

PUD WRITTEN DESCRIPTION
Pottsburg Creek Apartments PUD
08/01/2024

I. PROJECT DESCRIPTION

The Pottsburg Creek Apartments project breathes new life into an underutilized and undeveloped parcel of land along Beach Boulevard and Pottsburg Creek. With 32 thoughtfully designed multi-family residential units, this vibrant development enhances the local community by blending modern amenities with the charm of Jacksonville's coastal allure. Respectful of the surrounding environment and aligned with the 2045 Comprehensive Plan and Land Use Regulations, the project prioritizes quality, sustainability, and community integration. It seeks to contribute positively to the neighborhood while offering residents a comfortable and convenient living experience within close proximity to public transportation.

Location:

0 Beach Boulevard, Jacksonville, FL 32216
Real Estate Numbers: 136291-0000, 136380-00000

Project Overview:

Pottsburg Creek Apartments is a proposed multi-family residential development project situated on a 1.37-acre vacant lot located at 0 Beach Boulevard in Jacksonville, FL. The project aims to transform the underutilized land into a vibrant multi-family residential community consisting of 32 units.

Surrounding Environment:

The project site is bordered by Pottsburg Creek to the north and east, Beach Boulevard to the south (adjacent to the Jacksonville Humane Society), and a mixed-use residential/store property to the west. The location offers proximity to natural amenities and urban conveniences, making it an attractive setting for a multi-family residential development.

Proposed Uses:

The proposed development will comprise a multi-family residential building with a total of 32 dwelling units. The project aims to provide high-quality housing options in a desirable location with proximate access to public transit, catering to the needs of the community.

Development Team:

- Project Architect/Planner: AVA Engineers, Inc.
- Project Engineer: AVA Engineers, Inc.
- Project Developer: Modwelling LLC

Zoning and Land Use Designation:

The current land use designation is CGC/LDR, and the current zoning district is CCG-1/RLD-90. The project seeks a zoning change to PUD (Planned Unit Development) to accommodate the proposed multi-family residential development.

II. QUANTITATIVE DATA

- Total Acreage: 1.37 acres
- Total Number of Dwelling Units: 32 units
- Total Amount of Non-Residential Floor Area: 0 sq. ft.
- Total Amount of Private Recreation Area: ~4,000 sq. ft.
- Total Amount of Public/Private Rights of Way: 0 sq. ft.
- Total Amount of Land Coverage of All Buildings and Structures: 8,246 sq. ft.

III. STATEMENTS

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

This PUD generally adopts the CCG-1/LDR Zoning regulations with the following changes:

- [Modification to Sec. 656.313.\(IV\)\(a\)](#): Multi-family residential (without an integrated use).
- [Modification to Sec. 656.604.\(a\)\(2\)](#): Multiple-family dwellings - one and one-half spaces for one bedroom dwelling containing 500 square feet or more, and an additional one-quarter space for each bedroom in excess of one.
- [Modification to Sec. 656.313.\(IV\)\(g\)](#): Maximum height of structures: Fifty feet.
- [Modification to Sec. 656.1215 \(a\)\(1\)](#): Except for those uses described in Sections 656.604(a)(2), Sections 656.604(e)(1) and 656.604(f)(1), a landscaped area of not less than ten square feet for each linear foot of VUA street frontage, 50 percent of which shall be at least a five-foot wide strip abutting the street right-of-way except for driveways. For those uses described in Sections 656.604(a)(2), Sections 656.604(e)(1) and 656.604(f)(1), the landscape area is determined by the total number of parking spaces provided and the parking rate. All perimeter landscaping shall conform to Section 656.607(j), Parking Lot Landscaping Matrix, Figure B. Landscaped area calculations shall be met exclusive of any driveway width. The remaining required landscape area shall be located within 30 feet of the street right-of-way.
- [Modification to Sec. 656.607\(l\)](#): Parking Lot Landscaping Matrix
 - Average Perimeter Adjacent to Public ROW - Five Feet (5')
 - Perimeter Adjacent to Complementary Use - Five Feet (5')
 - Perimeter Adjacent to Uncomplimentary Use – Five Feet (5')
 - Interior Landscaping Vehicle Use Area (VUA) – Five Percent (5%)

- A landscaped area of not less than 0 square feet for each linear foot of VUA street frontage, 50 percent of which shall be at least a five-foot wide strip abutting the street right-of-way except for driveways.

