

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2016-0561 TO
PLANNED UNIT DEVELOPMENT

SEPTEMBER 22, 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 Ordinance 2016-0561 to Planned Unit Development.

Location: 3946 and 4000 St. Johns Avenue; at the southeast corner of the St. Johns Avenue and Herschel Street intersection, on the south side of St. Johns Avenue

Real Estate Number(s): 092703-0000 and 092941-0000

Current Zoning District: Planned Unit Development (PUD) per Ordinance 2013-0342

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: High Density Residential (HDR) (2.56 acres) and Community General Commercial (CGC) (3.3 acres)

Proposed Land Use Category: High Density Residential (HDR) and Conservation (CSV)

Planning District: Southwest - 4

City Council Representative: The Honorable Jim Love, District 14

Planning Commissioner: Chris Hagan

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, PA
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Jacksonville, Florida 32207

Owners: CRP/Chance Jacksonville Owner, LLC
CRP/Chance Jacksonville Owner II, LLC
5256 Peachtree Road, Suite 135
Atlanta, Georgia 30341

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development (PUD) 2016-0561 seeks to rezone approximately 5.86 acres of property comprised of two parcels from Planned Unit Development (Ord. 2013-0342) to Planned Unit Development. This rezoning seeks to allow the redevelopment of two

nonconforming and non-contributing structures within the Riverside Avondale Historic District and the Riverside Avondale Zoning Overlay Commercial Character Area into an infill multi-family development project.

This PUD is a companion rezoning to land use amendment application 2016C-020 (Ordinance 2016-560). The Companion Land Use Application proposes future land use amendment of 3.05 acres from Community/General Commercial (CGC) to High Density Residential (HDR) and 0.25 acres from Community/General Commercial (CGC) to Conservation (CSV) in conjunction with site specific Land Use policies.

The site of this proposed infill redevelopment project is the existing Commander apartments, located at 3946 St. Johns Avenue, and the adjacent St. Johns Village shopping center, located at 4000 St. Johns Avenue. The Commander Apartments were built in 1961 as a seventeen (17) story, 90 unit apartment building. The adjacent St. Johns Village parcel has historically contained commercial uses and is currently developed with over 50,000 sq. ft. of commercial/retail space. The property is bounded on the north by St. Johns Avenue, to the west by Herschel Street, and by Fishweir Creek on the south.

The Riverside Avondale Zoning Overlay is divided into five (5) distinct Character Areas. These areas are Historic Residential, Commercial, Office, Industrial, and Urban Transition Character Areas. This property is located in the "Commercial Character Area" of the Riverside Avondale Zoning Overlay and the "Urban Development Area" of the FLUM series.

The property is currently zoned PUD pursuant to Ordinance 2013-0342, which permits a total of 260 residential units (with an average of 1,000 sq. ft. per unit) and over 10,000 square feet of commercial space across the property, comprising 118,000 square feet of lot coverage across 5.86 acres. Three (3) residential structures were planned to replace the residences in the existing 17-story Commander apartments; as well as a commercial structure, parking garages, and a public boardwalk along Fishweir Creek and a public kayak launch into Fishweir Creek.

Due to the transformation of nearby parts of Avondale to commercial and restaurant uses, the continued uses of adjoining areas to the northeast as residential, the increasing need and market for multifamily uses in Riverside/Avondale and the location of the property on Fishweir Creek have prompted the owner to re-evaluate the use of the property. Responding to recent trends, the owner proposes a multi-family residential development and recreational uses that aims to relieve parking pressures on nearby commercial uses in the Avondale area, providing new customers within walking distance to existing commercial uses, and be compatible with the existing residential uses to the northeast while taking full advantage of its waterfront location.

The proposed PUD includes the renovation of the existing Commander apartments building, the construction of four new apartment buildings, with a total number of units not to exceed 228, and the construction of a parking garage. The proposed PUD represents a 8.8% decrease in density from the current PUD; a less intense use of the property and a transition from the more intense commercial uses located west and north of the Herschel Street and St. Johns Avenue node and the single family residential uses located on DuPont Circle and further north on St. Johns Avenue.

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 within the High Density Residential (HDR) and the Community General Commercial (CGC) Land Use categories as defined by the Future Land Use Map series (FLUMs) as part of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. There is a companion land use amendment application 2016C-020 (Ordinance 2016-560) which proposes a future land use amendment of 3.05 acres from Community/General Commercial (CGC) to High Density Residential (HDR) and 0.25 acres from Community/General Commercial (CGC) to Conservation (CSV). The applicant is proposing site specific land use policies which will limit the maximum number of dwelling units to 136 units, exempt the development from the urban area development characteristics that require a mix of uses; and exempt the development from the urban area development characteristics which restrict development of ground floor residential uses abutting roads classified as arterial or higher.

The High Density Residential (HDR) land use category is a mixed use category intended to provide compact high density residential development and transitional uses between lower density residential uses and commercial uses and public and semi-public use areas. 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; residential uses shall be arranged on the site to provide a transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible; and 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.

HDR in the Urban Area is intended to provide compact medium to high density mixed use development. The maximum gross density in the Urban Area shall be 60 units per acre and the minimum gross density shall be 20 units per acre. Uses shall be sited in a manner to promote internal pedestrian and vehicle circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map. To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the over-

all development and is compatible with surrounding neighborhoods. High rise multi-family and mixed use developments should be the predominant development typology in this category.

(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, as conditioned, meets all portions of the City's land use regulations and further their intent by providing specific development standards.

Pursuant to the provisions of Sections 656.341(d) and 656.399.13 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

The 2030 Comprehensive Plan, under the Urban Area Intent section for the HDR land use, seeks to provide compact medium to high density mixed use development. Medium to high density residential development which includes limited commercial uses which serve the residential component of HDR developments as well as adjacent neighborhoods is preferred to reduce the number of Vehicles Miles Traveled. A combination of compatible mixed uses should be organized vertically within a multistory building. HDR designations shall be in locations which are supplied with full urban services; which are located in close proximity to a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are located within one-half mile distance from an existing or planned Jacksonville Transit Authority (JTA) Rapid Transit System (RTS) or other mass transit system station. Locations which serve as a transition between commercial and medium density residential land uses are preferred. Sites which are abutting Low Density Residential (LDR) or Rural Residential (RR) are discouraged.

An HDR-designated parcel in the Urban Area is intended to provide multi-family dwellings organized vertically at a maximum gross density of sixty (60) units per acre. The applicant is proposing a site specific policy for the companion Land Use Amendment 2016C-020 (Ordinance 2016-560) (the currently designated 3.05 acre CGC portion) limiting a maximum of 136 dwelling units. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies:

Proposed amendment analysis in relation to the Objectives and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

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

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8 Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

The subject property has access to full urban services and is located in a developed area of the City located along a "minor arterial" roadway. The proposed density of 228 total units does not exceed the density limit and is consistent with the HDR density in the Urban Area (60 units/acre). The proposed land use amendment aids in maintaining a compact and compatible land use pattern, does not exceed the established densities and intensities and therefore is consistent with FLUE Policies 1.1.9 and 1.1.22. The site is a commercial building which is underutilized and dated. Policy 2.2.8 encourages the redevelopment of sites of this nature.

The project will use central water and sewer for the project. With the PUD rezoning application, the a JEA service availability letter dated September 25, 2015, was provided for the subject site regarding electric, potable water, sanitary sewer and reclaimed water services meeting the need of Policy 1.2.9.

Urban Area Development Characteristics

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

FLUE Policy 3.2.10 The City shall encourage redevelopment and revitalization of rundown strip commercial areas through incentives such as the use of residential density credits for infill and mixed use development.

The Future Land Use Element of the 2030 Comprehensive Plan outlines development characteristics for each land use category in each development area. According to the HDR Urban Area the following development characteristics shall be applicable to all HDR sites within the Urban Area:

Mixed uses shall be provided for developments with a density greater than 25 units/acre and for developments which abut a roadway classified as an arterial on the Functional Highway Classification Map. Residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map. Non-residential uses in mixed use developments shall be limited to the ground floor. Commercial uses in mixed use developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map.

The applicant is requesting a land use change to HDR and is only planning to provide residential and recreational uses. As noted above mixed uses are required for developments greater than 25 units per acre. Conversion of the amendment site results in an area-wide development pattern containing a mix of residential and non-residential uses which positions residential in proximity to commercial development. Although the proposed amendment does not achieve mixed-use development fully within the site boundaries, the site specific policies negate that requirement. Therefore, the area-wide mix of uses meets the intent of FLUE Goal 3.

Coastal High Hazard Area

Objective 7.4 Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

Policy 7.4.8 The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA.

To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and/or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts. The site plan for the PUD shows that no development will occur in the CHHA area. The applicant has agreed to change the land use of the 0.25 acre area identified as CHHA to CSV and direct development outside of the of the CHHA boundaries.

Site Specific Policies

Policy 4.4.2 In addition to Policy 4.4.1, a site specific policy may be adopted into the Comprehensive Plan. Site specific policies for sites within the Multi-Use Land Use category shall be listed under Objective 4.3

Section 163.3187 (1)(c) of the Florida Statutes state that “text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible under this section.” The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government’s comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity. Policy 4.4.2 allows a site specific policy to be adopted into the Comprehensive Plan.

The applicant proposes the following site specific policies for companion Land Use Amendment 2016C-020 (Ordinance 2016-560):

The currently designated 3.05 acre CGC portion of the site shall be limited to a maximum of 136 dwelling units; Exempt from the urban area development characteristics that require a mix of uses; and Exempt from the urban area development characteristics which restrict development of ground floor residential uses abutting roads classified as arterial or higher.

The 2030 Comprehensive Plan allows for site specific policies on small scale development activity which propose a land use change to the future land use map. This request proposes a density limit on the western 3.05 acres of 136 dwelling units. The HDR category would permit 183 units otherwise. As stated earlier, the urban area development characteristics require a mix of uses. The applicant's proposed site specific policies, which are allowed by the Comprehensive Plan, would allow the site to be developed with residential uses only.

The justification of the site specific policies in the application states the proposed residential in-fill redevelopment of the site will avoid increasing the existing commercial and parking pressures in the Avondale area, while provide new customers within walking distance to existing commercial uses and be compatible with residential uses to the south and east while taking advantage of the waterfront location. The surrounding area has a mix of commercial uses including offices, retail, restaurants and daycares which meet the intent to provide mixed use in this commercial character area. In addition, between the Avondale commercial area and the subject property, residential structures (single and multifamily) abut directly onto St. Johns Avenue, including first floor residential occupancy. The intent of the Overlay is to maintain the historic development and established character of the area. This PUD aims to achieve that through the location of uses, incorporation of residential setbacks, buffers, and pedestrian walkways. The approval of this PUD is consistent with the intent of the Overlay and the 2030 Comprehensive Plan.

(2) Consistency with the Concurrency Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development shall comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals. The development was previously assigned City Development Number 8834. Full Mobility Application No. 82979 was previously reviewed by the Concurrency & Mobility Management System Office and approved August 16, 2013 for 339 apartments and 18,000 square feet of enclosed retail. That application has expired and been cancelled. The applicant will be required to re-apply for a current Mobility Fee Calculation Certificate (MFCC) and also a companion Concurrency Reservation Certificate (CRC) for the proposed development.

Payment of any fee assessed by the MFCC calculation will need to be paid prior to permit issuance. The project will likely receive some demolition credit toward the mobility fee in conjunction with the removal of existing structures.

(3) Allocation of residential land use

The proposed Planned Unit Development contemplates 228 multi-family units for the property, which is consistent with the HDR land use category's permitted density. The maximum gross density in the HDR Urban Area is 60 units per acre. The 2.56 acre Commander Parcel is designated HDR. The density of the Commander Parcel is 60 units x 2.56 acres = 154 units. The maximum gross density of the 3.05 acre "Village" parcel in Urban Area is 183 units, but will be limited to a maximum of 136 dwelling units per the site specific Land Use Amendment.

The site plan for the PUD shows that no development will occur in the .39 acre CHHA area. The applicant has agreed to change the land use of the .25 acre area identified as CHHA to CSV in the 2016C-020 land use application and direct development outside of the of the CHHA boundaries.

This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For the 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

The proposed PUD zoning district limits the permitted uses and provides for a common development and aesthetic scheme. A total of 228 residential units will be located across the 5.86 acre property. The developer will provide over 40,000 square feet of active and passive open space. The height restrictions placed on the development via the written description of the PUD are more appropriate than those heights allowable under the current PUD zoning. Building heights transition within the site from the peripheries, thereby minimizing the impact of the development on the nearby single-family residential homes. The buildings will vary in height from the existing Commander building's height of 165 feet; for the multifamily structures abutting Herschel Street to the west and fronting Fishweir Creek/Little Fishweir Creek to the south sixty (60) feet, and thirty (30) feet for the multifamily structures fronting St. Johns Avenue to the north and for the parking garage, thirty (30) feet at St. Johns Avenue frontage; thirty-five (35) feet at Fishweir Creek frontage.

The buildings will be located as shown on the site plan and will be separated from vehicular use areas by sidewalks and landscaping. The PUD provides a minimum twenty-foot setback for buildings on the northeastern property boundary (currently existing) to provide distance from the adjacent single-family dwellings. The Commercial Character Area of the Overlay only requires a ten (10) foot setback. The owner will also provide and maintain a six to eight (6-8) foot high visual barrier not less than ninety-five percent (95%) opaque (masonry wall) along the eastern perimeter of the property to provide additional separation between the adjacent single-family dwellings and multi-family development. This will help buffer the single-family dwellings to the east from the taller multi-family residential structure. The Development will feature courtyards complete with benches and landscaping per Part 12, Jacksonville Zoning Code. The current streetscape will be redeveloped in accordance with 656.399.32 (b). Additionally, the planted trees must be canopy trees chosen so as to reach a minimum height of 40 feet in order to provide shade for pedestrians.

Automobiles may enter the development from two entrances on St. Johns Avenue, one on the Commander Parcel, and a second on the Village Parcel opposite from and aligning with Riverside Avenue. Guest parking will be provided adjacent to the main circular drive or on the surface lot located on both the Commander and the Village Parcels with an internal pedestrian connection per 656.399.30 of the Zoning Code.

(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 proposed development is located in an area where commercial and residential uses abut. The existing sidewalk shall be replaced with historic pavers per 656.399.29(3) of the Zoning Code along all street frontages. Pedestrian connections shall be established from the right-of-way to buildings according to section 656.399.30.

To protect the abutting single-family residential land uses to the northeast, a six to eight (6-8) foot high visual barrier not less than ninety-five percent (95%) opaque (masonry wall) will be installed and maintained along the common boundary with the adjacent DuPont Circle residences to the northeast to form a sound and visual screen buffer from the existing Commander Apartments building. There is currently a six (6) foot tall block wall which runs from the creek to the parking area and a chain link fence which runs from the end of the block wall to St. Johns Avenue separating the Commander Parcel and the adjacent homes on DuPont Circle. This block wall shall be repaired, as needed, and a wall or appropriate six (6) foot visual screen shall be extended from the current western terminus of the wall between the parking and the residential parcel at 3932 DuPont Circle (replacing the existing chain link fence) to the proposed green space adjacent to St. Johns Avenue.

The existing Commander Apartments building, as well as the heights permitted per the PUD are compatible with the neighboring single-family community. This PUD proposes lower heights and better buffers; and creates a development that's more compatible with the surrounding area.

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

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-1	Commercial/Convenience Store
South	N/A	N/A	Fishweir Creek
East	CGC	CCG-1	Single-family residential
West	LDR	RLD-60	Retail/Office

(6) Intensity of Development

The proposed development is consistent with the HDR functional land use category as a residential development. The PUD is appropriate at this location because it will support the existing residential, commercial, and office establishments in the area.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

The site is located just east of the signalized St Johns Avenue/Herschel Street intersection and abuts Fishweir Creek. St. Johns Avenue (SR 211), a state maintained two-lane arterial, will provide direct access to St. Johns Village. The proposed development will not have access to Herschel Street (SR 211) which is also a state maintained two-lane arterial. The 2015 Florida Department of Transportation (FDOT) Level of Service (LOS) Report shows that both St. Johns Avenue and Herschel Street are operating at LOS "D" (acceptable) during the PM peak hour. St. Johns Avenue accommodates 8,700 vehicles per day and 831 vehicles during the PM peak hour. Herschel Street has a daily traffic count of 11,000 vehicles per day and 990 vehicles during the PM peak hour. The daily and PM peak hour capacities for both St. Johns Avenue and Herschel Street are over 15,000 vehicles per day and 1,330 vehicles during the peak hour. This proposal is for a multi-family development which would generate a total of 1,490 vpd and does not exceed the amount of allowable trip generation for this property. Both arterials have the capacity to accommodate the traffic generated by the proposed redevelopment of the site. Since St. Johns Avenue is a state facility, access to the proposed development must be subject to FDOT access management requirements.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:

The proposed PUD zoning district will adhere to the majority of the Riverside / Avondale Zoning Overlay requirements. The residential density and intensity of the PUD zoning district is compatible with and will have no undue adverse impact upon the physical and environmental characteristics of the property and the surrounding land. The total proposed number of 228 multi-family units is 118 units less than the maximum density allowed by the FLUE of the Comprehensive Plan on the property. This PUD zoning district is similar to the current one adopted in 2013 and conforms to most of the Riverside Avondale Zoning Overlay regulations.

The prior development standards for this site from the 2005 PUD were limited and minimal as the Zoning Overlay standards were not adopted until 2008. The entire site is located within the Commercial Character Area of the Riverside Avondale Zoning Overlay and has been historically developed as a commercial property. Previous uses include a Winn-Dixie shopping center, office and retail space, restaurants and a high-rise apartment building. As early as the 1903's, this site had commercial uses per historical Sanborn Maps and permit records. The property has contained its current a mix of uses since approximately 1987.

The rezoning and subsequent future development will not result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees, and should not detract from any contributing structures within the Riverside Avondale historic district, historic landmarks or landmark sites. The PUD provides standards in excess of what is required by the Riverside Avondale Zoning Overlay that aim to maintain a better separation of uses as well as preserve the integrity and character of each of the parcels within the adjacent Historic Residential Character Area. The permitted uses for the proposed PUD are allowed per the conventional

RHD and CCG-1 Zoning Districts. The applicant/developer is requesting the use of the PUD ordinance in order to administer specific performance standards designed to ensure a proper mix of uses, buffering, designs and elevations.

(7) Usable open spaces plazas, recreation areas.

Over 40,000 square feet of combined active and passive open space is proposed, exceeding the minimum of fifty (150) square feet of active recreation area per unit requirement. These areas will include a waterfront plaza and walkway, landscaped courtyards, a pool and enclosed recreational facilities. Sidewalks will be provided along all street frontages. The walkway installed along Fishweir Creek will not be accessible to the public.

(8) Impact on wetlands

While the site plan does not reflect any impact on wetlands, any development impacting wetlands will require permits pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

The PUD shall include a mix of on-site surface parking and on-site garage parking. Parking will be provided at a minimum of 1.39 parking spaces per dwelling unit (317 spaces total for 228 units). The PUD permits a mix of: parking garage, underbuilding parking, covered parking spaces and parking lots. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential buildings. In between the carriage home buildings along St. Johns Avenue, a knee wall not to exceed three (3') feet tall and landscaping consistent with Section 656.399.29(9), Zoning Code, shall be provided. The parking garage shall not exceed two elevated levels and will be screened along the St. Johns Avenue frontage by the townhome residential units, vegetation, and a "Green Screen" (trellis, lattice, or mesh with vegetation) and from Fishweir Creek by the Green Screen and existing creekfront vegetation. The parking garage also shall be designed to prevent headlight glare from parked cars using the garage from shining onto adjacent properties. The written description states that no loading spaces are needed or will be provided.

Per Section 656.604 of the Zoning Code, the parking for multiple-family dwellings is one and one-half spaces for an efficiency, studio or one bedroom dwelling not exceeding 500 square feet, one and three-quarters spaces for one bedroom dwelling containing 500 square feet or more, two spaces for two bedroom dwellings and an additional one-quarter space for each bedroom in excess of two, plus one space for owner or operator and one space for each two employees. In determining the number of bedrooms, rooms depicted as dens, studios and similarly depicted areas shall be construed to be an additional bedroom for the purposes of determining the number of off-street parking spaces required.

