**1230 Hendricks PUD**

**Written Description**

**Date: April 18, 2017**

1. **PROJECT DESCRIPTION**
   1. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

Florida Baptist Convention, Inc., a Florida limited liability company (“Applicant”) proposes to rezone approximately 3.45 acres of property located at 1230 Hendricks Avenue, Jacksonville, FL 32204 (“Property”) to Planned Unit Development (“PUD”). The Property includes .22 acres from the alley closure pursuant to 2016-744. Applications for land use amendment from Community/General Commercial (“CGC”) to High Density Residential (“HDR”) Category, and for rezoning from Commercial Community/General-1 (“CCG-1”) to Residential High Density (“RHD-B”) have been filed. This PUD should be substituted for the RHD-B application that was previously filed.

The adjacent properties to the north, east and south are designated CCG-1 consisting of Tidbits north of the Fuller Warren Bridge; Naugle Funeral Home, a parking lot, Radiance of San Marco yoga studio, and First Atlantic Bank to the east; Advantage Dermatology, V Pizza and a parking lot to the south; and Called out Believers in Christ, Thomas Electric, United States Postal Service facility and a vacant lot to the west. Surrounding land uses are Central Business District (“CBD”) to the north and Community/General Commercial (“CGC”) to the east, west and south.

The Property is being planned as a multi-story, mixed-use development project featuring integrated residential and commercial uses (“Project”). The first floor streetscape will encourage an active street life through a combination of restaurant, commercial retail, office and parking space, as well as residential units with an amenity center, courtyard and pool. The above floors will be devoted to parking and residences varying from studio to two+-bedroom units.

The Property falls within the Urban Priority Area and entitled to a density bonus of up to an additional 20 units/acre pursuant to the City of Jacksonville 2030 Comprehensive Plan as amended by 2016B Series Text Amendment (Ordinance 2016-365). Accordingly, the maximum permitted uses within the PUD shall be 345 residential units (100 dwelling units/acre) and 30,000 square feet of retail commercial uses. The Project will include structured parking and vehicular access available at Hendricks Avenue, Nira Street, and Naldo Avenue.

* 1. Project Name: 1230 Hendricks Avenue PUD.
  2. Project Architect/Planner: Baker Barrios Architects, Inc.
  3. Project Engineer: England-Thims and Miller, Inc.
  4. Project Developer: Block One Ventures
  5. Current Land Use Designation: CGC with application for land use amendment to HDR pending (approximately 3.45 acres).
  6. Current Zoning District: CCG-1.
  7. Requested Zoning District: PUD.
  8. Real Estate Number(s): RE# 080822 0000, 080827 0000, 080828 0000, 080829 0000, 080830 0000, and 080831 0000 described in the legal descriptions attached as Exhibit 1.

1. **QUANTITATIVE DATA** 
   1. Total Acreage: 3.45 acres.
   2. Total number of dwelling units: A maximum of 345 units (100 dwelling units per acre).
   3. Total amount of non-residential floor area: A minimum of 5,000 and a maximum of 30,000 +/- square feet. None of the square footage associated with required parking or active recreation area for the permitted residential uses shall be considered non-residential floor area for purposes of this section. A minimum 5,000 square feet of retail and service comprising a combination of restaurant, commercial retail, office and/or leasing areas shall be located on the ground floor and shall not include areas devoted to parking or active recreation space.
   4. Total amount of open space and recreation area: 150 square feet of active recreation area as required by Recreation and Open Space Element Policy 2.2.5 will be provided per dwelling unit as more fully detailed herein.
   5. Total amount of public/private rights of way: None internal to the parcel. See conceptual site plan attached as Exhibit E.
   6. Total amount of land coverage of all buildings and structures: A maximum of 150,100 +/- square feet +/-. See Site Plan.
2. **STATEMENTS** 
   1. How does the proposed PUD differ from the usual application of the Zoning Code?

See attached PUD Comparison Chart illustrating the manner in which the proposed PUD zoning district differs from the existing zoning code.

* 1. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

* 1. Phase schedule of construction (including initiation dates and completion dates): Developer presently intends to begin permitting in 2017.

1. **USES AND RESTRICTIONS** 
   1. Permitted Uses:
      1. Multiple-family dwellings shall be allowed on any floor.
      2. Professional office uses structurally integrated vertically or horizontally with a multiple-family dwelling shall be allowed on the first and second floor.
      3. Management, leasing and other such supporting offices in conjunction with operation of multi-family use shall be allowed on the first and second floor.
      4. Amenities for residents, that are ancillary to mutli-family use such as fitness centers, activity rooms, day care, indoor theaters, game rooms and the like (for use by the residents only) shall be permitted on the first and second floor and roof.
      5. 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 (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not including boarding kennels), musical instruments, florists or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repairs incidental to sales), office equipment and furniture, hardware, antiques, and similar retail uses shall be allowed on the first floor and shall also be allowed on the second floor, if integrated vertically with the first floor.
      6. Service establishments such as barber and beauty shops, shoe repair shops, interior decorators, health clubs and gymnasiums, travel agencies, home equipment rental and similar uses shall be allowed on the first floor.
      7. Outside retail sales of all items accessory to adjoining retail sales only; provided, however, outside retail sales of holiday items shall be subject to the performance standards and development criteria set forth in Section 656.401(gg)(1) and (2) of the Zoning Code, and the limitations reflected in V.B.3.a, below shall be allowed on the first floor.
      8. Banks, savings and loans, and other financial institutions and similar uses, including walk up ATM facilities shall be allowed on the first floor. No temporary parking in the right-of-way in connection with the ATM shall be permitted. Drive up ATM or banking facilities are prohibited.
      9. Express or parcel delivery offices, but not trucking distribution services shall be allowed on the first floor.
      10. Essential services exclusively supporting the project as more fully detailed in Section V.G. shall be allowed on the first floor.
      11. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 shall be allowed on the first floor and roof.
      12. Home occupations meeting the performance standards and development criteria set forth in Part 4 shall be allowed on any floor.
      13. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only are permitted. The maximum total square footage dedicated to restaurant use shall be 15,000 square feet and shall be allowed on the first floor and roof.
      14. Permanent or restricted outside sale and service in conjunction with a restaurant shall be allowed on the first floor and roof. Walk-up take out windows are permissible; however drive-through and drive-up facilities are prohibited.
      15. Establishments which include the retail sale and service of beer or wine for off-premises consumption shall be allowed on the first floor.
      16. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer, or wine for on-premises consumption, including permanent or restricted outside sale and service subject to the criteria set forth in Part 4 of the Zoning Code shall be allowed on the first floor and roof.
      17. Structured parking shall be allowed on any floor subject to design criteria in Section V.F.

