

Exhibit "D"

September 23, 2005

**Dolphin Reef PUD
Written Description**

Date: September __, 2005

Current Land Use Designation: RPI, PBF

Current Zoning District: CRO, PBF-2

Proposed Zoning District: PUD

Development Number: ____

I. SUMMARY DESCRIPTION OF THE PLAN

HC Dolphin Reef, LLC and Jacksonville University (the "Applicant") proposes to rezone approximately 62 acres of property from CRO and PBF-2 to Planned Unit Development (PUD). The subject property is located on the west side of University Boulevard on the St. Johns River just north of the existing educational facilities on the Jacksonville University campus. The property is more particularly described by the legal description attached hereto as Exhibit "1" (the "Property"). As described below, the PUD zoning district is being requested to permit the development of the Property as a mixed use residential, commercial, and marina development which will: serve Jacksonville University and the surrounding communities; be compatible with and integrated with Jacksonville University and the uses and facilities on its campus; and promote the redevelopment of the area of University Boulevard north of the Arlington Expressway.

As shown on the Site Plan attached hereto as Exhibit "E," Dolphin Reef will feature a Town Center Retail use of a maximum of 40,000 square feet on the portion of the Property fronting University Boulevard. A boulevard entrance, which may incorporate traffic circles, will lead west into the portion of the Property devoted to residential uses. These uses will include: condominiums in Low-Mid Rise housing of up to four (4) floors over parking; condominiums in Mid Rise housing of up to eight (8) floors over parking; and Townhouses of up to four (4) stories. As also shown on the Site Plan, the residential uses will be supported by extensive active recreational amenities within the PUD, including: a Village Amenity Center in the central portion of the Property; a second amenity center on the riverfront; and facilities which connect to, and provide additional support for, the golf course currently located on the adjacent Jacksonville University campus. Presenting further recreational opportunities for residents, a marina of up to 130 wet or dry slips will be developed on the St. Johns River adjacent to the site. (The portion of the river and to be developed for the wet slips is

currently zoned IW, which permits a marina, and is therefore not part of this PUD). Parking and access for the marina will be provided within the PUD. However, the Applicant proposes to maintain the natural riparian edge along the river and an adjoining trail network for walking and for pedestrian access to the marina. Because the marina and amenities are intended to serve residents of Dolphin Reef and their guests, and because access will be by pedestrian trails, biking, and golf cart as well as by automobile, parking for the marina and other amenities will be designed to accommodate such access. At the northwest portion of the Property, an existing wetland area will be preserved.

II. SITE SPECIFICS

The Property currently is owned by Jacksonville University, has land use designations of RPI and PBF, and is zoned CRO and PBF-2. Much of the Property currently is vacant, and portions of it are developed as a residence (for the Jacksonville University president) and for secondary access to the golf course.

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	PBF	PBF-2	Education facilities; golf course
East	CGC, RPI	CCG-1, CRO	Library
North	RPI	CRO	Multi-family residential
West	WD/WR	IW	Water

PUD DEVELOPMENT CRITERIA

III. PARCEL DESCRIPTIONS/PERMITTED USES/PERMITTED HEIGHTS

This section of the Written Description addresses the items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

As shown on the Site Plan, the PUD proposes development of five (5) parcels within the PUD, Parcels A through E. These parcel designations are solely for the purpose of defining permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size and configuration may be modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department. Although the development of Dolphin Reef will occur in multiple parcels, each parcel will be subject to architectural control instituted by the Applicant (master developer), as well as to common infrastructure and design requirements, to ensure that the PUD remains a single integrated development.

A. Parcel A

As shown on the Site Plan, Parcel A is comprised of approximately 3.07 acres located in the northeast corner of the Property with frontage on University Boulevard. Parcel A is proposed for Town Center Retail uses. The Town Center Retail uses may feature uses which are integrated horizontally and vertically, with associated shared parking.

1. *Permitted Uses:* Town Center Retail and Townhouses.
2. *Maximum height of structure:* Two (2) stories and forty-two (42) feet.

B. Parcel B

As shown on the Site Plan, Parcel B is comprised of approximately 18.17 acres located at the central portions of the Property. Parcel B is proposed for Low-Mid Rise Condominium and/or Townhouse uses.

1. *Permitted Uses:* Condominium, Townhouses.
2. *Maximum height of structure:* For Condominium uses, four (4) living stories, over parking, and sixty (60) feet.

