

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0077 TO
PLANNED UNIT DEVELOPMENT

APRIL 18, 2019

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2019-0077 to Planned Unit Development.

Location: 0 San Pablo Parkway; between Beach Boulevard and Crosswater Boulevard

Real Estate Number(s): 167069-0005; 167452-0700; 167451-3014

Current Zoning District(s): Planned Unit Development 2012-328-E(PUD)
Planned Unit Development 2012-603-E(PUD)
Planned Unit Development 2012-605-E(PUD)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Residential Professional Institutional (RPI)
Community General Commercial (CGC)

Proposed Land Use Category: Medium Density Residential (MDR)
Low Density Residential (LDR)
Residential Professional Institutional (RPI)
Community General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: Paul Harden, Esq.
Law Office of Paul M Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Ray Spofford
England-Thims & Miller, Inc.
14775 Old St Augustine Road
Jacksonville, Florida 32258

Owner:

Jed Davis
Estuary, LLC
P.O. Box 19366
Jacksonville, Florida 32245

Pablo Holdings LLC
4310 Pablo Oaks Court
Jacksonville, Florida 32224

Staff Recommendation:

APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development 2019-0077 seeks to rezone approximately 40.26 acres of land from Planned Unit Development 2012-328-E (PUD), Planned Unit Development 2012-603-E (PUD), and Planned Unit Development 2012-605-E (PUD) to PUD. The rezoning to PUD is being sought to allow for development of either single-family dwellings or multi-family dwellings with a commercial outparcel. The PUD written description indicates that uses for the subject properties could range from single-family dwellings to apartments, condominiums, or townhomes in the residential portion. The Commercial portion of the PUD which has split land use of RPI and CGC uses range from offices to senior housing, restaurants with liquor sales, liquor stores, gas stations, and automobile sales(new and used).

There is a companion Land Use Amendment, 2019-076 (L-5331-18C). The LUA was for a portion of 167452-0700 and a portion of 167069-0005 totaling 5.31 acres, which abuts San Pablo Parkway and had a land use category of Community General Commercial (CGC). The proposal was a change from Community General Commercial (CGC) to Medium Density Residential. On March 26, 2019, the ordinance, 2019-0076, was approved and enacted.

The current PUD, **2012-328-E**, allows for 7.76 acres of a mix of commercial and office uses in the CGC land use category. Under the new PUD, 5.31 acres of this area has been changed from CGC to MDR to allow for the development of multi-family dwelling units. The remaining 2.45 acres will remain commercial to allow for some commercial/office development.

PUD Ord. 2012-328-E was approved with the following conditions:

(a) The Subject Property shall be developed in accordance with the Development Services Division Memorandum dated May 23, 2012 or as otherwise approved by the Planning and Development Department.

The Planning & Development Department has reviewed the conditions of the enacted Ordinance 2012-328-E and forwards the following comments:

This condition is not applicable to the proposed PUD.

The current PUD, **2012-603-E**, allows for a Stormwater retention pond on the parcel 167451-3014. The proposed use is the same under the new PUD.

PUD Ord. 2012-603-E was approved with the following conditions:

(a) The Subject Property shall be developed in accordance with the Development Services Division Memorandum dated October 8, 2012 or as otherwise approved by the Planning and Development Department.

The Planning & Development Department has reviewed the conditions of the enacted Ordinance 2012-603-E and forwards the following comments:

This condition is not applicable to the proposed PUD.

The current PUD, **2012-605-E**, allows for a mix of uses allowed under the RPI land use category. Uses including; single-family residential lots ranging from 50 (5,000 square feet), 60 (6,000 square feet), and 80 (8,000 square feet) feet wide and commercial and office uses consistent with the Commercial Residential Office (CRO) and Commercial Neighborhood (CN) Zoning Districts. The proposed use in this portion of the PUD intends to develop single-family residential lots ranging in size from 40-60 feet wide (4,500 square feet and larger).

PUD Ord. 2012-605-E was approved with the following conditions:

(a) The Subject Property shall be developed in accordance with the Development Services Division Memorandum dated October 10, 2012 or as otherwise approved by the Planning and Development Department.

(b) a detailed site plan meeting the requirements of section 656.341(c)(2)(i) shall be approved through the minor modification process set forth in Section 656.341(f)(2) of the Zoning Code.

The Planning & Development Department has reviewed the conditions of the enacted Ordinance 2012-605-E and forwards the following comments:

Condition (b) will remain, as there was no site plan provided with this application for review.

The Community Planning Division of the Planning & Development Department has determined that the request, based on the substituted Written Description (EXHIBIT D) and Site Plan (EXHIBIT E), are not consistent with the Land Use Categories, therefore this project is not consistent with the 2030 Comprehensive Plan.

The Southeast CPAC has not had a chance to review this application.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall

evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

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

No. The Planning and Development Department finds that the subject properties are located in the Low Density Residential (LDR), Residential Professional Institutional (RPI), Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. When applying the criteria of consistency with the 2030 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. Uses proposed for the portions of the subject site that are labeled as Tract 1 on the site plan submitted with the PUD are consistent with the underlying RPI and MDR categories. However, the PUD written description states that “multi-family residential uses shall not exceed a maximum gross residential density of thirty (30) units per acre.” This density is more than the maximum allowable density of twenty (20) units per acre. **As such, the density of the proposed PUD is inconsistent with the RPI and MDR land use categories.** Tract 2 on the PUD site plan is located in two (2) land use categories – RPI and CGC. While the permitted uses for this tract are allowed within the CGC portion, some are permitted on the RPI portion of that Tract, and this is not reflected in the PUD. **As such, the commercial uses proposed in the PUD for Tract 2 are inconsistent with the underlying RPI land use category.** Therefore, San Pablo Parkway West PUD is not consistent with the intent of the 2030 Comprehensive Plan. A description of the category is noted below.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

No. This proposed rezoning to Planned Unit Development is inconsistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.22

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

The density that the PUD proposes is not consistent with the RPI or MDR land use categories in which it falls. The maximum allowed units per acre in RPI and MDR is 20 units per acre. The PUD proposes 30 units per acre. This density is not compatible with surrounding land uses and zoning districts. Densities above 20 units per acre would be consistent with High Density Residential, which is not appropriate for a Suburban Area like the subject properties, which abut Low Density Residential uses without a transition of density.

Goal 3

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

San Pablo Road between Beach Boulevard and J. Turner Butler Boulevard is known as a tree lined minor arterial road with uses tucked away from the roadway. There are single-family subdivisions, hospitals, senior living facilities and other office buildings. The proposed uses of single-family or multi-family dwellings units is consistent with the land use categories but the density is not. The density is not in character of the neighborhood. The neighborhood would benefit from proper multi-family options with Mayo Clinic, a major employer, to the south but the density is too intense for this neighborhood. Commercial uses listed in the PUD are not consistent with both RPI and CGC. Commercial uses in the CGC land use category need to be properly buffered from residential uses and be compatible with the surrounding uses.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The subject properties are not underutilized. The PUDs entitled and enacted in 2012 allow for the development of single-family dwellings and commercial uses, which have been deemed compatible with the surrounding characteristics of this neighborhood. High-density multi-family is not needed in an area that is wildly low density in native. The Department is supportive of medium density residential uses as that is a transitional use, however the written description and the bubble plan provided reflects a higher density than what is allowed in the RPI and MDR land use categories.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the bubble plan of the development, do not meet all portions of the City's land use regulations nor does it further their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR), Residential Professional Institutional (RPI), Community General Commercial (CGC). There is a companion Application for Small-Scale Large-scale Land Use Amendment to the Future Land use Map Series L-5331-18C (Ord. 2019-076) that seeks to amend the portion of land that is within the Community General Commercial (CGC) land use category to Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is inconsistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. The City Development Number for a portion of the PUD is #99218.0. This CD number includes RE #'s 167069-0005 & 167452-0700 to allow for 254 townhome units.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for either single-family dwellings or multi-family dwellings with a commercial outparcel. This proposed development does not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The request, as written in the Written Description (EXHIBIT D) indicates a density of 30 units per acre, which is inconsistent with the MDR and RPI land use categories.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: A bubble plan was provided for the site plan. The written description has indicated the following for the proposed requirements of their PUD: Amenities may include parks, open space, pedestrian walks and trails, bikeways, and other recreational uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within a residential use.

The ratios presented are the same as those found in the Recreation and Open Space Element (ROSE) section of the 2030 Comprehensive Plan.