Per Section 656.399.22 (2)(e) of the Zoning Code for the Commercial Character Area of the Riverside Avondale Zoning Overlay, the minimum required number of parking spaces for general/commercial, retail sales and service, and multi-family uses shall be 50 percent of the required number of spaces pursuant to Section 656.604 and Section 656.604(e)(3) for any type of office use, provided there are no additional parking credits applied under Section 656.607(d) of the Zoning Code. However contiguous on-street parking may be provided consistent with Section 656.399.23(2)(b)(i)—(iv) and Table 4. If built per Part 6 of the Zoning Code, the development would require at least 400 parking spaces for the residential uses. The Overlay allows for a 50% reduction in the required parking in Commercial Character Areas. Staff feels that the project provides the minimum necessary to accommodate the parking demand given the proposed number of units.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. All new and existing sidewalks shall be at least five (5) feet wide and constructed of pavers per 656.399.29(3) of the Zoning Code along all street frontages. Staff recommends that the developer seek approval from the FDOT to reduce the northbound St Johns Avenue travel lane to eleven (11) feet in order to slow traffic and create a more pedestrian friendly streetscape by installing a green right-of-way with a curb in between the sidewalk and the street along all street frontages. Pedestrian connections shall be established from the right-of-way to buildings according to section 656.399.30.

Pursuant to 656.399.13, the following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Riverside/Avondale Zoning Overlay District:

(a) Whether the proposed rezoning is consistent with the Riverside/Avondale Zoning Overlay District and the historic district regulations;

The proposed rezoning is consistent with the intent of the Overlay. The parcels are located within the Commercial Character Area of the Overlay, and have contained a mix of uses since approximately 1987. The rezoning and subsequent future development will not result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees, and will not have a negative effect on any contributing structures within the Riverside Avondale historic district.

(b) Whether the rezoning will negatively affect or alter the character of the character area or corridor;

The proposed rezoning maintains the separation of uses and essential historic character of the Commercial Character Area. The PUD proposes larger buffers along the property boundaries, as well as between uses than the Overlay requires. As depicted on the site plan and contained in the written description, a combination of a six to eight (6-8) foot high visual barrier not less than ninety-five percent (95%) opaque and average twenty (20) feet wide landscaped area, to include canopy trees, understory trees and shrubs, shall be installed along the common boundary with the adjacent DuPont Circle residences to form a sound and visual screen buffer from the residences. Street trees shall be provided along the street frontage in accordance with section 656.399.32 (b)

and such trees shall be canopy trees and reach a minimum of 40' at mature height in order to provide shade for pedestrians. Per the Written Description, any changes to the site plan or PUD would require further review under the minor modification or rezoning process. The developer shall notify Riverside Avondale Preservation by certified mail prior to seeking a Minor Modification to the approved PUD. Upon filing for a modification or rezoning, the applicant shall notify both Riverside Avondale Preservation and the respective district City Councilmember via certified mail with a copy of the application and all related plans.

Approval of this rezoning will not alter the essential character of the area or the corridor itself. The applicant/developer is requesting the use of the PUD ordinance to administer specific performance standards designed to ensure a proper mix of uses, buffers, designs and elevations.

(c) Whether the rezoning and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees;

The site plan does not reflect any natural resources, protected trees, or exceptional specimen trees being impacted by this project.

(d) Whether the rezoning would have a negative effect on any contributing structures within the Riverside Avondale historic district, historic landmark or landmark site.

The proposed rezoning will not have a negative effect on any contributing structure located within the Overlay or historic district boundaries as evidenced throughout the report. The conditions of approval will minimize effects of the development of this site on existing contributing structures in the area.

SUPPLEMENTAL INFORMATION

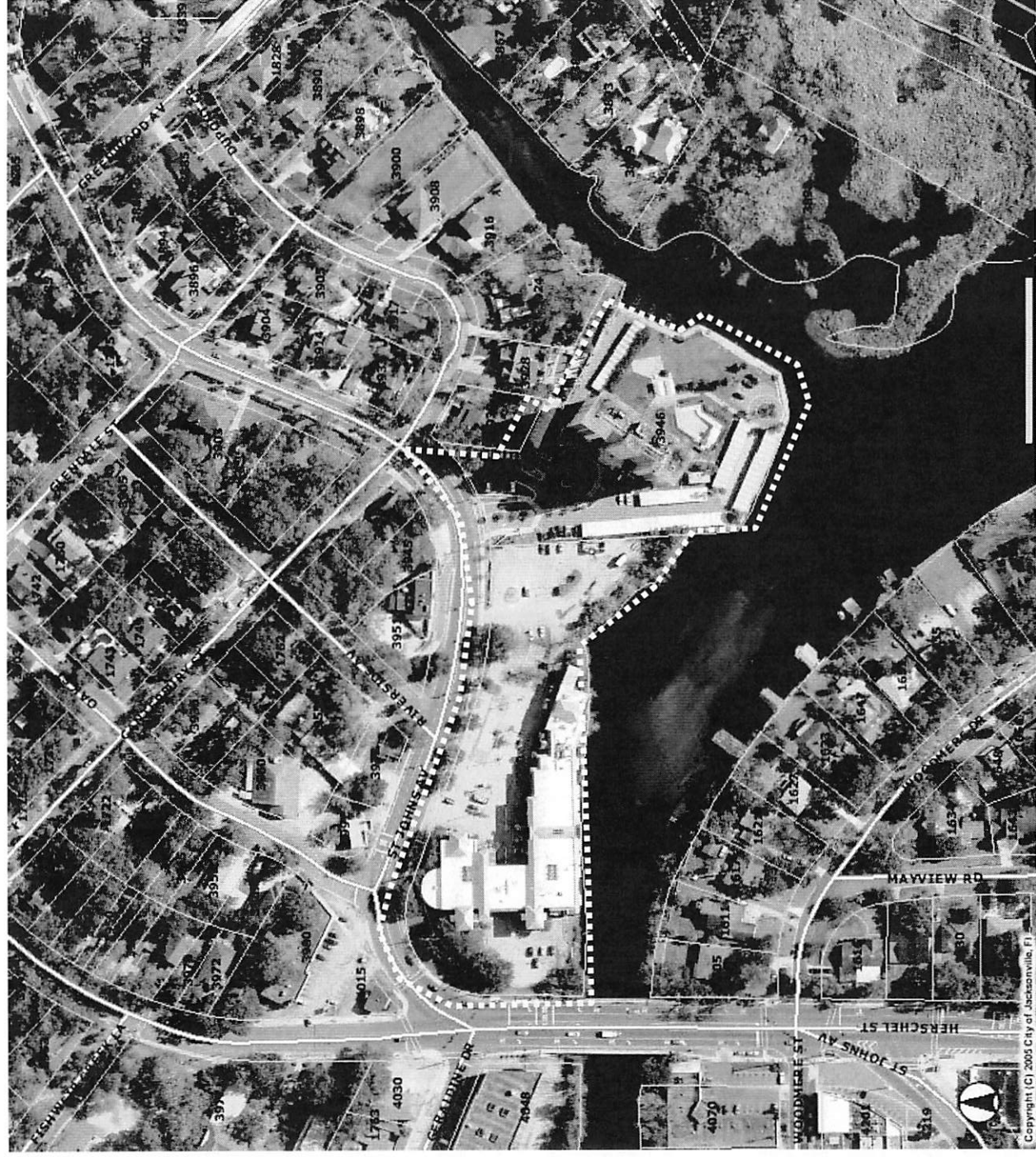
Upon visual inspection of the subject property on September 8, 2016 the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2016-0561 be **APPROVED** with the following exhibits:

1. The subject property is legally described in the original legal description dated July 12, 2016.
2. The subject property shall be developed in accordance with the revised written description dated September 7, 2016.
3. The subject property shall be developed in accordance with the site plan dated August 29, 2016.



Aerial view of the subject site facing north

The subject site facing south from St. Johns Avenue



The subject site ahead on the left facing south along St. Johns Avenue





The subject site facing southwest from St. Johns Avenue



The subject site facing south from St. Johns Avenue



The subject site facing southwest from St. Johns Avenue



The subject site facing southwest from St. Johns Avenue



The subject site facing east along Fishweir Creek



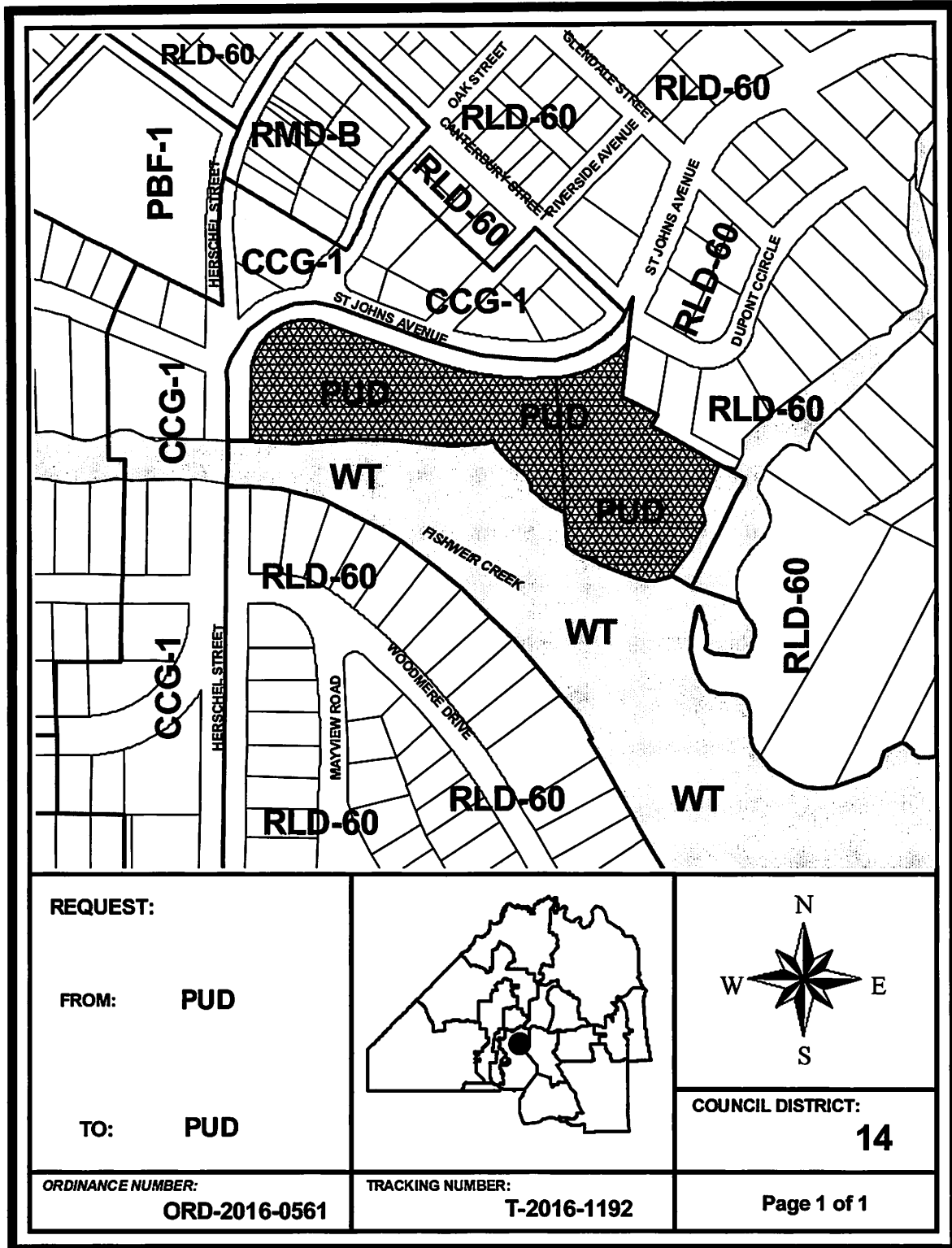
The subject site facing northeast from St. Johns Avenue



The existing area of the site between the Commander Apts. and the single-family residences to the northeast on DuPont Cir.; facing northwest towards St. Johns Avenue



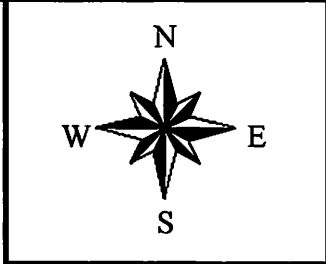
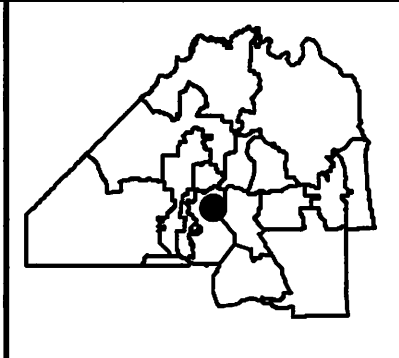
Facing southeast down the adjacent residential street to the northeast, DuPont Circle, from St. Johns Avenue



REQUEST:

FROM: PUD

TO: PUD

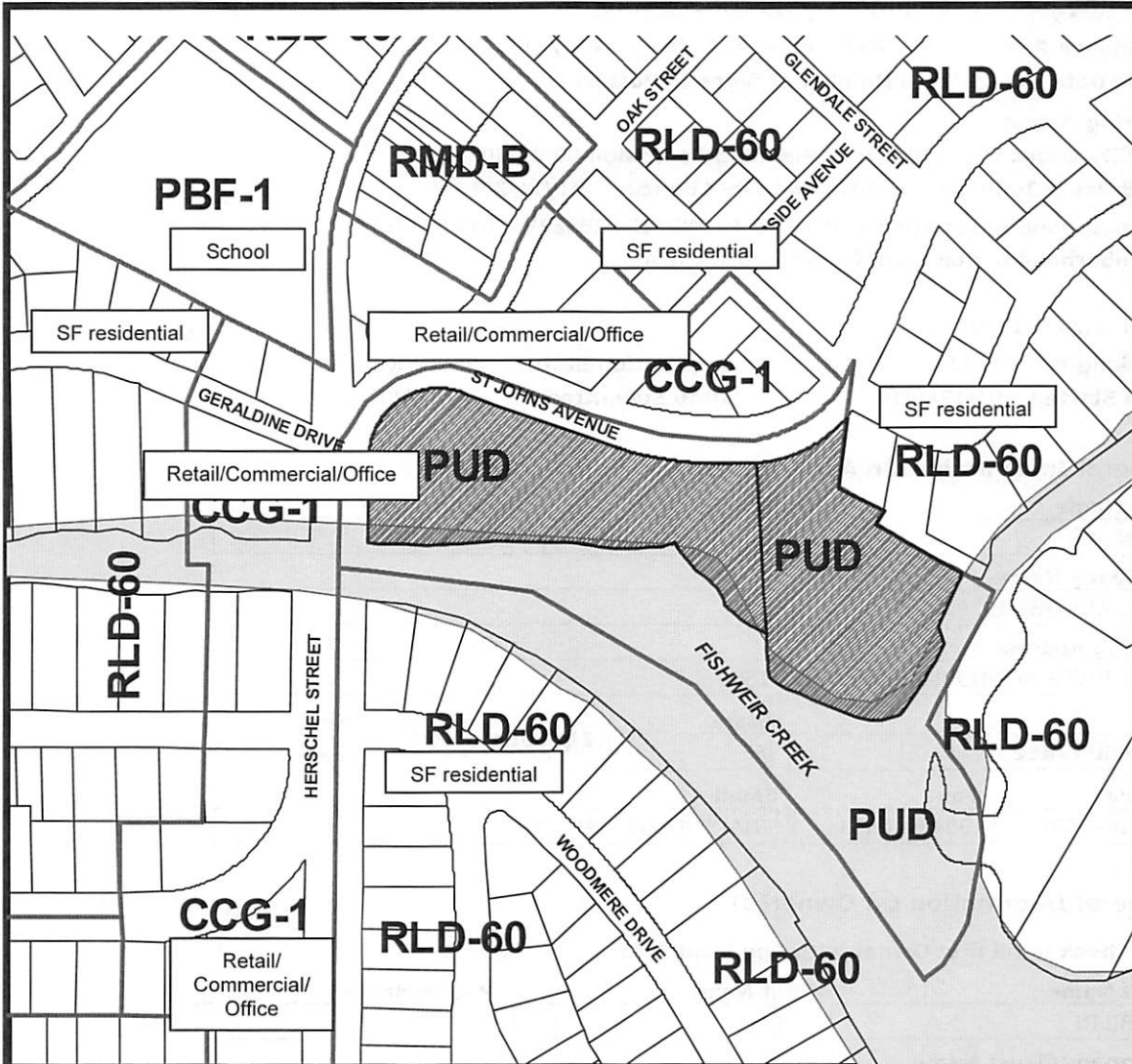


COUNCIL DISTRICT:
14

ORDINANCE NUMBER:
ORD-2016-0561

TRACKING NUMBER:
T-2016-1192

Page 1 of 1



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 14</p> <p>FILE COPY</p>
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Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0561 Staff Sign-Off/Date AH / 08/09/2016

Filing Date 08/23/2016 Number of Signs to Post 6

Hearing Dates:

1st City Council 09/27/2016 Planning Commission 09/22/2016

Land Use & Zoning 10/04/2016 2nd City Council 10/11/2016

Neighborhood Association RIVERSIDE AVONDALE PRESERVATION SOCIETY

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1192

Application Status PENDING

Date Started 07/13/2016

Date Submitted 07/13/2016

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
BOBILIN	JUDD	
Company/Trust Name		
CRP/CHANCE JACKSONVILLE OWNER, L.L.C.		
Mailing Address		
5256 PEACHTREE ROAD, SUITE 135		
City	State	Zip Code
ATLANTA	GA	30341
Phone	Fax	Email
6787998960		JB@CHANCE-PARTNERS.COM

Last Name	First Name	Middle Name
BOBILIN	JUDD	
Company/Trust Name		
CRP/CHANCE JACKSONVILLE OWNER II, L.L.C.		
Mailing Address		
5256 PEACHTREE ROAD, SUITE 135		

City ATLANTA	State GA	Zip Code 30341
Phone 6787998960	Fax	Email JB@CHANCE-PARTNERS.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2013-342-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	092703 0000	14	4	PUD	PUD
Map	092941 0000	14	4	PUD	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

5211

Total Land Area (Nearest 1/100th of an Acre) 5.78

Development Number

Proposed PUD Name ST. JOHNS VILLAGE CENTER PUD

Justification For Rezoning Application

SEE ATTACHED EXHIBIT "D"

Location Of Property

General Location

ST. JOHNS AVENUE AND HERSCHEL STREET

House # 4000	Street Name, Type and Direction ST JOHNS AV	Zip Code 32205
------------------------	---	--------------------------

Between Streets

HERSCHEL STREET and DUPONT CIRCLE

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D**

Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

- Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
- 5.78 Acres @ \$10.00 /acre: \$60.00**

3) Plus Notification Costs Per Addressee

58 Notifications @ \$7.00 /each: \$406.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,466.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1
Legal Description
7/12/2016

TRACT 1
OFFICIAL RECORDS BOOK 8558, PAGE 222

PARCEL A

A PORTION OF THE GEORGE ATKINSON GRANT, SECTION 58, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT A POINT LOCATED IN THE SOUTHERLY RIGHT-OF-WAY LINE OF ST. JOHNS AVENUE (AS NOW ESTABLISHED BY THE CITY ENGINEER OFFICE) WHERE SAID RIGHT-OF-WAY LINE IS INTERSECTED BY THE SOUTHERLY BOUNDARY OF LOT 22, ARDEN, AS RECORDED IN PLAT BOOK 5, PAGE 89, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, FLORIDA, THEREIN IN A WESTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ST. JOHNS AVENUE THE FOLLOWING COURSE AND DISTANCES: FIRST COURSE, ALONG THE ARC OF A CURVE TO THE NORTH AND HAVING A RADIUS OF 168.42 FEET, A CHORD DISTANCE OF 31.3 FEET, THE BEARING OF THE FOREMENTIONED CHORD BEING SOUTH 85 DEGREES 18 MINUTES WEST, SECOND COURSE, CONTINUING WESTERLY ALONG THE SAME CURVE, A CHORD DISTANCE OF 14.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE FOREMENTIONED CHORD BEING NORTH 86 DEGREES 53 MINUTES 30 SECONDS WEST, THIRD COURSE, NORTH 84 DEGREES 25 MINUTES WEST, A DISTANCE OF 136.11 FEET TO A CROSS FROM THE POINT OF BEGINNING THIS DESCRIBED CONTINUE NORTH 84 DEGREES 25 MINUTES WEST, A DISTANCE OF 12.92 FEET TO A POINT OF CURVATURE IN SAID RIGHT-OF-WAY LINE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 410.0 FEET, A CHORD DISTANCE OF 113.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE FOREMENTIONED CHORD BEING NORTH 76 DEGREES 27 MINUTES 15 SECONDS WEST; RUN THENCE NORTH 68 DEGREES 29 MINUTES 30 SECONDS WEST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 230.50 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 60.0 FEET, A CHORD DISTANCE OF 71.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE FOREMENTIONED CHORD BEING SOUTH 74 DEGREES 53 MINUTES 10 SECONDS WEST; RUN THENCE SOUTH 38 DEGREES 15 MINUTES 45 SECONDS WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. JOHNS AVENUE, A DISTANCE OF 172.05 FEET TO AN IRON PIPE IN THE EASTERLY RIGHT-OF-WAY LINE OF HERSCHEL STREET (AS NOW ESTABLISHED); RUN THENCE SOUTH 01 DEGREES 30 MINUTES 15 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 105 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF FISHER CREEK; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE MEAN HIGH WATER LINE OF SAID FISHER CREEK, A DISTANCE OF 530 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH BEARS SOUTH 02 DEGREES 45 MINUTES 47 SECONDS EAST FROM THE POINT OF BEGINNING; RUN THENCE NORTH 02 DEGREES 45 MINUTES 47 SECONDS WEST, A DISTANCE OF 145 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL B

A PART OF THE GEORGE ATKINSON GRANT, SECTION 58, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ST. JOHNS AVENUE AS ESTABLISHED BY THE OFFICE OF THE CITY ENGINEER OF THE CITY OF JACKSONVILLE AND THE SOUTHWESTERLY LINE OF LOT 22, ARDEN, ACCORDING TO PLAT RECORDED IN PLAT BOOK 5, PAGE 89 OF THE PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, FROM SAID POINT OF COMMENCEMENT RUN IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID ST. JOHNS AVENUE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 168.42 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 18 MINUTES WEST 31.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID CURVE A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 53 MINUTES 30 SECONDS WEST 14.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG THE SAID RIGHT OF WAY OF ST. JOHNS AVENUE NORTH 84 DEGREES 25 MINUTES WEST 61.35 FEET TO AN IRON PIN; THENCE CONTINUE WESTERLY ALONG THE SOUTHERLY LINE OF ST. JOHNS AVENUE A DISTANCE OF 74.76 FEET; THENCE SOUTH 2 DEGREES 48 MINUTES EAST 131.1 FEET TO AN IRON PIN; THENCE IN THE SAME DIRECTION A DISTANCE OF 13 FEET MORE OR LESS TO THE WATERS OF BIG FISHER CREEK; THENCE DOWN THE SAID CREEK 244 FEET MORE OR LESS TO A POINT; THENCE NORTH 3 DEGREES 38 MINUTES WEST 290 FEET MORE OR LESS TO THE POINT OF BEGINNING.

