

Exhibit D

PUD WRITTEN DESCRIPTION
Main Street North PUD
January 16, 2019
RE #106624 0000 and 106619 0000

I. PROJECT DESCRIPTION

The site is currently designated Community General Commercial (CGC) on the Future Land Use Map (FLUM). The property is zoned CCG-2. A portion of the property is the subject of a FLUM Amendment changing that portion of the CGC land use to Medium Density Residential (MDR). The purpose of this PUD is to allow for a mix of residential uses while retaining the commercial uses on the portion fronting on Main Street. This change will allow a transition of commercial uses, to medium density residential to existing low density residential to the east of the property. The PUD will create a unified development plan incorporating a similar design theme and other development criteria. The creation of a master planned development affords an efficient use of the land along with a transition in intensity along with the incorporation of open space.

- A. Project Name: Main Street North PUD
- B. Project Architect/Planner: Humphreys Partners
- C. Project Engineer: Kimley Horn
- D. Project Developer: CLD-CP I LLC

II. QUANTITATIVE DATA

- Total Acreage: 9.37 acres
- Total Number of Dwelling Units: Up to 238
- Total amount of non-residential floor area: At least 0.88 acres
- Total amount of active recreation area: 35,700 square feet
- Total amount of passive/open space: 1.15 acres
- Total amount of public/private rights of way: 1.62 acres
- Total amount of land coverage of all buildings and structures over the entire property: 80%

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures (Residential Area)

1. Multi-family dwellings.
2. Playgrounds, fitness centers, pools, similar recreational facilities and garages which serve and support the residential units, meeting the performance standards and development criteria set forth in Part 4.
3. Office space for management of multi-family dwellings and accessory uses.
4. Essential services, including water, sewer, gas, telephone, radio, television, drainage and stormwater facilities serving commercial and residential uses, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Use and Structures by Exception (Residential Area)

1. Home occupations meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Use and Structures (Residential).

1. Accessory uses allowed in accordance with Section 656.403.

D. Permitted Uses and Structures (Commercial Area)

1. Commercial retail and sales and service establishments.
2. Banks, including drive-thru tellers, savings and loan institutions and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Art galleries, museums, community centers, dance, art or music studios.
5. Day care centers or care centers.

6. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
7. An establishment of facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises consumption in conjunction with a restaurant.
8. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
9. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
10. Personal property storage establishments meeting the performance development criteria set forth in part 4.
11. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
12. Essential services, including water, sewer, gas, telephone, radio, television, drainage and stormwater facilities serving commercial and residential uses, meeting the performance standards and development criteria set forth in Part 4.
13. Churches, including a rectory or similar uses.
14. Medical clinic.
15. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
16. Wholesaling or distributorship businesses and showrooms, including ancillary warehouse and storage, provided there is no warehousing or storage of projects not directly associated with the wholesaling, distributorship or showroom businesses located on the premises.
17. Assembly of components and light manufacturing when in conjunction with a retail sales and service establishment, conducted without outside storage or display.
18. Filing or gas stations meeting the performance standards and development criteria set forth in Part 4.

E. Permitted accessory uses and structures (Commercial Area). Accessory uses allowed in accordance with Section 656.403.

F. Permissible uses by exception (Commercial Area)

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on premises consumption or off-premises consumption or both.
2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
3. Service garages for minor or major repairs.
4. Car wash or auto laundry.
5. Retail sales of new or used automobiles.
6. Restaurants with the outside sale and service of food meeting the performance criteria of Part 4.
7. Billiard parlors.
8. Service and repair of general appliances and small engines
9. Schools meeting the performance standards and development criteria set forth in Part 4.

IV. DESIGN GUIDELINES

A. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

1. Residential Area

Each multi-family building shall be separated from any other multi-family building by at-least thirty (30) feet.

Minimum front yard: 20 feet

Minimum side yard: 20 feet

Minimum rear yard: 20 feet

Maximum height: 50 feet, not including rooftop mechanical equipment and architectural features which may extend another five (5) feet above the roof line.

