department.

5. Valet parking is permitted to satisfy parking requirements when provided within 1,000 feet of the business(es) being served.

6. Parking is permitted within, along, and beside, and directly accessing, approved private streets and private drives, subject to the review and approval of the Planning and Development Department. As an illustrative example of such parking, see Composite Exhibit 3.

7. Parking is permitted within, along, and beside, and directly accessing, dedicated public streets within the Property (not including Gate Parkway), subject to the review and approval of the Planning and Development Department and the Public Works Department. As an illustrative example of such parking, see Composite Exhibit 3.

8. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, a study of proposed parking for a mix of identified uses may be submitted to the Planning and Development Department, subject to its review and approval, demonstrating that the total parking requirements for such uses may be reduced as part of the verification process to not less than eighty (80) percent of the sum of the amount required for each separate identified use.

9. The PUD may provide for more parking than is required to the extent the owner or developer may deem it necessary and appropriate.

J. Lighting

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

K. Stormwater Retention

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

L. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on February 24, 2016.

VII. JUSTIFICATION FOR THE PUD REZONING

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

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

Additionally, considering the urban nature of this site, the mixed use nature of the proposed development, the residential density of abutting and nearby existing developments, the configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, the proposed residential densities within the PUD, including the maximum density permitted in the CGC acreage of the PUD, are appropriate and compatible with abutting and nearby development.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it includes limitations on uses to ensure compliance with the RPI and, if adopted, CGC land use categories; it provides for maximum densities/intensities and conversion of those uses; it limits certain uses to certain parcels as shown on the PUD Site Plan; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, maximum height of structures, and separation between structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; for townhome and single family uses, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which allow for urban, traditional neighborhood designs; it consolidates under Office/Institutional uses office, medical, and institutional uses which are otherwise set forth in multiple, different zoning districts; it consolidates under Commercial uses various neighborhood and community retail uses intended to be appropriate in scale to the area and which are otherwise set forth in multiple, different zoning districts; it sets for in Conservation/Open Space uses various passive and active recreational uses and conservation uses which will serve the overall PUD uses; it contains a unique permitted height provision using the overall Property boundary; it provides for silviculture and land clearing uses throughout the PUD; it includes variations to the accessory use and performance standards provisions which are consistent with the urban, mixed use design of this PUD; it contains unique access provisions specifying accesses at Gate Parkway and

permitting flexibility in internal traffic circulation design; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it specifies the uses permitted in the Lake/Greenway area on the PUD Site Plan; it includes variations from the landscaping provisions consistent with the urban design of this PUD; it provides for use-specific signage tailored to the frontage on limited access highways as well as to Gate Parkway and internal street frontage; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, shared parking, and other features of a planned multi-use development.

IX. PERMISSIBLE USES BY EXCEPTION

There are no permissible uses by exception.

X. NAMES OF DEVELOPMENT TEAM

Developer/Owner: Southeast Land Strategies, LLC

Planner/Engineer: ETM, Inc.

Architect: RTKL

XI. LAND USE TABLE

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

XII. PUD REVIEW CRITERIA

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

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

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

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

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

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners' association.

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

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

I. **Listed Species Regulations:** A report by a wildlife consultant is submitted with this application.

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

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

Exhibit 2 - Land Use Conversion Matrix

LUC	Description	Converting To																	
		210		220		223		230		252		310		710		814		820	
		Single Family		Apartments		Mid-Rise Apartments		Condo/Townhome		Senior Housing		Hotel		Office		Specialty Retail		Shopping Center	
Unit	Trip Rate	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Rooms	Rooms	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	
210	Single Family	0.8368	0.8368	2.1600	2.2208	2.8965	2.8965	5.6312	5.6312	1.3016	1.3016	1.3434	1.3434	0.5379	0.5379	0.2149	0.2149		
220	Apartments	0.3874	0.3874	0.4630	0.4630	0.9726	0.9726	1.3043	1.3043	2.5357	2.5357	0.6049	0.6049	0.2422	0.2422	0.0968	0.0968		
223	Mid-Rise Apartments	0.3768	0.3768	0.7457	0.7457	0.3036	0.3036	0.3944	0.3944	1.9441	1.9441	0.4638	0.4638	0.1857	0.1857	0.0742	0.0742		
230	Condo/Townhome	0.2889	0.2889	1.6595	1.7062	2.2253	2.2253	4.3264	4.3264	0.2311	0.2311	0.2386	0.2386	0.0955	0.0955	0.0382	0.0382		
252	Senior Housing	0.1486	0.1486	1.6079	1.6531	1.6531	1.6531	4.1918	4.1918	0.9689	0.9689	2.4974	2.4974	0.4004	0.4004	0.1651	0.1651		
310	Hotel	0.6429	0.6429	4.0155	4.1285	5.3846	5.3846	10.4684	10.4684	6.0565	6.0565	6.2509	6.2509	2.5030	2.5030	0.3995	0.3995		
710	Office	0.6229	0.6229	10.0509	10.3336	13.4777	13.4777												
814	Specialty Retail	1.5556	1.5556																
820	Shopping Center	3.8937	3.8937																