C. Parcel C

As shown on the Site Plan, Parcel C is comprised of approximately 13.48 acres located in the western and waterfront portion of the Property. Parcel C is proposed for Mid-Rise Condominium and Marina-Associated/Recreation uses. Marina-Associated/Recreation uses and improvements will be permitted pursuant to local, state, and federal permitting requirements.

1. *Permitted Uses:* Condominium, Marina-Associated/Recreation uses.
2. *Maximum height of structure:* Eight (8) stories, over parking, and eighty-six (86) feet.

D. Parcel D

As shown on the Site Plan, Parcel D is comprised of approximately 18.5 acres located in the southwestern corner of the Property. Parcel D is proposed for Marina-Associated/Recreation and Conservation uses. Marina-Associated/Recreation uses and improvements will be permitted pursuant to local, state, and federal permitting requirements.

1. *Permitted Uses:* Marina-Associated/Recreation, Conservation.
2. *Maximum height of structure:* Two (2) stories and forty-two (42) feet.

E. Parcel E

As shown on the Site Plan, Parcel E is comprised of several parcels of a cumulative total of approximately 8.78 acres located in the northwestern and southwestern corners of the Property. These are wetland areas to be conserved. Parcel E is proposed for Conservation uses.

1. Permitted Uses: Conservation.
2. Maximum height of structure: Fifteen (15) feet.

IV. DESCRIPTION OF PERMITTED USES

A. Permitted Uses and Criteria Applicable for All Uses in All Parcels

1. *Permitted accessory uses and structures:* Parking, parking decks, and detached garages shall be permitted within any parcel except Parcel E.
2. *Essential Services:* Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
3. *Maximum Height of Structures:*
 - a. For purposes of this PUD, height shall be measured on a building by building basis from the average finished grade. For mid-rise housing structures in Parcel C, height shall be measured from the average finished grade at the East side of the structure.
 - b. As provided in Section 656.405, City of Jacksonville Zoning Code, chimneys and other appurtenances may be placed above maximum heights given per Parcel.

B. Town Center Retail or Office Use

1. *Permitted uses and structures:*
 - a. Business and professional offices.

- b. Medical, dental and chiropractic offices or clinics.
- c. Banks (including drive-through tellers), loan companies, mortgage brokers, stockbrokers, and similar financial institutions.
- d. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
- e. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, and all other similar retail uses. These uses include drive-through and drive-in facilities, and other similar and compatible uses.
- f. Fruit, vegetable, poultry or fish market.
- g. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, and similar uses.
- h. Travel agencies.
- i. Libraries, museums, and community centers.
- j. Banks, savings and loans, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
- k. Commercial recreational or entertainment facilities such as cinemas and theaters.
- l. Express or parcel delivery offices, but not trucking distribution centers.

- m. Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - n. Hotels and motels.
 - o. Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
 - p. Blueprinting and job printing.
 - q. Establishments which include the retail sale of all alcoholic beverages, including liquor, beer or wine, for off premises consumption.
 - r. Restaurants, including on premises consumption of beer, wine and alcohol.
 - s. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
 - t. Permanent and restricted outside sale and service of alcoholic beverages, subject to the criteria set forth in Part 4 of the Zoning Code.
 - u. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
2. *Minimum lot requirement (width and area).* None.
 3. *Maximum lot coverage by all buildings.* None.
 4. *Minimum yard requirements.* For the purpose of these requirements, "lot" refers to the parcel within which the commercial use is located and "yard" refers to distance from the parcel boundary.
 - a. Front—For University Boulevard, ten (10) feet; for other rights of way, none.
 - b. Side—None.
 - c. Rear—None.

5. *Maximum height of structure.* Described under Parcel Descriptions and Section III.A. hereof.

C. Condominiums

1. *Permitted uses and structures:*
 - a. Condominiums.
 - b. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, and similar uses.
 - c. Structured parking.
 - d. Parks, playgrounds, playfields and recreational and community structures.
2. *Permitted accessory uses and structures.* As accessory to the condominium use within the PUD, day care centers with fewer than 15 children, establishments for the sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the condominium use in which it is located and shall have no signs or other external evidence of the existence of these establishments.
3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Condominium use.* For the purpose of these requirements, “lot” refers to the parent property within which the proposed condominium buildings are located and “yard” refers to distance from the parent property boundary.
 - a. *Minimum lot width*-None.
 - b. *Maximum lot coverage by all buildings* - Seventy-five (75) percent. Prepared sod or landscape above structured parking is not part of the lot coverage.
 - c. *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - (1) Front—Twenty (20) feet.
 - (2) Side—Twenty (20) feet.