There shall be no outside amplified music after 10:00 p.m., Sunday through Thursday, and after midnight, Friday and Saturday, or before 10:00 a.m. any day of the week. If amplified music is to be played indoors, it must be soundproofed from the units above.

* 1. Permissible Uses by Exception:

1. Residential treatment facilities.
2. Private clubs on the first floor or roof.
3. Day care centers meeting the performances standards and development criteria set forth in Part 4 on the first floor.
4. Locating any permitted non-residential use described in Section IV.A. above on a floor other than the floor permitted by right.
   1. Intentionally omitted.
   2. Permitted Accessory Uses and Structures:
      1. Household pets as permitted pursuant to Section 656.403(b) of the Zoning Code.
      2. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers; 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.
   3. Restrictions on Uses:

None.

1. **DESIGN GUIDELINES** 
   1. Lot Requirements:
      1. Minimum lot area: None.
      2. Minimum lot width: None.
      3. Maximum lot coverage: None.
      4. Maximum height of structures:
         1. Accessory Use Structures – As permitted pursuant to Section 656.403 of the Zoning Code.
         2. All other uses – 80 feet as measured from the finished floor; however, elevator structures, external stairwell, mechanical equipment, water closets, spires, cupolas, antennas, chimneys, raised parapets or screening, and associated appurtenances including a kitchen and/or bar area may be placed above the maximum heights provided for herein. Rooftop use, including but not limited to outdoor seating and amenities, is permitted and shall not count toward 80-foot height restriction.
      5. Setbacks – Property setbacks are substantially as depicted on the Site Plan, but generally may be described as follows:
         1. Front (Nira Street): Average 15 feet from variable right-of-way line; provided, however, that for no less than 80% of the entire Nira frontage a minimum setback of 15 feet shall be maintained. Limited portions of the building such as at the corner of Nira Street and Hendricks Avenue may have a minimum setback of 6 feet due to the diagonal irregularity in the right of way line.
         2. Side (Naldo Avenue): Average 2 feet from variable right-of-way line.
         3. Side (Hendricks Avenue): Average 15 feet from variable right-of-way line; provided, however, that that for no less than 80% of the entire Hendricks frontage a minimum setback of 15 feet shall be maintained. Limited portions of the building such as at the corner of Nira Street and Hendricks Avenue may have a minimum setback of 6 feet due to diagonal irregularities in the right of way line, and a minimum of 13.5 feet shall be maintained elsewhere along Hendricks Avenue due to irregularities in the right of way line.
         4. Rear (I-95): Average 10 feet from variable right-of-way line.
         5. Below surface building foundations, structural columns, sidewalks, outdoor seating, landscaping, parking spaces, monument signage and ornamental lights may be located in the front, side or rear yard setbacks at the ground story as further detailed herein provided they do not interfere with the requirements detailed in Section V.B.3, below. Sidewalks, landscaping and ornamental lights may be located in the right-of-way as further detailed herein provided they do not interfere with the requirements detailed in Section V.B.3, below.
         6. Notwithstanding the requirements of Section V.B.3, below, signage, roof overhangs, awnings, banners and other façade details may protrude into the front, side or rear yard setbacks at heights above 12 feet, and balconies, as well as the building may cantilever over the setbacks at heights above 18 feet, but shall in no event extend into the right of way.
         7. Trash and recycling removal, deliveries, loading and unloading spaces and staging areas are permitted along Naldo Avenue in the right-of-way.
   2. Ingress, Egress and Circulation:
      1. Parking and Loading Requirements: The minimum number of parking spaces shall be for residential and commercial uses, calculated as follows: (i) for residential units: 1 space for studio units, 1.5 spaces for one-bedroom units and 1.75 spaces for two+-bedroom units; (ii) for commercial uses (not including restaurant and uses described in Section IV.A.16.), 3 spaces per 1,000 square feet of gross floor area; and (iii) for restaurant and uses described in Section IV.A.16., 7 spaces per 1,000 square feet of gross floor area, including outside seating areas. Surface and structured parking spaces meeting the minimum parking requirement set forth above will be available to commercial tenants and customers on lower levels of the garage, and surface parking area, if any, signed accordingly, and secured parking will be available to residents on upper levels of the structured parking. Two loading spaces will be provided, and deliveries, loading and unloading shall be permitted in the right-of-way along Naldo Avenue.
      2. Vehicular Access:
         1. Vehicular access to the Property shall be by way of Naldo Avenue, Nira Street, and Hendricks Avenue, substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
         2. Within the Property, internal access shall be substantially as shown in the Site Plan.
         3. Signage shall be provided directing non-residential customers of the commercial uses to spaces within the structured parking, and surface parking, if any, designated for non-resident customer use.
      3. Pedestrian Access:
         1. On Nira Street, the developer shall provide (i) a minimum 2 foot wide landscape strip along the curb, (ii) a minimum 8 foot wide multi-use path adjacent to the landscape strip, and (iii) an average of 8 foot wide unobstructed pedestrian path; provided, however, that along a maximum of 20 percent of the frontage, building elements, outdoor seating, accessory uses, landscape and street furniture or aesthetic features may encroach no more than 3 feet into the pedestrian path. On Hendricks Avenue, the developer shall provide (i) a minimum 3 foot wide landscape strip along the curb, and (ii) a minimum 8 foot wide unobstructed pedestrian path. A portion of such improvements may be located in the right-of-way as generally depicted on the Site Plan.
         2. Outside seating areas shall be permitted provided such areas do not interfere with the minimum requirements detailed in Section V.B.3.a, above, and if shown on the floor plan used to calculate the parking required for the restaurant use. Roof overhangs and other similar uses shall be allowed within that portion of the unobstructed sidewalk/multi-use path area located on the subject property and not within the right of way and any vertical construction (e.g. overhangs) within the unobstructed sidewalk/multi-use path area must be at least 12 feet above grade. Pedestrian access to private residential areas outside the required sidewalk and multi-use path may be secured. The location of all sidewalks and pedestrian access is conceptual. Final sidewalk plans are subject to the review and approval of the Planning and Development Department, but must meet the minimum standards established herein.
   3. Signage:
      1. Wall signs, under canopy signs, awning, blade signs, directional/parking signs, temporary signs, model units and vacant space signs, directional signage for non-resident commercial customers, and building identification signs are permitted subject to the design criteria below, and provided such signs shall not exceed the following:
         1. Hendricks Avenue - a maximum of 400 square feet, of which a maximum of 100 square feet may be a building identification sign,
         2. Nira Street - a maximum of 270 square feet, of which a maximum of 50 square feet may be a building identification,
         3. Naldo Avenue - a maximum of 200 square feet of which a maximum of 100 square feet may be a building identification sign,
         4. I-95/Gary Street - a maximum of 200 square feet of which a maximum of 100 square feet may be a building identification sign.
      2. Building identification sign square footage shall not be aggregated on any façade and shall not be located above the highest roof line of the building.
      3. Tenant/commercial establishment signs shall be located from 0 to 18 feet above grade.
      4. Blade signs shall not project into any public right-of-way, except alleys, and shall have a minimum clearance of 12 feet over adjacent sidewalk or other grade. Signs projecting into alleys shall have a minimum clearance of 14 feet over adjacent grade. No sign shall extend into any public right-of-way. For purposes of calculating maximum square footage, each face of a blade sign shall count toward the maximum square footage for the respective side of the building aligned with the face of the sign.
      5. Directional/Parking Signs: Directional/parking signs that indicate ways to and from PUD entrances and key components of the development, including parking, shall be permitted throughout the PUD. The design of such directional/parking signs shall be reflective of the overall character of the PUD and may include the relevant logo and name. Vehicle-oriented directional/parking signs shall be a maximum of 16 square feet in area per sign face.
      6. Temporary Signs: Real estate, construction and other such temporary parcel activity signs not to exceed a maximum of 48 square feet each shall be permitted throughout the PUD, provided that only one such sign per individual activity shall be permitted.
      7. Model Units and Vacant Space Signs: Signs to identify entrances to residential leasing space, model units, and commercial space that is vacant shall be permitted. Such signs shall not exceed 9 square feet and shall be permitted to be placed in windows of model units and vacant commercial space.
      8. Directional Signs for Nonresident Commercial Customers: Signs indicating to the public the location of the garage entrances and exits, and the parking spaces that may be used by the public when visiting the commercial establishments in the development, shall be located in areas clearly visible to the public.
   4. Landscaping:

Landscaping will be installed and maintained along rights-of-way and in open space areas as depicted in the Site Plan and in coordination with the City Landscape Architect. To improve site design and function, the location of landscaping may vary from the specific provisions of the Landscape and Tree Protection Regulations set forth in Part 12 of the Zoning Code. Accordingly, landscaping will be coordinated through the City Landscape Architect and the Planning and Development Department.

The landscaping will include a street tree plan to enhance the overall aesthetics of the project and promote walkability. One tree shall be planted for every 40 linear feet of frontage and may be clustered. In order to include substantial trees to provide sufficient shading, palm trees may be planted 2 feet from a right-of-way or pavement. An automatic irrigation system shall be provided for the trees and landscaping.

Additionally, the following exceptions to Part 12 of the Zoning Code apply: (1) internal buffering between residential, commercial and office uses shall not be required within the PUD due to the horizontal and vertical integration of such uses; and (2) structured parking shall not be deemed to be a vehicular use area for landscaping purposes.

* 1. Recreation and Open Space:
     1. The Project shall provide a minimum of 150 square feet of active recreation area per dwelling unit. The Project anticipates providing a minimum of 30,000 square feet of active recreation space on site. “On site active recreation space” includes a first floor courtyard which shall be designed so as to be capable of hosting outdoor recreation classes, pool, rooftop recreational amenities which may include an open area suitable for outdoor fitness and exercise classes and activities and enclosed fitness amenities, and substantial street level improvements including creation of a multi-use path connecting to the City’s linear park system along Hendricks Avenue and Nira Street whether located on the property or in the right-of-way. Developer may propose creation of a public park along Naldo Avenue and may make other improvements within half a mile of the Project including, but not limited to parks, and pedestrian paths provided such improvements are in furtherance of the City’s plan for such areas.
     2. In consideration of the Developer’s construction of the City multiuse path and in furtherance of Section 2.10.2 of the Future Land Use Element of the Comprehensive Plan, Developer may satisfy any square footage deficiency in active recreation space by a contribution to the District 3 Recreation Fee, or its equivalent, earmarked for continued off-site construction of the multiuse path as follows:

Any units in excess of 200 units up to 266 units, the requirement can be satisfied by a payment of $40,000 to the District 3 Recreation Fee. Above 266 units up to 300 units, a payment of $50,000 may be made to satisfy the requirement. Above 300 units up to 333 units, a payment of $60,000 may be made to satisfy the requirement. Above 333 units, a payment of $70,000 may be made to satisfy the requirement.