FOR POINT OF REFERENCE COMMENCE AT AN IRON PIPE LOCATED IN THE SOUTHERLY RIGHT OF WAY LINE OF ST. JOHNS AVENUE (AS NOW ESTABLISHED BY THE CITY ENGINEER OFFICE), AT A POINT WHERE SAID RIGHT OF WAY LINE IS INTERSECTED BY THE SOUTHWESTERLY BOUNDARY OF SAID LOT 22, AND RUN WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ST. JOHNS AVENUE AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 168.42 FEET, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 85 DEGREES 18 MINUTES WEST, FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ST. JOHNS AVENUE AS FOLLOWS: FIRST COURSE, ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 168.42 FEET, A CHORD DISTANCE OF 31.3 FEET TO AN IRON PIPE SET AT THE INTERSECTION OF THE AFOREMENTIONED SOUTHWESTERLY BOUNDARY OF LOT 22, ARDEN, WITH THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN SAID DEED BOOK 1316, PAGE 354, RUN THENCE SOUTH 03 DEGREES 38 MINUTES EAST ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 34.83 FEET TO AN IRON PIPE, SAID PIPE BEING DISTANT 30 FEET FROM THE SOUTHWESTERLY LINE OF LOT 22, AFOREMENTIONED, WHEN MEASURED AT RIGHT ANGLES THEREOF, RUN THENCE SOUTH 27 DEGREES 00 MINUTES EAST, PARALLEL TO SAID SOUTHWESTERLY LOT LINE, A DISTANCE OF 89.4 FEET TO AN IRON PIPE, RUN THENCE NORTH 27 DEGREES EAST, A DISTANCE OF 30 FEET TO AN IRON PIPE LOCATED AT THE SOUTHERLY CORNER OF SAID LOT 22, RUN THENCE SOUTH 63 DEGREES 00 MINUTES EAST, ALONG THE SOUTHWESTERLY LINE OF LOT 21, ARDEN, ACCORDING TO PLAT THEREOF AFOREMENTIONED, A DISTANCE OF 90 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 21; RUN THENCE SOUTH 27 DEGREES 00 MINUTES WEST AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, A DISTANCE OF 30 FEET TO AN IRON PIPE, RUN THENCE SOUTH 63 DEGREES 00 MINUTES EAST PARALLEL WITH THE SOUTHWESTERLY LINE OF LOTS 19 AND 20 IN SAID ARDEN, A DISTANCE OF 158.21 FEET TO THE PRESENT HIGH WATER LINE OF THE PRESENT HIGH WATER LINE, AS FOLLOWS: FIRST COURSE, SOUTH 26 DEGREES 52 MINUTES WEST 104.5 FEET; SECOND COURSE, SOUTH 25 DEGREES 28 MINUTES EAST 26.52 FEET TO A POINT, RUN THENCE SOUTH 32 DEGREES 00 MINUTES WEST, ALONG A PAVED DIKE AND FOLLOWING THE PRESENT HIGH WATER LINE, AS FOLLOWS: FIRST COURSE, SOUTH 65 DEGREES 23 MINUTES WEST 172.98 FEET TO WHERE SAID HIGH WATER LINE IS INTERSECTED BY A LINE WHICH BEARS SOUTH 3 DEGREES 38 MINUTES EAST, FROM THE POINT OF BEGINNING, RUN THENCE NORTH 03 DEGREES 38 MINUTES WEST, A DISTANCE OF 149.67 FEET TO AN IRON PIPE SET IN THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN SAID DEED BOOK 1316, PAGE 354, CONTINUE THENCE NORTH 3 DEGREES 38 MINUTES WEST, A DISTANCE OF 229.2 FEET TO THE POINT OF BEGINNING, THE LAND THIS DESCRIBED CONTAINING 2.30 ACRES, MORE OR LESS.

PARCEL C: A PORTION OF THE GEORGE ATKINSON GRANT, SECTION 58, TOWNSHIP 2 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT 22, ARDEN, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 5, PAGE 89, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE, FOR POINT OF BEGINNING, AT THE SOUTHWESTERLY CORNER OF LOT TWENTY-TWO (22) ARDEN, ACCORDING TO PLAT TWENTY-SIX (26) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A: LOT TWENTY-TWO (22) ARDEN, ACCORDING TO PLAT TWENTY-TWO (22) ARDEN, EXCEPT THE WESTERLY PORTION CONVEYED TO NEITHE MILLS BY DEED RECORDED IN DEED BOOK 638, PAGE 214, OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

PARCEL B: THAT PART OF THE GEORGE ATKINSON GRANT, SECTION FIFTY-EIGHT (58), TOWNSHIP TWO (2) SOUTH, RANGE TWENTY-SIX (26) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE, FOR POINT OF BEGINNING, AT THE SOUTHWESTERLY CORNER OF SAID PROPOSED STREET, A DISTANCE OF EIGHTY-NINE AND THIRTY-SEVEN HUNDREDS (89.37) FEET, TO THE EASTERLY BOUNDARY OF A PROPOSED STREET SHOWN UPON SURVEY OF A PORTION OF THE GEORGE ATKINSON GRANT, PREPARED BY ROBERT N. ANGUS, BEARING DATE OF APRIL 16, 1948, WHICH SAID PROPOSED STREET IS ALSO MENTIONED AND DESCRIBED IN DEED BOOK 1316, PAGE 354, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF SAID PROPOSED STREET, A DISTANCE OF THIRTY-FOUR AND EIGHTY-THREE HUNDREDS (34.83) FEET, TO THE POINT OF INTERSECTION OF SAID EASTERLY BOUNDARY OF SAID PROPOSED STREET WITH THE SOUTH LINE OF LOT TWENTY-TWO (22) ARDEN, THENCE NORTH TWENTY-THREE (23) DEGREES FORTY-FIVE (45) MINUTES EAST AND PARALLEL TO THE EASTERLY LINE OF LAND CONVEYED IN DEED BOOK 638, PAGE 214, TO THE SOUTH BOUNDARY LINE OF ST. JOHNS AVENUE, AS NOW ESTABLISHED; THENCE EASTERLY AND NORTH-EASTERLY ALONG THE SOUTH BOUNDARY LINE OF ST. JOHNS AVENUE, AS NOW ESTABLISHED TO ITS POINT OF INTERSECTION WITH THE EASTERLY LINE OF THAT PART OF LOT TWENTY-TWO (22) ARDEN, CONVEYED IN DEED BOOK 638, PAGE 214, THENCE SOUTH TWENTY-THREE (23) DEGREES FORTY-FIVE (45) MINUTES WEST, ALONG THE EASTERLY LINE OF LANDS CONVEYED IN DEED BOOK 638, PAGE 214, TO THE SOUTH LINE OF LOT TWENTY-TWO (22) ARDEN, THENCE IN A SOUTHEASTERLY DIRECTION AND ALONG THE SOUTH BOUNDARY LINE OF LOT TWENTY-TWO (22) ARDEN, A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING.

PARCEL A: LOT TWENTY-TWO (22) ARDEN, ACCORDING TO PLAT TWENTY-TWO (22) ARDEN, EXCEPT THE WESTERLY PORTION CONVEYED TO NEITHE MILLS BY DEED RECORDED IN DEED BOOK 638, PAGE 214, OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

OFFICIAL RECORDS VOLUME 3153, PAGES 846 THROUGH 848

SUBJECT, HOWEVER, TO AN EASEMENT FOR STREET PURPOSES RESERVED AND DEDICATED TO THE PUBLIC IN, OVER AND UPON THAT CERTAIN PORTION OF THE LANDS HERINAbove DESCRIBED, UNFORMALLY FIFTY (50) FEET IN WIDTH, DESCRIBED AS: FROM THE POINT OF BEGINNING HERINAbove ESTABLISHED, RUN SOUTH 3 DEGREES 38 MINUTES EAST, 229 FEET TO AN IRON; THENCE EASTERLY AT RIGHT ANGLES, 50 FEET; THENCE NORTH 3 DEGREES 38 MINUTES WEST, 235 FEET, MORE OR LESS, TO THE SOUTH LINE OF ST. JOHNS AVENUE AS NOW ESTABLISHED; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF ST. JOHNS AVENUE TO THE POINT OF BEGINNING.

TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS APPERTAINING TO OR IN ANYWISE BELONGING TO THE ABOVE, DESCRIBED LANDS.

EXHIBIT A

Property Ownership Affidavit

Date: July 12, 2016

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

Re: 3946 & 4000 St. Johns Avenue
RE #s: 092703-0000 & 092941-0000

Gentlemen:

I, Jeff Rosen, as Vice President of CHANCE PARTNERS MANAGEMENT, LLC, manager of, CHANCE JAX I, LLC, member of, CRP/CHANCE JACKSONVILLE VENTURE, L.L.C., sole member and manager of, CRP/CHANCE JACKSONVILLE OWNER, L.L.C. , hereby certify that I CRP/CHANCE JACKSONVILLE OWNER, L.L.C. is the Owner of the property described in the legal description attached as Exhibit 1 in connection with filing application(s) for a Comprehensive Plan Amendment submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is a Corporate Entity:*
Print Corporate Name:

CRP/CHANCE JACKSONVILLE OWNER, L.L.C., a Delaware limited liability company

By: CRP/CHANCE JACKSONVILLE VENTURE, L.L.C., a Delaware limited liability company, its sole member and manager

By: CHANCE JAX I, LLC, a Georgia limited liability company, its member

By: CHANCE PARTNERS MANAGEMENT, LLC, a Georgia limited liability company, its manager

By: _____

By: [Signature]
Name: Jeff Rosen
Its: Vice President

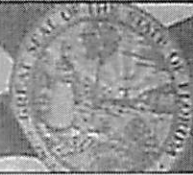
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF Florida
COUNTY OF Duval

Sworn to and subscribed and acknowledged before me this 12 day of July, 2016, by Jeff Rosen, as Vice President of CHANCE PARTNERS MANAGEMENT, LLC, manager of, CHANCE JAX I, LLC, member of, CPR/CHANCE JACKSONVILLE VENTURE, L.L.C., sole member and manager of, CRP/CHANCE JACKSONVILLE OWNER, L.L.C. on behalf of the company. S/He (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

Sarah Peirpoint (SEAL)
Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____





Detail by Entity Name

Foreign Limited Liability Company

CRP/CHANCE JACKSONVILLE OWNER, L.L.C.

Filing Information

Document Number	M16000001160
FEI/EIN Number	NONE
Date Filed	02/10/2016
State	DE
Status	ACTIVE

Principal Address

1001 PENNSYLVANIA AVENUE NW
WASHINGTON, DC 20004

Mailing Address

1001 PENNSYLVANIA AVENUE NW
WASHINGTON, DC 20004

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

CRP/CHANCE JACKSONVILLE VENTURE, L.L.C.
1001 PENNSYLVANIA AVENUE NW
WASHINGTON, DC 20004

Annual Reports

No Annual Reports Filed

Document Images

02/10/2016 -- Foreign Limited

[View image in PDF format](#)

EXHIBIT A

Property Ownership Affidavit

Date: July 12, 2016

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

Re: 3946 & 4000 St. Johns Avenue
RE #s: 092703-0000 & 092941-0000

Gentlemen:

I, Jeff Rosen, as Vice President of CHANCE PARTNERS MANAGEMENT, LLC, manager of, CHANCE JAX I, LLC, member of, CRP/CHANCE JACKSONVILLE VENTURE, L.L.C., sole member and manager of, CRP/CHANCE JACKSONVILLE OWNER, L.L.C. , hereby certify that I CRP/CHANCE JACKSONVILLE OWNER II, L.L.C. is the Owner of the property described in the legal description attached as Exhibit 1 in connection with filing application(s) for a Comprehensive Plan Amendment and PUD rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is a Corporate Entity:*
Print Corporate Name:

CRP/CHANCE JACKSONVILLE OWNER II, L.L.C.,
a Delaware limited liability company

By: CRP/CHANCE JACKSONVILLE
VENTURE, L.L.C., a Delaware limited
liability company, its sole member and
manager

By: CHANCE JAX I, LLC, a Georgia
limited liability company, its member

By: CHANCE PARTNERS
MANAGEMENT, LLC, a
Georgia limited liability
company, its manager

By: _____

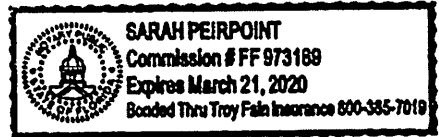
By: [Signature]
Name: Jeff Rosen
Its: vice president

*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 12 day of July, 2016, by Jeff Rosen, as Vice president of CHANCE PARTNERS MANAGEMENT, LLC, manager of, CHANCE JAX I, LLC, member of, CPR/CHANCE JACKSONVILLE VENTURE, L.L.C., sole member and manager of, CRP/CHANCE JACKSONVILLE OWNER II, L.L.C. on behalf of the company. S/He (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

Sarah Peirpoint (SEAL)
Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____





Detail by Entity Name

Foreign Limited Liability Company

CRP/CHANCE JACKSONVILLE OWNER II, L.L.C.

Filing Information

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Principal Address

1001 PENNSYLVANIA AVE NW
WASHINGTON, DC 20004

Mailing Address

1001 PENNSYLVANIA AVE NW
WASHINGTON, DC 20004

Registered Agent Name & Address

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PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

CRP/CHANCE JACKSONVILLE VENTURE, L.L.C.
1001 PENNSYLVANIA AVE NW
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Annual Reports

No Annual Reports Filed

Document Images

[02/18/2016 -- Foreign Limited](#) [View image in PDF format](#)

EXHIBIT B - Agent Authorization Affidavit – Property Owner

Date: July 12, 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: 3946 & 4000 St. Johns Avenue

To Whom It May Concern:

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 agent to file application(s) for a Comprehensive Plan Amendment 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 Corporate Entity:

Print Corporate Name:

CRP/CHANCE JACKSONVILLE OWNER, L.L.C., a
Delaware limited liability company

By: CRP/CHANCE JACKSONVILLE VENTURE,
L.L.C., a Delaware limited liability company, its sole
member and manager

By: CHANCE JAX I, LLC, a Georgia limited
liability company, its member

By: CHANCE PARTNERS
MANAGEMENT, LLC, a Georgia
limited liability company, its manager

By: _____
Name: _____

By: Jeff Rosen
Name: Jeff Rosen
Its: vice president

*If Owner is a 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

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Sarah Peirpoint (SEAL)
Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

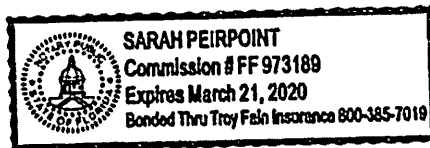


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City of Jacksonville
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Re: Agent Authorization for the following site location: 3946 & 4000 St. Johns Avenue

To Whom It May Concern:

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 agent to file application(s) for a Comprehensive Plan Amendment and PUD 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 Corporate Entity:

Print Corporate Name:

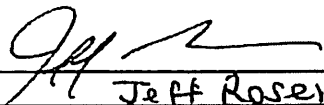
CRP/CHANCE JACKSONVILLE OWNER II, L.L.C., a
Delaware limited liability company

By: CRP/CHANCE JACKSONVILLE VENTURE,
L.L.C., a Delaware limited liability company, its sole
member and manager

By: CHANCE JAX I, LLC, a Georgia limited
liability company, its member

By: CHANCE PARTNERS
MANAGEMENT, LLC, a Georgia
limited liability company, its manager

By: _____
Name: _____

By: 
Name: Jeff Rosen
Its: Vice President

*If Owner is a 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 12 day of July, 2016, by Jeff Rosen, as Vice President of CHANCE PARTNERS MANAGEMENT, LLC, manager of, CHANCE JAX I, LLC, member of, CPR/CHANCE JACKSONVILLE VENTURE, L.L.C., sole member and manager of, CRP/CHANCE JACKSONVILLE OWNER II, L.L.C. on behalf of the company. S/He (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

Sarah Peirpoint (SEAL)

Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____



EXHIBIT C

Binding Letter

8/20, 2016

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

Re: 3946 & 4000 St. Johns Avenue (RE #s 092703-0000 & 092941-0000)

To whom it may concern:

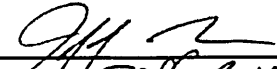
You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD rezoning document attached hereto and by reference made a part hereof, hereby agrees to bind its successors in title to the development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the PUD application and (b) any conditions set forth by the City Council of the City of Jacksonville in the PUD 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.

CRP/CHANCE JACKSONVILLE OWNER, L.L.C., a
Delaware limited liability company

By: CRP/CHANCE JACKSONVILLE VENTURE,
L.L.C., a Delaware limited liability company, its sole
member and manager

By: CHANCE JAX I, LLC, a Georgia limited
liability company, its member

By: CHANCE PARTNERS
MANAGEMENT, LLC, a Georgia
limited liability company, its manager

By: 
Name: G. Jeff Rojer
Its: Vice President

STATE OF Florida
COUNTY OF Duval

Sworn to and subscribed and acknowledged before me this 20th day of May, 2016, by Jeffery A. Rosen, as Vice President of CHANCE PARTNERS MANAGEMENT, LLC, manager of, CHANCE JAX I, LLC, member of, CPR/CHANCE JACKSONVILLE VENTURE, L.L.C., sole member and manager of, CRP/CHANCE JACKSONVILLE OWNER, L.L.C. on behalf of the company. S/He (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

Ronnie A. Gromlowicz (SEAL)

Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____



EXHIBIT C

Binding Letter

July 12, 2016

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

Re: 3946 & 4000 St. Johns Avenue (RE #s 092703-0000 & 092941-0000)

To whom it may concern:

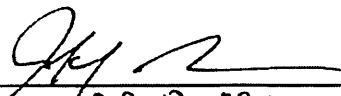
You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD rezoning document attached hereto and by reference made a part hereof, hereby agrees to bind its successors in title to the development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the PUD application and (b) any conditions set forth by the City Council of the City of Jacksonville in the PUD 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.

CRP/CHANCE JACKSONVILLE OWNER II, L.L.C., a
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By: CRP/CHANCE JACKSONVILLE VENTURE,
L.L.C., a Delaware limited liability company, its sole
member and manager

By: CHANCE JAX I, LLC, a Georgia limited
liability company, its member

By: CHANCE PARTNERS
MANAGEMENT, LLC, a Georgia
limited liability company, its manager

By: 
Name: Jeff Rosen
Its: Vice President

STATE OF Florida
COUNTY OF Duval

Sworn to and subscribed and acknowledged before me this 12 day of July, 2016, by Teff Rosen, as Vice President of CHANCE PARTNERS MANAGEMENT, LLC, manager of, CHANCE JAX I, LLC, member of, CRP/CHANCE JACKSONVILLE VENTURE, L.L.C., sole member and manager of, CRP/CHANCE JACKSONVILLE OWNER II, L.L.C. on behalf of the company. S/He (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

Sarah Peirpoint (SEAL)

Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____



EXHIBIT "D"

St. Johns Village Center PUD Amendment

September 19, 2016

RE #s: 092703-0000 & 092941-0000

Current Land Use Designation: CGC/HDR

Current Zoning District: PUD

Proposed Zoning District: PUD

I. SUMMARY DESCRIPTION OF THE PLAN

CRP/Chance Jacksonville Owner, L.L.C. and CRP/Chance Jacksonville Owner II, LLC (the "Applicant") proposes to rezone approximately 5.78± acres of property located at 3946 and 4000 St. Johns Avenue from Planned Unit Development ("PUD") to PUD. The property is bounded on the south and southeast by Fishweir Creek and Little Fishweir Creek, on the northeast by DuPont Circle, on the north by St. Johns Avenue, and on the west by Herschel Street. 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 redevelopment of the Property for multifamily residential uses and recreational uses.

