

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

October 22, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-687**                      **Application for: Southgate PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation:     **Approve with Conditions**

Planning Commission Recommendation:                             **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated July 16, 2021.
2. The revised written description dated October 12, 2021.
3. The original site plan dated July 16, 2021.

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions:**

1. All unused driveways, including the entire frontage of Atherton Street, specifically along the subject property frontage, shall be removed and restored with curb and gutter, a five foot standard sidewalk, and code compliant landscaping, Driveway access from the subject property to Atherton Street shall be permitted as generally shown on the site plan attached hereto as Exhibit 4. Driveway closures, curb and gutter and sidewalk improvements shall not be required on the south side of Atherton Street or beyond the subject property frontage.
2. A twenty (20) foot building setback shall be required along Schumacher Avenue and Atherton Street.
3. Bicycle parking shall be consistent with the requirements outlined in Part 6 of the Zoning Code.

**Planning Department conditions:**

1. All unused driveways, including the entire frontage of Atherton Street shall be removed and the right of way restored with curb and gutter, sidewalk and appropriate landscaping.
2. A twenty (20) foot building setback shall be required along Schumacher Avenue and Atherton Street.
3. Bicycle parking shall be consistent with the requirements outlined in Part 6 of the Zoning Code.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

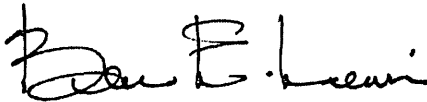
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners,

Planning Commission Vote: 5-0

David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Absent
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
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Jacksonville, FL 32202  
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## Southgate Plaza PUD

October 14, 2021

### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 125237-0000 & 125539-0000
- B. Current Land Use Designation: CGC
- C. Current Zoning District: CCG-1
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: CGC

### II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Chance Augustine, LLC (the “Applicant”) proposes to rezone approximately 9.48 acres of property along Beach Boulevard. The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for the redevelopment of the Property with multi-family uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan dated July 16, 2021 (the “Site Plan”), which is attached as **Exhibit “4”** to this ordinance.

The Property is currently developed as a commercial shopping center, which has been largely vacant for the past 10 years. The redevelopment of the Property with multi-family uses, as shown on the Site Plan will revitalize the Property and serve as a catalyst for development and positive uses in this area.

The parcels that comprise the Property are designated as Community General Commercial (“CGC”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and are within the Urban Development Area. As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the Property as CGC, but with two site-specific text amendments to remove (i) the requirement that residential uses shall not be the sole use and shall not exceed 80 percent of a development, and (ii) the requirement that residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map. The foregoing site-specific text amendments are consistent with Planning and Development Department policies when a development within CGC is in close proximity to other lands within the CGC land use category that are developed with commercial uses, which, in effect, provide for a mix of uses in the overall area. Furthermore, the site-specific text amendments will allow for the redevelopment of an under-utilized site (i.e., a largely vacant shopping center) in accordance with this PUD.

**III. SITE SPECIFICS**

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	MDR	RMD-D	Townhomes, Apartments
East	CGC	CCG-2	Gas Station, Commercial
North	CGC, MDR	CCG-2, RMD-D	Apartments, Data Center
West	CGC, MDR	CCG-1, RMD-D	Retail/Commercial, Townhomes

**IV. PERMITTED USES**

**A. Maximum Densities/Intensities**

Consistent with the Operative Provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the CGC Urban Area land use designation, maximum density on the Property shall be 40 units per acre.

**B. PUD Conceptual Site Plan and Parcels**

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The residential uses within the PUD may be integrated horizontally or vertically (e.g., a “Townhome” with an apartment as a third story).

**C. Permitted Uses**

1. *Permitted uses and structures.*

Apartments (rental or condominium ownership).

Townhomes/carriage homes (fee simple, condominium ownership, or rental), subject to the provisions of Part 4 of the Zoning Code.

Leasing/sales/management offices, models, and similar uses.

Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.

Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses,

boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.

Mail center.

g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.

Carwash (self) area for residents.

Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.

Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.

k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.

l. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.

m. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Apartment use.*

a. *Minimum lot width*—None.

b. *Maximum gross density*— Forty (40) units per acre.

c. *Maximum lot coverage by all buildings*— None

d. *Minimum yard requirements.* The minimum yard requirements for all structures are:

(i) Front—None.

(ii) Side— None.

(iii) Rear— None.

e. *Minimum Setback of Principal Structures from Boundary of the Property.* Twenty (20) feet.

f. *Maximum height of structure.* Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.