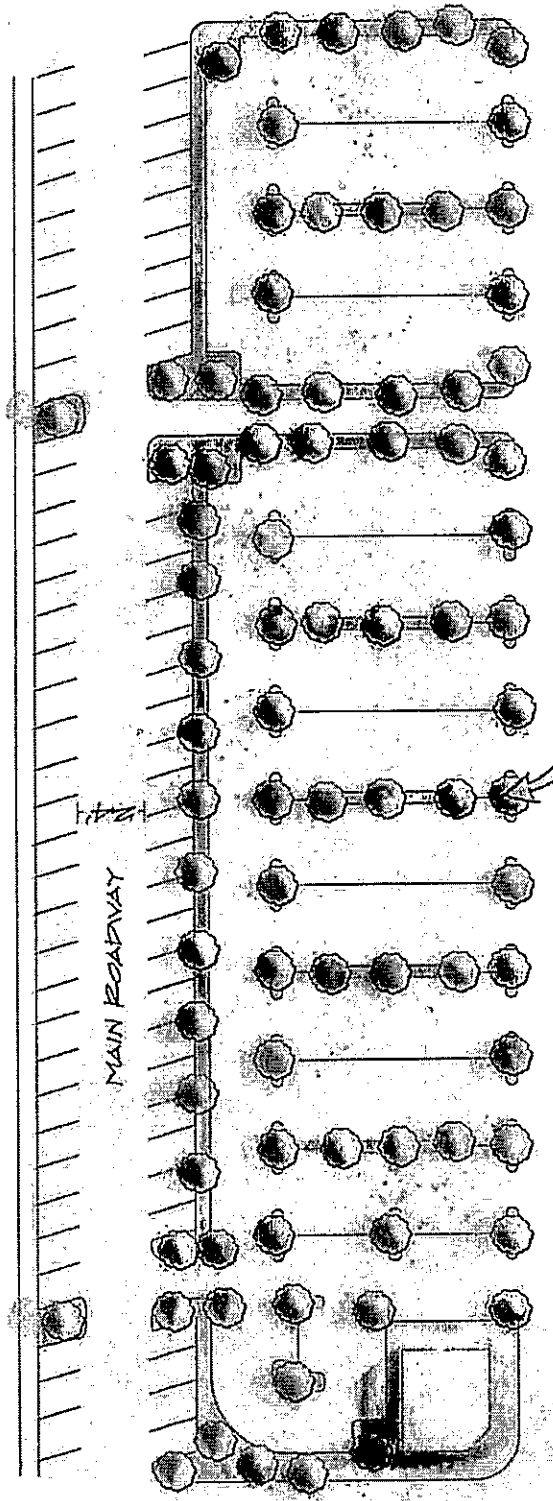
Notes: Based on the average net new external PM Peak Hour Trips from the 5th edition of the Institute of Transportation Engineer's *Trip Generation Manual* and TMA internal and Pass-by percentages

Example 1 - Convert 50,000 sf of office to commercial
 50 x 0.1600 = 8,000
 50,000 sf of office is equivalent to 8,000 sf of commercial space

Example 2 - Convert 50,000 sf of office to apartments
 50 x 1.6079 = 80,395
 50,000 sf of office is equivalent to 80 apartment units

Example 3 - Convert 200 hotel rooms to commercial
 200 x 0.1551 = 33,020
 200 hotel rooms is equivalent to 33,020 sf of commercial space

