

Exhibit “D”

Gate Parkway Mixed-Use Village PUD

February 22, 2017

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 167742 0150
- B. Current Land Use Designation: CGC
- C. Current Zoning District: IBP & CO
- D. Proposed Zoning District: PUD

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

Sidlyd Investments, LLC propose to rezone approximately 18.72 acres of property located at the southwest quadrant of Gate Parkway and Deerwood Park Boulevard from Industrial Business Park (“IBP”) and Commercial Office (“CO”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a pedestrian-friendly mixed-use development, which may include a mix of residential, office, medical, commercial, and recreational uses. The PUD allows for a diversity of uses, building types, and recreational spaces to be developed in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan which is **Exhibit “E”** to this application.

The Property is designated as Community Commercial General (“CGC”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Urban Development Area. The PUD shall be developed consistent with the applicable CGC – Urban Area land use category of the 2030 Comprehensive Plan.

III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	BP	IBP	Flex Office/Warehouse
East	BP	PUD	Professional Office
North	CGC	PUD	Hotel, Restaurant, Financial Bank
West	BP	PUD	Flex Office/Warehouse

IV. PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the Operative Provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing CGC Urban Area uses, residential uses, as described in Section IV.C below, shall not exceed eighty (80%) percent of the gross acreage of the Property with a maximum residential density of forty (40) units per acre.

Maximum densities/intensities shall be as follows:

Multi-Family Residential (Apartments) (Section IV.C below): up to 300 units.

Office/Medical (Section IV.D below): up to 25,000 square feet.

Commercial (Section IV.E below excluding Hotel/Motel): up to 50,000 square feet.

Hotel/Motel (Section IV.E below): up to 110 rooms.

The Applicant may convert the above permitted densities/intensities upon notification to the Planning and Development Department pursuant to the Conversion Table attached as **Exhibit “2,”** which is based upon p.m. peak hour trip generation. The above densities/intensities correspond generally to the ITE Trip Generation Manual land use codes as identified in **Exhibit “3.”** Any permitted uses which do not correspond to the ITE Trip Generation Manual land use codes as identified in **Exhibits “3-A” and “3-B”** shall be analyzed pursuant to the most comparable ITE Trip Generation Manual land use code, subject to the review and approval of the Planning and Development Department.

B. PUD Conceptual Site Plan and Parcels

The PUD Conceptual Site Plan dated December 20, 2016, attached hereto as **Exhibit “E,”** shows the uses to be permitted in parcels within the Property. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size, configuration, and boundaries as shown on the PUD Conceptual Site Plan may be modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

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

In the Residential Village Parcel as shown on the PUD Conceptual Site Plan, Multi-Family Residential and Lake/Greenway uses and related amenities, as described in Sections IV.C and F below, shall be permitted. The Residential and Lake/Greenway uses may include associated shared parking.

In the Merchant and Medical Village Office/Commercial Parcel as shown on the PUD Conceptual Site Plan, Office/Medical, Commercial and Lake/Greenway uses, as described in Sections IV.D, E and F below shall be permitted. The Office/Medical and Commercial uses may include uses which are integrated horizontally and vertically, with associated shared parking.

In the Lakeside Village Office/Commercial Parcels as shown on the PUD Conceptual Site Plan, Office/Medical, Commercial and Lake/Greenway uses, as described in Sections IV.D, E and F below, shall be permitted. The Office/Medical and Commercial uses may include uses which are integrated horizontally and vertically, with associated shared parking.

C. Multi-Family Residential

1. *Permitted uses and structures.*

a. Rental apartments (with a maximum of 300 units in the Residential Village Parcel).

b. Leasing/management offices, models, and similar uses.

c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.

d. Mail center.

e. Laundry (self) facilities for residents.

f. Car wash (self) area for residents.

g. Home occupations subject to Section 656.401(n), Ordinance Code.

h. Structured parking, including detached or attached garages.

i. Essential services, including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric, meeting the performance standards and development criteria set forth in Section IV.J.3, below.

j. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.

