

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.

San Pablo Parkway West PUD

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.