Accessory use structures used in conjunction with multi-family units.

Front – accessory uses or structures shall not be permitted in the required front yards.

Side yard: 10 feet

Rear yard: 10 feet

2. Commercial Area

Minimum lot requirements (width and area). None, except as otherwise required for certain uses.

Maximum lot coverage by all buildings. None, except as otherwise required for certain uses and compliance with the total lot coverage requirement is maintained.

Minimum yard requirements.

Front – 10 feet

Side – None, provided however, where the commercial is adjacent to a residential unit, a minimum setback of 10 feet shall be provided.

Rear – 10 feet.

Maximum height of structures. Forty-five (45) feet

The applicant acknowledges that the site plan as depicted and approved does not specify the commercial uses and will need to modify this PUD pursuant to the applicable modification provisions in the Zoning Code to effectuate use of the commercial uses herein.

B. Ingress, Egress and Circulation

- (1) **Parking requirements.** The parking requirements for this development shall be as follows:

Residential:

One and one-half space for each efficiency, studio or one bedroom unit.

Two spaces for each two bedroom dwelling and an additional one-quarter space for each bedroom in excess of two.

Up to thirty-five (35) percent of spaces may be compact.

Commercial:

As set forth in Part 6, Zoning Code.

- (2) **Vehicular Access.** Vehicular access shall be via Main Street and Drury Lane as shown on the site plan.

C. Signage.

All signs shall meet the requirements of Part 13 of the Zoning Code.

D. Landscaping

The property shall include the following buffers:

1. A ten (10) foot landscape buffer between the residential development parking area and the western property boundary.
2. A ten (10) foot buffer on the commercial property between the commercial development and residential development parking area, however, breaks in the buffer may be allowed in order to accommodate pedestrian and bicycle access directly from the residential development to the commercial development. A larger break in the buffer to provide vehicular connection will require a modification of the site plan pursuant to the applicable procedures in the Zoning Code.
3. A ten (10) foot landscape buffer shall be provided between the Main Street and the parking areas and between Drury Lane and the parking areas of the residential development, except for the entrances from said roads to the development.

E. Recreation and Open Space

35,700 square feet of active recreation shall be provided.

F. Utilities.

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA.

Water, Sanitary Sewer and Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

H. Site Plan and Modifications.

The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals, however, all final designs shall be consistent with the location and massing as shown on the site plan.

I. Phasing

The residential development shall be developed first on the area designed for such use on the site plan.

V. DEVELOPMENT PLAN APPROVAL.

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property.

VI. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is compatible with the City of Jacksonville 2030 Comprehensive Plan, as proposed to be amended. The proposed development will be beneficial to the surrounding neighborhood and community by providing a transition in intensity of uses. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of existing and proposed existing land use designations;
- B. Provide a more desirable development than would be possible through the strict application of the existing land uses;
- C. Provide a development that will improve the characteristics of the surrounding area which the current future land use does not;
- D. Enhance the appearance of the area through the development criteria, buffering,

active and passive recreation; and

- E. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof.
- F. Provide for a mix of uses and transition of uses.

VII. DEVIATIONS REQUESTED.

As to the parking calculations, the applicant is requesting 1.5 spaces for each one (1) bedroom unit, in lieu of the code requirement of 1.75 for each one bedroom above 500 square feet in size. This request is based upon a desire to develop one-bedroom units without having to add parking and disturb open space and/or add parking to the commercial component. In the developer's experience regarding apartment developments, 1.3 parking spaces for one-bedroom units is sufficient to accommodate the needs of residents.

VIII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The property is currently designated CGC on the Future Land Use Map and located within the urban development area. A FLUM Amendment has been filed for a portion of the property. The CGC functional land use category permits housing developments in a gross density range of up to forty (40) dwelling units per acre when full urban services are available to the site and where the CGC land use does not directly abut an LDR land use. The companion small scale FLUM amendment provides a buffer between the CGC land use and a transition of uses.