(3) Rear—Twenty (20) feet.

d. Maximum height of structures:

(1) *Low-Mid Rise*: Four (4) stories over parking and sixty (60) feet.

(2) *Mid Rise*: Eight (8) stories over parking and eighty-six (86) feet.

D. Townhouses

1. *Permitted uses and structures:*

- a. Townhouses (fee simple or condominium ownership).
- b. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
- c. Structured parking.
- d. Parks, playgrounds, playfields and recreational and community structures.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhouse use.* These requirements permit at least three types of Townhouse configurations: front street access with garages; front street access with common parking; and rear alley access.

- a. *Minimum lot width.* Fifteen (15) feet.
- b. *Minimum lot area.* One thousand five hundred (1,500) square feet.
- c. *Maximum lot coverage by all buildings.* Seventy-five (75) percent.
- d. *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:

- (1) Front—For units with front street access and garages, eighteen (18) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and fifteen (15) 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, (10) feet from building face to back of curb.
 - (2) Side—Zero (0) feet; however, a minimum of twenty (20) feet shall be provided between buildings.
 - (3) Rear— Ten (10) feet.
 - (4) Modifications to the yards for any phase of a Townhouse use in a parcel may be permitted within the PUD as a minor modification to the PUD.
- e. *Maximum height of structure.* Four (4) stories and sixty (60) feet.
 - f. *Common Landscape Maintenance.* The proper maintenance of all common areas, lawns, and landscaping by means of a common lawn and landscaping company shall be funded by an owners' association with mandatory association dues.
 - g. *Alley Access.* Alleys will be permitted to be constructed for designated Townhouse uses. Alleys shall have a minimum of a sixteen (16) foot right of way (a ten (10) foot travel lane). Alleys shall provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.
 - h. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit and may be located within front, side, or rear yards.
 - i. *Number of units in building.* Up to sixteen (16) units shall be permitted in any single Townhouse building.
 - j. *Townhouses provisions.* The development criteria for Townhouse uses within this PUD supercede those requirements set forth in Section 656.414 of the Zoning Code.

E. Marina-Associated/Recreation

1. *Permitted uses and structures:*
 - a. Facilities supporting and accessory to a marina, including but not limited to: “drop-off” facilities for vehicles, equipment, and supplies; pedestrian access to the marina; watercraft launching and extraction; minor repair services not involving removal of the watercraft from the water or removal of inboard or outboard engines from the watercraft; sewage pump-out; bathrooms; supporting pedestrian and recreational facilities surrounding marina; and similar uses.
 - b. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - c. Parks, playgrounds, playfields and recreational and community structures.
 - d. Walking trails, elevated walkways, benches, picnic tables, informational displays, and viewing areas.
 - e. Facilities which connect to, and provide additional support for, the golf course currently located on the adjacent Jacksonville University campus, including access to the golf course, a clubhouse, parking and maintenance facilities for golf carts, putting green, and similar facilities. Residents of Dolphin Reef will have access to the golf course.
2. *Minimum lot requirements (width and area)--None.*
3. *Maximum lot coverage by all buildings: Fifty (50) percent.*
4. *Minimum building setbacks--None.*
5. *Maximum height of structure: Described under Parcel Descriptions and Section III.D. hereof.*

F. Conservation

1. Permitted uses and structures.
 - a. Stormwater, surface water management, and flood control improvements, as permitted by the applicable regulatory agencies.

- b. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
 - c. Passive recreation, including pedestrian walkways, walking trails, elevated walkways, benches, picnic tables, informational displays, and viewing areas.
2. Minimum lot requirement (width and area) - None.
 3. Maximum lot coverage by all buildings - None.
 4. Minimum yard requirements - None.
 5. Maximum height of structure - None.

G. Accessory Uses and Structures

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

1. Accessory uses shall not be located in required front or side yards except as follows:
 - a. Detached accessory structures such as carports, covered parking, or garages 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. If bonus rooms are located above such an accessory structure, then such structure shall be not less than five (5) feet from a lot line.
 - b. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than seven (7) feet to the property line.
2. Accessory uses and structures in a residential district shall include noncommercial greenhouses and plant nurseries, servants' quarters and guesthouses, private garages and private boathouses or shelters, toolhouses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract

visitors in larger number than would normally be expected in a residential neighborhood. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.

3. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

H. Recreation

1. Active recreational amenities and uses will be provided in accordance with the standards set forth below. As shown on the Site Plan and as described above, the PUD provides for a Village Amenity Center in the central portion of the Property; a second amenity center on the riverfront; and facilities which connect to, and provide additional support for, the golf course currently located on the adjacent Jacksonville University campus. Also, the Applicant proposes to maintain the natural riparian edge along the river and an adjoining trail network for walking and for pedestrian access to the marina. These amenities and active recreational opportunities will provide ample recreation and open space within the PUD and, at a minimum, shall meet the standards set forth below, cumulatively, for the PUD.
2. In Condominium and Townhouse (condominium ownership) uses within the PUD, active recreation/amenities shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit.
3. In Townhouse (fee ownership) uses within the PUD, active recreation/amenities shall be provided at a ratio of a minimum of one acre of recreation land per one hundred (100) residential units.

I. Access

1. A boulevard entrance road from University Boulevard, as shown on the Site Plan, will provide the primary access for all parcels. As shown on the Site Plan, traffic circles shall be permitted within this road subject to the review and approval of the Traffic Engineer and the Planning and Development Department. (Crosswalks at intersections within the traffic circles shall use stamped concrete or asphalt or concrete pavers.) Internal access roads and drives will

be constructed as necessary from this proposed road to provide additional access within the PUD. The location and design of the proposed road, traffic circles, and access points as shown on the Site Plan is schematic and may be subject to realignment prior to development. The design of the proposed road, the internal access roads, and all access points will be subject to the review and approval of the City Traffic Engineer and Planning and Development Department.

2. The boulevard entrance road and other internal access roads and drives may be public or private. Private internal access roads may be gated.
3. For uses Town Center Retail within Parcel A, there shall be no required street frontage.

J. Community Development District

Nothing in this PUD shall be construed as prohibiting or limiting the ability of the Applicant to establish a Community Development District for the ownership, development, operation, and maintenance of common facilities and infrastructure.

K. Signage

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the buildings represented.

1. Community Identification Monument Sign at Entrance.

As shown on the PUD Site Plan, a community identification monument sign will be permitted at the University Boulevard entrance to the PUD. This sign may be two sided and externally or internally illuminated. These sign shall be oriented to University Boulevard. The sign will identify the PUD community and will not exceed twenty (20) feet in height and one hundred (100) square feet (each side) in area. The sign may be incorporated into a larger physiographic feature such as decorative walls, which will not constitute sign area for area calculation purposes.

2. Town Center Retail: Identity Monument Signs.

One (1) identity monument sign will be permitted for the Town Center Retail. This sign may be two sided and externally or internally illuminated. The sign shall be oriented to University Boulevard. The signs will identify the Town Center Retail uses and/or an anchor tenant or multiple tenants within one building or a connected series of buildings within Parcel A. The monument sign for the Town Center parcel will not exceed thirty-five (35) feet in height and two hundred (200) square feet (each side) in

area. The sign may be incorporated into an architectural icon up to fifty (50) feet in height, subject to the review and approval of the Planning and Development Department. This sign may be located less than two hundred (200) feet from the Community Identification Monument Sign described above.

3. Town Center Retail Uses: Identity Monument Signs.

Identity monument signs are permitted for each Town Center Retail use not otherwise identified by a monument sign as provided above. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides and may not exceed twenty (20) feet in height and fifty (50) square feet (each side) in area. These signs will be oriented to the street on which the lot has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.

4. Residential Uses: Identity Monument Signs.

Residential use Identity Monument signs are permitted for each residential development within the PUD (Condominium and Townhouse). Each development will be permitted one (1) externally illuminated identity sign with two sides (or two single faced signs). These signs will be oriented to the street on which the development has frontage and will not exceed eight (8) feet in height and thirty-two (32) square feet in area (each side).

5. Marina-Associated Use Signage.

One double or single-sided sign, to identify the Marina-Associated uses, not to exceed sixty (60) square feet per sign face and oriented to the river shall be permitted within the PUD.

6. Town Center Retail and Residential Uses: Other Signs

Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way or sixty (60) square feet, whichever is greater.

In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per side; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Directional signs indicating major buildings, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Real estate and construction signs are permitted. Signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height for model homes also shall be permitted.

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

Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

L. Architectural Guidelines.

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

Areas such as utilities, maintenance, and loading/unloading zones shall be screened from the public streets or right-of-way by a visual screen eight (8) foot in height and 100 percent opaque.