The Property is currently developed as two separate parcels. The parcel to the east (RE # 092703-0000) is developed with the Commander apartments (the "Commander Parcel"). The parcel to the west (RE # 092941-0000) is developed with the St. Johns Village shopping center which has a mix of retail, restaurant and office uses (the "Village Parcel"). The Commander apartments were constructed in the early 1960's, and the St. Johns Village shopping center was constructed in the 1980's. The Property was rezoned in 2006 (Ordinance 2005-1330-E) and again in 2014 (Ordinance 2013-342-E), both times to a PUD which would permit redevelopment as mixed use projects consisting of a variety of multifamily and commercial uses. Neither redevelopment ever commenced. The transformation of nearby parts of Avondale to commercial and restaurant uses, the continued uses of adjoining areas to the northeast as residential, the increasing need and market for multifamily uses in Riverside/Avondale and the location of the Property on Fishweir Creek have prompted the Applicant to re-evaluate the use of the Property. Responding to recent trends, the Applicant proposes a multi-family residential development and recreational uses that will avoid exacerbating commercial and parking pressures in the Avondale area, provide new customers within walking distance to existing commercial uses, and be compatible with the residential uses to the northeast while taking full advantage of the waterfront location.

The Property lies within the CGC and HDR land use categories on the Future Land Use Map of the Comprehensive Plan and is designated as an Urban Development Area. The Property is currently zoned PUD and is in the "Commercial Character Area" of the Riverside/Avondale Zoning Overlay which provides that the predominant uses in the area shall be a mix of commercial, office and multi-family residential uses compatible with existing residential neighborhoods.

As shown on the Conceptual Site Plan attached as **Exhibit “E”** (“Site Plan”), the St. Johns PUD Amendment includes renovation of the Commander apartments on the Commander Parcel and demolition of the existing commercial shopping center to be replaced by new multifamily uses and structures and a parking garage on the Village Parcel.

II. SITE SPECIFICS

The Property is currently developed as described above, with the Commander apartments and the St. Johns Village Shopping Center.

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RLD-60	Fishweir Creek & Single Family Residential
East	LDR	RLD-60	Single Family Residential & Vacant
North	CGC, MDR & LDR	CCG-1, RMD-B & RLD-60	Retail, Office, Parking Lot & Single Family Residential
West	CGC, PBF & LDR	CCG-1, PBF-1 & RLD-60	Warehouse/storage, Office, Retail, School & Single Family Residential

III. CURRENT PUD

The current PUD (Ordinance 2013-342-E) proposed the demolition of the Commander apartments and St. Johns Village shopping center, to be replaced by three residential structures with up to 250 units, 10,000 square feet of commercial space and a 112,000 square foot parking garage.

IV. PUD DEVELOPMENT CRITERIA

- A. Permitted Uses and Structures.** As shown on the Site Plan, the PUD proposes the renovation of the Commander apartments and the development of additional multifamily apartment buildings and recreational areas. **The total number of apartment units will not exceed 228**, an 8.8% decrease in density from the current PUD. The existing multifamily structures and uses on the Commander Parcel may continue. The existing commercial and office structures and uses on the Village Parcel may continue until the buildings are demolished.

B. Permitted Uses.

1. Rental apartments; condominiums.
2. Leasing/sales/management offices, models, and similar uses.
3. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
4. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
5. On the Commander Parcel: Docks, piers, over-water walkways or promenades, boardwalks, kayak/boat launches, kayak/boat slips, kayak/boat shelters, bulkheads, pilings, and similar facilities.
6. Mail center.
7. Car wash (self) area for residents.
8. Structured parking including, but not limited to, parking garages (not to exceed two elevated levels), underbuilding parking, covered parking spaces and parking lots.
9. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices, and similar uses.
10. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
11. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
12. Existing rooftop antennas on the Commander apartments structure; new rooftop antennas subject to the provisions of Part 15 of the Zoning Code.
13. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

C. Permissible Uses by Exception

1. All permissible uses by exception in the Commercial, Residential and Office (CRO) zoning district pursuant to Section 656.311(A)(III)(d), Zoning Code.

D. Permitted Accessory Uses and Structures.

1. Retail sales of convenience goods, vending machine facilities, laundromats, personal and professional service establishments, day care centers with fewer than 15 children or adults and similar uses are permitted within the residential structures or amenity/recreation centers; provided, however, that these uses and associated facilities shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures.

E. Development Criteria.

1. *Minimum lot requirement (width and area).* None.
2. *Maximum lot coverage by all buildings.* Fifty (50) percent.
3. *Minimum Yard Requirements and Building Setbacks.*
 - a. St. Johns Avenue/Herschel Street frontage – For residential units, six (6) feet; for all other structures, ten (10) feet. Stoops and covered entrances for the carriage home and townhome residential units may encroach into front yards but shall be a minimum distance of three (3) feet from the property boundary.
 - b. Side – None; provided, however, that existing building setback between the Commander apartments structures and the wall along the boundary of the Property with residences on DuPont Circle shall remain the existing minimum twenty feet (20’).
 - c. Fishweir Creek and Little Fishweir Creek frontage – Eight (8) feet; provided, however, that encroachments by uses set forth in Section IV.B.4, 5, 10, 11, and 13 above and balconies shall be permitted within the Fishweir Creek and Little Fishweir Creek frontage yard/setback.
4. *Maximum height of structure.*

- a. The Commander Parcel: existing, 16 stories and approximately 165 feet, including mechanical/stairwell room.
 - b. The Village Parcel:
 - (i) For the multifamily structures fronting St. Johns Avenue to the north: thirty (30) feet.
 - (ii) For the parking garage: thirty (30) feet at St. Johns Avenue frontage; thirty-five (35) feet at Fishweir Creek frontage.
 - (iii) For the multifamily structures abutting Herschel Street to the west and fronting Fishweir Creek/Little Fishweir Creek to the south: sixty (60) feet.
 - c. Spires, belfries, cupolas, chimneys, and architectural accent elements that are not intended for human occupancy shall not count towards height measurement.
5. Development criteria for permissible uses by exception in the CRO zoning district shall be those provided in the CRO zoning district pursuant to Section 656.311(A)(III)(e)-(i).

F. Overall Development Criteria.

- 1. *Access.* As shown on the Site Plan, access to the Property will be available via two access points located along St. Johns Avenue. Interior access drives will be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.
- 2. *Pedestrian Circulation.* Sidewalks shall be provided as required in the Comprehensive Plan. Additionally, with regard to external sidewalks, the Applicant will comply with the requirements of Section 656.399.29(3), Zoning Code. The location of any internal pedestrian circulation connecting the sidewalk on St. Johns Avenue to internal parking, recreational areas, etc., shall be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- 3. *Recreational/Open Space.*
 - a. Pursuant to Section 656.399.33, Ordinance Code, attached residential buildings with ten (10) units or greater require a minimum of fifty (50) square feet of public space per unit. Excluding the carriage home and townhome buildings on St. Johns

Avenue, which have two (2) units in each building [eight (8) units in total], the proposed 220 units in buildings with ten (10) units or greater require a minimum of approximately 0.2525 acres of publicly viewable space, which will be provided within the open spaces publicly viewable from St. Johns Avenue and Herschel Street.

- b. Pursuant to the Comprehensive Plan, active recreational amenities shall be provided at a minimum of 150 square feet per residential unit cumulatively throughout the PUD; accordingly, the proposed 228 units require approximately 0.785 acres of active recreational amenities. A minimum of 0.785 acres of active recreational amenities shall be provided, which may include the permitted uses listed in Section IV.B.3.-5. above.

- 4. *Parking and Loading Requirements.* Parking will be provided at a minimum of 1.39 parking spaces per dwelling unit. The PUD permits a mix of: parking garage, underbuilding parking, covered parking spaces and parking lots. Approximately thirty-five percent (35%) of the parking spaces may be compact spaces. No loading spaces are needed or will be provided. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential buildings. The tandem parking spaces may not encroach on sidewalks. Parking shall comply with Section 656.399.30, Zoning Code, where applicable.

In between the carriage home buildings along St. Johns Avenue, a knee wall not to exceed three (3') feet tall and landscaping consistent with Section 656.399.29(9), Zoning Code, including perimeter landscape buffers averaging ten (10) feet in width, shall be provided. To preserve existing trees, portions of the knee wall may be omitted, subject to the review and approval of the Planning and Development Department.

The parking garage shall not exceed two elevated levels and will be fully screened from public view along the St. Johns Avenue frontage by the townhome residential units, vegetation, and a "Green Screen" (trellis, lattice, or mesh with vegetation) as shown on the illustrative Street Elevation attached hereto as **Exhibit "J"** and from Fishweir Creek by the Green Screen and existing creekfront vegetation as shown on the illustrative Fishweir Creek View attached hereto as **Exhibit "K."** The parking garage also shall be designed to prevent headlights from parked cars using the garage from shining onto adjacent properties.

Parking for permissible uses by exception in the CRO zoning district shall be those provided for such uses pursuant to Part 6 (Off-Street Parking) and Part 3, Sub-part O (Riverside/Avondale Zoning Overlay) of the Zoning Code.

5. *Signage.*

- a. The PUD permits up to two (2) double-faced or four (4) single-faced externally illuminated monument parcel identification sign(s), not to exceed thirty-two (32) square feet in area per sign face (not including the structure on which the sign face is mounted) and five feet (5') in height, at the two entrances to the development. Internally illuminated signage is prohibited.
- b. Wall signs are permitted. Wall signs shall be clearly integrated with the architecture of the building and shall be consistent in design and materials with the architecture of the building. Two (2) wall signs not exceeding thirty-two (32) square feet in area shall be permitted on each building.
- c. Under canopy signs are permitted. One (1) under the canopy sign per accessory use is permitted not exceeding a maximum of twenty (20) square feet in area per sign; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs on the building in question.
- d. Directional signs indicating major structures, common areas such as parking and recreational uses, various building entries, etc. are permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks" 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve feet (12') in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.
- e. Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face.
- f. As between the Commander Parcel and the Village Parcel, the purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, 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 and uses on the parcels may be identified on signs within

the PUD without regard to property ownership boundaries and uses among the parcels and without regard to parcel location or frontage.

- g. Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.
- h. Signage for permissible uses by exception in the CRO zoning district shall be those provided for such uses pursuant to Part 13 (Sign Regulations) and Part 3, Sub-part O (Riverside/Avondale Zoning Overlay) of the Zoning Code.

6. *Landscaping.*

- a. Landscaping shall comply with the requirements of Part 12 of the Zoning Code. As between the Commander Parcel and the Village Parcel, for individual uses on a parcel, 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 parcels and uses.
- b. The parking garage shall not be deemed to be a vehicular use area for purposes of the Landscape and Tree Protection Regulations. As described above, the parking garage will be screened from St. Johns Avenue with the townhome residential units, vegetation, and Green Screen as depicted in Exhibit "J" and from Fishweir Creek by the Green Screen and existing creekfront vegetation as depicted in Exhibit "K."
- c. There is an existing approximately six (6) foot tall block wall which runs along portions of the boundary separating the Commander Parcel and the adjacent homes on Dupont Circle. Simultaneous with the renovation of the Commander apartments structure: the block wall shall be extended east along the southern boundary of the residential parcel at 3928 Dupont Circle from the current terminus of the block wall to as close to Little Fishweir Creek as practically possible (replacing the existing chain link fence); the block wall shall be extended west along the southern boundary of the residential parcel at 3932 Dupont Circle (replacing

the existing chain link fence); the concrete lattice strip of the existing sections of the block wall along the southern boundary of these parcels shall be filled-in/rendered opaque; along the top of the existing and proposed sections of the block wall at the southern boundary of these parcels, an additional decorative and opaque extension [minimum one (1) foot in height] shall be added to the wall to provide additional privacy and screening; and along the western boundary with the residential parcel at 3932 Dupont Circle, the block wall shall be extended or an otherwise appropriate six (6) foot visual screen of a fence and/or landscaping shall be installed (replacing the existing chain link fence) north to the proposed green space adjacent to St. Johns Avenue.

- d. Street trees shall be provided along the street frontage in accordance with Section 656.399.32(b) of the Zoning Code and such trees shall be canopy trees and reach a minimum of forty (40) feet in height, subject to JEA restrictions as to powerlines, at maturity in order to provide shade for pedestrians.

7. *Architectural Design.*

- a. The development shall meet the requirements of Section 656.399.34, Zoning Code. The Planning and Development Department shall review the development for compliance with Section 656.399.34, Zoning Code, during the review of plans for PUD compliance and during the “ten-set” review of construction plans. Notwithstanding the foregoing, in no event shall Applicant be required to submit to the jurisdiction of the Jacksonville Historic Preservation Commission or the Certificate of Appropriateness review process. Applicant shall provide Riverside Avondale Preservation (RAP) with site plans, architectural plans and elevations simultaneous with submittal to the Planning and Development Department.
- b. Consistent with Section 656.399.29(5), Zoning Code, dumpsters, propane tanks, recycling receptacles, and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.
- c. Any and all mechanical equipment and rooftop appurtenances, including but not limited to HVAC units, vents, wireless communication facilities, antennas, and satellite dishes, shall not be visible from street level and shall comply with Section 656.399.29(5), (6) & (7), Zoning Code.

8. *Lighting.* Lighting within the PUD, including lighting on the top level of the parking garage, shall be designed and installed to direct and localize illumination onto the Property and shall be screened, baffled, or otherwise designed to minimize unreasonable interference or impact on adjacent residential uses consistent with Section 656.399.34(8), Zoning Code. The design of the light fixtures shall be architecturally compatible with the Historic Preservation Guidelines for the Riverside/Avondale Historic District as set forth in Chapter 307, Ordinance Code.
9. *Stormwater Retention.* Stormwater facilities will be provided in accordance with all applicable regulations.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA and shall be placed underground, except for transformers, switch gear, back-flow preventers, etc. which may be placed within landscaped buffers.
11. *Maintenance of Common Areas and Infrastructure.* The common areas and infrastructure will be maintained by the owner and/or a management company. For all other uses, the common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company.
12. *Temporary Uses.* On-site, temporary construction offices/trailers/model units/rental or sales offices are permitted. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.
13. *Other provisions for CRO Uses by Exception.* To the extent not addressed in this PUD, provisions in the Zoning Code applicable to permissible uses by exception in the CRO zoning district shall apply to such uses in this PUD.
14. *Construction.* To minimize adverse construction impacts on adjacent residences during the construction process, construction activities on the Property shall be governed as follows: (a) construction workers shall be prohibited from and instructed not to park in any adjacent neighborhood and provided with appropriate routes from U.S. 17 to San Juan Avenue to Herschel Street; (b) construction work shall be limited to the hours of 7:30 a.m. to 7:30 p.m.; (c) a pest control company shall be engaged to address rodent control during demolition and renovation of any existing buildings; and (d) the Applicant shall provide RAP with: (i) a designated contact person for any and all construction-related issues who will serve as a liaison to a committee of neighborhood residents, such committee to be convened prior to commencement of construction; (ii) quarterly construction updates, as well as notice of any and all anticipated unusual construction disturbances; and (iii) if at any time during construction there

is not enough parking available on-site for construction workers, an off-site location that will not have adverse impacts on the neighborhood will be chosen and workers will be transported to and from said site by the contractor.

15. *Modifications.*

a. Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

b. The Applicant shall notify RAP by first class U.S. mail and by e-mail at least ten (10) days prior to seeking either an administrative modification or minor modification to the approved PUD. Upon filing any modification, the Applicant shall concurrently notify both RAP and the district City Councilmember via the means specified above with a copy of said filing and all related revised plans.

16. *Conceptual Site Plan.* The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations and configuration of the access points, internal circulation, parking, Village Parcel buildings may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

17. *Floridan Aquifer.* Development within the PUD shall comply with Section 752.104, Ordinance Code, as applicable.

18. *Pre-application conference.* A pre-application conference was held regarding this application on June 29, 2016.

19. *Justification for the PUD Rezoning.* As described above, the St. Johns Village PUD Amendment is being requested to permit the redevelopment of the Property as a multi-family community which will serve as infill redevelopment of the site. The Property is currently zoned PUD pursuant to Ordinance 2013-342-E, which proposed the demolition of the Commander apartments, the construction of up to 250 new multifamily residential units in three buildings, 10,000 square feet of commercial space and a 112,000 square foot parking garage. The proposed PUD includes the renovation of the Commander apartments, the construction of a new apartment building not to exceed 228 units, and the construction of a

parking garage. The proposed use represents a less intense use of the Property and a transition from the more intense commercial uses located west and north of the Herschel Street and St. Johns Avenue node and the single family residential uses located on DuPont Circle and further north on St. Johns Avenue. Use of the Property for the proposed multifamily development is consistent with the intent and purpose of the HDR land use category, the 2030 Comprehensive Plan, the Urban Priority Area, the Riverside/Avondale Overlay Zone and the surrounding zoning and existing uses. The PUD provides for flexibility in the site design that could otherwise not be accomplished through conventional zoning.

20. *PUD/Difference from Usual Application of the Zoning Code.* The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description dated September 19, 2016 and the Conceptual Site Plan dated August 29, 2016; it provides a common scheme of development which is consistent and compatible both internally and with the existing residential uses immediately adjacent to the site; it provides for site-specific access requirements; it provides for site-specific landscaping; it provides for extensive site-specific architectural requirements; and it provides for site-specific signage requirements. Please see the table provided below for a specific listing of the differences between the proposed PUD, the current PUD, and the provisions of the Zoning Code.
21. *Approximate Dates of Phases.* Regarding phasing, demolition of the commercial/retail shopping center and construction of the horizontal improvements on the Property shall be initiated in approximately 2016-17 and be completed approximately in 2017-19. Renovation of the Commander apartments shall be initiated in approximately 2016-17. Construction of the new multi-family residential units will be initiated when the market dictates and will be completed as the market dictates.
22. Names of Development Team.

Owners: CRP/Chance Jacksonville Owner, LLC and CRP/Chance Jacksonville Owner, II, LLC

Planners and Engineers: Kimley-Horn and Associates, Inc.

Architects: Davis Architects, Inc.

Landscape Architect: Pittman Landscape Architecture
23. *Land Use Table.* A Land Use Table is attached hereto as **Exhibit "F."**

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan:** The Property is located within the CGC and HDR functional land use categories according to the Future Land Use Map of the 2030 Comprehensive Plan and is in the Urban Area.

A companion Future Land Use Map amendment has been filed which changes the land use category on the Village Parcel from CGC to HDR and CSV.

Currently, the Property is 5.78 acres; the CGC land area within the Property is 3.26 acres; and the HDR land use area within the Property is 2.52 acres. Of the maximum number of units proposed in the PUD (228 units), 140 units are proposed to be located on the Village Parcel in the proposed HDR land use area and 88 units are proposed to be located on the Commander Parcel in the existing HDR land use area. Accordingly, the densities proposed in the PUD are consistent with the HDR density in the Urban Area (60 units/acre).

A portion of the current CGC land area lies within the Coastal High Hazard Area (CHHA). That portion is proposed to be changed to the Conservation (CSV) land use category.

Also, accompanying the above-described Future Land Use Map amendment, site specific text amendments have been filed to limit the number of residential units and to address certain HDR requirements so as to permit residential uses as the sole use and residential uses to be permitted on the ground floor.

The proposed development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

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

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

FLUE Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.16: Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through: 1. Creation of like uses; 2. Creation of complementary uses; 3. Enhancement of transportation connections; 4. Use of noise, odor, vibration and visual/ aesthetic controls; and/or 5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

FLUE Policy 1.1.17: Require public and private infrastructure facilities to be located and designed in a manner that complements surrounding development.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Policy 3.2.2: The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

- B. Roadways / Consistency with the Concurrency Management System:** Confirmation of vesting, Mobility Fee Calculation Certificates, or CCASs/CRCs have been filed or will be filed, as applicable, for the proposed development within the PUD.
- C. Allocation of Residential Land Use:** The Applicant proposes to construct 228 multifamily units consistent with the gross cumulative density within the HDR land use category.

The proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for the 2030 Comprehensive Plan's Future Land Use Element.

- D. Internal Compatibility:** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the site will be available from St. Johns Avenue. Internal access will be provided by driveways or approved private roads. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted

with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties. The buildings will be located as shown on the Site Plan and will be separated from vehicular use areas by sidewalks, a knee wall, and landscaping.

- E. External Compatibility / Intensity of Development:** The proposed development is consistent and comparable with the planned and permitted development in the area. The Commander apartments have existed in harmony with the surrounding uses since the early 1960's. The new apartments will be separated from adjacent development by the streetfront improvements, existing/extended block wall and screen, and Fishweir Creek. The new parking garage will be screened by the townhome residential units, landscaping, and Green Screen as described above.

The Property is located in a developed area with a mix of multi-family residential, single-family residential, commercial and office uses. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area and with the Riverside/Avondale Zoning Overlay. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

- F. Usable Open Spaces, Plazas, Recreation Areas:** Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per residential unit; accordingly, the proposed 228 units would require approximately 0.785 acres of recreational/open space. A minimum of 0.785 acres of recreational/open space will be provided on the Property, which may include the permitted uses in Section IV.B.3.-5. above.

Additionally, Section 656.399.33, Zoning Code, requires residential building with ten units or greater to include fifty (50) square feet per unit of public space; accordingly, the proposed 220 units in such buildings in the PUD would require approximately 0.2525 acres of public space. A minimum of 0.2525 acres of open space publicly viewable from St. Johns Avenue and Herschel Street will be provided on the Property pursuant to Section IV.F.3.a. above.

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

- H. Off-Street Parking & Loading Requirements:** For multi-family residential uses: Parking will be provided on the Property at a minimum of 1.39 spaces per unit. Parking may consist of surface parking, tandem parking, garages and/or structured parking. Approximately thirty-five percent (35%) of the parking spaces may be compact spaces. The requirements of Section 656.399.30, Zoning Code, will be complied with where applicable.

- I. Pedestrian Circulation System:** Pursuant to the Comprehensive Plan, there will be internal sidewalks between the buildings and the parking areas. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

VI. ADDITIONAL DEVELOPMENT CRITERIA PURSUANT TO THE RIVERSIDE/AVONDALE ZONING OVERLAY

The Commander and Village Parcels are located within the Commercial Character Area of the Riverside/Avondale Zoning Overlay (the "Overlay"). The proposed PUD rezoning is consistent with the intent and purpose of the Overlay and meets the Overlay goals of encouraging infill, protecting and enhancing existing residential neighborhoods, varying housing types in transition areas between commercial and residential uses, and maintaining appropriate scale, height and density as set forth in Section 656.399.13(11), Zoning Code.

An evaluation of the PUD pursuant to Section 656.399.13(8), Zoning Code, demonstrates that the proposed PUD meets or exceeds the review criteria of the Overlay. (a) The proposed rezoning is consistent with the Overlay in that the PUD will comply with the Overlay requirements with regard to landscaping, lighting, buffers, design and other performance standards and will be compatible with the adjacent residential uses. (b) The proposed rezoning will not negatively affect or alter the character of the character area or corridor in that the overall Commercial Character area contains a mix of commercial, office and residential uses. The proposed multifamily development within the PUD will provide new customers within walking distance of existing nearby commercial areas and represents a transition between the commercial and office uses to the north and west and the single-family residential uses to the south and east. (c) The rezoning and subsequent future development will not result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees. The Property is already heavily developed, there are no wetlands and the current shopping center on the Village Parcel has minimal landscaping. The proposed PUD includes the existing open space currently located at the corner of Herschel Street and St. Johns Avenue, will add open space and will greatly increase the landscaping on the Property. (d) The rezoning will not have a negative effect on any contributing structures within the Riverside Avondale historic district, historic landmarks or landmark sites. There are no contributing structures, historic landmarks or landmark sites on or immediately adjacent to the Property.

The proposed PUD is consistent with the overall Commercial Design Standards for the development node located at Herschel Street and St. Johns Avenue including the buffers, lighting, and building design as set forth in Sections 656.399.21 & 656.399.22, Zoning Code. The proposed PUD will also meet or exceed the general design standards set forth in Section 656.399.29, Zoning Code, and the landscape standards set forth in Section 656.399.32, Zoning Code.

The below chart sets forth the current requirements as set forth in Ordinance 2013-342-E along with the requirements of the Overlay and explains where the proposed PUD complies or deviates from these requirements.

Element	Ord. 2013-342-E	Overlay Zone Requirements	Proposed PUD
Commercial Signage	Commercial signage on the Village Parcel: 1 double-faced or single-faced externally illuminated monument sign, not to exceed 32 sq. ft. per sign face and 5 ft. in height; 2 wall signs not to exceed 32 sq. ft. in area; directional signs not exceeding 4 sq. ft. in area and 4 ft. in height are permitted; and, temporary signs not exceeding 24 sq. ft.	§ 656.399.35: Ground signs not exceeding 5 ft. in height are permitted based upon building size: for buildings under 40,000 sq. ft. the max is 32 sq. ft.; for buildings between 40,000 & 125,000 sq. ft. the max is 48 sq. ft.; and for buildings over 125,000 sq. ft. the max is 64 sq. ft. Window signs limited to 20% of 1 window pane per storefront. Wall signs and awning signs are permitted but cannot be illuminated. Building signage is allowed with a max copy area of .5 per lineal feet of store frontage. Temporary signs not exceeding 5 sq. ft. of text and 10 sq. ft. in size & no more than 10% of ground floor street side building transparency. Menu boards not exceeding 8 sq. ft. And, street art, not to exceed 8 sq. ft.	Signage for permissible uses by exception in the CRO zoning district shall be those provided for such uses pursuant to Part 13 (Sign Regulations) and Part 3, Sub-part O (Riverside/Avondale Zoning Overlay) of the Zoning Code.
Residential Signage	Residential signage on the Commander Parcel: 1 double-faced or single-faced externally illuminated monument sign, not exceeding 32 sq. ft. in area per sign face and 5 ft. in height; directional signs not exceeding 4 sq. ft. and 4 ft. in height; 2 wall signs not exceeding 32 sq. ft. in area; and, temporary signs not exceeding 24 sq. ft.	§ 656.399.35: Wall signs and awning signs are permitted but cannot be illuminated. The section is silent as to signage for multifamily uses.	On the Village and Commander Parcels: 2 double-faced or 4 single-face externally illuminated monument signs not to exceed 32 sq. ft. in area per sign face and 5 ft. in height at the entrances. Wall signs are permitted, 2 per building not exceeding 32 sq. ft. Under canopy signs, 1 per accessory use not exceeding 20 sq. ft. per sign. Directional signs for vehicles not exceeding 4 sq. ft. and for pedestrians not exceeding 20 sq. ft. Temporary signs not exceeding 24 sq. ft.
Min Yard Requirements & Building Setbacks	Commander Parcel: Front: (St. Johns Ave): 10' Side: (north boundary of Commander Parcel): As shown on Ex. L to PUD Rear: (Fishweir Creek & Little Fishweir Creek): 8 ft Village Parcel: Front (St. Johns Ave): 10' Side: 0' Rear (Fishweir Creek): 8'	§ 656.399.20: Front: min. 0', max. 15' Side: 0' & 6' if adjacent to residential Rear: 15'	Front (St. Johns Ave): 6'/10'; stoops and covered entrances for the carriage home and townhome residential units may encroach into front yards but shall be a minimum distance of three (3) feet from the property boundary. Side: 0'; existing building setback between the Commander apartments structures and the wall along the boundary of the Property with residences on DuPont Circle shall remain the existing minimum twenty feet (20'). Rear: (Fishweir Creek & Little Fishweir Creek): 8', permitting encroachments for balconies, recreational structures, etc.
Max Height	Commander Parcel: 56' Village Parcel: 44' not incl. architectural features and measured from the first floor slab elevation	§ 656.399.19, Table 1.0 (13): 60'.	Commander Parcel: existing structure, 16 stories and approximately 165'; Village Parcel: 60'.
Max Lot Coverage	50%	None	50%
Min Lot Requirements	None	None	None
Landscaping & Buffer	Consistent with Part 12, Zoning Code; provided, however, due to the horizontal and vertical integration of uses, internal buffering between residential and commercial uses not required. An 8' tall masonry/brick wall and 40'	§ 656.399.32(b) for Non-Residential Character areas 1 street tree for every 30 linear feet of frontage or fraction thereof. § 656.399.21(1) requires a buffer where any use other than a single-family use abuts	Landscaping shall comply with Part 12, Zoning Code. Street trees shall be provided consistent with § 656.399.32(b). There is an existing approximately six (6) foot tall block wall which runs along portions of the boundary separating the Commander

	<p>for landscaped area along the common boundary with DuPont Circle. Street trees provided along street frontage in accordance with § 656.399.32(b), Zoning Code.</p>	<p>another single-family use. A minimum 10' alley shall be maintained and may require a continuous hedge and tree canopy. Additionally a 10' landscape buffer is required between adjacent tracts. Shrubs & groundcover shall comprise 30% of the area.</p> <p>§656.399.30(1)(e) 1 shade tree for each 200 sq. ft. of separate additional landscaped area for parking lots with more than 30 stalls.</p>	<p>Parcel and the adjacent homes on Dupont Circle. Simultaneous with the renovation of the Commander apartments structure: the block wall shall be extended east along the southern boundary of the residential parcel at 3928 Dupont Circle from the current terminus of the block wall to as close to Little Fishweir Creek as practically possible (replacing the existing chain link fence); the block wall shall be extended west along the southern boundary of the residential parcel at 3932 Dupont Circle (replacing the existing chain link fence); the concrete lattice strip of the existing sections of the block wall along the southern boundary of these parcels shall be filled-in/rendered opaque; along the top of the existing and proposed sections of the block wall at the southern boundary of these parcels, an additional decorative and opaque extension [minimum one (1) foot in height] shall be added to the wall to provide additional privacy and screening; and along the western boundary with the residential parcel at 3932 Dupont Circle, the block wall shall be extended or an otherwise appropriate six (6) foot visual screen of a fence and/or landscaping shall be installed (replacing the existing chain link fence) north to the proposed green space adjacent to St. Johns Avenue.</p>
Parking	<p>A mix of on-site surface and garage parking. Includes a single story parking garage on the Village Parcel separated from St. Johns Ave by 30' of landscaped open space or the front façade will be compatible with adjacent structures. A 4 level garage will be located on the Commander Parcel limited to 46' in height. All commercial parking will comply with Part 6 of the Zoning Code and residential parking shall be provided at a minimum of 1.65 spaces per unit.</p>	<p>§ 656.399.29(9) for through lots fronting onto a navigable waterway, off-street surface parking must be screened from the waterway and the street by the building or by a knee wall with a 10' wide landscaped buffer or landscaped open space with a min depth of 30'.</p> <p>§ 656.399.29(10) requires ground floor commercial or civic floor space to a min depth of 30' along the street, must meet the mass and scale requirements and, for through lots fronting onto a navigable waterway, a parking garage must be screened by the building from either the waterway or the street. If the parking garage fronts the street, a façade compatible with adjacent contributing structures shall be provided.</p> <p>§ 656.399.30(1) for lots with more than 30 stalls clearly defined pedestrian connections must be provided with landscaped walkways and 1 shade tree for each 200' sq. ft. of separate additional landscaped area.</p>	<p>A mix of on-site surface and garage parking. A parking garage not exceeding 30' (St. Johns) - 35' (Fishweir) in height will be constructed predominantly on the Village Parcel and will be screened from St. Johns Ave by townhome residential units, vegetation, and a Green Screen, and from Fishweir Creek by existing creekfront vegetation and a Green Screen. There will be no commercial development within the PUD other than permitted accessory uses for residents and guests only. Residential parking shall be provided at a minimum of 1.39 spaces per unit. The requirements of § 656.399.30 will be complied with where applicable.</p> <p>Parking for permissible uses by exception in the CRO zoning district shall be those provided for such uses pursuant to Part 6 (Off-Street Parking) and Part 3, Sub-part O (Riverside/Avondale Zoning Overlay) of the Zoning Code.</p>
Use	<p>1. Multiple-family dwellings (including welcome center, sales office, clubhouse, resident entertainment room and similar</p>	<p>§ 656.399.18 Within the Riverside/Avondale Zoning Overlay, in the areas designated as commercial, office and urban transition character areas, the predominant use shall continue to be as a</p>	<p>1. Rental apartments; condominiums.</p> <p>2. Leasing/sales/management</p>

	<p>uses).</p> <p>2. Up to 10,000 sq. ft. of retail and service establishments structurally integrated with a multiple-family dwelling. Services establishments shall be limited to 200 restaurant seats collectively.</p> <p>3. Professional office uses structurally integrated with a multiple-family dwelling.</p> <p>4. Housing for the elderly.</p> <p>5. Bank, savings and loans and other financial institutions and similar uses, including walk-up ATM facilities.</p> <p>6. Essential services, including water, sewer, gas, telephone, radio, television and electric.</p> <p>7. Parks, playgrounds and playfields or recreational or community structures.</p> <p>8. In connection with multiple-family dwellings, including housing for the elderly, coin-operated Laundromats and other vending machine facilities, day care centers, establishments for the sale of convenience goods, and personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.</p> <p>9. Establishments or facilities which include the retail sale and service of all alcoholic beverages for on-premises consumption in conjunction with a restaurant. Restaurants shall close no later than 12 a.m.</p> <p>10. Outside sales and service in conjunction with a restaurant. All outside sales and service shall cease no later than 11 p.m. Outdoor amplified music shall cease at 10 p.m. Outside sales and service shall be restricted to the private property, and shall not be located on the City right-of-way or sidewalk. Any outside sales and service area shall meet Part 4, <i>Jacksonville Zoning Code</i>.</p>	<p>mixed-use category primarily for commercial, office and multi-family residential uses.</p> <p>I. The following uses shall be permitted . . . throughout the Riverside/Avondale Zoning Overlay</p> <p>a. Permitted Uses . . .</p> <p>(3) Original use multi-family dwellings.</p>	<p>offices, models, and similar uses.</p> <p>3. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>4. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, 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 and structures designed for and used for recreational/open spaces.</p> <p>5. Commander Parcel: Docks, piers, over-water walkways or promenades, boardwalks, kayak/boat launches, kayak/boat slips, kayak/boat shelters, bulkheads, pilings, and similar facilities.</p> <p>6. Mail center.</p> <p>7. Car wash (self) area for residents.</p> <p>8. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>9. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>10. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>11. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.</p> <p>12. Existing rooftop antennas on the Commander apartments structure; new rooftop antennas</p>
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			<p>subject to the provisions of Part 15 of the Zoning Code.</p> <p>13. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>All permissible uses by exception in the Commercial, Residential and Office (CRO) zoning district pursuant to Section 656.311(A)(II)(d), Zoning Code.</p>
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EXHIBIT "D"

St. Johns Village Center PUD Amendment

September 7, 2016

RE #s: 092703-0000 & 092941-0000

Current Land Use Designation: CGC/HDR

Current Zoning District: PUD

Proposed Zoning District: PUD

I. SUMMARY DESCRIPTION OF THE PLAN

CRP/Chance Jacksonville Owner, L.L.C. and CRP/Chance Jacksonville Owner II, LLC (the "Applicant") proposes to rezone approximately 5.78± acres of property located at 3946 and 4000 St. Johns Avenue from Planned Unit Development ("PUD") to PUD. The property is bounded on the south and southeast by Fishweir Creek and Little Fishweir Creek, on the northeast by DuPont Circle, on the north by St. Johns Avenue, and on the west by Herschel Street. 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 redevelopment of the Property for multifamily residential uses and recreational uses.

The Property is currently developed as two separate parcels. The parcel to the east (RE # 092703-0000) is developed with the Commander apartments (the "Commander Parcel"). The parcel to the west (RE # 092941-0000) is developed with the St. Johns Village shopping center which has a mix of retail, restaurant and office uses (the "Village Parcel"). The Commander apartments were constructed in the early 1960's, and the St. Johns Village shopping center was constructed in the 1980's. The Property was rezoned in 2006 (Ordinance 2005-1330-E) and again in 2014 (Ordinance 2013-342-E), both times to a PUD which would permit redevelopment as mixed use projects consisting of a variety of multifamily and commercial uses. Neither redevelopment ever commenced. The transformation of nearby parts of Avondale to commercial and restaurant uses, the continued uses of adjoining areas to the northeast as residential, the increasing need and market for multifamily uses in Riverside/Avondale and the location of the Property on Fishweir Creek have prompted the Applicant to re-evaluate the use of the Property. Responding to recent trends, the Applicant proposes a multi-family residential development and recreational uses that will be avoid exacerbating commercial and parking pressures in the Avondale area, provide new customers within walking distance to existing commercial uses, and be compatible with the residential uses to the northeast while taking full advantage of the waterfront location.

The Property lies within the CGC and HDR land use categories on the Future Land Use Map of the Comprehensive Plan and is designated as an Urban Development Area. The Property is currently zoned PUD and is in the "Commercial Character Area" of the Riverside/Avondale Zoning Overlay which provides that the predominant uses in the area shall be a mix of commercial, office and multi-family residential uses compatible with existing residential neighborhoods.

As shown on the Conceptual Site Plan attached as **Exhibit “E”** (“Site Plan”), the St. Johns PUD Amendment includes renovation of the Commander apartments on the Commander Parcel and demolition of the existing commercial shopping center to be replaced by new multifamily uses and structures and a parking garage on the Village Parcel.

II. SITE SPECIFICS

The Property is currently developed as described above, with the Commander apartments and the St. Johns Village Shopping Center.

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RLD-60	Fishweir Creek & Single Family Residential
East	LDR	RLD-60	Single Family Residential & Vacant
North	CGC, MDR & LDR	CCG-1, RMD-B & RLD-60	Retail, Office, Parking Lot & Single Family Residential
West	CGC, PBF & LDR	CCG-1, PBF-1 & RLD-60	Warehouse/storage, Office, Retail, School & Single Family Residential

III. CURRENT PUD

The current PUD (Ordinance 2013-342-E) proposed the demolition of the Commander apartments and St. Johns Village shopping center, to be replaced by three residential structures with up to 250 units, 10,000 square feet of commercial space and a 112,000 square foot parking garage.

IV. PUD DEVELOPMENT CRITERIA

- A. Permitted Uses and Structures.** As shown on the Site Plan, the PUD proposes the renovation of the Commander apartments and the development of additional multifamily apartment buildings and recreational areas. **The total number of apartment units will not exceed 228**, an 8.8% decrease in density from the current PUD. The existing multifamily structures and uses on the Commander Parcel may continue. The existing commercial and office structures and uses on the Village Parcel may continue until the buildings are demolished.

B. Permitted Uses.

1. Rental apartments; condominiums.
2. Leasing/sales/management offices, models, and similar uses.
3. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
4. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
5. On the Commander Parcel: Docks, piers, over-water walkways or promenades, boardwalks, kayak/boat launches, kayak/boat slips, kayak/boat shelters, bulkheads, pilings, and similar facilities.
6. Mail center.
7. Car wash (self) area for residents.
8. Structured parking including, but not limited to, parking garages (not to exceed two elevated levels), underbuilding parking, covered parking spaces and parking lots.
9. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices, and similar uses.
10. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
11. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
12. Existing rooftop antennas on the Commander apartments structure; new rooftop antennas subject to the provisions of Part 15 of the Zoning Code.
13. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

C. Permitted Accessory Uses and Structures.

1. Retail sales of convenience goods, vending machine facilities, laundromats, personal and professional service establishments, day care centers with fewer than 15 children or adults and similar uses are permitted within the residential structures or amenity/recreation centers; provided, however, that these uses and associated facilities shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures.

D. Development Criteria.

1. *Minimum lot requirement (width and area).* None.
2. *Maximum lot coverage by all buildings.* Fifty (50) percent.
3. *Minimum Yard Requirements and Building Setbacks.*
 - a. St. Johns Avenue/Herschel Street frontage – For residential units, six (6) feet; for all other structures, ten (10) feet.
 - b. Side – None; provided, however, that existing building setback between the Commander apartments structures and the wall along the boundary of the Property with residences on DuPont Circle shall remain the existing minimum twenty feet (20’).
 - c. Fishweir Creek and Little Fishweir Creek frontage – Eight (8) feet; provided, however, that encroachments by uses set forth in Section IV.B.4, 5, 10, 11, and 13 above and balconies shall be permitted within the Fishweir Creek and Little Fishweir Creek frontage yard/setback.
4. *Maximum height of structure.*
 - a. The Commander Parcel: existing, 16 stories and approximately 165 feet, including mechanical/stairwell room.
 - b. The Village Parcel:
 - (i) For the multifamily structures fronting St. Johns Avenue to the north: thirty (30) feet.

