

**College Drive Multi-Family Residential
Planned Unit Development
Written Statement**

Owner	Chun Chung Wu Trust Chun Chung Wu, Trustee 7889 NW 113 th Way Parkland, Florida 33076 Chou Hsing Wu Trust Chou Hsing Wu, Trustee 7889 NW 113 th Way Parkland, Florida 33076
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Parcel ID	40-04-25-020673-000-00
Future Land Use	Urban Core 10 (companion FLU Amendment)
Existing Zoning	AR and PS-2
Proposed Zoning	Planned Unit Development (PUD)
Proposed Use	Residential Multi-family

EXISTING SITE DESCRIPTION

Vegetation	The property is vegetated. The vegetative communities are FLUCFCS 4100 Upland Pine Flatwoods and 6300 Wetland Forested Mixed.
Soils	The property is comprised of Leon fine sand, Hurricane fine sand and Allanton and Rutledge mucky fine sands.
Wetlands	Wetlands will be delineated and permitted according to local, state and federal requirements. An existing 1.36 acre conservation easement will be retained (no development).
Drainage	The property slopes gently to the southwest from an elevation of 79 to an elevation of 70; the low elevation of 70 is located at the southern limit of the property.
Floodzone	Zone X

UTILITY SERVICE

Potable water, sanitary sewer and reclaimed water by Jacksonville Electric Authority.

Electric Service by Clay Electric Cooperative.

DEVELOPABLE AREA

The project area is comprised of 13.51 acres within Clay Parcel No. 020673-000-00 (the "Subject Property"). A conservation easement (ORB 1420 PG 1276) lies within the boundary of the Subject Property, reducing the developable area of the Subject Property by 1.36 acres:

Subject Property	13.51 acres
Conservation Easement	<u>1.36 acres</u>
Developable Area	12.15 acres

PROPOSED DEVELOPMENT

The proposed multi-family residential development of 180 units is a density of 14.8 units per acre. The Property is eligible for the density bonus applicable to UC-10 Land Use (maximum 16 du/ acre) pursuant to FLUE Policy 1.4.5 (see companion land use amendment).

The base density in the UC-10 Land Use is 10 du/ acre, allowing a maximum of 121 units. To be eligible for the density bonus allowing up to 16 units per acre, additional units over 121 (the additional 59 units) must be provided within the maximum rent range for moderate income households in Clay County as defined using Housing and Urban Development (HUD) Standards.

The proposed development consists of multi-family residential buildings, parking, open space and residential amenities listed below and depicted on the PUD Site Plan.

Site Development

Number of Buildings:	7 residential buildings – 3 stories Clubhouse and amenity building
Max Building Height:	52 feet in excess of 150' of south boundary No structures within 150' of south boundary
Maximum Dwelling Units:	180
Maximum Impervious:	65%
Parking	315 spaces (ave 1.75 spaces per unit)
Bicycle Parking:	1 concrete pad and bike rack provided at each residential building

Permitted Uses

- a. Satellite dish receivers to serve the development.
- b. On-premises consumption of alcoholic beverages within the recreation- and clubhouse- type facilities only for use by the residents and their guests and licensed under Chapter 11-C of the Florida Division of Alcoholic Beverage and Tobacco.
- c. Recreational facilities and areas.
- d. Storage of travel trailers, recreational vehicles and boats owned by residents of the development in an area that is separate from the parking area provided such area will be landscaped.

Conditional Uses

- a. Home occupations, subject to the conditions provided in Sec. 20.3-5, except that work may be performed outside an individual unit in shared work offices that are provided within a residential building or the common/ amenity building, limited to tenant use.
- b. Car washing facilities, limited to tenant use.

Architectural Standards

Architectural diversity shall be realized by variation in street patterns, setbacks, site landscape and hardscape, unit color, and other non-structural facade elements.

Reduction of building mass shall be achieved by using the techniques listed. Buildings with a façade that is less than 100 feet in length do not need to employ items d, e, or f. Buildings with a façade of 100 feet or more must employ all of the techniques listed.

- a. Variation in the rooflines and form.
- b. Use of ground level arcades and covered areas.
- c. Use of protected and recessed entries.
- d. Use of vertical elements (including architectural features such as pilasters, columns, canopies/porticos, arcades, colonnades, and/or parapets) on or in front of expansive blank walls, to interrupt facades into modules of less than 60 feet.
- e. Use of pronounced wall plane offsets and projections.
- f. Retaining a clear distinction between roof, body and base of a building.