* + 1. Prior to issuance of a building permit, the Planning and Development Department will verify compliance with the requirement that 150 square feet of active recreation area shall be provided for each residential unit, or that the required contribution has been made, prior to completion of construction. Sidewalks that meet the minimum development standard of 5 feet in width shall not be included in the calculation nor shall commercial use areas, balconies or any space that is not available to all tenants of the building. In the event that the Comprehensive Plan is amended prior to issuance of a building permit to permit other off-site recreational amenities or payments to satisfy this obligation within the Downtown, this PUD shall be permitted to comply with such amended requirement.
  1. Building Transparency and Façade at Street Level:

A minimum of 70% of the building façade at street level along Hendricks Avenue and Nira Street shall be transparent. Transparency refers to the degree to which people can see or perceive what lies beyond the edge of the street consistent with the intent of Section 656.361.18, *Ordinance Code*. Transparency may be provided by physical elements that can be seen through such as windows, doors, fences, grilles, landscaping, artwork, and other openings. Solid building surfaces are not considered transparent simply because they are screened by landscaping or a fence. Structured parking areas may not make up more than 50% of the lot width along Nira Street and shall not be located on the Hendricks Avenue façade. Structured parking on Nira Street will not be considered in calculating the transparency requirement.

* 1. Utilities/Services/Stormwater:

Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA. Backflow preventers may be located within the right-of-way as long as such location does not hinder vehicular or pedestrian access. Stormwater treatment facilities may be located offsite, within the right-of-way and/or underground in vaults on the parcels. Grease traps for commercial operators/businesses may be located within the right-of-way

* 1. Wetlands:

The Project will not impact any wetlands.

* 1. Minimum Distance:

The minimum distance between the Property and a church or school as required by Section 656.805(c) of the Code shall be waived. Specifically, the Property is less than 500 feet from a church; however, the proposed alcoholic beverage use is designed to be an integral part of a mixed planned unit development, will not be directly visible along the line of measurement defined in Section 656.806, and will be physically separated from the church by the multi-story structured parking.

* 1. Temporary Uses:

Temporary sales and leasing offices and construction trailers may be placed on site.

1. **JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed redevelopment of the Property will enhance the value of nearby properties as a result of the improvements, enhance the aesthetics of the neighborhood, increase the tax base, and create new jobs. As such, the proposed project will be beneficial to the surrounding neighborhood and community.

* 1. Is more efficient than would be possible through strict application of the Zoning Code.

The PUD will permit mixed-use development of the Property integrating a variety of residential and commercial uses including studio, one, two+-bedroom residential units with restaurant, retail, office and structured parking space. The PUD design ensures consistency with the surrounding zoning and existing uses.

* 1. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area.

The Property is consistent and comparable to planned and permitted development in the area. The Property is bordered by the Fuller Warren Bridge to the north; Naugle Funeral Home, a parking lot, Radiance of San Marco yoga studio, and First Atlantic Bank to the east; Advantage Dermatology, V Pizza and a parking lot to the south; and small church, Thomas Electric, United States Postal Service facility and a vacant lot that will be a retention pond to the west.

The Property is compatible in both intensity and density with surrounding uses and zoning districts. The Property falls within the Urban Priority Area immediately adjacent to the Fuller Warren Bridge. As such, the property qualifies for a density bonus of twenty (20) units per acre as established by the 2016B Series Text Amendment (Ordinance 2016-365) to the City of Jacksonville 2030 Comprehensive Plan. It is similar to other residential and mixed-use Southbank developments such as San Marco Place at 1478 Riverplace Boulevard, The Strand Downtown at 1401 Riverplace Boulevard and the Peninsula of Jacksonville at 1431 Riverplace Boulevard as well as various hotels in the area such as the Homewood Suites at 1201 Kings Avenue, Hampton Inn at 1331 Prudential Drive, Extended Stay America at 1413 Prudential Drive, Lexington Hotel and Conference center at 1515 Prudential Drive, and Hilton DoubleTree at 1201 Riverplace Boulevard.

The unique location of the Project in proximity to both the Southside and San Marco Areas will contribute to the flourishing development within the Hendricks Avenue Urban Transition Area as well as the San Marco area. The Project will enhance the streetscape with a development providing a variety of upscale residential options as well as restaurant, retail and office space.

* 1. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
5. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria: 1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use; 2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and 3. The proposed development is compatible with surrounding existing land uses and zoning.
6. Policy 1.1.25 of the Future Land Use Element of the 2030 Comprehensive Plan – The City will encourage the use of such smart growth practices as:
   1. Interconnectivity of transportation modes and recreation and open space areas;
   2. A range of densities and types of residential developments;
   3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
   4. Use of the Development Areas;
   5. Revitalization of older areas and the downtown, and
   6. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.
7. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Objective 2.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to strengthen Downtown Jacksonville as the regional center of finance, government, retail and cultural activities for Northeast Florida.
9. Policy 2.3.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Recognize the Central Business District (CBD) and its periphery as a significant urban area of the City appropriate for residential and mixed use projects at higher densities/intensities than the remainder of the City.
10. Objective 2.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Apply urban development characteristics as defined in this element to suburban mixed-use development projects as a means of promoting the development of complementary uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.
11. Policy 2.10.2 of the Future Land Use Element of the 2030 Comprehensive Plan - The City shall include incentives in the development review process to encourage residential development with supporting uses such as retail, restaurant, recreation and open space that relate physically and visually to nearby areas of the City through a design concept, which includes, but is not limited to (i) residential development with a full range of urban uses and support facilities; and (ii) physically connected neighborhoods bound together by pedestrian paths and public spaces.
12. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
13. 2016B Series Text Amendment (Ordinance 2016-635) to Future Land Use Element of the 2030 Comprehensive Plan – Grant a density bonus of up to an additional 20 units/acre subject based upon consistency with the following criteria and a determination of consistency with the goals, objectives and policies of the Comprehensive Plan:
    1. The site must be located along an arterial road – The Property is located immediately adjacent to I-95 (a principal arterial road) to the north and Hendricks Avenue (a minor arterial road) to the east.
    2. The site must be fully located within one half mile of a site where the developed density equals or exceeds the proposed density – The site is within one half mile and similar to other residential and mixed-use Southbank developments such as The Strand Downtown at 1401 Riverplace Boulevard (RE# 080394-0025) and the Peninsula of Jacksonville at 1431 Riverplace Boulevard (RE# 080393-0310).
    3. The site must be fully located within one quarter of a mile (1,320 feet) of the CBD and with no more than one intersecting street between the site and the CBD – The property immediately adjacent to the north of I-95 is CBD.
    4. The abutting and adjacent land use categories must be CGC, HDR, RC or CBD – The property is abutting and adjacent to CBD to the north and CGC to the west, south and east.
    5. The density bonus must be accompanied by a site specific policy adopted in the Future Land Use Element – Please find the attached proposed site specific policy (Ordinance 2017-135).
14. Policy 2.2.1 of the Recreation and Open Space Element of the 2030 Comprehensive Plan – The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.
15. Objective 2.2.2 of the Recreation and Open Space Element of the 2030 Comprehensive Plan – The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.
16. Objective 2.2.2 of the Recreation and Open Space Element of the 2030 Comprehensive Plan – All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