**D. 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 as a principal use within the development. 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 structure. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

**E. Height Limitations**

Decorative rooftop structures are not included in the maximum height, including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

As shown on the Site Plan, access to the Property may be available via access points located along Beach Boulevard, Schumacher Avenue and/or Atherton Street. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

**B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

**C. Recreation/Open Space**

Active recreation/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, pedestrian walkways, and similar uses) shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD.

**D. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12, except as provided for in Section IV.D.2 above. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

**E. Signage**

The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

**1. Project Identity Monument Signs on Beach Boulevard.**

A maximum of one (1) project identity monument sign will be permitted along Beach Boulevard for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty hundred (50) square feet (each side) in area.

**2. Project Identity Monument Signs on Schumacher Avenue and Atherton Street.**

A maximum of two (2) project identity monument signs, cumulatively, will be permitted along Schumacher Avenue and Atherton Street. These signs may be two sided and internally or externally illuminated. These monument signs will not exceed twelve (12) feet in height and twenty-four (24) square feet (each side) in area.

3. Projecting and Wall Signs Oriented Towards Beach Boulevard.

Wall and projecting signs are permitted along Beach Boulevard on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented towards Beach Boulevard. These signs may be internally or externally illuminated.

4. Wall and Projecting Signs Oriented Toward Schumacher Avenue and Atherton Street.

Wall and projecting signs are permitted on the faces of buildings oriented towards Schumacher Avenue and Atherton Street. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the occupancy frontage or respective side of the building oriented toward such public right of way. These signs may be externally illuminated or non-illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign. Further, in the event that any monument signs are constructed along Schumacher Avenue or Atherton Street, then the permitted wall and projecting signage along the frontage where the monument sign is constructed will be reduced by the square footage of such monument sign.

5. Awning Signs.

Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.

6. Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified in Sections V.E.1 and 2 above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will 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, projecting 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 signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.



## Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)
Project Identity Monument Sign on Beach Blvd.	On Beach Blvd.	1	50	15
Project Identity Monument Signs on Schumacher Ave. and Atherton St.	On Schumacher Ave. and Atherton St.	2	24	12
Wall and Projecting Signs on Beach Blvd. Frontage	Beach Blvd. Frontage		10% cumulative of sq ft of building/occupancy frontage	
Wall and Projecting Signs on Schumacher Ave. and Atherton St. Frontages	Bertha St., Perry Pl. and Olevia St. Frontages		10% cumulative of sq ft of applicable occupancy frontage (as may be reduced per V.E.4 above)	
Awning Signs	Per Section 656.1304, Ordinance Code			
Vehicular Directional Signs	Project Wide	6	8	
Information Kiosks	Project Wide	4	4	
Temporary Signs	Project Wide		24	

### F. Architectural Guidelines.

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

### G. Construction offices/model units/real estate rental or sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

### H. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. (See Section V.I. herein regarding approval by minor modification of a site plan providing for otherwise permitted uses not currently shown on the PUD Conceptual Site Plan.)

Notwithstanding the foregoing, the maximum residential density of forty (40) units per acre has been placed on the Property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.

**I. Site Plan**

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

An otherwise permitted use not currently shown on the Site Plan may be developed on the Property following approval of a minor modification to incorporate a site plan that complies with the requirements of this PUD.

**J. Phasing**

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

**K. Parking and Loading Requirements**

For apartment units, parking will be provided at a minimum of 1.30 parking spaces per one (1) bedroom dwelling unit and a minimum of 1.5 parking spaces per two (2) or more bedroom dwelling unit.

For townhomes, if any, parking will be provided at a minimum of 1.5 parking spaces per dwelling unit.

The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided at a minimum ratio of 2% of required vehicular parking

All loading areas will comply with Sections 656.605 of the Zoning Code.

**L. Lighting**

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

**M. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**N. Utilities**

The Property is served by JEA.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on June 11, 2021.

**VII. JUSTIFICATION FOR THE PUD REZONING**

The PUD proposes to redevelop an under-utilized property in a corridor that needs a catalyst development. This residential development will support infill development in the area and serve as a catalyst for future redevelopment. The use of the property for multi-family development with the proposed CGC land use category, with site-specific text amendments, the Comprehensive Plan, and the surrounding zoning and land uses. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning.

**VIII. 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 Site Plan, unless modified; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations to the accessory use and performance standards provisions which are consistent with the urban design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it provides for signage tailored to the frontage on multiple roads of different sizes and classifications; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, and other features of a planned development.