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

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

2. *Permitted accessory uses and structures.* As accessory to the Apartment use within the PUD, child or day care centers with fewer than 15 children or adults, establishments for the sale of convenience goods, personal and professional service

establishments are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the Apartment use in which it is located and shall have no signs or other external evidence of the existence of these establishments.

3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Apartment use.* For the purpose of these requirements, “lot” refers to the parent Property as described in **Exhibit “1”** and “yard” refers to distance from the parent Property boundary.

a. *Minimum lot width*—None.

b. *Maximum gross density*—300 units on the Residential Village Parcel. As density for the PUD is calculated based on the Property, the density maximum of 300 units on 18.72 acres = a maximum of 16.03 units/acre.

c. *Maximum lot coverage by all buildings*— Sixty-five (65) percent with “lot” being defined as the entire PUD Property. The Lake/Greenway area shown on the PUD Conceptual Site Plan and described in Section IV.F below will provide open space and pervious surfaces throughout the PUD.

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

(i) Front—Ten (10) feet.

(ii) Side— Ten (10) feet.

(iii) Rear— Ten (10) feet.

e. *Maximum height of structure.* Thirty-five (35) feet, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.

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

D. Office/Medical

1. *Permitted uses and structures:*

a. Professional and business offices.

b. Medical uses, including:

(i) Medical, dental and chiropractic offices or clinics

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

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

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

c. Senior housing, including:

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

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

(iii) Service of beer, wine, and alcohol for residents and guests as catered and/or provided for special events.

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

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

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

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

h. Schools meeting the performance standards and development criteria set forth in Section IV.J.8 below.

i. Colleges and universities.

j. Vocational, trade and business schools.

k. Public buildings and facilities.

l. Libraries, museums, and community centers.

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

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

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

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

q. Radio and television broadcasting studios and offices.

r. Essential services, including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric, meeting the performance standards and development criteria set forth in Section IV.J.3 below.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Office/Medical use.* For the purpose of these requirements, “lot” refers to the parent Property as described in **Exhibit “1”** and “yard” refers to distance from the parent Property boundary.

a. *Minimum lot width*—None.

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

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

- (a) Front—None.
- (b) Side— None.
- (c) Rear— None.

d. *Maximum height of structure*—Thirty-five (35) feet, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.

E. Commercial

1. *Permitted Uses and Structures:*

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

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

c. Fruit, vegetable, poultry or fish market.

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

e. Libraries, museums, and community centers.

f. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both. These establishments are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.

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

h. Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.

i. Convenience stores which may include the sale of petroleum, electric or natural gas and an automated car wash meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. This use is restricted to the Merchant and Medical Village Office/Commercial Parcel only and is prohibited in all other parcels. This use also is subject to the following design criteria:

(i) Roof heights shall vary, with a top of roof of a maximum of 26 feet (26') in height, a main building parapet of a maximum of 22 feet (22'), and lower elements at building entry points.

(ii) The mix of roof heights shall be accented with colorful awnings over windows at the front elevation as well as a variation of storefront/window heights.

(iii) The exterior materials shall include a mix of materials, such as glazing, stone, metal and wood, with variation between elevations.

j. Auto laundry.

k. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.J.5 below.

l. Restaurants with on premises consumption of beer, wine and alcohol. These establishments are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.

- m. Restaurants with the outside sale and service of food.
- n. Indoor or outdoor retail and restaurant kiosks (static or mobile kiosks).
- o. Hotels.
- p. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- q. Stand-alone walk-up or drive-up ATMs and similar uses.
- r. Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Section IV.J.7 below.
- s. Blueprinting and job printing.
- t. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.
- u. Express or parcel delivery offices, but not trucking distribution centers.
- v. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.J.9 below.
- w. Off-street parking lots, meeting the performance standards and development criteria set forth in Section IV.J.4 below, which may include outdoor sales, entertainment, and public displays.
- x. Parking decks and parking garages.
- y. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
- z. Child and adult day care centers meeting the performance standards in Section IV.J.1 below.
- aa. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Section IV.J.6 below.
- bb. Personal property storage establishments, subject to the performance standards and development criteria set forth in Section IV.J.10 below.
- cc. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and communication towers subject to the performance standards in Section IV.J.2 & 3 below.

dd. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

ee. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

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

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

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

2. *Permissible uses by exception.*

a. Tire stores, including minor repair services such as installation, balance, rotation, etc., subject to the performance standards in Section IV.J.11 below and subject to the following design criteria:

(i) Service bays shall be oriented perpendicular to public streets and to any residential uses within the PUD.