Example 4 - Convert 50,000 sf of commercial to apartments
 50 x 10.0517 = 502,585
 50,000 sf of commercial is equivalent to 503 apartment units



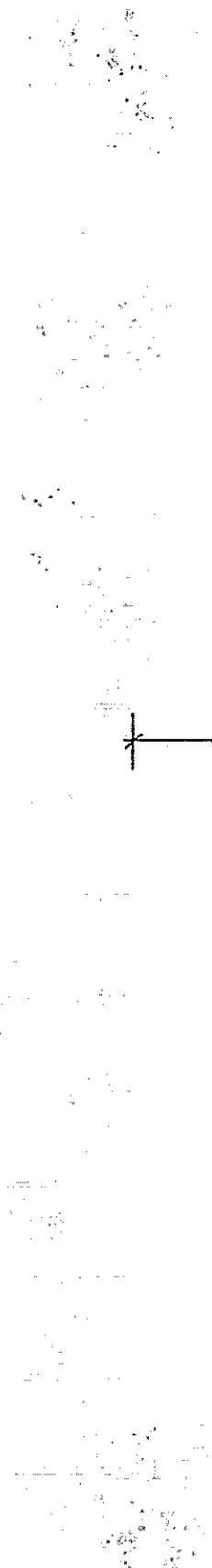
SEE EXHIBITS 2A & 2B FOR DETAIL DIMENSIONS OF LANDSCAPE ISLANDS

EXHIBIT 3
MARCH 7, 2016

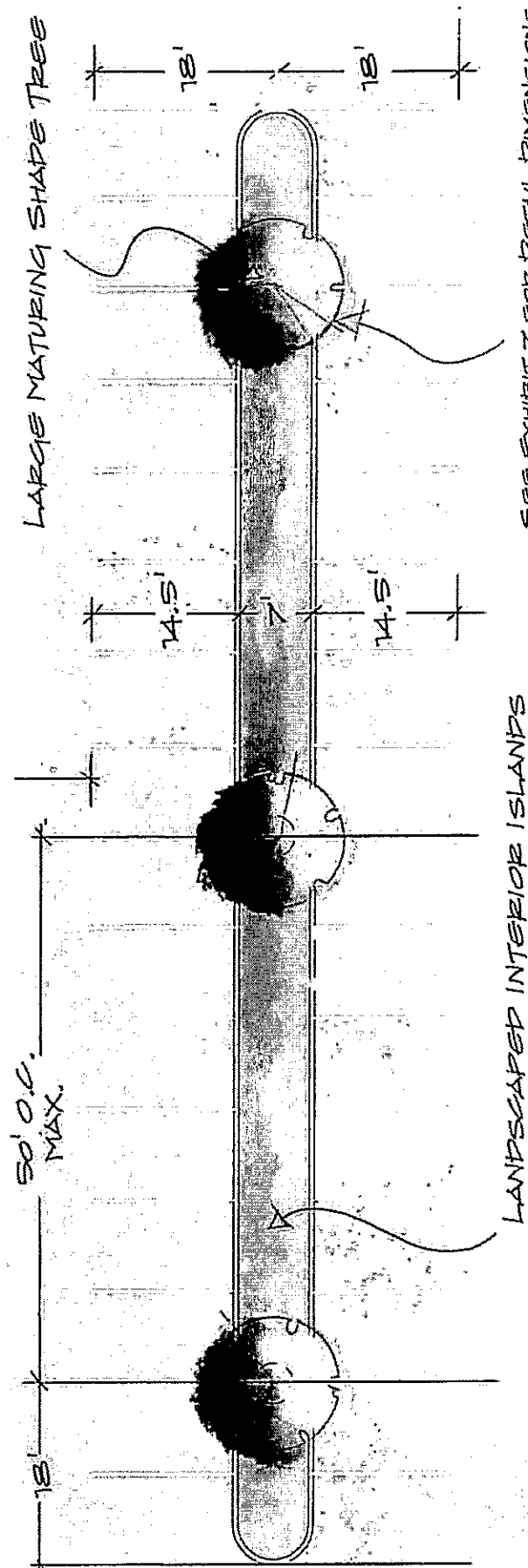