- The use of existing and proposed landscaping: A bubble plan was provided for the site plan. Landscaping will comply with Part 12 of the Zoning Code with minor allowances for driveway widths and landscaped islands.
- The treatment of pedestrian ways: Sidewalks will provided in accordance with the 2030 Comprehensive Plan.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The density that the PUD is proposing is not consistent with the RPI or MDR land use categories in which it falls. The maximum allowed units per acre in RPI and MDR is 20 units per acre. The PUD is proposing 30 units per acre. This density is not compatible with surrounding land uses and zoning districts. Densities above 20 units per acre would be consistent with High Density Residential, which is not appropriate for a Suburban Area like the subject properties.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single-Family Subdivision
	CGC	CCG-1	Shopping Center
South	LDR/MDR	PUD 2012-328-E	Wetlands
East	RPI	PUD 2002-920-E	Proposed PUD Ord 2019-073
West	LDR	PUD 2012-603-E	Single-Family Subdivision

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Connectivity to the subdivision to the east shall be discouraged to prevent unwanted traffic entering a single family subdivision which is not included in the rezoning.

(6) Intensity of Development

The proposed development is inconsistent with the MDR, RPI, and CGC functional land use category. The PUD is appropriate at this location because multi-family and single family uses are needed in this area to provide another housing type for the area; however, the density proposed in the PUD is inconsistent with the maximums of the RPI and MDR land use category. Commercial uses listed in the section of the property labeled RPI and CGC are not consistent with both land use categories. Some listed uses are too intense for the RPI land use category.

- The location of various proposed uses within the proposed PUD and the degree of

compatibility of such uses with each other and with surrounding uses: If proper buffering is provided between the residential uses and the commercial uses then there will be compatibility with the proposed uses.

- The existing residential density and intensity of use of surrounding lands: Connectivity to the subdivision to the east shall be discouraged to prevent unwanted traffic entering a single family subdivision which is not included in the rezoning. The density that the PUD is proposing is inconsistent with the RPI or MDR land use categories in which it falls. The maximum allowed units per acre in RPI and MDR is 20 units per acre. The PUD is proposing 30 units per acre. This density is incompatible with surrounding land uses and zoning districts. Densities above 20 units per acre would be consistent with High Density Residential which is not appropriate for a Suburban Area like the subject properties.
- The availability and location of utility services and public facilities and services: JEA has provided an availability letter for the project. The proposed project will be required to connect to City water and sewer.

School Capacity

Based on the Development Standards for impact assessment, the 40.26 acre proposed PUD rezoning has proposed 640 dwelling units (multi-family and single-family). The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
 PUD 2019-077**

Development Potential: 254 Residential Units

School Type	CSA	2018-19 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	5	8,745	88%	42	94%	121
Middle	5	2,595	92%	19	88%	98
High	5	7,750	100%	24	98%	21
Total New Students				85		

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development reveals a deficiency for school capacity within the CSA, especially at the high school level.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2 **Adopted Level of Service (LOS) Standards**
 Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient

school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

- The amount and size of open spaces, plazas, common areas and recreation areas: Will be consistent with the 2030 Comprehensive Plan.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area as defined in the 2030 Comprehensive Plan.

(8) Impact on wetlands

The PUD vaguely references the wetlands on the property, stating the developer will obtain the proper permits.

The subject properties not only have wetlands but also has a large area covered in Flood Zone AE and 0.20%. The following is a review of the wetlands and Flood Zone from Community Planning Division:

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the applicant that indicates the location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 1.68 Acres

General Location(s): Three (3) isolated pockets – one, linear pocket is along the western boundary of the property; another is located in the southern portion of the site; and the a third is in the northeast section of the property.

Quality/Functional Value: The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.

Soil Types/
Characteristics: (22) Evergreen-Wesconnett complex, depressional, 0-2% slopes – The Evergreen series consists of nearly level, very poorly drained

soils. These soils formed in decomposed organic materials underlain by thick sandy marine sediments. They are in depressions. The soils are moderately slowly permeable to rapidly permeable. Generally, the high water table is at or above the surface for very long periods. Slopes are concave and range from 0 to 2 percent.

(32) Leon fine sand, 0-2% slopes – The Leon series consists of nearly level, poorly drained and very poorly drained, sandy soils. These soils formed in thick beds of marine sand. They are in flatwoods and tidal marshes. The soils are slowly permeable to moderately rapidly permeable. In areas in flatwoods, the high water table generally is at a depth of 6 to 18 inches. In tidal areas, the high water table generally is at or near the surface and the areas are flooded twice daily by fluctuating tides for very brief periods. Slopes are linear and range from 0 to 2 percent.

(35) Lynn Haven fine sand, 0-2% slopes – The Lynn Haven series consists of nearly level and gently sloping, very poorly drained, sandy soils. These soils formed in thick beds of sandy marine sediments. They are on flats and in seep areas on side slopes. The soils are moderately permeable and moderately rapidly permeable. Generally, the high water table is at or near the surface. Slopes are concave and range from 0 to 5 percent.

Wetland Category:	Category III
Consistency of Permitted Uses:	All uses permitted in Category III, with some limitations as shown below in CCME Policy 4.1.6.
Environmental Resource Permit (ERP):	Received a formal wetland determination (130612-2) and permit (130612-4) from the St. Johns River Water Management District
Wetlands Impact:	Insufficient information to determine impacts
Associated Impacts:	See flood zone information below.
Relevant Policies:	

Conservation/Coastal Management Element (CCME)

Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) No net loss
Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:
 - i the habitat of fish, wildlife and threatened or endangered species,
 - ii the abundance and diversity of fish, wildlife and threatened or endangered species,
 - iii the food sources of fish and wildlife including those which are threatened or endangered,
 - iv the water quality of the wetland, and
 - v the flood storage and flood conveyance capabilities of the wetland; and
- (c) Floodplain protection
Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and
- (d) Stormwater quality
In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:
 - i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
 - ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems
- (e) Septic tanks
Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and
- (f) Hydrology
The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

- (a) Silvicultural uses, provided the following standards are met:
Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

Policy 4.1.7

High intensity wetlands surveys shall be submitted for all land use amendments where City data indicates potential existence of wetlands on the subject site. Rezoning and site plan applications shall include high intensity wetlands surveys where City data indicates potential existence of wetlands on the subject site and where there is a high potential for wetland impact. For the purposes of this policy, a high intensity wetlands survey shall include the location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Land Use amendments to the Conservation Future Land Use Category are exempt from this requirement.

Flood Zones

Approximately 4 acres of the subject site is located within the AE flood zone and approximately 2.7 acres is within the 0.2 PCT Annual Chance Flood Hazard flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm of Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance. The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

The site plan provided with the proposed rezoning does not indicate any of the wetlands that the City has indicated. There is a small section labeled conservation along the western property line but this does not reflect all the potential hazards.

Conservation /Coastal Management Element (CCME)

Policy 1.4.4

The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Policy 2.7.1

The City shall continue to define the surface hydrology of the area to determine flood plain

vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3

The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

(9) Listed species regulations

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

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

The site will be developed in accordance with Part 6 of the Zoning Code, except for some differences in parking calculation ratios, exemption from the Parking Matrix, no maximums for parking spaces, and bicycle parking minimums.

Comments from the Transportation Planning Division are as follows: The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

Comments from the Traffic Engineering Division are as follows: Single-family detached residential parking shall be 2 spaces per unit.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 2, 2019, the required Notice of Public Hearing sign was not posted. On April 4, 2019 the applicant provided photographic evidence of the signs being posted on the subject properties.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2019-077 be **APPROVED with CONDITIONS with the following exhibits:**

The original legal description dated August 10, 2018

The original written description dated January 8, 2019

The original site plan dated January 8, 2019

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2019-077 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

- 1) The Subject Properties shall be developed in accordance with the Traffic Engineering Division Memorandum dated March 28, 2019 or as otherwise approved by the Traffic Engineering Division.
- 2) Connectivity to Pablo Bay subdivision, to the east of the proposed PUD, via Cahaba Road shall be prohibited.
- 3) A detailed site plan meeting the requirements of section 656.341(c)(2)(i) shall be approved through the minor modification process set forth in Section 656.341(f)(2) of the Zoning Code.
- 4) Final approval of the proposed PUD is subject to a revised Written Description, which is consistent with the 2030 Comprehensive Plan.
- 5) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