- (ii) For the parking garage: thirty (30) feet at St. Johns Avenue frontage; thirty-five (35) feet at Fishweir Creek frontage.
 - (iii) For the multifamily structures abutting Herschel Street to the west and fronting Fishweir Creek/Little Fishweir Creek to the south: sixty (60) feet.
- c. Spires, belfries, cupolas, chimneys, and architectural accent elements that are not intended for human occupancy shall not count towards height measurement.

E. Overall Development Criteria.

1. *Access.* As shown on the Site Plan, access to the Property will be available via two access points located along St. Johns Avenue. Interior access drives will be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.
2. *Pedestrian Circulation.* Sidewalks shall be provided as required in the Comprehensive Plan. Additionally, with regard to external sidewalks, the Applicant will comply with the requirements of Section 656.399.29(3), Zoning Code. The location of any internal pedestrian circulation connecting the sidewalk on St. Johns Avenue to internal parking, recreational areas, etc., shall be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
3. *Recreational/Open Space.*
 - a. Pursuant to Section 656.399.33, Ordinance Code, attached residential buildings with ten (10) units or greater require a minimum of fifty (50) square feet of public space per unit. Excluding the carriage home and townhome buildings on St. Johns Avenue, which have two (2) units in each building [eight (8) units in total], the proposed 220 units in buildings with ten (10) units or greater require a minimum of approximately 0.2525 acres of publicly viewable space, which will be provided within the open spaces publicly viewable from St. Johns Avenue and Herschel Street.
 - b. Pursuant to the Comprehensive Plan, active recreational amenities shall be provided at a minimum of 150 square feet per residential unit cumulatively throughout the PUD; accordingly, the proposed 228 units require approximately 0.785 acres of active recreational amenities. A minimum of 0.785 acres of active recreational

amenities shall be provided, which may include the permitted uses listed in Section IV.B.3.-5. above.

4. *Parking and Loading Requirements.* Parking will be provided at a minimum of 1.39 parking spaces per dwelling unit. The PUD permits a mix of: parking garage, underbuilding parking, covered parking spaces and parking lots. Approximately thirty-five percent (35%) of the parking spaces may be compact spaces. No loading spaces are needed or will be provided. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential buildings. The tandem parking spaces may not encroach on sidewalks. Parking shall comply with Section 656.399.30, Zoning Code, where applicable.

In between the carriage home buildings along St. Johns Avenue, a knee wall not to exceed three (3') feet tall and landscaping consistent with Section 656.399.29(9), Zoning Code, shall be provided.

The parking garage shall not exceed two elevated levels and will be screened along the St. Johns Avenue frontage by the townhome residential units, vegetation, and a "Green Screen" (trellis, lattice, or mesh with vegetation) as shown on the illustrative Street Elevation attached hereto as **Exhibit "J"** and from Fishweir Creek by the Green Screen and existing creekfront vegetation as shown on the illustrative Fishweir Creek View attached hereto as **Exhibit "K."** The parking garage also shall be designed to prevent headlights from parked cars using the garage from shining onto adjacent properties.

5. *Signage.*

- a. The PUD permits up to two (2) double-faced or four (4) single-faced externally illuminated monument parcel identification sign(s), not to exceed thirty-two (32) square feet in area per sign face (not including the structure on which the sign face is mounted) and five feet (5') in height, at the two entrances to the development.
- b. Wall signs are permitted. Wall signs shall be clearly integrated with the architecture of the building and shall be consistent in design and materials with the architecture of the building. Two (2) wall signs not exceeding thirty-two (32) square feet in area shall be permitted on each building.
- c. Under canopy signs are permitted. One (1) under the canopy sign per accessory use is permitted not exceeding a maximum of twenty (20) square feet in area per sign; provided, any square footage utilized for an under the canopy sign shall be subtracted from the

allowable square footage that can be utilized for wall signs on the building in question.

- d. Directional signs indicating major structures, common areas such as parking and recreational uses, various building entries, etc. are permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as “informational side walk kiosks” 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve feet (12’) in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.
- e. Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face.
- f. As between the Commander Parcel and the Village Parcel, the purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, 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 and uses on the parcels may be identified on signs within the PUD without regard to property ownership boundaries and uses among the parcels and without regard to parcel location or frontage.
- g. Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

6. *Landscaping.*

- a. Landscaping shall comply with the requirements of Part 12 of the Zoning Code. As between the Commander Parcel and the Village Parcel, for individual uses on a parcel, 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 parcels and uses.

- b. The parking garage shall not be deemed to be a vehicular use area for purposes of the Landscape and Tree Protection Regulations. As described above, the parking garage will be screened from St. Johns Avenue with the townhome residential units, vegetation, and Green Screen as depicted in Exhibit "J" and from Fishweir Creek by the Green Screen and existing creekfront vegetation as depicted in Exhibit "K."
- c. There is a six (6) foot tall block wall which runs from the creek to the parking area and a chain link fence which runs from the end of the block wall to St. Johns Avenue separating the Commander Parcel and the adjacent homes on Dupont Circle. Simultaneous with the renovation of the Commander apartments structure, the block wall shall be repaired, as needed, and a wall or appropriate six (6) foot visual screen shall be extended from the current western terminus of the wall between the parking and the residential parcel at 3932 Dupont Circle (replacing the existing chain link fence) to the proposed green space adjacent to St. Johns Avenue.
- d. Street trees shall be provided along the street frontage in accordance with Section 656.399.32(b) of the Zoning Code and such trees shall be canopy trees and reach a minimum of forty (40) feet in height, subject to JEA restrictions as to powerlines, at maturity in order to provide shade for pedestrians.

7. *Architectural Design.*

- a. The development shall meet the requirements of Section 656.399.34, Zoning Code. The Planning and Development Department shall review the development for compliance with Section 656.399.34, Zoning Code, during the review of plans for PUD compliance and during the "ten-set" review of construction plans. Notwithstanding the foregoing, in no event shall Applicant be required to submit to the jurisdiction of the Jacksonville Historic Preservation Commission or the Certificate of Appropriateness review process. Applicant shall provide Riverside Avondale Preservation (RAP) with site plans, architectural plans and elevations simultaneous with submittal to the Planning and Development Department.

- b. Consistent with Section 656.399.29(5), Zoning Code, dumpsters, propane tanks, recycling receptacles, and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.
 - c. Any and all mechanical equipment and rooftop appurtenances, including but not limited to HVAC units, vents, wireless communication facilities, antennas, and satellite dishes, shall not be visible from street level and shall comply with Section 656.399.29(5), (6) & (7), Zoning Code.
8. *Lighting.* Lighting within the PUD, including lighting on the top level of the parking garage, shall be designed and installed to direct and localize illumination onto the Property and shall be screened, baffled, or otherwise designed to minimize unreasonable interference or impact on adjacent residential uses consistent with Section 656.399.34(8), Zoning Code. The design of the light fixtures shall be architecturally compatible with the Historic Preservation Guidelines for the Riverside/Avondale Historic District as set forth in Chapter 307, Ordinance Code.
9. *Stormwater Retention.* Stormwater facilities will be provided in accordance with all applicable regulations.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA and shall be placed underground, except for transformers, switch gear, back-flow preventers, etc. which may be placed within landscaped buffers.
11. *Maintenance of Common Areas and Infrastructure.* The common areas and infrastructure will be maintained by the owner and/or a management company. For all other uses, the common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company.
12. *Temporary Uses.* On-site, temporary construction offices/trailers/model units/rental or sales offices are permitted. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.
13. *Construction.* To minimize adverse construction impacts on adjacent residences during the construction process, construction activities on the Property shall be governed as follows: (a) construction workers shall be prohibited from and instructed not to park in any adjacent neighborhood and provided with appropriate routes from U.S. 17 to San Juan Avenue to

Herschel Street; (b) construction work shall be limited to the hours of 7:30 a.m. to 7:30 p.m.; (c) a pest control company shall be engaged to address rodent control during demolition and renovation of any existing buildings; and (d) the Applicant shall provide RAP with: (i) a designated contact person for any and all construction-related issues who will serve as a liaison to a committee of neighborhood residents, such committee to be convened prior to commencement of construction; (ii) quarterly construction updates, as well as notice of any and all anticipated unusual construction disturbances; and (iii) if at any time during construction there is not enough parking available on-site for construction workers, an off-site location that will not have adverse impacts on the neighborhood will be chosen and workers will be transported to and from said site by the contractor.

14. *Modifications.*

a. Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

b. The Applicant shall notify RAP by certified mail at least ten (10) days prior to seeking either an administrative modification or minor modification to the approved PUD. Upon filing any modification, the Applicant shall concurrently notify both RAP and the district City Councilmember via certified mail with a copy of said filing and all related revised plans.

15. *Conceptual Site Plan.* The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations and configuration of the access points, internal circulation, parking, Village Parcel buildings may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

16. *Floridan Aquifer.* Development within the PUD shall comply with Section 752.104, Ordinance Code, as applicable.

17. *Pre-application conference.* A pre-application conference was held regarding this application on June 29, 2016.

18. *Justification for the PUD Rezoning.* As described above, the St. Johns Village PUD Amendment is being requested to permit the redevelopment

of the Property as a multi-family community which will serve as infill redevelopment of the site. The Property is currently zoned PUD pursuant to Ordinance 2013-342-E, which proposed the demolition of the Commander apartments, the construction of up to 250 new multifamily residential units in three buildings, 10,000 square feet of commercial space and a 112,000 square foot parking garage. The proposed PUD includes the renovation of the Commander apartments, the construction of a new apartment building not to exceed 228 units, and the construction of a parking garage. The proposed use represents a less intense use of the Property and a transition from the more intense commercial uses located west and north of the Herschel Street and St. Johns Avenue node and the single family residential uses located on DuPont Circle and further north on St. Johns Avenue. Use of the Property for the proposed multifamily development is consistent with the intent and purpose of the HDR land use category, the 2030 Comprehensive Plan, the Urban Priority Area, the Riverside/Avondale Overlay Zone and the surrounding zoning and existing uses. The PUD provides for flexibility in the site design that could otherwise not be accomplished through conventional zoning.

19. *PUD/Difference from Usual Application of the Zoning Code.* The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Narrative and the Site Plan; it provides a common scheme of development which is consistent and compatible both internally and with the existing residential uses immediately adjacent to the site; it provides for site-specific access requirements; it provides for site-specific landscaping; it provides for extensive site-specific architectural requirements; and it provides for site-specific signage requirements. Please see the table provided below for a specific listing of the differences between the proposed PUD, the current PUD, and the provisions of the Zoning Code.
20. *Approximate Dates of Phases.* Regarding phasing, demolition of the commercial/retail shopping center and construction of the horizontal improvements on the Property shall be initiated in approximately 2016-17 and be completed approximately in 2017-19. Renovation of the Commander apartments shall be initiated in approximately 2016-17. Construction of the new multi-family residential units will be initiated when the market dictates and will be completed as the market dictates.
21. Names of Development Team.

Owners: CRP/Chance Jacksonville Owner, LLC and CRP/Chance Jacksonville Owner, II, LLC

Planners and Engineers: Kimley-Horn and Associates, Inc.

Architects: Davis Architects, Inc.

Landscape Architect: Pittman Landscape Architecture

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

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan:** The Property is located within the CGC and HDR functional land use categories according to the Future Land Use Map of the 2030 Comprehensive Plan and is in the Urban Area.

A companion Future Land Use Map amendment has been filed which changes the land use category on the Village Parcel from CGC to HDR and CSV.

Currently, the Property is 5.78 acres; the CGC land area within the Property is 3.26 acres; and the HDR land use area within the Property is 2.52 acres. Of the maximum number of units proposed in the PUD (228 units), 140 units are proposed to be located on the Village Parcel in the proposed HDR land use area and 88 units are proposed to be located on the Commander Parcel in the existing HDR land use area. Accordingly, the densities proposed in the PUD are consistent with the HDR density in the Urban Area (60 units/acre).

A portion of the current CGC land area lies within the Coastal High Hazard Area (CHHA). That portion is proposed to be changed to the Conservation (CSV) land use category.

Also, accompanying the above-described Future Land Use Map amendment, site specific text amendments have been filed to limit the number of residential units and to address certain HDR requirements so as to permit residential uses as the sole use and residential uses to be permitted on the ground floor.

The proposed development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

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

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

FLUE Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation

in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.16: Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through: 1. Creation of like uses; 2. Creation of complementary uses; 3. Enhancement of transportation connections; 4. Use of noise, odor, vibration and visual/ aesthetic controls; and/or 5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

FLUE Policy 1.1.17: Require public and private infrastructure facilities to be located and designed in a manner that complements surrounding development.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Policy 3.2.2: The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

- B. Roadways / Consistency with the Concurrency Management System:** Confirmation of vesting, Mobility Fee Calculation Certificates, or CCASs/CRCs have been filed or will be filed, as applicable, for the proposed development within the PUD.

- C. Allocation of Residential Land Use:** The Applicant proposes to construct 228 multifamily units consistent with the gross cumulative density within the HDR land use category.

The proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for the 2030 Comprehensive Plan's Future Land Use Element.

- D. Internal Compatibility:** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the site will be available from St. Johns Avenue. Internal access will be provided by driveways or approved private roads. The PUD contains special provisions for signage, landscaping, sidewalks,

parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties. The buildings will be located as shown on the Site Plan and will be separated from vehicular use areas by sidewalks, a knee wall, and landscaping.

- E. External Compatibility / Intensity of Development:** The proposed development is consistent and comparable with the planned and permitted development in the area. The Commander apartments have existed in harmony with the surrounding uses since the early 1960's. The new apartments will be separated from adjacent development by the streetfront improvements, existing/extended block wall and screen, and Fishweir Creek. The new parking garage will be screened by the townhome residential units, landscaping, and Green Screen as described above.

The Property is located in a developed area with a mix of multi-family residential, single-family residential, commercial and office uses. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area and with the Riverside/Avondale Zoning Overlay. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

- F. Usable Open Spaces, Plazas, Recreation Areas:** Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per residential unit; accordingly, the proposed 228 units would require approximately 0.785 acres of recreational/open space. A minimum of 0.785 acres of recreational/open space will be provided on the Property, which may include the permitted uses in Section IV.B.3.-5. above.

Additionally, Section 656.399.33, Zoning Code, requires residential building with ten units or greater to include fifty (50) square feet per unit of public space; accordingly, the proposed 220 units in such buildings in the PUD would require approximately 0.2525 acres of public space. A minimum of 0.2525 acres of open space publicly viewable from St. Johns Avenue and Herschel Street will be provided on the Property pursuant to Section IV.E.3.a. above.

- G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.
- H. Off-Street Parking & Loading Requirements:** For multi-family residential uses: Parking will be provided on the Property at a minimum of 1.39 spaces per unit. Parking may consist of surface parking, tandem parking, garages and/or structured parking. Approximately thirty-five percent (35%) of the parking

spaces may be compact spaces. The requirements of Section 656.399.30, Zoning Code, will be complied with where applicable.

- I. **Pedestrian Circulation System:** Pursuant to the Comprehensive Plan, there will be internal sidewalks between the buildings and the parking areas. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

VI. ADDITIONAL DEVELOPMENT CRITERIA PURSUANT TO THE RIVERSIDE/AVONDALE ZONING OVERLAY

The Commander and Village Parcels are located within the Commercial Character Area of the Riverside/Avondale Zoning Overlay (the "Overlay"). The proposed PUD rezoning is consistent with the intent and purpose of the Overlay and meets the Overlay goals of encouraging infill, protecting and enhancing existing residential neighborhoods, varying housing types in transition areas between commercial and residential uses, and maintaining appropriate scale, height and density as set forth in Section 656.399.13(11), Zoning Code.

An evaluation of the PUD pursuant to Section 656.399.13(8), Zoning Code, demonstrates that the proposed PUD meets or exceeds the review criteria of the Overlay. (a) The proposed rezoning is consistent with the Overlay in that the PUD will comply with the Overlay requirements with regard to landscaping, lighting, buffers, design and other performance standards and will be compatible with the adjacent residential uses. (b) The proposed rezoning will not negatively affect or alter the character of the character area or corridor in that the overall Commercial Character area contains a mix of commercial, office and residential uses. The proposed multifamily development within the PUD will provide new customers within walking distance of existing nearby commercial areas and represents a transition between the commercial and office uses to the north and west and the single-family residential uses to the south and east. (c) The rezoning and subsequent future development will not result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees. The Property is already heavily developed, there are no wetlands and the current shopping center on the Village Parcel has minimal landscaping. The proposed PUD includes the existing open space currently located at the corner of Herschel Street and St. Johns Avenue, will add open space and will greatly increase the landscaping on the Property. (d) The rezoning will not have a negative effect on any contributing structures within the Riverside Avondale historic district, historic landmarks or landmark sites. There are no contributing structures, historic landmarks or landmark sites on or immediately adjacent to the Property.

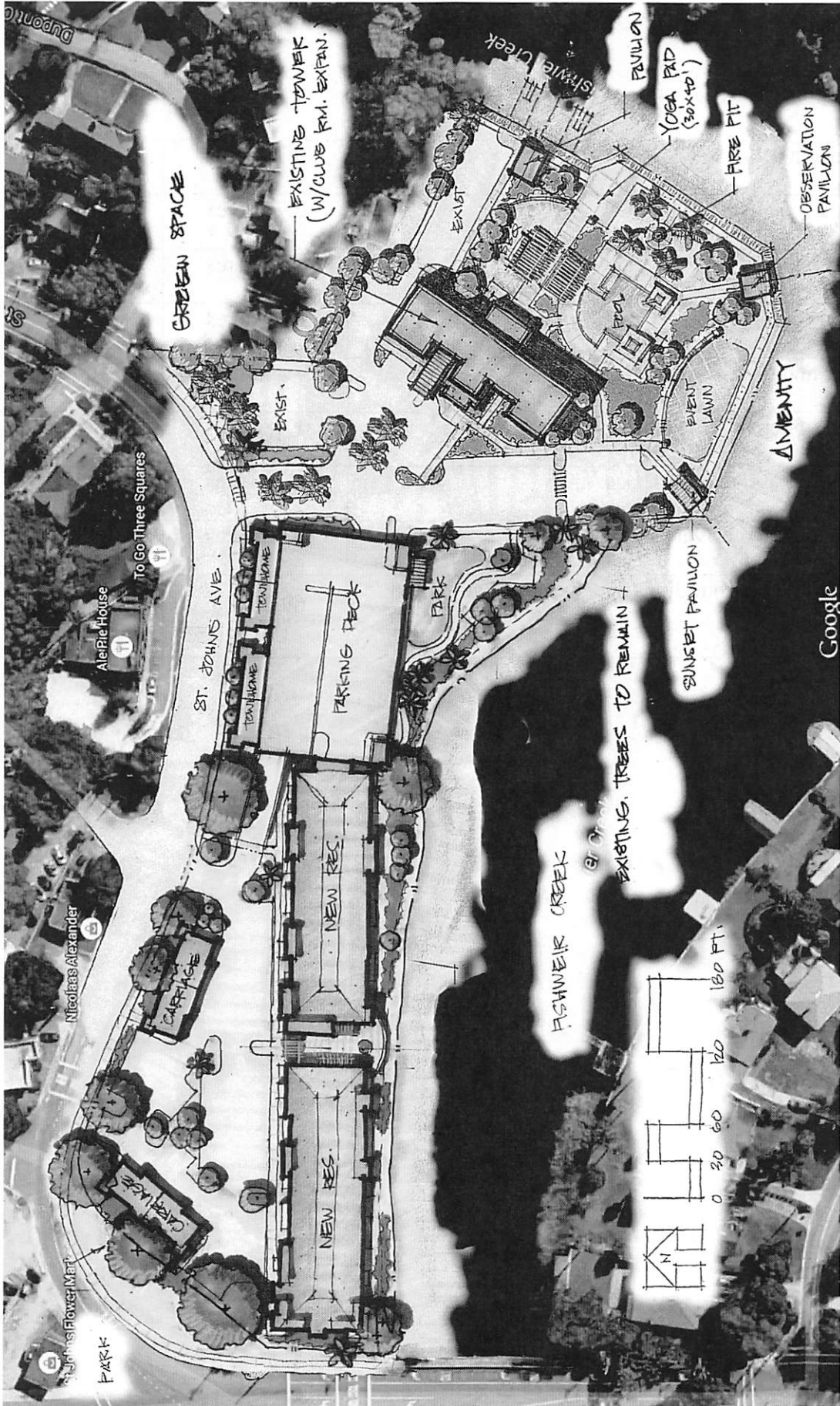
The proposed PUD is consistent with the overall Commercial Design Standards for the development node located at Herschel Street and St. Johns Avenue including the buffers, lighting, and building design as set forth in Sections 656.399.21 & 656.399.22, Zoning Code. The proposed PUD will also meet or exceed the general design standards set forth in Section 656.399.29, Zoning Code, and the landscape standards set forth in Section 656.399.32, Zoning Code.