(ii) Service bays shall be recessed or screened to minimize visibility from public streets.

(iii) Storefronts shall be oriented toward public streets.

b. Establishments for the service and repair of general appliances and small engines, where all activities are conducted within enclosed building space, subject to the performance standards in Section IV.J.12 below.

3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Commercial use.* For the purpose of these requirements, “lot” refers to the parent Property as described in **Exhibit “1”** and “yard” refers to distance from the parent Property boundary.

a. *Minimum lot width*—None.

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

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

- (a) Front—None.
- (b) Side— None.
- (c) Rear— None.

d. *Maximum height of structure*—Thirty-five (35) feet, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.

F. Lake/Greenway

1. *Permitted Uses and Structures:*

a. Conservation, open space, greenspace, and passive and low intensity recreation uses shall be permitted, including: parks, playgrounds, dog/pet parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.

b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.

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

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

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

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

3. *Maximum lot coverage by all buildings:* None.

4. *Minimum yard requirements:* None.
5. *Maximum height of structure:* None.

G. Silviculture.

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

H. Land Clearing.

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

I. Accessory Uses and Structures

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

Accessory uses and structures in the Residential Village shall include noncommercial greenhouses and plant nurseries, garages, carports, boat shelters, tool-houses, garden sheds, garden work centers, children's play areas, play equipment, barbecue pits, and swimming pools, and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected in a residential neighborhood.

J. Additional Performance Standards

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

1. Child or day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.
2. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code. Additionally, the maximum height of communication towers is as provided for in Part 15.
3. Essential services including central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Ordinance Code.
4. Off-street parking lots shall be permitted subject to the following condition:

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

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

5. The outside sale and service of alcoholic beverages in conjunction with a restaurant shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater than the inside area for sale and service.

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

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

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

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

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

7. Private clubs, conference centers, and meeting facilities shall be permitted subject to the condition that any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.

8. Schools shall be permitted subject to the condition that lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on any adjacent residential property, subject to the review and approval of the Planning and Development Department.

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

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

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

10. Personal Property Storage will be allowed on minimum lot size of not less than 1.5 acres and the minimum parking spaces required are .24 per 1000 square feet. Otherwise, use is subject to the remaining conditions of 656.401(q).

11. Service garages for minor automotive repairs shall be subject to the buffer requirements set forth in Section 656.1216 of the Zoning Code where the use is located immediately adjacent to the Residential Village Parcel.

12. Establishments for the service and repair of general appliances and small engines shall be subject to the buffer requirements set forth in Section 656.1216 of the Zoning Code where the use is located immediately adjacent to the Residential Village Parcel.

K. Height Limitations

Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via: the three existing access points on Deerwood Park Boulevard (one full access; one right-in and right-out access, and one right-in access); two proposed access points on Gate Parkway (both right-in and right-out, including one with a left-in subject to the review and approval of the City Traffic Engineer), and the proposed vehicular internal circulation as shown on the PUD Conceptual Site Plan. The location and design of the access points, the proposed traffic signal, and the vehicular internal circulation are subject to the review and approval of the City Traffic Engineer. Acceleration/deceleration lanes on Gate Parkway and/or Deerwood Park Boulevard shall be provided if required by the City Traffic Engineer. Internal traffic circulation shall be via approved private streets or private drives. The proposed vehicular internal circulation as shown on the PUD Conceptual Site Plan is conceptual and may be subject to revision during final design, engineering, and permitting. For individual parcels within the PUD which may be owned in fee simple, there shall be no required street frontage or access. No additional median cuts (in addition to existing median cuts) on Deerwood Park Boulevard are proposed. Median cuts and right-in, right-out access points as shown on the PUD Conceptual Site Plan may be relocated subject to review and approval of the Planning and Development Department and City Traffic Engineer; any right-in, right-out access points in addition to those shown on the PUD Conceptual Site Plan may be permitted by minor modification.