Aerial



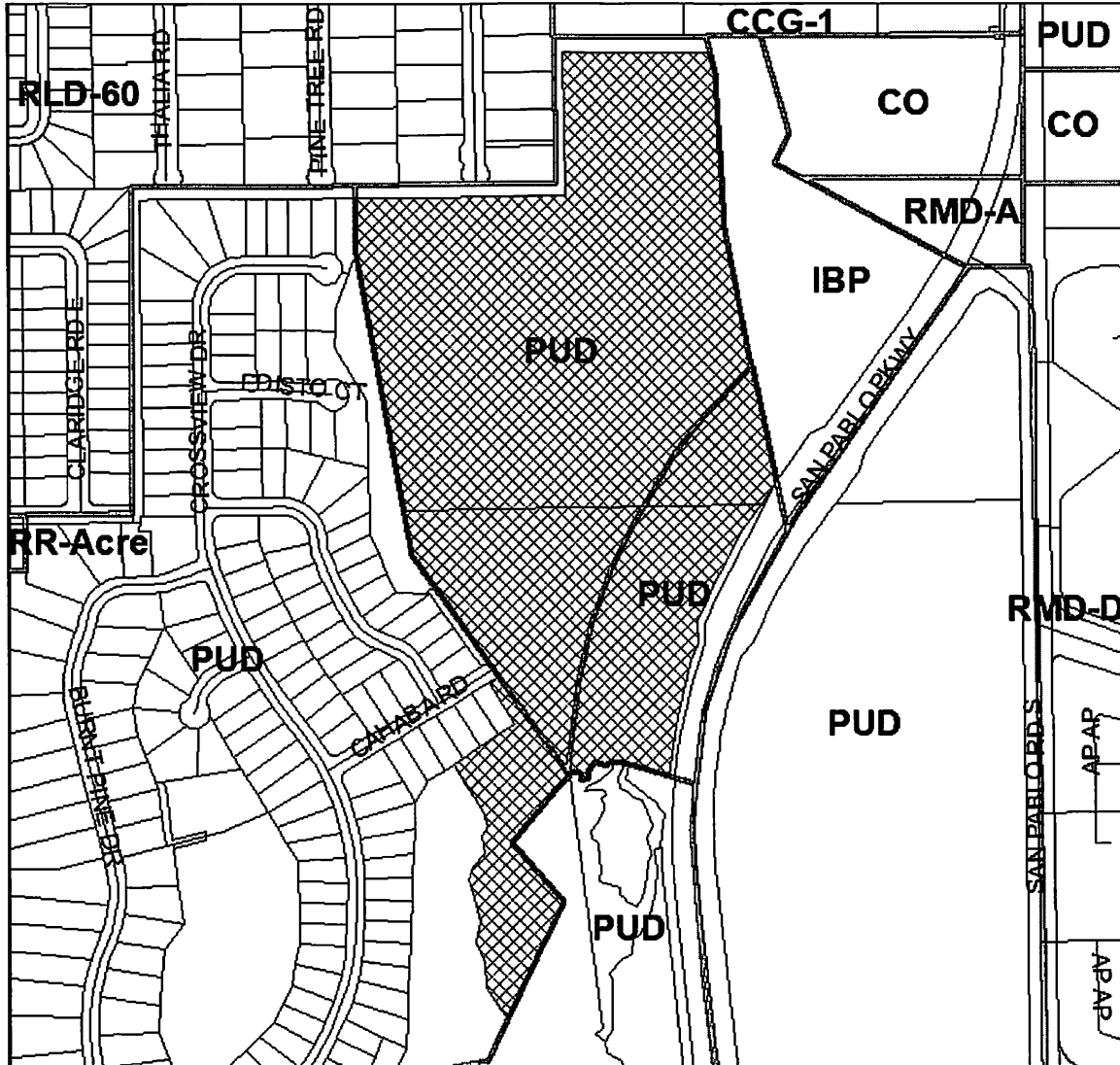
Subject Property

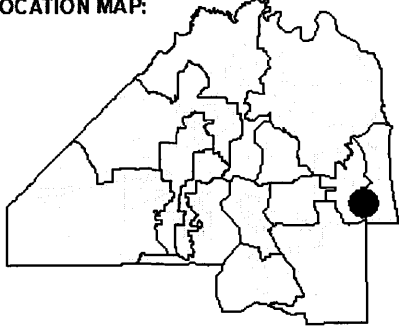

Source: COJ, Planning & Development Department
Date: 04/02/2019



Subject Property

Source: COJ, Planning & Development Department
Date: 04/02/2019



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2018-2000</p>	 <p>0 155 310 620 Feet</p> <p>COUNCIL DISTRICT:</p> <p>3</p> <p>PAGE 1 OF 1</p>
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Patterson, Connie

From: Kolczynski, John
Sent: Thursday, March 28, 2019 7:26 AM
To: Patterson, Connie
Subject: RE: COJ PDD Current Planning: Ord 2019-0077 San Pablo West PUD

Connie,

My comments for the subject PUD are as follows:

- If an additional right in or right in/right out driveway is proposed, it shall have a right turn lane with a length based on FDOT Standard Plans.
- Single Family detached Residential parking shall be 2 spaces per unit.

John F. Kolczynski E.I.
Traffic Studies Associate Engineer
Traffic Engineering Division
1007 Superior Street
Jacksonville, Florida 32254
(904) 255-7547

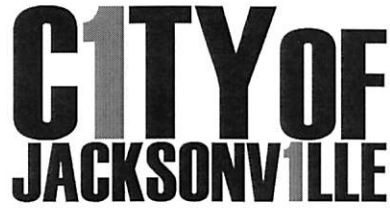
From: Patterson, Connie
Sent: Wednesday, March 27, 2019 3:34 PM
To: Salem, Soliman; Parola, Helena; Kolczynski, John; Sands, Mike; Warnock, Blaine; McDaniel, Jody; McDaniel, Jody; Namey, Joe; Hubsch, Charles; Flowe, John; pricml@jea.com; West, Susan R. - Consulting Engineer; Lamb, John T.; Wilson, Kurtis; McCoy, Tanja
Subject: COJ PDD Current Planning: Ord 2019-0077 San Pablo West PUD

Good Afternoon,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed development. Please review the attached and e-mail your comments or recommendations to this office no later than: Wednesday, April 3rd.

Connie Patterson
City Planner II
City of Jacksonville | Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904)255-7822

PLANNING AND DEVELOPMENT DEPARTMENT



DATE: 04/02/2019

TO: Connie Patterson
City Planner II

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: **TRANSPORTATION REVIEW OF 2019-77 SAN PABLO PARKWAY
WEST PUD**

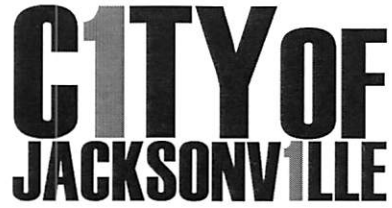
San Pablo Parkway, from Beach Boulevard to WM Davis Parkway/Port Arthur Road, is the directly accessed functionally classified roadway. San Pablo Boulevard is a 4-lane divided arterial roadway in this vicinity and is currently operating at 89% of capacity. This San Pablo Boulevard segment has a maximum daily capacity of 36,700 vpd and a 2017 daily traffic volume of 32,792 vpd.

This proposal is for 796 units of ITE Code 814 midrise apartments, 243 units of ITE townhome, and 74,800 square feet of ITE 820 Commercial which would generate 10,945 vpd.

*The Transportation Planning Division conditions the following for approval:

1. This development is subject to mobility fee review.
2. A traffic study must be provided to the City of Jacksonville Planning and Development Department prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the

PLANNING AND DEVELOPMENT DEPARTMENT



Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study.

3. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are required PUD/Zoning conditions of the Transportation Planning Division unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.
4. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