PARKING AREA DIMENSIONS



TYPICAL INTERIOR LANDSCAPE ISLANDS



24' DRIVE ISLE



LARGE MATURING SHAPE TREE

LANDSCAPED INTERIOR ISLANDS

SEE EXHIBIT 7 FOR DETAIL DIMENSIONS OF LANDSCAPE ISLAND SECTION

EXHIBIT 3A
MARCH 7, 2016

TYPICAL LANDSCAPE ISLAND SECTION

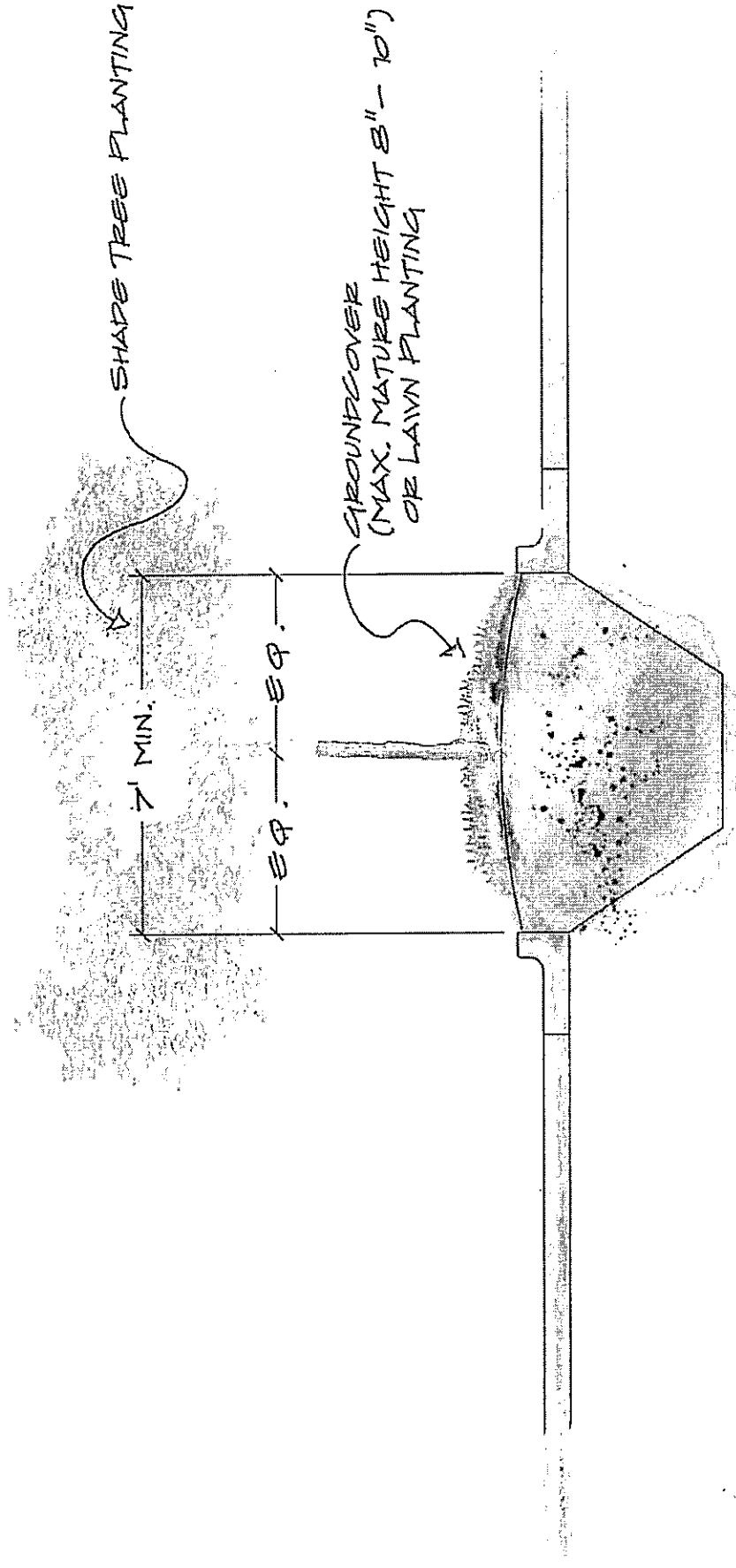


Exhibit "E"