The below chart sets forth the current requirements as set forth in Ordinance 2013-342-E along with the requirements of the Overlay and explains where the proposed PUD complies or deviates from these requirements.

Element	Ord. 2013-342-E	Overlay Zone Requirements	Proposed PUD
Commercial Signage	Commercial signage on the Village Parcel: 1 double-faced or single-faced externally illuminated monument sign, not to exceed 32 sq. ft. per sign face and 5 ft. in height; 2 wall signs not to exceed 32 sq. ft. in area; directional signs not exceeding 4 sq. ft. in area and 4 ft. in height are permitted; and, temporary signs not exceeding 24 sq. ft.	§ 656.399.35: Ground signs not exceeding 5 ft. in height are permitted based upon building size: for buildings under 40,000 sq. ft. the max is 32 sq. ft.; for buildings between 40,000 & 125,000 sq. ft. the max is 48 sq. ft.; and for buildings over 125,000 sq. ft. the max is 64 sq. ft. Window signs limited to 20% of 1 window pane per storefront. Wall signs and awning signs are permitted but cannot be illuminated. Building signage is allowed with a max copy area of .5 per lineal feet of store frontage. Temporary signs not exceeding 5 sq. ft. of text and 10 sq. ft. in size & no more than 10% of ground floor street side building transparency. Menu boards not exceeding 8 sq. ft. And, street art, not to exceed 8 sq. ft.	There is no commercial signage proposed.
Residential Signage	Residential signage on the Commander Parcel: 1 double-faced or single-faced externally illuminated monument sign, not exceeding 32 sq. ft. in area per sign face and 5 ft. in height; directional signs not exceeding 4 sq. ft. and 4 ft. in height; 2 wall signs not exceeding 32 sq. ft. in area; and, temporary signs not exceeding 24 sq. ft.	§ 656.399.35: Wall signs and awning signs are permitted but cannot be illuminated. The section is silent as to signage for multifamily uses.	On the Village and Commander Parcels: 2 double-faced or 4 single-face externally illuminated monument signs not to exceed 32 sq. ft. in area per sign face and 5 ft. in height at the entrances. Wall signs are permitted, 2 per building not exceeding 32 sq. ft. Under canopy signs, 1 per accessory use not exceeding 20 sq. ft. per sign. Directional signs for vehicles not exceeding 4 sq. ft. and for pedestrians not exceeding 20 sq. ft. Temporary signs not exceeding 24 sq. ft.
Min Yard Requirements & Building Setbacks	Commander Parcel: Front: (St. Johns Ave): 10' Side: (north boundary of Commander Parcel): As shown on Ex. L to PUD Rear: (Fishweir Creek & Little Fishweir Creek): 8 ft Village Parcel: Front (St. Johns Ave): 10' Side: 0' Rear (Fishweir Creek): 8'	§ 656.399.20: Front: min. 0', max. 15' Side: 0' & 6' if adjacent to residential Rear: 15'	Front (St. Johns Ave): 6'/10' Side: 0'; existing building setback between the Commander apartments structures and the wall along the boundary of the Property with residences on DuPont Circle shall remain the existing minimum twenty feet (20'). Rear: (Fishweir Creek & Little Fishweir Creek): 8', permitting encroachments for balconies, recreational structures, etc.
Max Height	Commander Parcel: 56' Village Parcel: 44' not incl. architectural features and measured from the first floor slab elevation	§ 656.399.19, Table 1.0 (13): 60'	Commander Parcel: existing structure, 16 stories and approximately 165'; Village Parcel: 60'.
Max Lot Coverage	50%	None	50%
Min Lot Requirements	None	None	None
Landscaping & Buffer	Consistent with Part 12, Zoning Code; provided, however, due to the horizontal and vertical integration of uses, internal buffering between residential and commercial uses not required. An	§ 656.399.32(b) for Non-Residential Character areas 1 street tree for every 30 linear feet of frontage or fraction thereof. § 656.399.21(1) requires a buffer where any use other than a single-family use abuts	Landscaping shall comply with Part 12, Zoning Code. Street trees shall be provided consistent with § 656.399.32(b).

	8' tall masonry/brick wall and 40' for landscaped area along the common boundary with DuPont Circle. Street trees provided along street frontage in accordance with § 656.399.32(b), Zoning Code.	another single-family use. A minimum 10' alley shall be maintained and may require a continuous hedge and tree canopy. Additionally a 10' landscape buffer is required between adjacent tracts. Shrubs & groundcover shall comprise 30% of the area. §656.399.30(1)(e) 1 shade tree for each 200 sq. ft. of separate additional landscaped area for parking lots with more than 30 stalls.	
Parking	A mix of on-site surface and garage parking. Includes a single story parking garage on the Village Parcel separated from St. Johns Ave by 30' of landscaped open space or the front façade will be compatible with adjacent structures. A 4 level garage will be located on the Commander Parcel limited to 46' in height. All commercial parking will comply with Part 6 of the Zoning Code and residential parking shall be provided at a minimum of 1.65 spaces per unit.	§ 656.399.29(9) for through lots fronting onto a navigable waterway, off-street surface parking must be screened from the waterway and the street by the building or by a knee wall with a 10' wide landscaped buffer or landscaped open space with a min depth of 30'. § 656.399.29(10) requires ground floor commercial or civic floor space to a min depth of 30' along the street, must meet the mass and scale requirements and, for through lots fronting onto a navigable waterway, a parking garage must be screened by the building from either the waterway or the street. If the parking garage fronts the street, a façade compatible with adjacent contributing structures shall be provided. § 656.399.30(1) for lots with more than 30 stalls clearly defined pedestrian connections must be provided with landscaped walkways and 1 shade tree for each 200' sq. ft. of separate additional landscaped area.	A mix of on-site surface and garage parking. A parking garage not exceeding 30' (St. Johns) - 35' (Fishweir) in height will be constructed predominantly on the Village Parcel and will be screened from St. Johns Ave by townhome residential units, vegetation, and a Green Screen, and from Fishweir Creek by existing creekfront vegetation and a Green Screen. There will be no commercial development within the PUD other than permitted accessory uses for residents and guests only. Residential parking shall be provided at a minimum of 1.39 spaces per unit. The requirements of § 656.399.30 will be complied with where applicable.
Use	<ol style="list-style-type: none"> 1. Multiple-family dwellings (including welcome center, sales office, clubhouse, resident entertainment room and similar uses). 2. Up to 10,000 sq. ft. of retail and service establishments structurally integrated with a multiple-family dwelling. Services establishments shall be limited to 200 restaurant seats collectively. 3. Professional office uses structurally integrated with a multiple-family dwelling. 4. Housing for the elderly. 5. Bank, savings and loans and other financial institutions and similar uses, including walk-up ATM facilities. 6. Essential services, including water, sewer, gas, telephone, radio, television and electric. 	<p>§ 656.399.18 Within the Riverside/Avondale Zoning Overlay, in the areas designated as commercial, office and urban transition character areas, the predominant use shall continue to be as a mixed-use category primarily for commercial, office and multi-family residential uses.</p> <p>I. The following uses shall be permitted . . . throughout the Riverside/Avondale Zoning Overlay</p> <p>a. Permitted Uses . . .</p> <p>(3) Original use multi-family dwellings.</p>	<ol style="list-style-type: none"> 1. Rental apartments; condominiums. 2. Leasing/sales/management offices, models, and similar uses. 3. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses. 4. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat

	<p>7. Parks, playgrounds and playfields or recreational or community structures.</p> <p>8. In connection with multiple-family dwellings, including housing for the elderly, coin-operated Laundromats and other vending machine facilities, day care centers, establishments for the sale of convenience goods, and personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.</p> <p>9. Establishments or facilities which include the retail sale and service of all alcoholic beverages for on-premises consumption in conjunction with a restaurant. Restaurants shall close no later than 12 a.m.</p> <p>10. Outside sales and service in conjunction with a restaurant. All outside sales and service shall cease no later than 11 p.m. Outdoor amplified music shall cease at 10 p.m. Outside sales and service shall be restricted to the private property, and shall not be located on the City right-of-way or sidewalk. Any outside sales and service area shall meet Part 4, <i>Jacksonville Zoning Code</i>.</p>		<p>enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>5. Commander Parcel: Docks, piers, over-water walkways or promenades, boardwalks, kayak/boat launches, kayak/boat slips, kayak/boat shelters, bulkheads, pilings, and similar facilities.</p> <p>6. Mail center.</p> <p>7. Car wash (self) area for residents.</p> <p>8. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>9. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>10. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>11. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.</p> <p>12. Existing rooftop antennas on the Commander apartments structure; new rooftop antennas subject to the provisions of Part 15 of the Zoning Code.</p> <p>13. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p>
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ST. JOHNS VILLAGE
 Jacksonville, Florida
 AUGUST 29, 2016

CONCEPTUAL SITE PLAN - EXHIBIT E



DAVIS
 ARCHITECTS

EXHIBIT "F"

Land Use Table

Total gross acreage	5.78 acres	100%
Residential	5.78 acres	100%
Surface parking	1.68 acres	29.07%
Structured parking	0.49 acres	8.48%
Total number and type of dwelling units	224 apartments	100%
Total amount of active recreation and/or open space	1.48 acres	25.61%
Total amount of passive open space	1.18 acres	20.42%
Amount of public and private rights-of-way	0.00 acres	0.00%
Maximum coverage of buildings and structures at ground level	69,260 SF	27.5% (Max. 50%)

After Recording, Please Mail to:

Womble Carlyle Sandridge & Rice, LLP
271 17th Street, NW
Suite 2400
Atlanta, Georgia 30363
Attn: Laura G. Hester, Esq.

Tax Parcel I.D. (Folio) No: 092941-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is dated and made as of March 10, 2016, by ST. JOHNS VILLAGE CENTER, L.L.C., a Florida limited liability company ("Grantor"), with an address of 1691 Michigan Avenue, Suite 320, Miami Beach, Florida 33139, to and in favor of CRP/CHANCE JACKSONVILLE OWNER, L.L.C., a Delaware limited liability company ("Grantee"), with an address of 5256 Peachtree Road, Suite 135, Atlanta, Georgia 30341.

WITNESSETH:

Grantor by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, to have and to hold in fee simple, forever, the parcel of real property located in Duval County, Florida, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

TOGETHER WITH all of Grantor's rights, title and interests in and to the ways, rights, privileges, appurtenances, easements and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest and claim either at law or in equity or otherwise however, of the Grantor in, to, or out of, the Property; the Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of the Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER to the matters set forth more particularly on Exhibit B attached hereto (the "Permitted Exceptions").

Grantor hereby warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

9939089 v1

GRANTOR:

ST. JOHNS VILLAGE CENTER, L.L.C., a Florida limited liability company

By: Stephen E. Holzel
Name: Stephen E. Holzel
Title: Managing Member

WITNESSES:

Mary Ellen Fagan
Printed Name: Mary Ellen Fagan

Valery Vargas
Printed Name: Valery Vargas

STATE OF NJ
COUNTY OF Passaic

This instrument was acknowledged before me on the 2 day of March, 2016, by Stephen E. Holzel, the Managing Member of St. Johns Village Center, L.L.C., a Florida limited liability company, on behalf of such limited liability company. He is personally known to me or produced a _____ driver's license as identification.

Melinda M. Edmundson
Notary Public, State and County Aforesaid
Print Name:

My commission expires _____
My commission expires _____
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES NOV. 20, 2018

(NOTARIAL SEAL)



EXHIBIT A

DESCRIPTION OF PROPERTY

PARCEL "A" LEGAL

A portion of the George Atkinson Grant, Section 58, Township 2 South, Range 26 East, Duval County, Florida, more particularly described as follows: For Point of Reference commence at a point located in the southerly right-of-way line of St. Johns Avenue (as now established by the City Engineer Office) where said right-of-way-line is intersected by the southwestorly boundary of Lot 22, Arden, as recorded in Plat Book 5, Page 89, of the current public records of said County; run thence in a westerly direction along the southerly right-of-way line of St. Johns Avenue the following courses and distances: First radius of 168.42 feet, a chord distance of 31.3 feet, the bearing of the aforementioned chord being South $85^{\circ} 18'$ West; Second course, continuing westerly along the same curve, a chord distance of 14.55 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North $86^{\circ} 53' 30''$ West; Third Course, North $84^{\circ} 25'$ West, a distance of 136.11 feet to a cross cut, for the Point of Beginning.

From the Point of Beginning thus described continue North $84^{\circ} 25'$ West along said southerly right-of-way line of St. Johns Avenue, a distance of 12.92 feet to a Point of Curvature in said right-of-way line; run thence in a westerly direction along the arc of a curve in said southerly right-of-way line, said curve being concave to the north, having a radius of 410.0 feet, a chord distance of 113.59 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North $76^{\circ} 27' 15''$ West; run thence North $68^{\circ} 29' 30''$ West continuing along said southerly right-of-way line, a distance of 230.50 feet to a Point of Curvature; run thence in a westerly direction along the arc of a curve in said southerly right-of-way line, said curve being concave to the south, having a radius of 60.0 feet, a chord distance of 71.58 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South $74^{\circ} 53' 10''$ West; run thence South $38^{\circ} 15' 45''$ west along the southeasterly right-of-way line of said St. Johns Avenue, a distance of 172.05 feet to an iron pipe in the easterly right-of-way line of Herchel Street (as now established); run thence South $01^{\circ} 30' 15''$ West along said westerly right-of-way line, a distance of 105 feet, more or less, to the mean high water line of Fishweir Creek; run thence in an easterly direction along the mean high water line of said Fishweir Creek, a distance of 530 feet, more or less, to a point on a line which bears South $02^{\circ} 45' 47''$ East from the Point of Beginning; run thence North $02^{\circ} 45' 47''$ West, a distance of 145 feet, more or less, to the Point of Beginning.

PARCEL "B" LEGAL

A part of the George Atkinson Grant, Section 58, Township 2 South, Range 26 East, Duval County, Florida.

Commence at the intersection of the Southerly right-of-way line of St. Johns Avenue as established by the office of the City Engineer of the City of Jacksonville and the Southwestly line of Lot 22 Arden, according to plat recorded in Plat Book 5, Page 89 of the public records of Duval County, Florida, from said point of commencement run in a westerly direction along the Southerly line of said St. Johns Avenue along the arc of a curve concave to the North and having a radius of 160.42 feet, a chord bearing and distance of S $85^{\circ} 18'$ West 31.3 feet to the Point of Beginning; thence continue westerly along said curve a chord bearing and distance of N $86^{\circ} 53' 30''$ West 14.55 feet to the Point of Tangency of said curve; thence continue along the said right-of-way of St. Johns Avenue North $84^{\circ} 25'$ West 61.33 feet to an iron pin; thence continue Westerly along the Southerly line of St. Johns Avenue a distance of 74.76 feet; thence S $2^{\circ} 43'$ East 131.1 feet to an iron pin; thence in the same direction a distance of 13 feet, more or less, to the waters of Big Fishweir Creek; thence down the said Creek 244 feet more or less to a point; thence North $3^{\circ} 38'$ West 290 feet more or less to the Point of Beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements, as tenants only.
3. Gas Line Easement as set out in instrument recorded October 29, 1980 in Official Records Book 5215, page 884.
4. Easement in favor of Jacksonville Electric Authority as set out in instrument recorded June 8, 1987 in Official Records Book 6343, page 184.

After Recording, Please Mail to:

Womble Carlyle Sandridge & Rice, LLP
271 17th Street, NW
Suite 2400
Atlanta, Georgia 30363
Attn: Laura G. Hester, Esq.

Tax Parcel I.D. (Folio) No: 092703-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is dated and made as of March 10, 2016, by **JACKSONVILLE HARBOR LIMITED PARTNERSHIP**, a Florida limited partnership ("Grantor"), with an address of 1691 Michigan Avenue, Suite 320, Miami Beach, Florida 33139, to and in favor of **CRP/CHANCE JACKSONVILLE OWNER II, L.L.C.**, a Delaware limited liability company ("Grantee"), with an address of 5256 Peachtree Road, Suite 135, Atlanta, Georgia 30341.

WITNESSETH:

Grantor by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, to have and to hold in fee simple, forever, the parcel of real property located in Duval County, Florida, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

TOGETHER WITH all of Grantor's rights, title and interests in and to the ways, rights, privileges, appurtenances, easements and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest and claim either at law or in equity or otherwise however, of the Grantor in, to, or out of, the Property; the Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of the Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER to the matters set forth more particularly on Exhibit B attached hereto (the "Permitted Exceptions").

Grantor hereby warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

GRANTOR:

JACKSONVILLE HARBOR LIMITED PARTNERSHIP, a Florida limited partnership

By: Stephen E. Holzel
Name: Stephen E. Holzel
Title: General Partner

WITNESSES:

Mary Ellen Fagan
Printed Name: Mary Ellen Fagan

Valery Vargas
Printed Name: Valery Vargas

STATE OF NJ
COUNTY OF Passaic

This instrument was acknowledged before me on the 2 day of March, 2016, by Stephen E. Holzel, the General Partner of Jacksonville Harbor Limited Partnership, a Florida limited partnership, on behalf of such limited partnership. He is personally known to me or produced a NJ driver's license as identification.

Melinda M. Edmundson
Notary Public, State and County Aforesaid

Print Name: _____
My commission expires: _____ NOTARY PUBLIC
My commission number: _____ STATE OF NEW JERSEY
MY COMMISSION EXPIRES NOV. 20, 2018

(NOTARIAL SEAL)

EXHIBIT A

DESCRIPTION OF PROPERTY

PARCEL A: Lot Twenty-two (22), Arden, according to plat thereof recorded in Plat Book 5, page 89, of the current public records of Duval County, Florida, EXCEPT the Westerly portion conveyed to Nettie Mills by deed recorded in Deed Book 638, page 214, of the current public records of Duval County, Florida.

PARCEL B: That part of the George Atkinson Grant, Section Fifty-eight (58), Township Two (2) South, Range Twenty-six (26) East, more particularly described as follows:

Commence, for point of beginning, at the southeasterly corner of Lot Twenty-two (22), Arden, according to plat thereof recorded in Plat Book 5, page 89, of the current public records of Duval County, Florida; run thence Southwesterly and at right angles to the Southerly line of said Lot Twenty-two (22), a distance of Thirty (30) feet to a point; run thence in a Northwesterly direction along a line parallel to and Thirty (30) feet Southwesterly from the Southerly line of Lot Twenty-two (22), Arden, measured at right angles thereto, a distance of Eighty-nine and Thirty-seven hundredths (89.37) feet, to the Easterly boundary of a proposed street shown upon survey of a portion of the George Atkinson Grant, prepared by Robert M. Angus, bearing date of April 16, 1948, which said proposed street is also mentioned and described in Deed Book 1316, page 354, thence in a Northwesterly direction along the Easterly boundary of said proposed street, a distance of Thirty-four and Eighty-three Hundredths (34.83) feet, to the point of intersection of said Easterly boundary of said proposed street with the South line of Lot Twenty-two (22), Arden; thence North Twenty-three (23) degrees Forty-five (45) minutes East and parallel to the Easterly line of land conveyed in Deed Book 638, page 214, to the South boundary line of St. Johns Avenue, as now established; thence Easterly and Northeasterly along the South boundary line of St. Johns Avenue, as now established to its point of intersection with the Easterly line of that part of Lot Twenty-two (22), Arden, conveyed in Deed Book 638, page 214; thence South Twenty-three (23) degrees Forty-five (45) minutes West, along the Easterly line of lands conveyed in Deed Book 638, page 214, to the South line of Lot Twenty-two (22), Arden; thence in a Southeasterly direction and along the South boundary line of Lot Twenty-two (22), Arden, a distance of One Hundred (100) feet to the point of beginning.