CITY OF JACKSONVILLE PUD - JEA REVIEW

Ordinance: 2019-0077

Development Name: San Pablo West PUD

COJ Planning Reviewer: Connie Patterson

Date Due: 4/3/2019

Description: Multifamily site

Real Estate No: 167069-0005; 167452-0700

Council District(s): 3

Current Zoning: PUD

Proposed Zoning: RMD-C

Location: West side of San Pablo Pkwy

JEA Availability No: 2018-1933

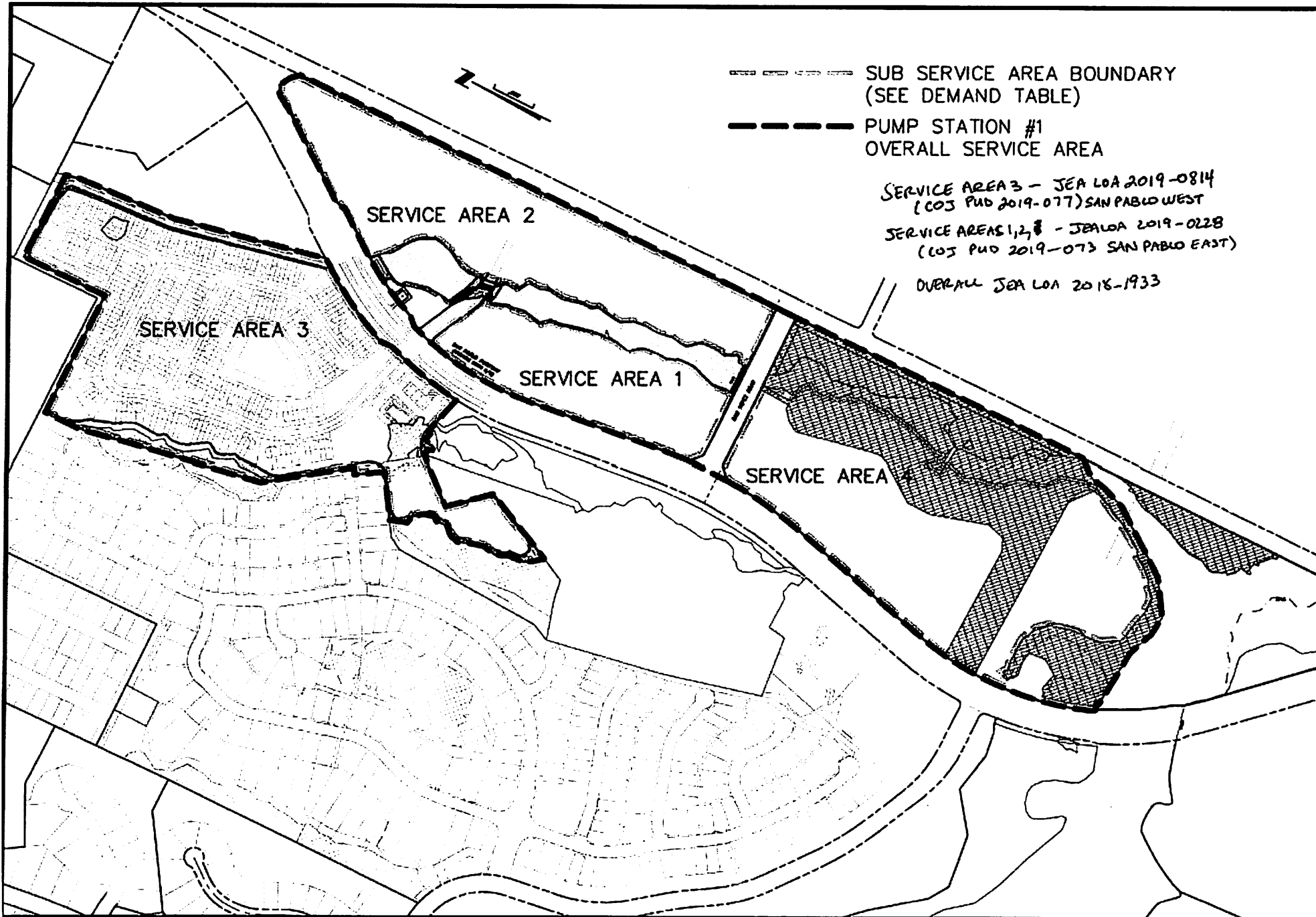
Issued Date: 7/31/2018

Requested Flow: 270,970 gpd Multi family, mixed use

Comments: Project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Response Date: 3/29/2019

Responder: Susan R. West, PE



- - - - - SUB SERVICE AREA BOUNDARY
 (SEE DEMAND TABLE)
 - - - - - PUMP STATION #1
 OVERALL SERVICE AREA

SERVICE AREA 3 - JEA LOA 2019-0814
 (COS PUB 2019-077) SAN PABLO WEST
 SERVICE AREAS 1, 2, 4 - JEA LOA 2019-0228
 (COS PUB 2019-073) SAN PABLO EAST
 OVERALL JEA LOA 2018-1933

SERVICE AREA MAP PUMP STATION #1 SAN PABLO PARKWAY IMPROVEMENTS FOR ESTUARY, LLC	
DATE: 08/27/2019 DRAWN BY: [illegible] CHECKED BY: [illegible]	PROJECT NO: [illegible] SHEET NO: [illegible] TOTAL SHEETS: [illegible]
1 OF 1	

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2019-0077 **Staff Sign-Off/Date** CMP / 01/23/2019
Filing Date 02/12/2019 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 04/23/2019 **Planning Commission** 04/18/2019
Land Use & Zoning 05/07/2019 **2nd City Council** 05/15/2019
Neighborhood Association WEST BEACHES COMM ASSOC
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 2104 **Application Status** PENDING
Date Started 11/20/2018 **Date Submitted** 11/20/2018

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 501 RIVERSIDE AVENUE, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043965731 **Fax** 9043995461 **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name DAVIS **First Name** JED **Middle Name**
Company/Trust Name
 ESTUARY, LLC
Mailing Address
 P.O. BOX 19366
City JACKSONVILLE **State** FL **Zip Code** 32245
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2012-0328-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167069 0005	3	3	PUD	RMD-C
Map 167452 0700	3	3	PUD	RMD-C

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

Existing Land Use Category
CGC

Land Use Category Proposed? ✓

If Yes, State Land Use Application #
5331

Total Land Area (Nearest 1/100th of an Acre) 5.31

Justification For Rezoning Application
TO DEVELOP MULTI-FAMILY USE.

Location Of Property

General Location
ON THE WEST SIDE OF SAN PABLO PKWY, NORT OF SAM YEPEZ RD

House #	Street Name, Type and Direction	Zip Code
0	SAN PABLO PKWY	32224

Between Streets
BEACH BLVD and SAM YEPEZ RD

Required Attachments For Formal, Complete application

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

- Exhibit 1** ✓ A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** ✓ Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** ✓ Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

- ✓ One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

✓ Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
5.31 Acres @ \$10.00 /acre: \$60.00
- 3) Plus Notification Costs Per Addressee
94 Notifications @ \$7.00 /each: \$658.00
- 4) Total Rezoning Application Cost: \$2,718.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