The chart below illustrates the manner in which the proposed PUD zoning district deviates from the conventional district.

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| Element | Conventional Zoning District (RHD-B) | Proposed PUD Zoning District |
| Maximum gross density | Pursuant to the City of Jacksonville 2030 Comprehensive Plan as amended by 2016B Series Text Amendment (Ordinance 2016-365), the maximum gross density in the Urban Priority Area shall be 80 units/acre . . . A density bonus of up to an additional 20 units/acre may be granted subject to consistency with all of the following criteria and a case-by-case determination of consistency with the goals, objectives and policies of the Comprehensive Plan:   1. The site must be located along an arterial road; 2. The site must be fully located within one half mile of a site where the developed density equals or exceeds the proposed density; 3. The site must be fully located within one quarter of a mile (1,320 feet) of the CBD and with no more than one intersecting street between the site and the CBD; 4. The abutting and adjacent land use categories must be CGC, HDR, RC or CBD; and 5. The density bonus must be accompanied by a site specific policy adopted in the Future Land Use Element | Same as Conventional Zoning. The maximum gross density shall be 100 dwelling units per acre. |
| Permitted uses and structures | Permitted uses and structures pursuant to Section 656.307.A.II.a:  (1) Multiple-family dwellings.  (2) Commercial neighborhood retail and service establishments structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area.  (3) Professional office uses structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area.  (4) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.  (5) Housing for the elderly.  (6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.  (7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.  (8) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.  (9) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.  (10) Home occupations meeting the performance standards and development criteria set forth in Part 4.  (11) Family day care homes meeting the performance and development criteria set forth in Part 4. | 1. Multiple-family dwellings shall be allowed on any floor. 2. Professional office uses structurally integrated vertically or horizontally with a multiple-family dwelling shall be allowed on the first and second floor. 3. Management, leasing and other such supporting offices in conjunction with operation of multi-family use shall be allowed on the first and second floor. 4. Amenities for residents, that are ancillary to mutli-family use such as fitness centers, activity rooms, day care, indoor theaters, game rooms and the like (for use by the residents only) shall be permitted on the first and second floor and roof. 5. 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 (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not including boarding kennels), musical instruments, florists or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repairs incidental to sales), office equipment and furniture, hardware, antiques, and similar retail uses shall be allowed on the first floor and shall also be allowed on the second floor, if integrated vertically with the first floor. 6. Service establishments such as barber and beauty shops, shoe repair shops, interior decorators, health clubs and gymnasiums, travel agencies, home equipment rental and similar uses shall be allowed on the first floor. 7. Outside retail sales of all items accessory to adjoining retail sales only; provided, however, outside retail sales of holiday items shall be subject to the performance standards and development criteria set forth in Section 656.401(gg)(1) and (2) of the Zoning Code, and the limitations reflected in V.B.3.a, below shall be allowed on the first floor. 8. Banks, savings and loans, and other financial institutions and similar uses, including walk up ATM facilities shall be allowed on the first floor. No temporary parking in the right-of-way in connection with the ATM shall be permitted. Drive up ATM or banking facilities are prohibited. 9. Express or parcel delivery offices, but not trucking distribution services shall be allowed on the first floor. 10. Essential services exclusively supporting the project as more fully detailed in Section V.G. shall be allowed on the first floor. 11. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 shall be allowed on the first floor and roof. 12. Home occupations meeting the performance standards and development criteria set forth in Part 4 shall be allowed on any floor. 13. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only are permitted. The maximum total square footage dedicated to restaurant use shall be 15,000 square feet and shall be allowed on the first floor and roof. 14. Permanent or restricted outside sale and service in conjunction with a restaurant shall be allowed on the first floor and roof. Walk-up take out windows are permissible; however drive-through and drive-up facilities are prohibited. 15. Establishments which include the retail sale and service of beer or wine for off-premises consumption shall be allowed on the first floor. 16. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer, or wine for on-premises consumption, including permanent or restricted outside sale and service subject to the criteria set forth in Part 4 of the Zoning Code shall be allowed on the first floor and roof. 17. Structured parking shall be allowed on any floor subject to design criteria in Section V.F.   There shall be no outside amplified music after 10:00 p.m., Sunday through Thursday, and after midnight, Friday and Saturday, or before 10:00 a.m. any day of the week. If amplified music is to be played indoors, it must be soundproofed from the units above |
| Permitted accessory uses and structures | Permitted accessory uses and structures pursuant to Section 656.307.A.II.b:  (1) See Section 656.403.  (2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, 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. | 1. Household pets as permitted pursuant to Section 656.403(b) of the Zoning Code.  2. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers; 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. |