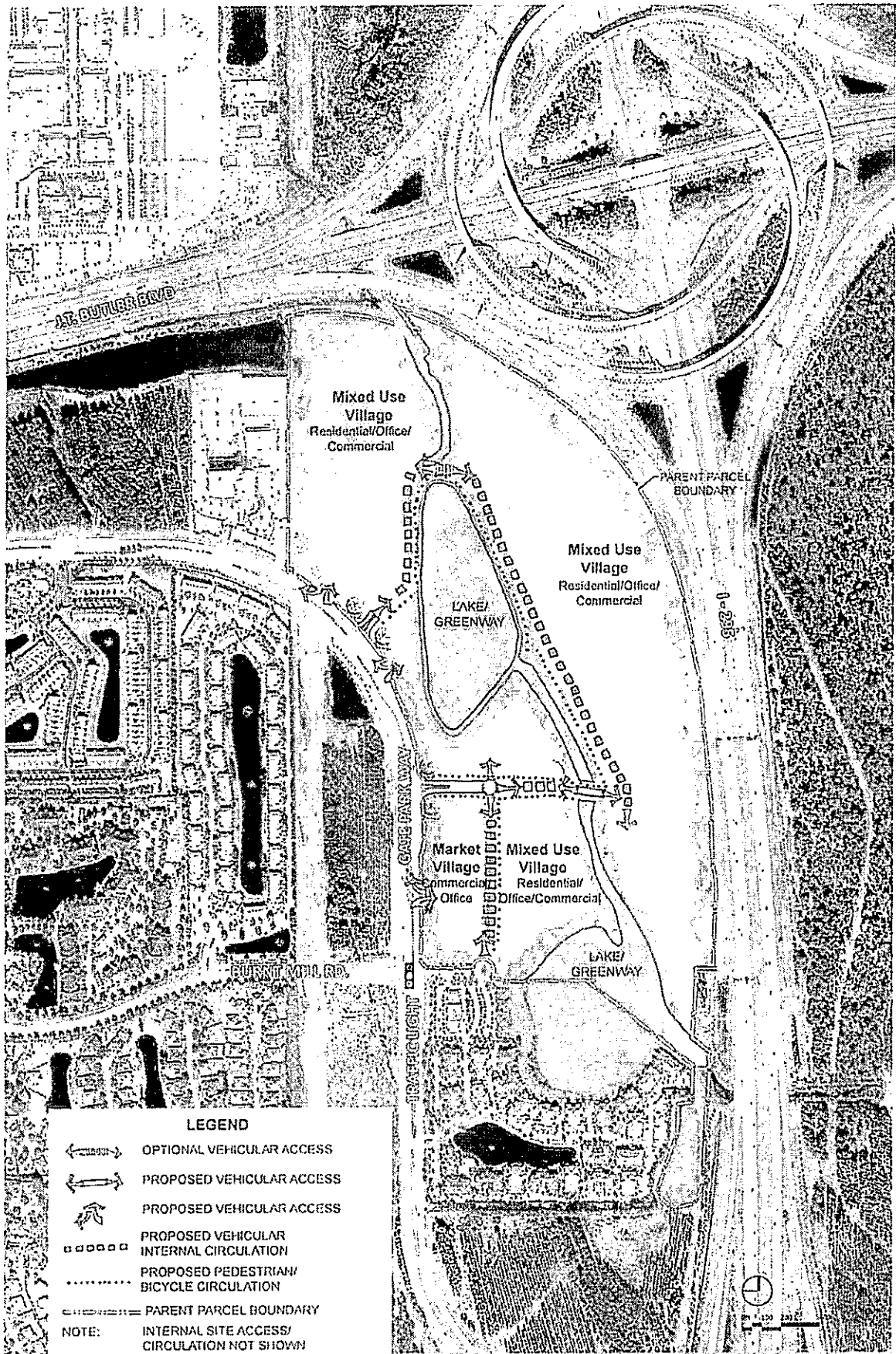