August 10, 2018

Page 1 of 2

Work Order No. 18-172.00

File No. 124G-18.00A

San Pablo Road West PUD Parcel

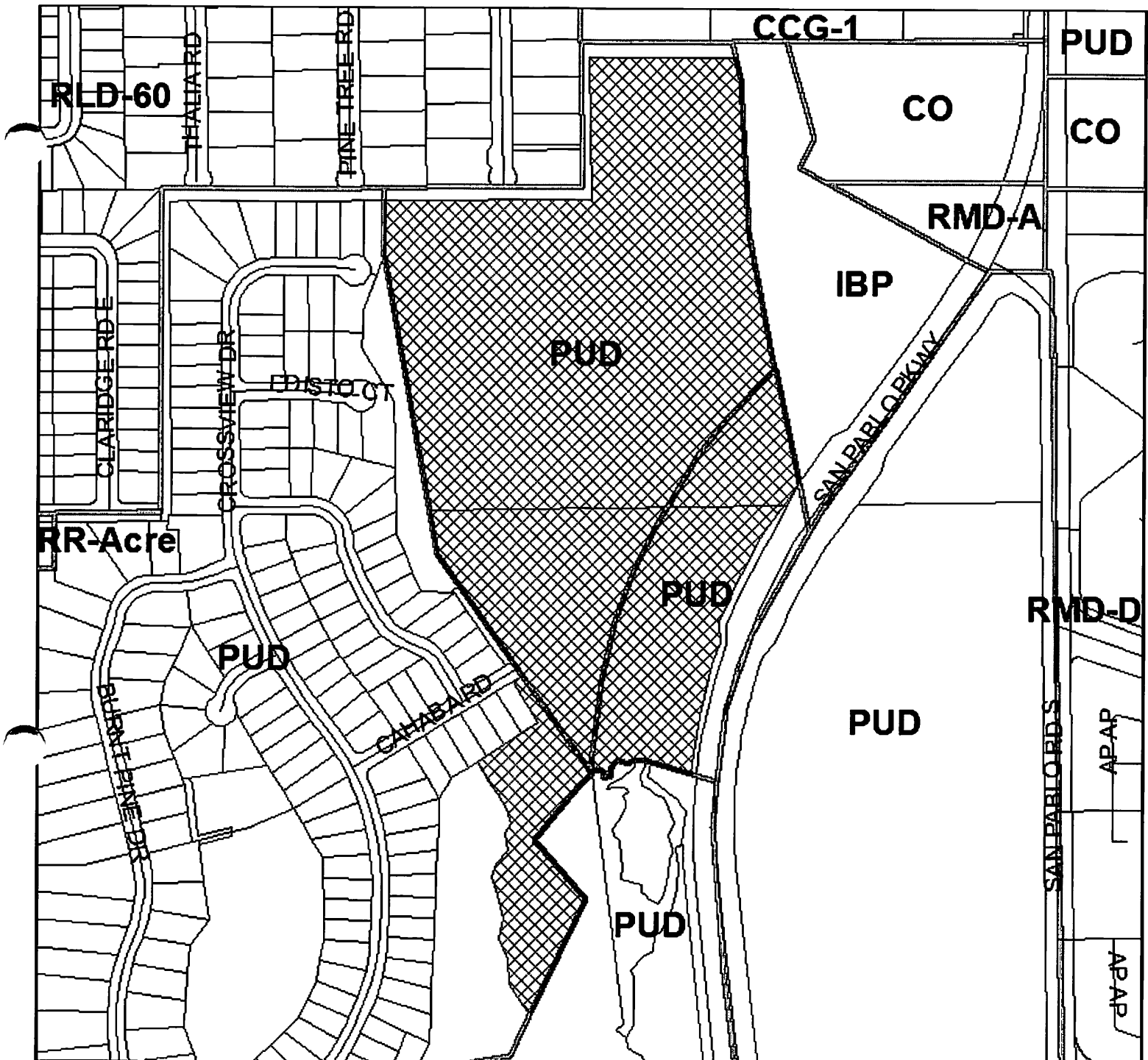
A portion of Section 1, Township 3 South, Range 28 East, together with a portion of Section 36, Township 2 South, Range 28 East, Duval County, Florida, and a portion of Tract "G" as depicted on Crosswater at Pablo Bay Phase Two, recorded in Plat Book 66, pages 167 through 177, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northerly most corner of Tract "C" as depicted on Crosswater at Pablo Bay Phase Three, recorded in Plat Book 66, pages 188 through 192, of said current Public Records, said corner lying on the Easterly line of Lot 206 as depicted on said Crosswater at Pablo Bay Phase Three; thence North $00^{\circ}03'54''$ East, along said Easterly line, 159.37 feet to the Northeasterly corner thereof; thence North $89^{\circ}31'17''$ East, 597.49 feet; thence North $00^{\circ}47'54''$ West, 404.66 feet; thence North $89^{\circ}30'14''$ East, 417.30 feet to a point lying on the Westerly line of Parcel Number 104 as described and recorded in Official Records Book 11998, page 2305, of said current Public Records; thence Southerly, along said Westerly line, the following 3 courses: Course 1, thence South $12^{\circ}41'35''$ East, 65.97 feet; Course 2, thence South $03^{\circ}29'35''$ East, 461.13 feet; Course 3, thence South $11^{\circ}55'35''$ East, 717.75 feet to the Southerly most corner thereof, said corner lying on the Westerly right of way line of San Pablo Parkway, a variable width right of way as presently established; thence Southerly, along said Westerly right of way line, the following 4 courses: Course 1, thence South $36^{\circ}06'15''$ West, 48.51 feet to the point of curvature of a curve concave Southeasterly having a radius of 1590.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of $14^{\circ}49'59''$, an arc length of 411.63 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $28^{\circ}41'16''$ West, 410.48 feet; Course 3, thence South $00^{\circ}28'34''$ East, 56.33 feet to a point on a curve concave Easterly having a radius of 1570.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of $14^{\circ}09'03''$, an arc length of 387.76 feet to the Northeasterly corner of Parcel 815 as described and recorded in Official Records Book 9367, page 292, of said current Public Records, said arc being subtended by a chord bearing and distance of South $12^{\circ}17'09''$ West, 386.77 feet; thence North $73^{\circ}53'03''$ West, departing said Westerly right of way line, along the Northerly line of said Parcel 815 and along the Northerly line of Parcel 826, as described and recorded in said Official Records Book 9367, page 292, a distance of 151.29 feet to the Northeasterly corner of Parcel 829, as described and recorded in said Official Records Book 9367, page 292; thence North $75^{\circ}12'09''$ West, departing said Northerly line of Parcel 826 and along the Northerly line of said Parcel 829, a distance of 28.24 feet to the Northwesterly corner thereof, said corner lying on the Northerly line of said Parcel 826; thence Westerly, along said Northerly line of Parcel 826, the following 8 courses: Course 1, thence South $58^{\circ}13'00''$ West, 20.75 feet; Course 2, thence North $74^{\circ}49'01''$ West, 15.69 feet; Course 3, thence North $72^{\circ}00'02''$ West, 18.32 feet; Course 4, thence South $33^{\circ}53'14''$ West, 34.82 feet; Course 5, thence South

San Pablo Road West PUD Parcel (continued)

15°50'42" East, 15.79 feet; Course 6, thence South 66°50'03" West, 20.62 feet; Course 7, thence North 17°57'19" West, 20.58 feet; Course 8, thence South 89°09'04" West, 27.60 feet to a point lying on the Easterly line of Parcel 828, as described and recorded in said Official Records Book 9367, page 292; thence North 18°02'55" East, departing said Northerly line of Parcel 826 and along said Easterly line of Parcel 828, a distance of 9.94 feet to the Northerly most corner of said Parcel 828; thence Southerly, along the Westerly line of said Parcel 828, the following 3 courses: Course 1, thence South 39°43'58" West, 260.61 feet; Course 2, thence South 41°22'39" East, 225.00 feet; Course 3, thence South 25°02'31" West, 379.65 feet; thence North 38°50'36" West, departing said Westerly line, 53.36 feet; thence North 29°16'17" West, 46.59 feet; thence North 03°03'02" West, 71.94 feet; thence North 23°33'55" West, 62.54 feet; thence North 11°56'10" East, 61.70 feet; thence North 14°31'19" West, 71.13 feet; thence North 20°56'15" West, 52.24 feet; thence North 15°49'40" East, 42.16 feet; thence North 44°38'45" East, 53.26 feet; thence North 10°19'13" West, 50.07 feet; thence North 34°10'46" East, 31.60 feet; thence North 19°16'42" West, 44.85 feet; thence North 32°25'53" West, 49.36 feet to a point lying on the boundary line of Upland Buffer 2 as described and recorded in Official Records Book 16176, page 946, of said current Public Records; thence North 75°21'36" West, along said boundary line, 41.92 feet; thence North 19°08'23" West, continuing along said boundary line and its Northerly prolongation, 80.71 feet to a point lying on the boundary line of said Tract "G", Crosswater at Pablo Bay Phase Two; thence North 56°49'32" East, along said boundary line of Tract "G", a distance of 220.58 feet to the Southeasterly corner of said Crosswater at Pablo Bay Phase Three; thence Northerly, along the Easterly line of said Crosswater at Pablo Bay Phase Three, the following 4 courses: Course 1, thence North 31°34'35" West, 139.45 feet; Course 2, thence North 58°25'25" East, 31.46 feet; Course 3, thence North 35°34'58" West, 429.81 feet; Course 4, thence North 10°16'25" West, 870.94 feet to the Point of Beginning.

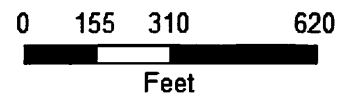
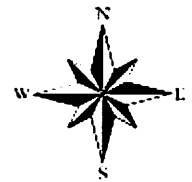
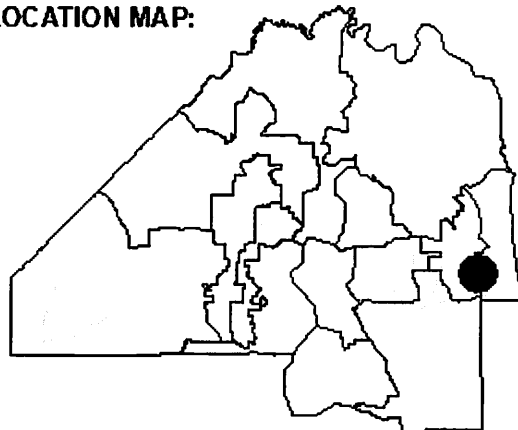
Containing 40.26 acres, more or less.