PARCEL C: A portion of the George Atkinson Grant, Section 58, Township 2 South, Range 26 East, Jacksonville, Duval County, Florida, together with a portion of Lot 22, Arden, according to plat recorded in the public records of said County in Plat Book 5, page 89, all being more particularly described as follows:

For point of reference commence at an iron pipe located in the Southerly right of way line of St. Johns Avenue (as now established by the City Engineer Office), at a point where said right of way line is intersected by the Southwesterly boundary of said Lot 22, and run Westerly along the Southerly right of way line of St. Johns Avenue and along the arc of a curve concave to the North and having a radius of 168.42 feet; a chord distance of 31.3 feet to an iron pipe set on the Westerly line of lands described in deed recorded in said public records in Deed Book 1316, page 354, for point of beginning, the bearing of the aforementioned chord being South 85° 18' West. From the point of beginning thus described, run in an Easterly direction along the Southerly right of way line of St. Johns Avenue as follows: first course, along the arc of a curve, concave to the North and having a radius of 168.42 feet, a chord distance of 31.3 feet to an iron pipe, the bearing of the aforementioned chord being North 85° 18' East; second course, continuing Easterly along the same curve, a chord distance of 19 feet to an iron pipe, the bearing of the

aforementioned chord being North $76^{\circ} 44'$ East; third course, continuing Easterly along the same curve a chord distance of 8.8 feet to an iron pipe, the bearing of the aforementioned chord being North $72^{\circ} 0' 40''$ East; run thence South $23^{\circ} 45'$ West a distance of 13.55 feet to an iron pipe set at the intersection of the aforementioned Southwesterly boundary of Lot 22, Arden, with the Easterly boundary of lands described in said Deed Book 1316, page 354; run thence South $3^{\circ} 38'$ East along said Easterly boundary, a distance of 34.83 feet to an iron pipe, said pipe being distant 30 feet from the Southwesterly line of Lot 22, aforementioned, when measured at right angles thereto; run thence South $63^{\circ} 00'$ East, parallel to said Southwesterly lot line, a distance of 89.4 feet to an iron pipe; run thence North $27^{\circ} 00'$ East a distance of 30 feet to an iron pipe located at the Southerly corner of said Lot 22; run thence South $63^{\circ} 00'$ East along the Southwesterly line of Lot 21, Arden, according to plat thereof aforementioned, a distance of 90 feet to the Southerly corner of said Lot 21; run thence South $27^{\circ} 00'$ West at right angles to the last mentioned course, a distance of 30 feet to an iron pipe; run thence South $63^{\circ} 00'$ East parallel with the Southwesterly line of Lots 19 and 20 in said Arden, a distance of 158.21 feet to the present high water line of Little Fishweir Creek; run thence Southwesterly down said creek, along a paved dike and following the present high water line, as follows: first course, South $25^{\circ} 52'$ West 104.5 feet; second course, South $25^{\circ} 28'$ East 26.52 feet to a point; run thence South $32^{\circ} 00'$ West a distance of 149.17 feet to a point in the present high water line of Big Fishweir Creek; run thence Northwesterly, along a paved dike and along the present high water line of the last mentioned creek as follows: first course, South $78^{\circ} 42'$ West 58.81 feet; second course, North $65^{\circ} 23'$ West 172.93 feet to where said high water line is intersected by a line which bears South $3^{\circ} 38'$ East from the point of beginning; run thence North $3^{\circ} 38'$ West a distance of 149.67 feet to an iron pipe set in the Southwesterly corner of lands described in said Deed Book 1316, page 354; continue thence North $3^{\circ} 38'$ West a distance of 229.2 feet to the point of beginning, the land thus described containing 2.30 acres, more or less.

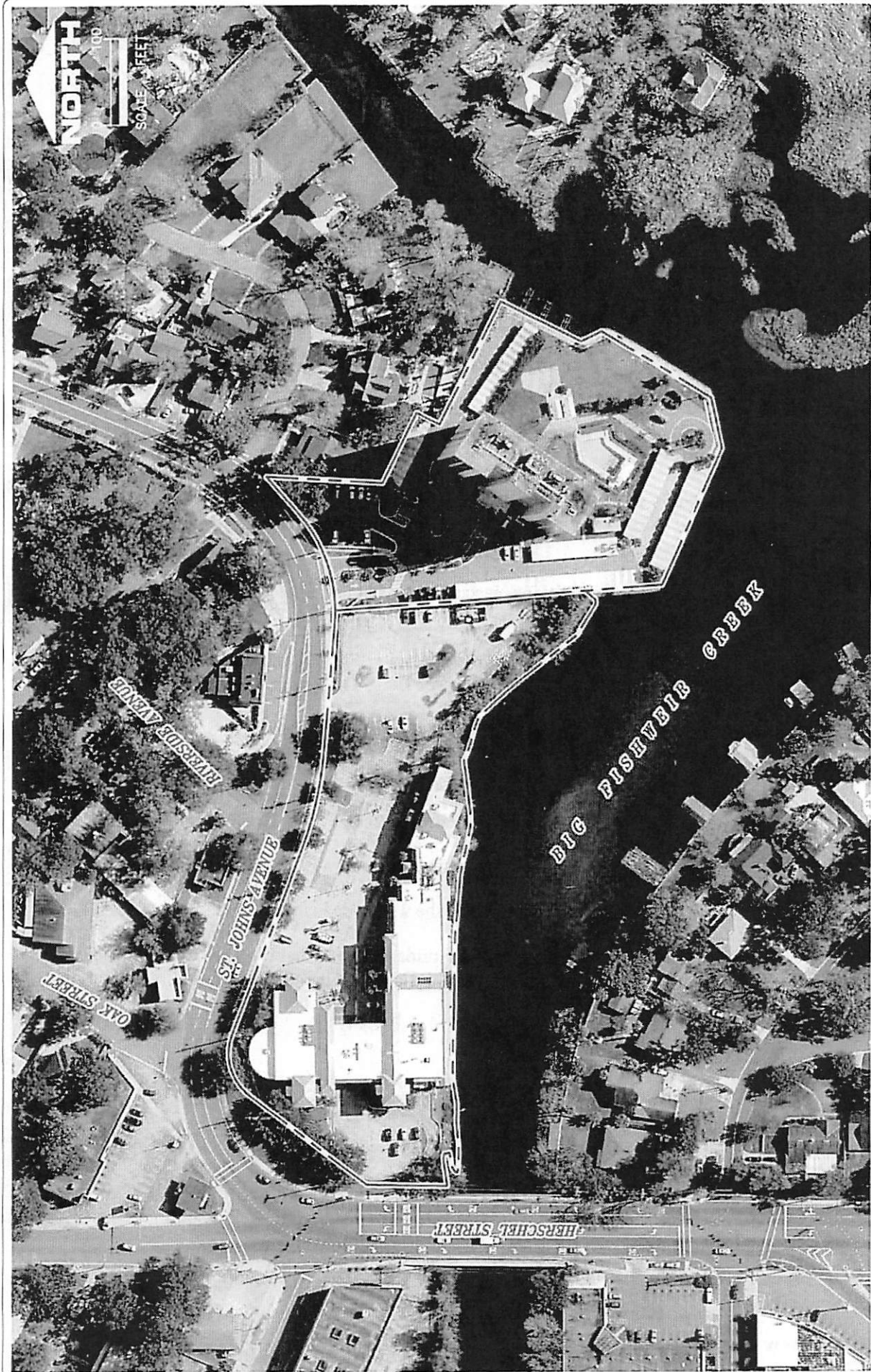
SUBJECT, HOWEVER, to an easement for street purposes reserved and dedicated to the public in, over and upon that certain portion of the lands hereinabove described, uniformly fifty (50) feet in width, described as: From the point of beginning hereinabove established, run South $3^{\circ} 38'$ East, 229 feet to an iron; thence Easterly at right angles, 50 feet; thence North $3^{\circ} 38'$ West, 235 feet, more or less, to the South line of St. Johns Avenue as now established; thence Westerly along the Southerly line of St. Johns Avenue to the point of beginning.

TOGETHER with any and all riparian rights appertaining to or in anywise belonging to the above described lands.

EXHIBIT B

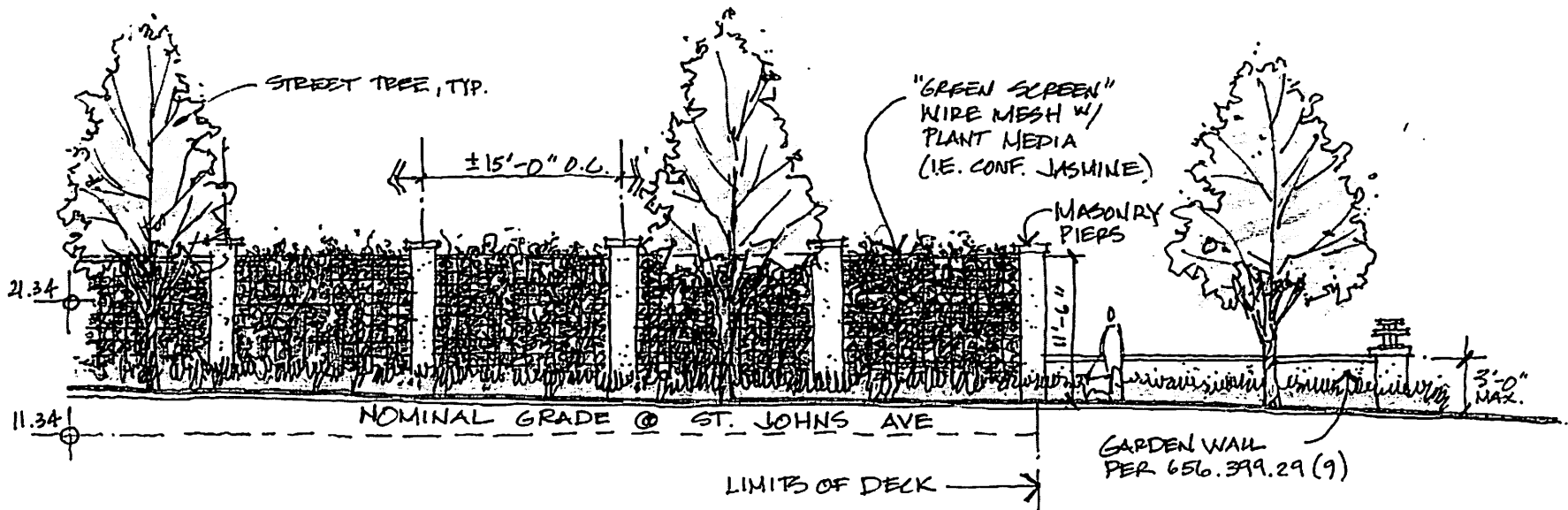
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements, as tenants only.
3. Reservation of Easement as set out in instrument recorded May 18, 1948 in Deed Book 1316, page 354.
4. Memorandum of Lease by and between T-Mobile South LLC, tenant, and Jacksonville Harbor Limited Partnership, landlord, recorded November 6, 2008 in Official Records Book 14690, page 1415.
5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Arden, recorded in Plat Book 5, page 89.
6. Grant of Easement in favor of MediaOne of Greater Florida, Inc. as set out in instrument recorded October 22, 1998 in Official Records Book 9108, page 2148.
7. The following matters as disclosed by survey prepared by Desgrove Surveyors, Job File No. 2015126, dated December 9, 2015:
 - a. Encroachments of fence, curbing, parking spaces and covered parking structures onto easement reserved in instrument recorded in Deed Book 1316, Page 354;
 - b. Encroachments of concrete embankment into the waters of Fishweir Creek;
 - c. Encroachments of wood docks into the waters of Fishweir Creek;
 - d. Sovereignty rights of the State of Florida in and to that portion of the land, if any, lying between the pre-fill mean high water line of Fishweir Creek and the boundary line of the Property.

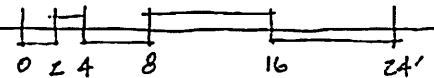


ST. JOHNS VILLAGE PUD

Kimley»Horn



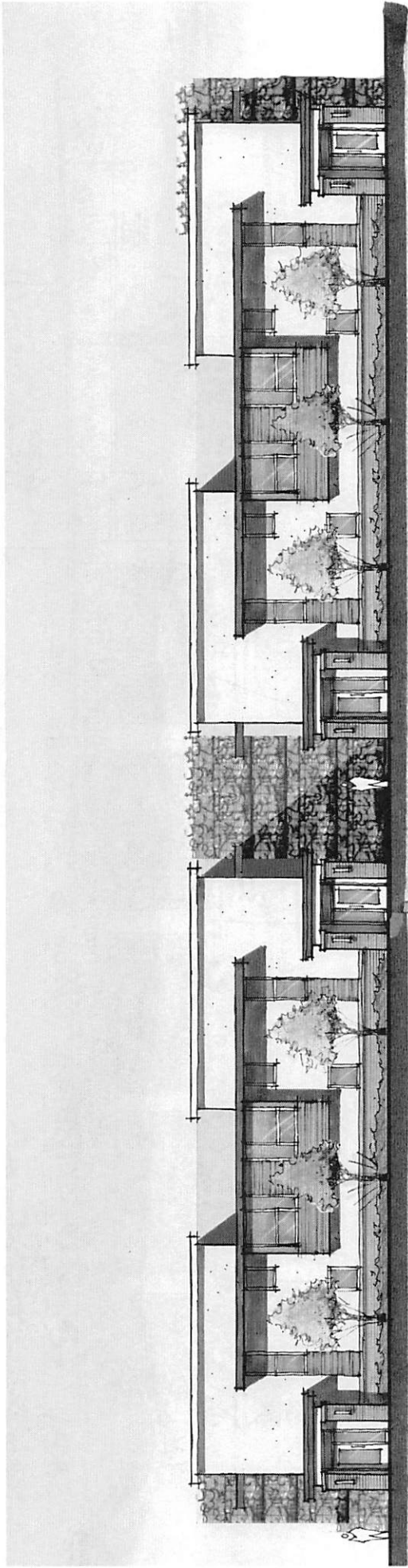
ST. JOHNS VILLAGE - ALT. DECK ELEVATION



Pittman
LANDSCAPE ARCHITECTURE



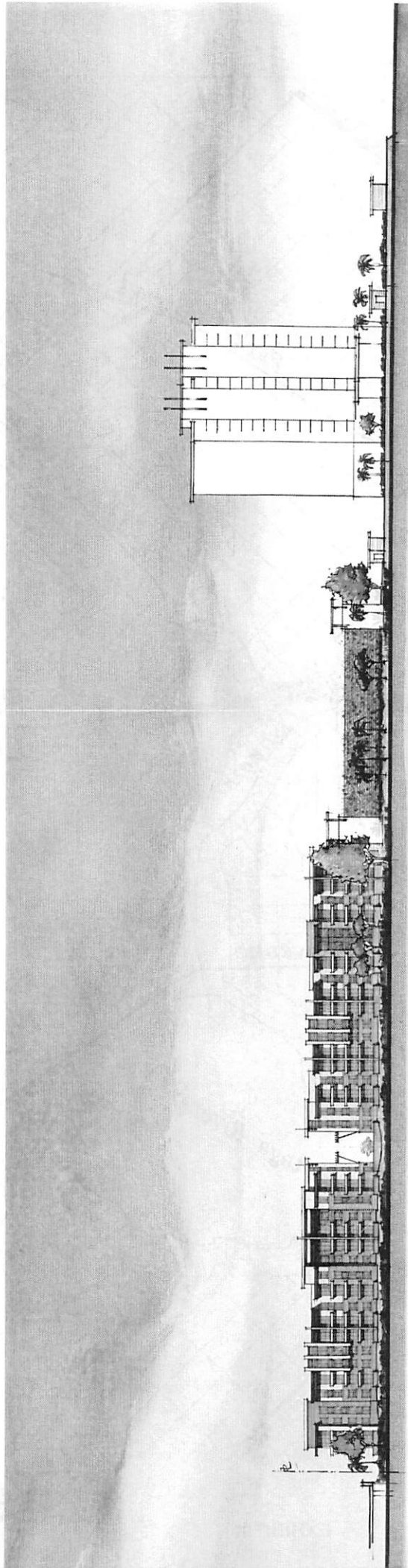
CHANCE
PARTNERS



ST. JOHNS VILLAGE
Jacksonville, Florida
AUGUST 29, 2016

STREET ELEVATION - EXHIBIT J





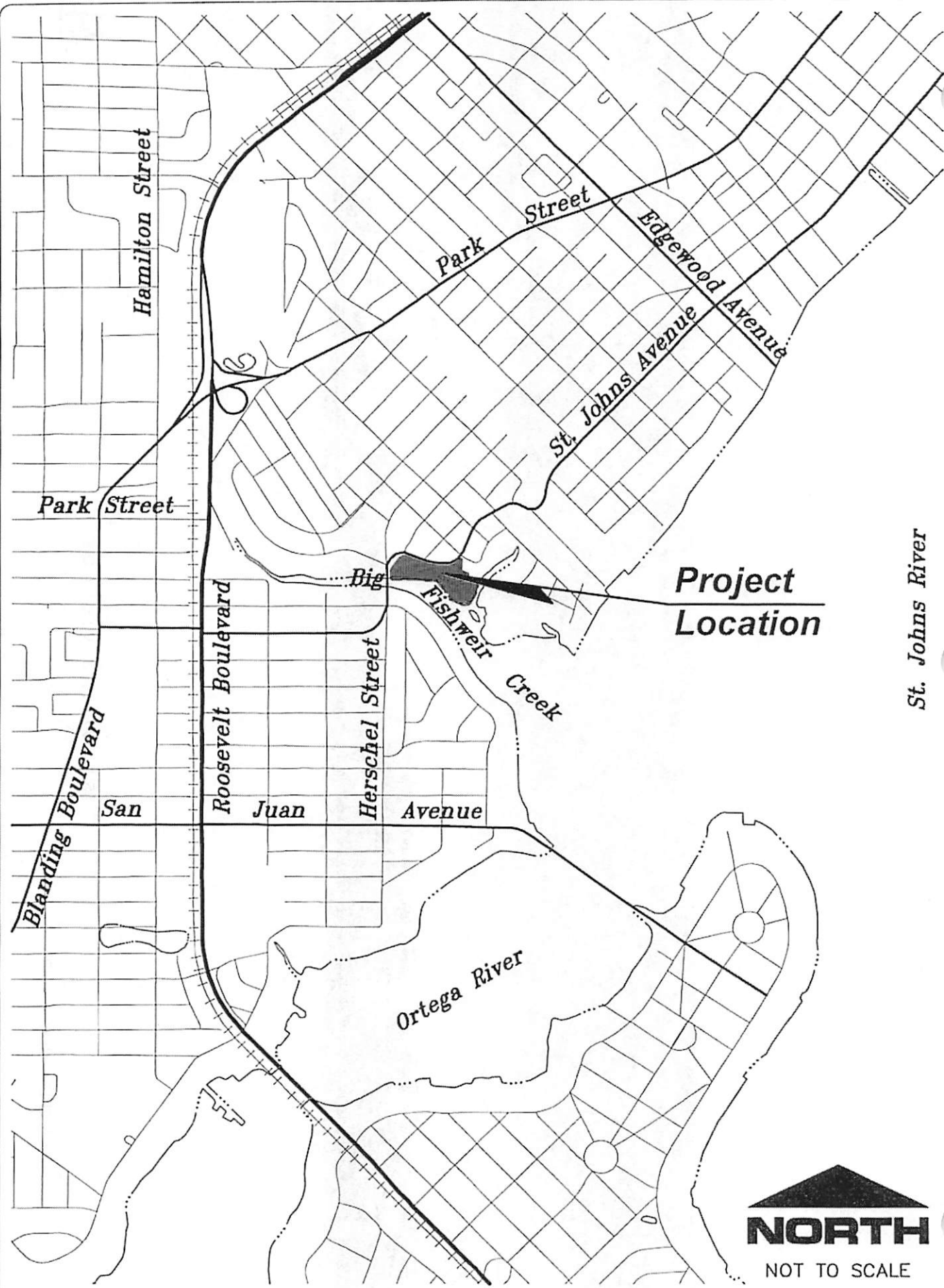
ST. JOHNS VILLAGE
Jacksonville, Florida
AUGUST 29, 2016

FISHWEIR CREEK VIEW - EXHIBIT K



DAVIS
ARCHITECTS

Drawing name: K:\AAX_Civil\0000000000 Marketing\Chance Partners\St. Johns Village\Cadd\Exhibits\2016-06-23 - PUD-Location Map.dwg Layout: Jun 23, 2016 3:15pm by bill.griffith



LOCATION MAP

St. Johns River



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Joe Mecca, PE
Kimley-Horn
12740 Gran Bay Parkway West, Suit e2350
Jacksonville, Florida, 32258

September 25, 2015

Project Name: St. Johns Village
Availability#: 2015-1106

Dear Mr/Mrs Joe Mecca, PE,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Jowie Papa

Jowie Papa
Water/Wastewater System Planning
(904) 665-4441



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2015-1106
 Request Received On: 9/24/2015
 Availability Response: 9/25/2015
 Prepared by: Jowie Papa

Project Information

Name: St. Johns Village
 Type: Multi-Family
 Requested Flow: 63,250 gpd
 Location: 4000 St. Johns Avenue St. Johns Avenue and Riverside Avenue
 Parcel ID No.: 092941 0000
 Description: Mixed-Use Re-Development~250 MF Units 5KSF Retail

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 8" water main along the southerly side of St. Johns Ave., adjacent to this property.
 Connection Point #2: Existing water service can be utilized by this improvement.
 Special Conditions: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
 Connection Point #1: Existing 24" gravity sewer main along St. Johns Ave, adjacent to this property.
 Connection Point #2: Existing sewer service can be utilized by this improvement.
 Special Conditions: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

Reclaimed Water Connection

Sewer Region/Plant: North Grid
 Connection Point #1: No reclaim in the foreseeable future.
 Connection Point #2: NA
 Special Conditions:

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.