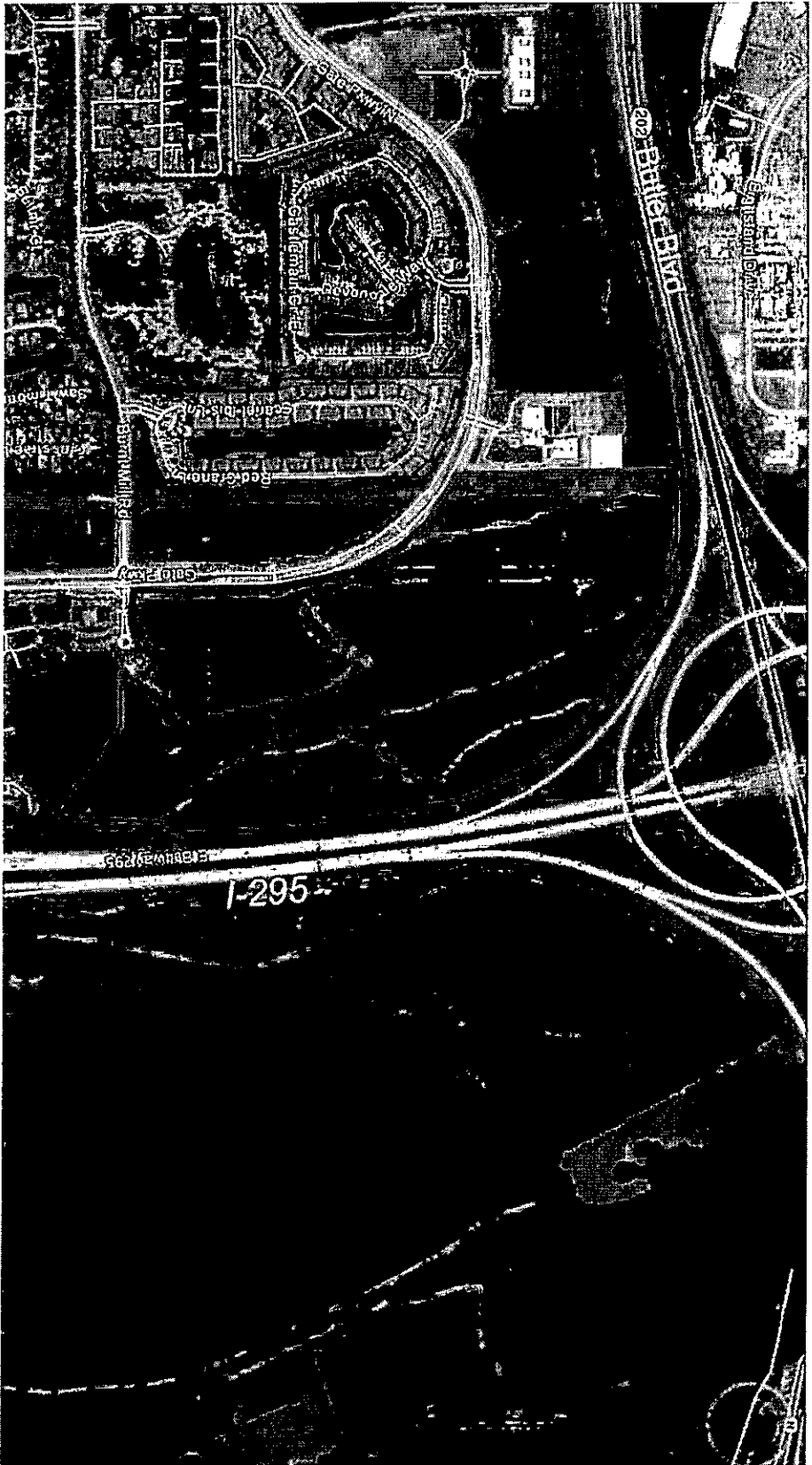