REQUEST SOUGHT:

FROM: PUD
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
3

TRACKING NUMBER

T-2018-2000

PUD Written Description

**San Pablo Parkway West
Planned Unit Development (PUD)**

January 8, 2019

I. SUMMARY DESCRIPTION OF THE PROPERTY

Parcel #: 167069 0005, 167452 0700, and 167451 3014
Current Land Use Designation: RPI, CGC, LDR
Current Zoning District: PUD 2012-0605-E; 2012-0328-E; 2012-0603-E
Proposed Zoning District: PUD
Development Area: Suburban

II. SUMMARY AND PURPOSE OF THE PUD

Estuary, LLC and Pablo Bay II, LLC (the "Applicants") propose to rezone approximately 40.2+/- acres of land located south of the Beach Boulevard and San Pablo Parkway intersection in east Duval County from Planned Unit Development (PUD) to Planned Unit Development (PUD). The project area is more particularly described in the legal description attached hereto as Exhibit 1 (the "Property"). The Property currently has three (3) separate zoning designations as depicted on the PUD Aerial Map Exhibit H. PUD Ordinance 2012-328-E currently exists along the San Pablo Parkway frontage consistent with the location and extent of the CGC future land use designation. A companion small scale land use amendment is being proposed simultaneously with this rezoning to change approximately 5.3 acres of the 7.8 acres of CGC future land use to Medium Density Residential (MDR) future land use. PUD Ordinance 2012-605-E exists to the north and west of PUD Ordinance 2012-328-E consistent with the RPI future land use designation. A third parcel to the south of PUD Ordinance 2012-328-E is also included in this rezoning as an open space/stormwater tract. This parcel is part of PUD Ordinance 2012-603-E and is designated for use as stormwater ponds. This parcel is being included in this PUD rezoning because it will serve the stormwater management function for uses within this PUD. The PUD zoning district will provide for a cohesive and compact, mixed-use development, which may include a mix of single and multi-family residential, office, institutional, and commercial uses. The PUD shall be developed in accordance with this PUD Written Description Exhibit D and the PUD Site Plan Exhibit E.

III. SITE SPECIFICS

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

	Land Use Category	Zoning	Use
South	MDR, LDR	PUD, RMD-A	Vacant
East	BP, RPI	PUD, IBP	Vacant, Stormwater Pond
North	CGC, LDR	RLD-60, CCG-1	Residential, Commercial
West	LDR	PUD, RLD-60	Residential

IV. PERMITTED USES

A. Maximum Densities/Intensities

The PUD will be developed consistent with the MDR, RPI and LDR land use categories within the Suburban Development Area of the 2030 Comprehensive Plan. Multi-family residential uses shall not exceed a maximum gross residential density of thirty (30) units per acre on Tract 1 and 3 of the PUD. Tract 2 of the PUD shall be developed consistent with the maximum density and intensity of the CGC future land use category. All uses will be sited in a manner to promote internal circulation and ease of access between abutting uses and sites.

B. PUD Site Plan and Parcels

The PUD Site Plan Exhibit E shows the uses to be permitted within each parcel within the Property. The parcel designations are solely for defining the general location of permitted uses within the PUD and do not subdivide the Property. Parcel sizes, configuration, and boundaries as shown on the PUD Site Plan shall be modified as an administrative modification to the PUD as reviewed and approved of the Planning and Development Department.

The following uses shall be permitted uses in the parcels listed below and as shown on the PUD Site Plan Exhibit E.

Tracts 1 and 3: Multi-family Residential, Professional or Institutional consistent with the permitted uses described in Section IV.C. below as generally consistent with the MDR and RPI future land use categories.

Tract 2: Commercial consistent with the permitted uses described in Section IV.D. below.

Open Space/Stormwater Tract consistent with the permitted uses described in Section IV.E. below.

Conservation/Open Space consistent with the permitted uses described in Section IV.F. below.

C. Tracts 1 and 3

1. Single Family Detached

a. *Permitted Uses and Structures*

- i. Single family detached dwellings.**
- ii. Sales/management offices, models, and similar uses.**
- iii. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, playground and similar uses.**
- iv. Mail center.**
- v. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.J.2 below.**
- vi. Home occupations subject to Section IV.J.3. below.**
- vii. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.**
- viii. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.**

b. *Permitted Accessory Uses and Structures. See Section IV.G.*

- i. *SF 40 Minimum lot requirements:***
 - (i.) Width: Forty (40) feet.**
 - (ii.) Area: 4,500 square feet.**
- ii. *SF 40 Maximum lot coverage by all buildings:***
 - (i.) 40-49 foot lots: Sixty-five (65) percent.**
- iii. *SF 50+ Minimum lot requirements:***
 - (i.) Width: Fifty (50) feet.**
 - (ii.) Area: 5,500 square feet.**
- iv. *SF 50+ Maximum lot coverage by all buildings:***
 - (i.) 50-59 foot lots: Sixty (60) percent.**

(ii.) 60+ foot lots: Fifty-five (55) percent.

- c. **Minimum yard requirements.** The minimum yard requirements for all single-family dwellings are:
- i. **Front:** Twenty (20) feet, provided, however front porches may extend five (5) feet into the required front yard setback.
 - ii. **Side:** Five (5) feet. Minimum 7 feet of separation between eave overhangs.
 - iii. **Rear:** For units with garages facing the rear and with alley access, three (3) feet from building face to alley right-of-way. For units with front street access and garages, ten (10) feet.
- d. **Maximum height of structures:** Thirty-five (35) feet.
- e. **Alley Access.** Alleys will be permitted for single family detached uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a twelve (12) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries. Alleys may be dedicated to the City.

2. Apartments/Condominiums

- a. **Permitted uses and structures.**
- i. Rental apartments and condominiums.
 - ii. Leasing/management offices, models, and similar uses.
 - iii. Amenity/recreation centers, which may include a pool, cabana/clubhouse, health/exercise facility, playground and similar recreational facilities and uses.
 - iv. Mail center.
 - v. Car wash (self) area for residents.
 - vi. Structured parking, including detached or attached garages.
 - vii. Live- Work uses permitting home occupations meeting the performance standards and development criteria set forth in Section IV.J.3 below.

- viii. **Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.J.2., below**
 - ix. **Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.**
- b. ***Permitted accessory uses and structures.* Per Section 656.403 of the Zoning Code (August 2018).**
- c. ***Dimensional Standards***
- i. ***Minimum lot width* – None.**
 - ii. ***Maximum gross density* – Twenty (20) units per acre, cumulatively within the PUD.**
 - iii. ***Maximum lot coverage by all buildings* –60 percent.**
 - iv. ***Minimum yard requirements.* The minimum yard requirements for all structures are:**
 - (i) **Front – 20 feet.**
 - (ii) **Side – 20 feet.**
 - (iii) **Rear – 20 feet.**
 - v. ***Minimum Setback from Property Boundary* described in Exhibit 1 - Twenty (20) feet.**
 - vi. ***Maximum height of structure.* Forty-five (45) feet; provided however the maximum height may be sixty (60) feet where all required yards are increased by three feet for each one foot of building height or fraction thereof in excess of 45 feet.**
 - vii. ***Separation between structures.* Structures within the same lot which face or back up to each other shall provide at least twenty (20) feet of separation between structures; provided, however, that the separation between an end wall of a structure and another end wall of a structure shall be at least ten (10) feet, as long as windows in such end walls are offset.**

3. Townhomes

- a. ***Permitted uses and structures.***

- i. **Townhomes (fee simple or condominium ownership).**
 - ii. **Sales/management offices, models, and similar uses.**
 - iii. **Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.**
 - iv. **Mail center.**
 - v. **Car wash (self) area for residents.**
 - vi. **Live-work uses permitting home occupations meeting the performance standards and development criteria set forth in Section IV.J.3. below.**
 - vii. **Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.J.2. below.**
 - viii. **Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.**
- b. ***Dimensional Standards***
- i. ***Minimum lot width*** – Fifteen (15) feet, twenty-five (25) for end units.
 - ii. ***Minimum lot area*** - 1,350 square feet.
 - iii. ***Maximum lot coverage by all buildings*** - Seventy-five percent (75%).
 - iv. ***Minimum yard requirements.*** The minimum yard requirements for all uses and structures are:
 - (i.) **Front** – For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and ten (10) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to back of curb (or where there is no street, to property line).
 - (ii.) **Side** – Zero (0) feet, and ten (10) feet for end units.

- (iii.) **Rear** - For units with garages facing the rear and with alley access, three (3) feet from building face to alley right-of-way. For units with front street access and garages, ten (10) feet.
- v. **Maximum height of structure.** Forty-five (45) feet.
- vi. **Alley Access.** Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.
- vii. **Patios/porches.** Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the rear yard or side yard (where there is a side yard) but shall not be located within five (5) feet of any property line. Porches, including porches with a structural roof, shall be permitted for each unit and may be located within the front yard but shall not be located within five (5) feet of the back of sidewalk, (or where there is no sidewalk, within five (5) feet of the back of curb, or where there is no street, to the front property line.)
- viii. **Number of units in building.** Up to twelve (12) units shall be permitted in any single townhome building.
- ix. **Townhomes provisions.** The development criteria for Townhome uses within this PUD supersede those requirements set forth in Section 656.414 of the Zoning Code.