There shall be connectivity and cross-access among adjoining parcels within the PUD.

Cross-access to the adjoining property south of the PUD as shown on the PUD Conceptual Site Plan may be provided if mutually agreed upon by affected property owners.

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

B. TMA Roadway Network Improvements

Improvements to the intersection of Deerwood Park Boulevard and Gate Parkway shall be constructed as shown on the Transportation Improvement Plan attached hereto as **Exhibit “4,”** subject to the review and approval of the City Traffic Engineer. Deerwood Park Boulevard and Gate Parkway are part of the Transportation Management Area (TMA) roadway network described in the Development Agreement establishing the TMA, as it has been amended (Ordinance 2014-104-E). A contract for the construction of the roadway improvements shown in **Exhibit “4”** shall be awarded and a performance bond posted, in accordance with the provisions of the Development Agreement, prior to the issuance of permits for vertical construction. A contract for construction of such roadway improvements and performance bond is not required prior to the issuance of permits for site preparation, utilities and other horizontal construction.

C. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan. Internal Pedestrian/Bicycle Circulation paths shall be provided as shown on the PUD Conceptual Site Plan.

D. Recreation/Open Space

Active recreational amenities and uses will be provided in accordance with the standards set forth below. These amenities may include the parks, open space, pedestrian walks and trails, bikeways, and other recreational uses located within the PUD, or within any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within the Residential Village.

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

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

E. Landscaping/Landscaped Buffers

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

1. *Buffers*

The City’s Ordinance Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Except as specifically required in Sections IV.J.11 (minor & major automotive repair) and IV.J.12 (general appliance and small engine repair) above, due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required, including, but not limited to residential uses in the Residential Village.

2. *Parking Fields*

Conceptual illustrations, attached as Composite **Exhibit “5,”** show the parking dimensions, streetscape and landscape intent of the landscape islands and placement of trees in the parking fields, which shall supersede the provisions of Sections 656.607 and 656.1214, Ordinance Code.

3. *Perimeter Vehicle Use Area Buffer*

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

4. *Landscaped Setbacks along Gate Parkway and Deerwood Park Boulevard*

As shown on the PUD Conceptual Site Plan, a landscaped setback of minimum thirty feet (30’) shall be provided along Gate Parkway and a landscaped setback of minimum twenty feet (20’) shall be provided along Deerwood Park Boulevard. Any acceleration/deceleration lanes as required by the City Traffic Engineer may be located within these setbacks. The landscaped setback is intended as a visual enhancement to the street frontage, not as a visual screen. As part of verification of substantial compliance for uses with frontage on Gate Parkway, a plan for landscaping within the setback will be submitted to the Planning and Development Department for review and approval. The landscaped setback replaces the perimeter vehicle use area buffer along Gate Parkway.

F. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional

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

1. Project Identity Monument Signs on Deerwood Park Boulevard and Gate Parkway.

A maximum of one (1) project identity monument sign will be permitted along Deerwood Park Boulevard for the PUD project and/or uses, owners, and tenants within the PUD. This sign may be two sided and externally or internally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared elevated sign.

A maximum of one (1) project identity monument sign will be permitted along Gate Parkway for the PUD project and/or uses, owners, and tenants within the PUD. This sign may be two sided and externally or internally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared elevated sign.

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

2. Individual Commercial and/or Office/Medical Uses: Identity Monument Signs.

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

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

a. Signage for lots with less than one and a half (1.5) acres may not exceed ten (10) feet in height and twenty-five (25) square feet (each side) in area.

b. Signage for lots greater than one and a half (1.5) acres may not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

3. Residential Village Identity Monument Signs.

The Residential Village is permitted up to two (2) identity monument signs (one or two sides) externally or internally illuminated not exceeding fifteen (15) feet in height, one of which may be located on Deerwood Park Boulevard and one of which may be located on Gate Parkway. Sign face area is maximum twenty-five (25) square feet (each side).