| Permissible uses by exception | Permissible uses by exception pursuant to Section 656.307.A.II.c:  (1) Cemeteries and mausoleums but not funeral homes or mortuaries.  (2) Elementary and secondary schools meeting the performance standards and development criteria set forth in Part 4.  (3) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.  (4) Nursing homes.  (5) Residential treatment facilities.  (6) Private clubs.  (7) Day care centers meeting the performances standards and development criteria set forth in Part 4.  (8) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.  (9) Home occupations meeting the performance standards and development criteria set forth in Part 4.  (10) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.  (11) Boarding houses.  (12) Supporting Commercial Retail Sales and Service Establishments or Supporting Professional Offices uses in conjunction with multi-family. | 1. Residential treatment facilities. 2. Private clubs on the first floor or roof. 3. Day care centers meeting the performances standards and development criteria set forth in Part 4 on the first floor. 4. Locating any permitted non-residential use described in Section IV.A. above on a floor other than the floor permitted by right. |
| Minimum lot requirements (width and area) | Minimum lot requirements for all uses, except as otherwise required for certain uses, the minimum lot requirements are as follows pursuant to Section 656.307.A.II.d:  735 square feet for each family unit, not to exceed 60 units per acre. | There shall be no minimum lot width or area requirements. |
| Maximum lot coverage by all buildings and structures | Maximum lot coverage by all buildings and structures pursuant to Section 656.307.A.II.e:  80 percent | Maximum lot coverage shall be 100 percent. |
| Minimum yard requirements/setbacks | Minimum yard requirements pursuant to Section 656.307.A.II.f:  Multiple-family dwellings on individual lot or with more than one principal structure on the lot in RHD-B District:  (i) Permitted uses and structures:  (A) Front—25 feet.  (B) Side and rear—40 feet.  (ii) Accessory use structures used in conjunction with a permitted use:  (A) Front—Accessory use structures shall not be permitted in front yards as they are established by the location of the principal use structures.  (B) Side and rear—5 feet.  All other uses:  (i) Front—10 feet.  (ii) Side—Ten feet.  (iii) Rear—20 feet. | Property setbacks are substantially as depicted on the Site Plan, but generally are as follows:   * + - 1. Front (Nira Street): Average 15 feet from variable right-of-way line; provided, however, that for no less than 80% of the entire Nira frontage a minimum setback of 15 feet shall be maintained. Limited portions of the building such as at the corner of Nira Street and Hendricks Avenue may have a minimum setback of 6 feet due to the diagonal irregularity in the right of way line.       2. Side (Naldo Avenue): Average 2 feet from variable right-of-way line.       3. Side (Hendricks Avenue): Average 15 feet from variable right-of-way line; provided, however, that that for no less than 80% of the entire Hendricks frontage a minimum setback of 15 feet shall be maintained. Limited portions of the building such as at the corner of Nira Street and Hendricks Avenue may have a minimum setback of 6 feet due to diagonal irregularities in the right of way line, and a minimum of 13.5 feet shall be maintained elsewhere along Hendricks Avenue due to irregularities in the right of way line.       4. Rear (I-95): Average 10 feet from variable right-of-way line.       5. Below surface building foundations, structural columns, sidewalks, outdoor seating, landscaping, parking spaces, monument signage and ornamental lights may be located in the front, side or rear yard setbacks at the ground story as further detailed herein provided they do not interfere with the requirements detailed in Section V.B.3, below. Sidewalks, landscaping and ornamental lights may be located in the right-of-way as further detailed herein provided they do not interfere with the requirements detailed in Section V.B.3, below.       6. Notwithstanding the requirements of Section V.B.3, below, signage, roof overhangs, awnings, banners and other façade details may protrude into the front, side or rear yard setbacks at heights above 12 feet, and balconies, as well as the building may cantilever over the setbacks at heights above 18 feet, but shall in no event extend into the right of way.       7. Trash and recycling removal, deliveries, loading and unloading spaces and staging areas are permitted along Naldo Avenue in the right-of-way.   Backflow preventers may be located within the right-of-way as long as such location does not hinder vehicular or pedestrian access. Stormwater treatment facilities may be located offsite, within the right-of-way and/or underground in vaults on the parcels. Grease traps for commercial operators/businesses may be located within the right-of-way. |
| Height of structures | Maximum height of structures pursuant to Section 656.307.A.II.g:  (2) RHD-B District—Maximum height shall be 60 feet; provided, however, that the height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 60 feet.  (3) All other uses and accessory use structures—See Section 656.403. | Maximum height of structures:   1. Accessory Use Structures – As permitted pursuant to Section 656.403 of the Zoning Code. 2. All other uses – 80 feet as measured from the finished floor; however, elevator structures, external stairwell, mechanical equipment, water closets, spires, cupolas, antennas, chimneys, raised parapets or screening, and associated appurtenances including a kitchen and/or bar area may be placed above the maximum heights provided for herein. Rooftop use, including but not limited to outdoor seating and amenities, is permitted and shall not count toward 80-foot height restriction. |
| Secondary zoning districts | The following secondary zoning districts may be permitted in the High Density Residential Category as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same pursuant to Section 656.307.B:  (1) Commercial Office (CO); Section 656.311.  (2) Commercial Residential and Office (CRO); Section 656.311.  (3) Commercial Neighborhood (CN); Section 656.312.  (4) Commercial Community/General-1 (CCG-1); Section 656.313.  (5) Public Building and Facilities-1 (PBF-1); Section 656.332.  (6) Public Building and Facilities-2 (PBF-2); Section 656.332.  (7) Conservation (CSV); Section 656.333.  (8) Planned Unit Development (PUD); Section 656.340.  The aforementioned secondary zoning districts may be permitted provided that the supplemental criteria and standards for same specified in Part 3.Subpart G of the City of Jacksonville Code of Ordinances are met. | Same as Conventional Zoning District. |