4. Professional/Institutional

a. Permitted Uses and Structures

- i. **Medical and dental or chiropractor offices and clinics (but not hospitals).**
- ii. **Professional and business offices.**
- iii. **Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.**

- iv. Schools meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
- v. Vocational, trade and business schools.
- vi. Colleges and universities.
- vii. Churches meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
- viii. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- ix. Adult Congregate Living Facility (but not group care home or residential treatment facility).
- x. Libraries, museums and community centers.
- xi. Banks without drive-through, savings and loan institutions, and similar uses.
- xii. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- xiii. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
- xiv. Hospice facilities.
- xv. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.J.2. below.

D. Tract 2 Commercial

- a. *Permitted uses and structures:*
 - i. Commercial retail sales and service establishments including restaurants with the outside sale and service of food.

- ii. **Banks, savings and loans, credit unions, and other financial institutions and similar uses; including drive-through and drive-up facilities.**
- iii. **Professional and business offices.**
- iv. **Medical uses, including:**
 - (i) **Medical, dental and chiropractic offices or clinics.**
 - (ii) **Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging.**
- v. **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.) **The above senior housing uses may include the sale and service of alcoholic beverages for on premise consumption.**
- vi. **Hotels and motels.**
- vii. **Art galleries, libraries, museum, 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.**
- viii. **An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premise consumption or on-premise consumption or both.**
- ix. **A restaurant which includes the retail sales and service of all alcoholic beverages for on-premise consumption subject to the performance standards set forth in Section IV.J.4. below.**
- x. **Express or parcel delivery offices and similar uses (but not trucking distribution centers, freight or truck terminals).**

- xi. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.J.6 below.
- xii. Churches including a rectory and similar uses.
- xiii. Schools meeting the performance standards and development criteria set forth in in Part 4 of the City of Jacksonville Zoning Code.
- xiv. Public buildings and facilities.
- xv. Convenience stores, with petroleum, electric, or natural gas sales.
- xvi. Outside retail sales of holiday or seasonal items such as fireworks, Christmas trees, pumpkins and landscaping materials. Subject to the performance standards and development criteria set forth in Section IV.J.6 below.
- xvii. Child and adult day care centers meeting the performance standards in Section IV.J.1 below.
- xviii. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards development criteria set forth in Section IV.J.2 below.
- xix. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
- xx. Retail sales of new or used automobiles.

b. *Dimensional Standards*

- i. *Minimum lot width* – None.
- ii. *Maximum lot coverage by all buildings* – None.
- iii. *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - (i) Front – 20 feet.
 - (ii) Side – 20 feet.
 - (iii) Rear – 20 feet.

c. *Maximum height of structure.* 45 feet.

E. Open Space/Stormwater Tract

- a. *Permitted uses and structures:*
- i. Conservation, open space, and passive and low intensity recreation uses shall be permitted, including: parks, dog/pet parks, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, trails, exercise courses, boardwalks, gardens, observation platforms, benches, picnic areas, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.
 - ii. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
- b. *Dimensional Standards:*
- i. Minimum lot requirement (width and area): None.
 - ii. Maximum lot coverage by all buildings: None.
 - iii. Minimum yard requirements: None.
 - iv. Maximum height of structure: None.

F. Conservation/Open Space

- a. *Permitted Uses and Structures:*
- i. Conservation, open space, greenspace, and passive and low intensity recreation uses shall be permitted, including: parks, playgrounds, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, gardens, ponds, observation platforms, and other similar uses.
 - ii. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
 - iii. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
 - iv. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.J.2 below.

b. Dimensional Standards:

- i. Minimum lot requirement (width and area): None.**
- ii. Maximum lot coverage by all buildings: None.**
- iii. Minimum yard requirements: None.**
- iv. Maximum height of structure: None.**

G. Accessory Uses and Structures

1. Accessory uses and structures are permitted if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted principal use or structure, and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall be subject to the following:

- a. Accessory uses and structures shall include noncommercial greenhouses and plant nurseries, private garages, private boat shelters, tool houses, garden sheds, garden work centers, children's play areas, play equipment, private barbecue pits/outdoor kitchens, and swimming pools and screened enclosures, and similar uses or structures which are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.**
- b. Detached accessory structures shall not be located in a required yard except as follows:**
 - (i) Detached accessory structures which are separated from the main structure may be located in a required side or rear yard but not less than three (3) feet from a lot line.**
 - (ii) Air conditioning compressors or other equipment designed to serve the principal structure may be located in a required yard but not less than two (2) feet from a lot line.**
 - (iii) Swimming pools and associated screened enclosures may be located in a required rear yard and may be located not less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, swimming pools and screened enclosures do not constitute buildings in calculating maximum lot coverage.**

- c. An apartment, guestroom, and/or bonus room may be located above a detached accessory structure such as a carport or garage if such apartment or room is located behind the principal structure and the building footprint of the detached accessory structure is limited to 25 percent of the gross floor area of the principal structure on the lot, or 750 square feet, whichever is less.

H. Silviculture

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

I. Land Clearing

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

J. Additional Performance Standards

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

1. Child or adult day care centers shall be permitted subject to the following conditions:
 - a. All centers shall provide an adequate area for the stacking of vehicles and required parking.
 - b. Child day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.
 - c. Where a center is contiguous to residential property, a six-foot visual barrier, not less than 95 percent opaque, shall be provided along the property line.
2. Essential services (utility systems) shall be permitted subject to following conditions:
 - a. Central water systems, sewerage systems, utility lines, lift stations, and
 - b. easements shall be provided in accordance with the appropriate sections of the Jacksonville Ordinance Code.
3. Home occupations shall be permitted subject to the following conditions:

- a. The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.
 - b. There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation.
 - c. There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes, odors or electrical interference detectable to normal senses off the lot.
 - d. In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
 - e. No home occupation shall be conducted in an accessory building or structure which is not attached to and part of the principal structure or an open porch or carport.
4. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be permitted.
 5. Schools shall be permitted subject to the conditions set forth in Part IV of the Zoning Code.
 6. Veterinarians, animal hospitals and associated animal boarding kennels shall be permitted subject to the following conditions:
 - a. Buildings which are used for animal boarding shall be completely soundproofed.
 - b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00 a.m.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Primary access will be provided from the full median opening on San Pablo Parkway as indicated on the PUD Site Plan. The Developer will construct any necessary intersection improvements such as turn lanes and signalization when warranted. A secondary right-in only or right in/right out only access point may be provided subject to review and approval of the Planning and Development Department. The first internal cross access will be located a minimum of 100 feet from San Pablo Parkway. Internal traffic circulation may be via dedicated public streets, approved private streets, or private drives.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the Comprehensive Plan.

C. Recreation/Open Space

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

The multi-family residential uses within the PUD will provide active recreation/amenities (including active recreational facilities such as a playground with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses) at a ratio of a minimum of 150 square feet of recreational land area per residential unit cumulatively, project-wide throughout the PUD. The single family detached residential uses will also provide similar active recreation and amenities at a ratio of one acre per 100 dwelling units.

D. Landscaping/Landscaped Buffers

Landscaping shall be provided in accordance with Part 12 of the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the existing and planned site conditions.

1. Roadway Buffers

An average twenty foot (20') wide landscaped buffer shall be installed and maintained along the eastern property line adjacent to San Pablo Parkway. The landscape buffer shall comply with the standards set forth in Section 656.1215 of the City's Zoning Code except that all development shall not be subject to the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j) of the City's Zoning Code. The landscaped buffer may include a brick or masonry wall, berm or vinyl fencing.

2. Perimeter Landscaping: Driveways to Streets

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet, measured beyond turn lanes to allow for return radii and multiple turn lanes to accommodate safe ingress/egress. The maximum width of any driveway containing a landscaped island through the perimeter landscape area/roadway buffer shall be sixty (60) feet and contain a landscaped island that is not less than eight (8) feet in width (from

back of curb to back of curb), measured beyond turn lanes to allow for return radii and multiple turn lanes to accommodate safe ingress/egress.

3. Notwithstanding the requirements herein, any landscaping buffers may be waived by review and approval of the Planning Director.

E. Lighting

1. Commercial/Institutional Tract

All sag lenses and convex lenses shall be prohibited. Illumination levels at residential property lines shall not exceed one-half (0.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30'). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance with the PUD for review and approval by the Planning and Development Department.

F. Signage

Signage shall be provided in accordance with the Part 13 of the City of Jacksonville Zoning Code, with the following additional and superseding provisions.