Exhibit "F"

Total gross acreage	113.3	100%
Amount of each different land use by acreage		
Multi-Family	43.1	38%
Hotel / Commercial	14.2	13%
Office	28.4	25%
Total number and type of dwelling units by each type of same	950 d.u.	NA
Total amount of active recreation	3.3	3%
Total amount of passive open space	16.2	14%
Amount of public and private rights-of-way	8.1	7%
Maximum coverage of buildings and structures at ground level		
Hotel / Commercial	103,500 s. f.	17%
Office	131,350 s.f.	11%

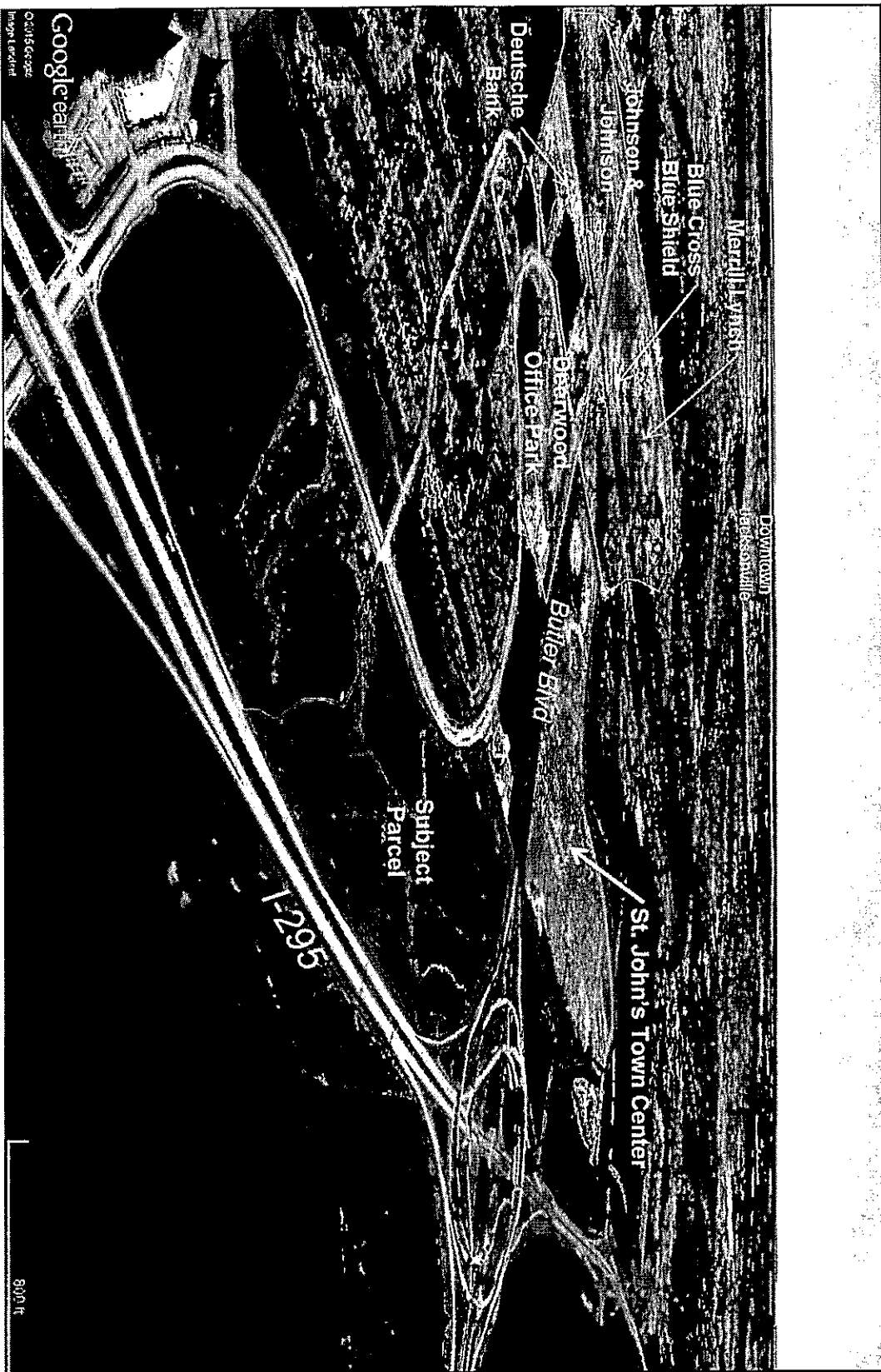
The land use estimates in this table are subject to change within the allowable densities and intensities of use and the conversion Table in Exhibit 2 of this PUD.

GATE PARKWAY LOCATION



Hines

GATE PARKWAY LOCATION



Hines

Exhibit "K"