The following includes entitlements of CCG-1 to be modified or removed by this PUD:

- Modification to **Sec. 656.313. (IV)(g)**: Maximum height of structures: Sixty feet.
- Modification to **Sec. 656.313. (IV)(a)**: Permitted uses and structures.
 - Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
 - Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
 - Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
 - Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the OrdinanceCode.
 - Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
 - Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- Modification to **Sec. 656.313. (IV)(c)**: Permissible uses by exception.
 - Crematories.
 - Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
 - Auto laundry or manual car wash.
 - Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
 - Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
 - Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
 - Blood donor stations, plasma centers and similar uses.
 - Private clubs.
 - Billiard parlors.
 - Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).

- Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the OrdinanceCode.
- Nightclubs.
- Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
- Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
- Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted uses and structures.

1. Multi-family Residential
2. Commercial retail sales and service establishments
3. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
4. 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.
5. Hotels and motels.
6. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
7. Art galleries, museums, community centers, dance, art or music studios.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
10. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.

11. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
12. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
13. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
16. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
17. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
18. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
19. Churches, including a rectory or similar use.
20. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

B. Permitted accessory uses and structures. In accordance with 656.403.(c)

C. Permissible uses by exception.

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. Residential treatment facilities and emergency shelters.
4. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
5. Schools meeting the performance standards and development criteria set forth in Part 4.
6. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINE

A. Lot Requirements:

- **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. Impervious surface ratio as required by Section 654.129.
- **Minimum yard requirements:**
 - a. Front — None
 - b. Side — None, except where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.
 - c. Rear—10 feet.
- **Maximum height of structures:** Fifty feet.

B. Ingress, Egress and Circulation:

- *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except Multiple-family dwellings shall require one and one-half spaces for one bedroom dwellings containing 500 square feet or more, and an additional one-quarter space for each bedroom in excess of one.
- *Vehicular Access.* Vehicular access to the Property shall be by way of Beach Boulevard, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division and the Florida Department of Transportation (FDOT).
- *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for this development shall be consistent with the requirements for the CCG-1 zoning district.

D. Landscaping: Landscaping shall be developed in accordance with Part 12 of the Zoning Code (Landscape and Tree Protection Regulations), except the following shall apply:

- Modification to Sec. 656.1215 (a)(1): Except for those uses described in Sections 656.604(a)(2), Sections 656.604(e)(1) and 656.604(f)(1), a landscaped area of not less than ten square feet for each linear foot of VUA street frontage, 50 percent of which shall be at least a five-foot wide strip abutting the street right-of-way except for driveways. For those uses described in Sections 656.604(a)(2), Sections 656.604(e)(1) and 656.604(f)(1), the landscape area is determined by the total number of parking spaces provided and the parking rate. All perimeter landscaping shall conform to Section 656.607(j), Parking Lot Landscaping Matrix, Figure B. Landscaped area calculations shall be met exclusive of any driveway width. The remaining required landscape area shall be located within 30 feet of the street right-of-way;
- Applicable Parking Lot Landscaping Matrix, Figure B.
 - Average Perimeter Adjacent to Public ROW - Five Feet (5')
 - Perimeter Adjacent to Complementary Use - Five Feet (5')

- Perimeter Adjacent to Uncomplimentary Use – Five Feet (5')
 - Interior Landscaping Vehicle Use Area (VUA) – Five Percent (5%)
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sanitary sewer, and electric will be provided by the Jacksonville Energy Authority (JEA).
- G. Wetlands: Development which impacts wetlands will be permitted according to local, state and federal requirements.

VI. 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 existing and proposed uses within the Property and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

This rezoning request is driven by a commitment to enhancing our community and aligning with the vision outlined in the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations in accordance with Section 656.341(d) of the Code by combining a split-zoned CCG-1/RLD-90 parcel into a uniform PUD parcel, as illustrated by Figure 1 and Figure 2 below. The PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

3. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
4. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
6. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

7. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
 8. Objective 3.2 - Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
 9. Policy 3.2.2 – The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
 10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

Figure 1. Illustrative Aerial View of Proposed Development and Surrounding Area



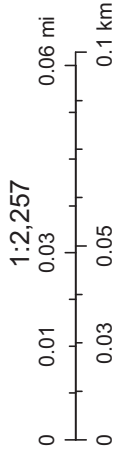
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Figure 2. Illustrative Aerial View of Proposed Development



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Duval Map



May 22, 2024

EXHIBIT F

PUD Name

Pottsburg Creek Apartments

Land Use Table

Total gross acreage	1.37 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	1.37 Acres	100 %
Total number of dwelling units	32 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	50,530 Sq. Ft.	85 %