1. Tract 2

a. *Project Monument Identity Signs*

- i. A maximum of two (2) identity monument signs will be permitted at locations fronting San Pablo Parkway, for the PUD project and/or uses, owners, and tenants within the PUD. These monument signs may be internally or externally illuminated and will not exceed twenty-five feet (25') in height and one hundred (100) square feet (each side) in area.

2. Tracts 1 and 3

- a. Each Residential use or development is permitted up to two (2) project identity monument signs (one or two sides) externally illuminated not exceeding fifteen feet (15') in height and thirty two (32) square feet in sign face area. No monument signs shall be located less than one hundred (100) feet apart.
- b. Professional/Institutional uses shall be consistent with Part 13 of the City of Jacksonville Zoning Code.

G. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, subject to the review and approval of the Planning and Development Department.

H. 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 and superseding provisions:

1. Vehicular parking shall be provided in garages, driveways, or common parking in accordance with the following minimum standards:
 - a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
 - b. Office: 3.0 spaces per 1,000 s.f. GLA
 - c. Senior Housing: 1.0 space per 2 units/beds
 - d. Multi-Family Residential: 1.25 spaces per dwelling unit
 - e. Single Family Detached Residential: 1 space per dwelling unit
2. To ensure adequate parking is available, there shall be no maximum parking space standard and retail and office uses shall not be subject to the Parking Lot Matrix Figure B in Part 6 of the City's Zoning Code.
3. A minimum of two (2) loading spaces per apartment or condominium development project and a maximum of one loading space per apartment or condominium building shall be provided.
4. For multi-family residential uses, required parking may be provided in garages, driveways carports, or common parking. Tandem parking also is permitted.
5. Bicycle parking for multi-family residential uses shall be provided at a minimum ratio of 2% of the minimum required off-street vehicular parking.

I. Stormwater Retention

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

J. Utilities

The Property is served by JEA.

VI. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a carefully planned mixed-use, infill development pursuant to a number of best development practices including:

- A mix of land uses;
- Internal and external vehicular and pedestrian connectivity;
- Providing a clear separation and buffering from surrounding uses;
- Providing higher density residential housing near commercial centers;
- Creation of employment, shopping and entertainment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it provides for site-specific design standards and criteria such as buffers; and it permits a unique and creative approach to the planning and development of the Property. The mixed-use nature of the plan requires the use of the PUD ordinance in order to administer the standards that have been designed to ensure proper establishment of the community's intended design. The design and layout of the PUD is: creative in its planning approach as described above; more desirable than would be possible through strict application of the minimum requirements of the Land Development Code; and more efficient.

Below is a table generally listing the deviations from the typical Zoning Code requirements and the commitments in this PUD that exceed the typical Zoning Code requirements.

DEVIATIONS	COMMITMENTS
Increased residential lot coverage	Eliminated vehicular connection to adjacent subdivision
Decreased townhome yard requirements	Maximum height of 60 feet with additional setbacks
Increased allowable townhome height	Minimum Commercial/Recreational lighting standards
Reduced side/rear yard setbacks for accessory structures from 5 to 3 feet	Decreased multi-family height from previous PUD
Reduced performance standards for day care centers, outside sale and service of alcoholic beverages, schools, churches and veterinarians.	
Reduced screening height in roadway buffer	
Increased maximum width of driveway through perimeter buffer area	
Increased maximum sign area	
Reduced parking and loading space requirements for certain uses	

VIII. LAND USE TABLE

A Land Use Table is attached hereto as Exhibit F.

IX. PUD REVIEW CRITERIA

- A. Consistency with the Comprehensive Plan:** As described above, the uses proposed are consistent with the RPI, CGC and LDR land use categories.
- B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the PUD site.
- C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.
- D. Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.
- E. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.
- F. Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by an owners' association.
- G. Usable Open Spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities.
- H. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- I. Listed Species Regulations:** Not applicable.
- J. Parking Including Loading and Unloading Areas:** The PUD will provide ample off-street parking.
- K. Sidewalks, Trails and Bikeways:** The PUD provides an interconnected pedestrian and bicycle network.

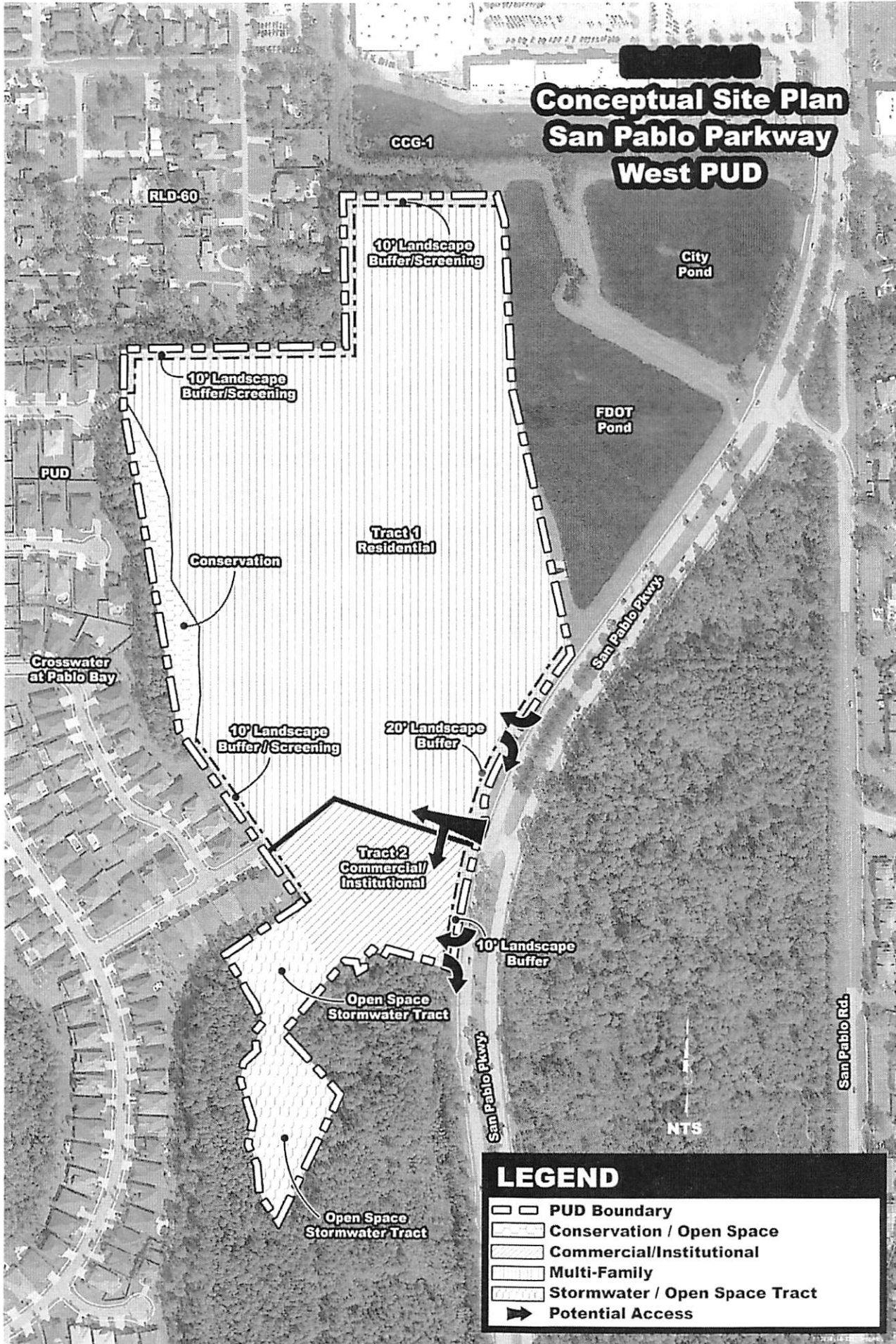
San Pablo Parkway West PUD

LAND USE TABLE

Total Gross Acreage	40.2+/- acres	100 %
Amount of Each Different Land Use		
Residential	31.6+/- acres	79%
Commercial/Institutional	4.1+/-acres	10%
Number of Dwelling Units	Up to 640 DU	NA
Total Amount of Active Recreation	0.8 acres	2%
Total Amount of Passive Open Space	3.7 +/- acres	9%
Right of Way	0 +/- acres	0%
Maximum Coverage by Buildings & Structures	NA	NA

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description Exhibit D. The maximum coverage by buildings and structures is subject to PUD Written Description Exhibit D.

Conceptual Site Plan San Pablo Parkway West PUD



LEGEND	
	PUD Boundary
	Conservation / Open Space
	Commercial/Institutional
	Multi-Family
	Stormwater / Open Space Tract
	Potential Access