| Recreation and open space | Recreation and open space standards pursuant to Section 656.420:  All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development. | The Project shall provide a minimum of 150 square feet of active recreation area per dwelling unit. The Project contemplates a first floor courtyard which shall be designed so as to be capable for hosting outdoor recreation classes, pool, amenities including open rooftop and enclosed fitness amenities, substantial street level improvements including creation of a multi-use path connecting to the City’s linear park system along Hendricks Avenue and Nira Street, proposed creation of a public park along Naldo Avenue, and other improvements which may be made by developer within half a mile of the Project including, but not limited to parks, and pedestrian paths. Prior to issuance of a building permit, the Planning and Development Department will verify compliance with the requirement that 150 square feet of active recreation area shall be provided for each residential unit prior to completion of construction. Sidewalks that meet the minimum development standard of 5 feet in width shall not be included in the calculation nor shall commercial use areas, balconies or any space that is not available to all tenants of the building. In the event that the Comprehensive Plan is amended prior to issuance of a building permit to permit other off-site recreational amenities or payments to satisfy this obligation within the Downtown, this PUD shall be permitted to comply with such amended requirement. |
| Parking spaces | Number of off-street parking spaces required pursuant to Section 656.604:   1. Residential uses:    1. Multiple-family dwellings—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. 2. Assembly, recreational and similar uses:    1. Restaurants—One space for each four patron seats (including indoor and outdoor patron seating) plus one space for each two employees on a peak hour shift. 3. Office and professional uses:    1. Professional and business offices, including medical and dental offices or clinics—Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area. 4. Commercial uses:    1. Business, commercial or personal service establishments (not otherwise listed)—.Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area. | Parking and Loading Requirements: The minimum number of parking spaces shall be for residential and commercial uses, calculated as follows: (i) for residential units: 1 space for studio units, 1.5 spaces for one-bedroom units and 1.75 spaces for two+-bedroom units; (ii) for commercial uses (not including restaurant and uses described in Section IV.A.16.), 3 spaces per 1,000 square feet of gross floor area; and (iii) for restaurant and uses described in Section IV.A.16., 7 spaces per 1,000 square feet of gross floor area, including outside seating areas. Surface and structured parking spaces meeting the minimum parking requirement set forth above will be available to commercial tenants and customers on lower levels of the garage, and surface parking area, if any, signed accordingly, and secured parking will be available to residents on upper levels of the structured parking. Two loading spaces will be provided, and deliveries, loading and unloading shall be permitted in the right-of-way along Naldo Avenue. |
| Loading spaces | Number of off-street loading spaces required pursuant to Section 656.604:  (a) Each retail store, storage warehouse, wholesale establishment, industrial plant, factory, freight terminal, merchant, restaurant, mortuary, laundry, dry cleaning establishment or similar use which has an aggregate floor area of:  (1) Over 5,000 square feet but not over 25,000 square feet shall have one space.  (2) 25,000 square feet but not over 60,000 square feet shall have two spaces.  (3) 60,000 square feet but not over 120,000 square feet shall have three spaces.  (4) 120,000 square feet but not over 200,000 square feet shall have four spaces.  (b) Each office or financial institution shall provide one space for the first 75,000 square feet of gross floor area, and one space for each additional 60,000 square feet or major fraction thereof.  (c) With respect to multiple dwellings:  (1) For each multiple dwelling or apartment or hotel having at least 20 dwelling units but not over 50 dwelling units—One space.  (2) For each multiple dwelling unit having over 50 dwelling units—One space plus one space for each additional 50 dwelling units or major fraction thereof.  (d) For each auditorium, convention hall, exhibition hall, museum, motel, hotel, office building, sports arena, stadium, hospital, sanitarium, welfare institution or similar use which has an aggregate floor area of over 10,000 square feet, but not over 40,000 square feet—One space, plus one space for each additional 60,000 square feet or major fraction thereof.  (e) For a use not specifically mentioned, the requirements for off-street loading facilities for a use which is so mentioned and to which the unmentioned use is similar shall apply. | Two loading spaces will be provided, and deliveries, loading and unloading shall be permitted in the right-of-way along Naldo Avenue. |
| Landscaping | Landscaping to be constructed and maintained in accordance with the requirements set forth in Part 12 of the Zoning Code. | Landscaping will be installed and maintained along rights-of-way and in open space areas as depicted in the Site Plan and in coordination with the City Landscape Architect. To improve site design and function, the location of landscaping may vary from the specific provisions of the Landscape and Tree Protection Regulations set forth in Part 12 of the Zoning Code. Accordingly, landscaping will be coordinated through the City Landscape Architect and the Planning and Development Department.  The landscaping will include a street tree plan to enhance the overall aesthetics of the project and promote walkability. One tree shall be planted for every 40 linear feet of frontage and may be clustered. In order to include substantial trees to provide sufficient shading, palm trees may be planted 2 feet from a right-of-way or pavement. An automatic irrigation system shall be provided for the trees and landscaping.  Additionally, the following exceptions to Part 12 of the Zoning Code apply: (1) internal buffering between residential, commercial and office uses shall not be required within the PUD due to the horizontal and vertical integration of such uses; and (2) structured parking shall not be deemed to be a vehicular use area for landscaping purposes. |