The MDR functional land use category permits housing developments in a gross density range of up to twenty (20) dwelling units per acre when full urban services are available to the site. The CGC functional land use category permits housing developments in a gross density range of up to forty (40) units an acre when full urban services are available. The proposed PUD proposes a gross density of approximately twenty-five (25) units per acre of the area of the PUD. The area designated MDR is less than twenty (20) units and acre and the area designated CGC is less than forty (40) units an acre. Also, the parking areas for the MDR portion are to the side and rear of the residential development, in accordance with the MDR Urban Area Development Characteristics. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to the Chapter 650 Comprehensive planning for future development of the Ordinance Code. This PUD furthers the following goals, objectives and policies:

FLUE Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination

mechanisms and public/private coordination.

FLUE Policy 1.1.10. Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through the zoning and development review process.

FLUE Policy 1.1.20. Developer uses and densities shall be determined by the Development Areas described in the Operational Provisions for the CBD, UPA, UA, SA and RA as identified in the 2030 Comprehensive Plan in order to prevent urban sprawl, protect agricultural lands, conserve natural open space and to minimize the cost of public facilities and services.

FLUE Policy 1.1.21. Future amendments to the FLUM series must be based on the amount of land required to accommodate anticipated growth and projected population of the area. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristic and land development pattern of localized areas. Land use needs identified include, but may not be limited to, proximity to compatible uses, development scale, site limitations and the likelihood of furthering growth management and mobility goals.

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

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

FLUE Objective 3.1. Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

FLUE 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relax from the scale transition requirements.

FLUE Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs, characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

This PUD complements the surrounding area and promotes a pattern of compatible land use compliant with Objective 1.1 and Policy 1.1.22. The density for the property will not exceed the maximums allowed under the residential future land use categories in the urban Development Areas. The land use designations and the PUD zoning are a logical extension of the existing land use category demarcation lines immediately to the site and the areas pattern of development consistent with Objective 1.1. The PUD will promote a mixed used pattern of urbanized development in the area.

- B. *Consistency with the Concurrency Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office. (CMMSO).
- C. *Allocation of Residential Land Use.* The proposed PUD allows for a development program of up to 238 dwellings as herein described.
- D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations on the uses permitted on the Property, as well as, as a common development scheme that contains provisions for signage, landscaping, sidewalks, recreation and open space and other requirements relating to common areas and vehicular and pedestrian traffic. The final design and engineering plans shall be subject to the review and approval of the City Traffic Engineer.
- E. *External Compatibility/Intensity of Development.* A portion of the property is the subject of a FLUM Amendment to MDR Land Use Designation. The aesthetic and design guidelines contained in the PUD will positively contribute to the residential and commercial developments in the general area.
- F. *Recreational/Open Space.* The project complies with the applicable recreation space requirements.
- G. *Impact on Wetlands.* The property will be developed in accordance with the permit requirements of the SJWMD, the DEP and the ACOE.
- H. *Listed Species Regulations.* Because the site is less than ten (10) acres, a species survey is not required.
- I. *Off-Street Parking and Loading Requirements.* The property will comply with Part 6 of the zoning code.

- J. *Sidewalks, Trails and Bikeways.* Sidewalks will be constructed consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the SJWMD.
- L. *Utilities.* JEA will provide electric, sewer and water services to the Property.

IX. SUCCESSORS IN TITLE

All successors in title to the Property or any portion of the Property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

X. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The site includes a mix of residential uses and complimentary commercial uses adjacent to Main Street.

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

Roadways not dedicated to the City of Jacksonville, if any, will be maintained by the owner of the residential development.

EXHIBIT F

LAND USE TABLE

Total Gross acreage

Amount of each different land use by acreage:	9.37 acres	100%
Single Family (net)	4.91 acres	52.4%
Total Number of dwelling units	0 units	
Multi-Family	238	
Total Number of dwelling units	238	
Commercial	0.88 acres	10%
Industrial	0	
Active Recreation and/or open space	0.81 acres	8.6%
Total Amount of passive open space	1.15 acres	12.2%
Public and private right-of-way	1.62 acres	17.2%
Maximum coverage of buildings and structures	80 percent	