Primary rooflines must be pitched or gabled at a minimum 3:12 slope or, if flat, must include parapet walls or partial roofs. HVAC and other rooftop equipment should be screened from view.

Buffers

Landscape buffers are provided as follows:

North Type "B", 20 feet in width.

South Type "B", 20 feet in width..

East	Type "B", 20 feet in width.
West	The Conservation Easement creates a 180 foot deep vegetated buffer to the adjacent use to the west. A Type "B" Buffer, 30 feet in width is provided north of the Conservation Easement and a Type "B" Buffer, 20 feet in width is provided south of the Conservation Easement.

Recreation Area

Consistent with Article III, a minimum of 10% of the gross area of the Subject Property (1.35 acres) will be retained for recreation use. The PUD Site Plan provides 1.40 acres of recreation area within the proposed development. The recreation space includes grassed open areas with shade trees and improved amenity areas (pool, patio, covered pavilions); useable recreation is approximately 60,000 square feet (over 300 square feet per unit), in excess of the useable recreation square footage required in Section 3-33 of Article III.

Amenities

A dog park, walking trail and clubhouse with pool and open space will be provided as depicted on the PUD Site Plan.

Phasing of Off Site Improvements

Access to College Drive for the proposed multi-family development is achieved by improvements to a portion of Clay Parcel 020673-000-00 that is located outside the PUD and to Clay Parcel 020674-001-00. Combined and as described below, these improvements are the Off Site Improvements.

Primary access to the development will be provided by a joint use driveway serving the multi-family development and the adjacent commercial shopping center to the north of the driveway. The access improvements to be constructed on Clay Parcel No. 020674-001-00 (the "Adjacent Parcel") will be submitted to the County for Commercial Site Plan approval by the owner of the Adjacent Parcel and include one entering travel lane, two exiting travel lanes, curbed median and a 6 foot sidewalk connecting the Subject Property to College Drive. The joint use driveway will also provide access to the Adjacent Parcel.

Construction of the joint use driveway requires the relocation of 8 parking spaces and the trash enclosure serving the Adjacent Parcel to the north side of the existing shopping center on the Adjacent Parcel. A total of 21 parking spaces will be constructed north of the Adjacent Parcel as well as a right in/right out driveway to College Drive.

The construction of the Off Site Improvements required to support development of the Subject Property shall be accomplished and development of the Subject Property shall be conditioned as described :

1. Prior to commencement of construction on the Subject Property:

- a. A Conceptual Site Plan for the joint use driveway improvements (the "Joint Driveway Improvements"), relocated parking improvements (the "Parking Improvements"), and other required modifications to existing improvements on the Adjacent Parcel to be constructed on Parcels 020673-000-00 and 020674-001-00 shall be approved by the County. Subject to all reviews, approvals and inspections required by the County for the construction of said improvements, the Parking Improvements shall be completed on Parcel 020673-000-00 and accepted by the County.
 - b. A perpetual easement for ingress & egress, parking and use of constructed improvements in favor of the owner of the Adjacent Parcel shall be recorded in the public records of the County. Alternatively, at any time after completion of the Parking Improvements, this PUD condition to secure access and parking rights for the Adjacent Parcel may be met by the transfer of fee simple interest in the Parking Tract to the owner of the Adjacent Parcel, subject to the easement in paragraph 3.
 - c. A perpetual easement for ingress & egress and utilities over the land on which the Joint Driveway improvements are constructed (the "Joint Driveway Tract", described in Exhibit B) in favor of the owner of the Subject Property shall be recorded in the public records of the County. Alternatively, at any time after completion of the Parking Improvements, this PUD condition to secure access rights for the Subject Property may be met by the acquisition of fee simple interest in the Joint Driveway Tract by the owner of the Subject Property and the recording of a perpetual easement for ingress & egress in favor of the owner of the Adjacent Parcel.
2. Concurrent with construction on the Subject Property:
- a. Subject to all reviews, approvals and inspections required by the County for the construction of said improvements, construction of the Joint Driveway shall occur concurrent with construction on the Subject Property and shall be completed and accepted by the County as a condition of the issuance of a Certificate of Occupancy for any dwelling unit within the Subject Property.
3. If at any time after approval of this PUD the Parking Tract is conveyed to an owner other than the owner of the Subject Property, the right to utilize the Parking Tract to serve the Subject Property shall be secured by perpetual easement for ingress & egress, fire access and utilities to be recorded in the public records of the County.

Development Phasing Schedule

The development will be completed in a single phase. Substantial construction must commence within 4 years of the adoption date of the ordinance approving the PUD Zoning for the Subject Property or the PUD will lapse pursuant to Article III.