| Signage | Signage regulations are as set forth in Part 13 of the Zoning Code including, but not limited to, the following provisions:  Zoning limitations on signs pursuant to Section 656.1303.a:   1. One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted, unless otherwise specifically prohibited in the Zoning Code. 2. In all residential zoning districts, ground signs or free-standing signs shall not exceed 20 feet in height and shall not be located in any required yard. 3. Roof signs, neon signs, changing message devices and strip lighting are prohibited.   General criteria for signage pursuant to Section 656.1303.i:  (1) Height of signs—Signs shall not exceed 50 feet in maximum height above the level of the adjacent ground, except as otherwise provided in this Chapter; provided, however that signs located in commercial and industrial zoning districts may exceed that height; provided that, the sign is located not more than 660 feet from the centerline of an interstate highway exit and not more than 660 feet from the centerline of an interstate highway; provided further the sign does not exceed 65 feet in height.  (2) Location of signs—Notwithstanding any other provisions of the Ordinance Code to the contrary, no sign shall be located within 25 feet of any intersection of two or more right-of-way lines, nor shall any sign be located closer than ten feet from any street right-of-way; provided, however, that any flag permitted by subsection (b)(3), above, located in the CCBD zoning district shall not be subject to this ten foot set back requirement.  (3) Changing message devices are permitted as part of any allowable sign unless otherwise prohibited.  (4) The restrictions contained in this Part apply only to signs which can be seen unaided from any location on the ground which is not on the lot or parcel where the sign is located.  Special criteria for signage pursuant to Section 656.1303.i:  (1) Whenever a provision of subsection (h) of this Section conflicts with a specific provision for a zoning district as set forth in subsections (a)—(d) of this Section, the specific provision for that zoning district shall prevail.  (2) Two, but no more than two, signs or sign structures may be erected as a single unit if such signs are in the same vertical plane, are contiguous, and are built at one time by a single owner.  (3) Wall signs shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street.  Criteria for awning signs pursuant to Section 656.1304:  (a) That the total square footage of signage does not exceed 12 square feet;  (b) That the height of the letters shall not exceed 20 inches;  (c) That the numbers of awning signs for each property shall be limited to one sign per occupancy frontage or unlimited where the distance between the same is a minimum of 20 feet;  (d) That portion of an awning sign which is not perpendicular to the wall to which the awning is attached shall be subtracted from the allowable number of maximum square footage any signage otherwise allowable;  (e) That awning signs shall comply with the requirements of Section 323.104(i); and  (f) That in the event the Ordinance Code is amended to modify the requirements for awning signs, any lawfully erected awning sign existing at the time of the amendment shall be permitted to remain, but shall come into compliance should it be replaced;  (g) That no signage shall be allowed on that portion of the awning sign which is perpendicular to the wall to which the awning is attached;  (h) That no awning sign shall be directly or indirectly illuminated. | 1. Wall signs, under canopy signs, awning, blade signs, directional/parking signs, temporary signs, model units and vacant space signs, directional signage for non-resident commercial customers, and building identification signs are permitted subject to the design criteria below, and provided such signs shall not exceed the following: 2. Hendricks Avenue - a maximum of 400 square feet, of which a maximum of 100 square feet may be a building identification sign, 3. Nira Street - a maximum of 270 square feet, of which a maximum of 50 square feet may be a building identification, 4. Naldo Avenue - a maximum of 200 square feet of which a maximum of 100 square feet may be a building identification sign, 5. I-95/Gary Street - a maximum of 200 square feet of which a maximum of 100 square feet may be a building identification sign. 6. Building identification sign square footage shall not be aggregated on any façade and shall not be located above the highest roof line of the building. 7. Tenant/commercial establishment signs shall be located from 0 to 18 feet above grade. 8. Blade signs shall not project into any public right-of-way, except alleys, and shall have a minimum clearance of 12 feet over adjacent sidewalk or other grade. Signs projecting into alleys shall have a minimum clearance of 14 feet over adjacent grade. No sign shall extend into any public right-of-way. For purposes of calculating maximum square footage, each face of a blade sign shall count toward the maximum square footage for the respective side of the building aligned with the face of the sign. 9. Directional/Parking Signs: Directional/parking signs that indicate ways to and from PUD entrances and key components of the development, including parking, shall be permitted throughout the PUD. The design of such directional/parking signs shall be reflective of the overall character of the PUD and may include the relevant logo and name. Vehicle-oriented directional/parking signs shall be a maximum of 16 square feet in area per sign face. 10. Temporary Signs: Real estate, construction and other such temporary parcel activity signs not to exceed a maximum of 48 square feet each shall be permitted throughout the PUD, provided that only one such sign per individual activity shall be permitted. 11. Model Units and Vacant Space Signs: Signs to identify entrances to residential leasing space, model units, and commercial space that is vacant shall be permitted. Such signs shall not exceed 9 square feet and shall be permitted to be placed in windows of model units and vacant commercial space. 12. Directional Signs for Nonresident Commercial Customers: Signs indicating to the public the location of the garage entrances and exists, and the parking spaces that may be used by the public when visiting the commercial establishments in the development, shall be located in areas clearly visible to the public |
| Alcohol | Pursuant to Section 656.805, except as provided in other Sections, the distance limitations for on- and off-premises consumption of alcohol, beer and/or wine pursuant shall be as follows:  (a) There shall be no limitations for the off-premises consumption of beer and wine.  (b) There shall be not less than 500 feet from an established school or church for the off-premises consumption of alcoholic beverages, including beer and wine, and not less than 500 feet from an established adult entertainment or service facility.  (c) There shall be not less than 500 feet from an established school or church for a restaurant serving alcoholic beverages, that does not qualify as a nightclub pursuant to [Section 656.1601](https://www.municode.com/library/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXVIILAUS_CH656ZOCO_PT16DE_S656.1601DE), Ordinance Code.  (d) There shall be not less than 1,500 feet from an established school or church for the on-premises consumption of alcoholic beverages, not in conjunction with the service of food, except as specifically provided herein.  (e) These distance limitations shall not apply to a church or school located in a CN, CCG-1 or CCG-2 zoned district if the church or school is on a parcel of land with an unrelated principal use. | The minimum distance between the Property and a church or school as required by Section 656.805(c) of the Code shall be waived. |

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