4. Other Signs.

Wall signs and awning signs are permitted. Wall and awning signage visible from public rights of way will be permitted for each residential use, non-residential use, and for each non-residential tenant within a multi-tenant building. Cumulatively, both wall and awning signage will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from public rights of way. Wall signage for residential uses shall be limited to one wall sign for each building face oriented toward a public street. Wall and awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed to be interior signs and the size is unlimited.

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

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

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

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

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

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

5. General Provisions Governing All Monument Signage

a. All monument signs on the same lot must be a minimum of one-hundred (100) feet apart; provided, however, that this minimum distance shall not apply to the distance between a sign for residential use and a sign for non-residential use.

b. As a part of verification of substantial compliance with this PUD, prior to commencement of each use which proposes a monument sign, the applicant for that use shall submit a plan showing the location, height, size and design of the proposed monument sign to the Planning and Development Department for its review and approval for consistency with this PUD.

Sign Guidelines

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

G. Architectural Guidelines.

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

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

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

I. Modifications

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

J. Parking and Loading Requirements

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

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

- a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
- b. Office/Medical: 3.0 spaces per 1,000 s.f. GLA
- c. Movie Theater: 1.0 space per 6.0 seats
- d. Hotel/Motel: 1.0 space per room
- e. Senior Housing: 1.0 space per 2 units/beds
- f. Residential Apartments: 1.35 spaces per dwelling unit

2. A minimum of two (2) loading spaces per apartment development shall be provided.

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

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

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

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

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

K. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

L. Stormwater Retention

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

M. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on December 15, 2016.

VII. JUSTIFICATION FOR THE PUD REZONING

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

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

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

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it includes limitations on uses to ensure compliance with the CGC land use category; it provides for maximum densities/intensities and conversion of those uses; it limits certain uses to certain parcels as shown on the PUD Conceptual Site Plan; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, maximum height of structures, and separation between structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it consolidates under Office/Medical uses office, medical, and institutional uses which are otherwise set forth in multiple, different zoning districts; it consolidates under Commercial uses various neighborhood and community retail uses intended to be appropriate in scale to the area and which are otherwise set forth in multiple, different zoning districts; it sets forth in Lake/Greenway uses various passive and active recreational uses and conservation uses which will serve the overall PUD; it provides for silviculture and land clearing uses throughout the PUD; it includes variations to the accessory use and performance standards provisions which are consistent with the urban, mixed use design of this PUD; it contains unique access provisions specifying existing accesses at Deerwood Park Boulevard and proposed new accessed at Gate Parkway and permitting flexibility in internal traffic circulation design; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it specifies the uses permitted in the Lake/Greenway area as shown on the PUD Conceptual Site Plan; it includes variations from the landscaping provisions consistent with the urban design of this PUD; it provides for use-specific signage tailored to the frontage on Deerwood Park Boulevard and Gate Parkway; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, shared parking, and other features of a planned multi-use development.

IX. PERMISSIBLE USES BY EXCEPTION

Service garages for minor and major of automobiles and establishments for the service and repair of general appliances and small engines are permitted by exception where Commercial uses are otherwise permitted subject to applicable additional performance standards set forth in Section IV.J above.

X. NAMES OF DEVELOPMENT TEAM

Developer/Owner: Sidlyd Investments, LLC

Planner/Engineer: ETM, Inc.

Architect: Wakefield Beasley & Associates and Others

XI. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit "F."** Acreages in Exhibit F are approximate.

XII. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the CGC Urban Area land use category. The proposed residential use does not exceed eighty (80%) percent of the gross acreage of the Property (the Residential Village Parcel is less than 14.9 acres) or the maximum residential density of forty (40) units per acre (300 units/18.72 acres = 16.03 units/acre).

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

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

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

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

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

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code

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

I. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

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

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