M. Construction offices/model homes/real estate sales.

On-site, temporary construction offices/model homes/sales offices will be permitted in any parcel until that parcel is built out. Real estate sales activities are permitted throughout the development. Associated parking for sales activities is permitted adjacent to temporary construction offices/model homes/sales offices. Upon the approval of construction plans for the infrastructure improvements for any “unit” or “phase” of residential development within the PUD, the Applicant may seek and obtain building permits for the construction of all of the residential units and for the construction

of the recreational amenities within that “unit” or “phase” prior to the recordation of the subdivision plat(s), if applicable. Upon the approval of construction plans for the infrastructure improvements for any “unit” or “phase” of attached residential development within the PUD, the Applicant may seek and obtain building permits for the construction of all residential buildings and recreational amenities within that “unit” or “phase” prior to the recordation of the subdivision plat(s), if applicable.

N. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue at this site until build-out.

O. Buffer.

Between the Town Center Retail in Parcel A and any adjoining residential uses, a buffer/screen shall be provided as required in Section 656.1216, Zoning Code.

P. Landscaping.

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions:

1. For Parcel A, landscaping standards shall be applied taking into consideration the entire use or development at issue. For individual lots within Parcel A which may own their sites in fee simple, required landscaping may be provided “off-site” within the Parcel A and may be shared with other uses, so long as the Applicant demonstrates that the Town Center Retail uses in Parcel A their entirety provides sufficient landscaping for all proposed uses therein. Landscape standards shall be applied within Parcel A without regard to property ownership boundaries, which may exist among individual uses.
2. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review and approval of the Planning and development Department.

Q. Modifications.

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be allowed by administrative modification or minor modification.

PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

R. Parking.

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) with the following additional and superceding provisions:

1. Parking shall be provided in accordance with the following standards (based upon parking generation studies conducted by the Urban Land Institute--ULI):
 - a. Town Center Retail: 4.0 spaces per 1,000 s.f. GLA
 - b. Office: 3.0 spaces per 1,000 s.f. GLA
 - c. Hotel: 1.0 space per room
2. For the Town Center Retail, Condominium, Townhouse, and Marina-Associated uses, parking standards shall be applied taking into consideration the entire use or development at issue. For individual lots within Parcel A which may own their sites in fee simple, required off-street parking may be provided "off-site" within Parcel A and may be shared with other uses, so long as the Town Center Retail uses in Parcel A in their entirety provides sufficient off-street parking for all proposed uses therein.
3. Within the Condominium and Townhouse developments, a minimum of 2 spaces per residential unit shall be provided in either garages, driveways, or common parking.
4. For Marina-Associated uses, a minimum of two (2) spaces per three (3) boat slips.
5. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.

S. Sidewalks, Trails and Bikeways.

Sidewalks and bikeways shall be provided as required in the Comprehensive Plan

and Code of Subdivision Regulations.

Trails and pedestrian walkways also will be provided generally as shown on the PUD Site Plan to provide access among parcels.

T. Site Development Data

Total acreage 62.08 ac

Allowable uses, by acreage:

“A” Town Center Retail	Minimum	None	3.07 Acres	
	Maximum		Acres	100%
“B” Multi-Family Low-Rise	Minimum	None	18.17 Acres	
	Maximum		Acres	100%
“C” Multi-Family Mid-Rise	Minimum	None	13.48 Acres	
	Maximum		Acres	100%
“D” Marina-Associated/Recreation	Minimum	None	18.50 Acres	
	Maximum		Acres	100%
“E” Conservation Wetlands	Minimum	None	8.78 Acres	
	Maximum		62.08 Acres	100%

Total amount of active/passive open space

Varies: see Written Description.

Amount of public and private right-of-way

Varies: see Written Description.

Maximum coverage of buildings and structures at ground level

Varies: see Written Description.

V. PUD REVIEW CRITERIA

A. Consistency With the Comprehensive Plan: The PUD will be developed consistent with the applicable land use categories of the 2010 Comprehensive Plan.

B. Consistency with the Concurrency Management System: A CCAS have been sought for the proposed development within the PUD. The Development Number is 6800.

C. Allocation of Residential Land Use: The PUD is consistent with land use

allocations under the 2010 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: A report by a wildlife consultant is attached to this application.
- J.** Off-Street Parking Including Loading and Unloading Areas: The PUD provides ample off street parking.
- K.** Sidewalks, Trails, and Bikeways: The PUD provides extensive pedestrian connectivity and recreational trails.

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