<b>Element</b>	<b>Zoning Code</b>	<b>Proposed PUD</b>	<b>Reasoning</b>
<b>Uses</b>	<p><i>Permitted uses and structures.</i></p> <p>(1) Commercial retail sales and service establishments</p> <p>(2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p>	<p>1. <i>Permitted uses and structures.</i></p> <p>                    Apartments (rental or condominium ownership).</p> <p>                    Townhomes/carriage homes (fee simple, condominium ownership, or rental).</p>	<p>To allow for the residential development of the Property.</p>

	<p>(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.</p> <p>(4) Hotels and motels.</p> <p>(5) 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.</p> <p>(6) Art galleries, museums, community centers, dance, art or music studios.</p> <p>(7) Vocational, trade or business schools and similar uses.</p> <p>(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>(11) 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.</p> <p>(12) 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.</p> <p>(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home</p>	<p>subject to the provisions of Part 4 of the Zoning Code.</p> <p>Leasing/sales/management offices, models, and similar uses.</p> <p>Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>Mail center.</p> <p>g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>Carwash (self) area for residents.</p> <p>Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>l. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.</p> <p>m. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p><i>Permissible uses by exception.</i> All uses permissible by exception in the RMD-D zoning district.</p>	
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	<p>furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p> <p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(20) 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.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) 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 Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>(b) <i>Permitted accessory uses and structures.</i> See Section 656.403.</p> <p>(c) <i>Permissible uses by exception.</i></p> <p>(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.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance</p>	<p>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 as a principal use within the development. 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 structure. Accessory uses shall be subject to the following:</p> <p>(a) An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.</p> <p>(b) Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.</p>	
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	<p>standards and development criteria set forth in Part 4.</p> <ul style="list-style-type: none"> <li>(3) Residential treatment facilities and emergency shelters.</li> <li>(4) Multi-family residential integrated with a permitted use.</li> <li>(5) Crematories.</li> <li>(6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</li> <li>(7) Auto laundry or manual car wash.</li> <li>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).</li> <li>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</li> <li>(10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</li> <li>(11) Blood donor stations, plasma centers and similar uses.</li> <li>(12) Private clubs.</li> <li>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</li> <li>(14) Billiard parlors.</li> <li>(15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).</li> <li>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</li> <li>(17) 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 Ordinance Code.</li> <li>(18) Nightclubs.</li> <li>(19) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.</li> <li>(20) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</li> <li>(21) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</li> <li>(22) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and</li> </ul>		
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	development criteria set forth in Part 4.		
<b>Lot Requirements</b>	<p>CCG-1</p> <p><i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses.</p> <p>(a) <i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by Section 654.129.</p> <p>(b) <i>Minimum yard requirements.</i></p> <p>(i) Front—None.</p> <p>(ii) Side—None</p> <p>Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>(iii) Rear—10 feet.</p> <p>(c) <i>Maximum height of structures.</i> Sixty feet.</p>	<p><i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Apartment use.</i></p> <p>a. <i>Minimum lot width—None.</i></p> <p>b. <i>Maximum gross density— Forty (40) units per acre.</i></p> <p>c. <i>Maximum lot coverage by all buildings— None</i></p> <p>d. <i>Minimum yard requirements. The minimum yard requirements for all structures are:</i></p> <p>(i) Front—None.</p> <p>(ii) Side— None.</p> <p>(iii) Rear— None.</p> <p>e. <i>Minimum Setback of Principal Structures from Boundary of the Property.</i> Twenty (20) feet.</p> <p>f. <i>Maximum height of structure.</i> Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.</p>	To allow for flexible interior site design.
<b>Signage</b>	<p>CCG-1</p> <p>(i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii) Wall signs are permitted.</p> <p>(iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; 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.</p> <p>(iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage</p>	<p>The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>1. <u>Project Identity Monument Signs on Beach Boulevard.</u></p>	To ensure adequate signage that is consistent with surrounding developments.

	<p>of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.</p>	<p>A maximum of one (1) project identity monument sign will be permitted along Beach Boulevard for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty hundred (50) square feet (each side) in area.</p> <p>2. <u>Project Identity Monument Signs on Schumacher Avenue and Atherton Street.</u></p> <p>A maximum of two (2) project identity monument signs, cumulatively, will be permitted along Schumacher Avenue and Atherton Street. These signs may be two sided and internally or externally illuminated. These monument signs will not exceed twelve (12) feet in height and twenty-four (24) square feet (each side) in area.</p> <p>3. <u>Projecting and Wall Signs Oriented Towards Beach Boulevard.</u></p> <p>Wall and projecting signs are permitted along Beach Boulevard on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented towards Beach Boulevard. These signs may be internally or externally illuminated.</p> <p>4. <u>Wall and Projecting Signs Oriented Toward Schumacher Avenue and Atherton Street.</u></p> <p>Wall and projecting signs are permitted on the faces of buildings oriented towards Schumacher Avenue and Atherton Street. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the occupancy frontage or respective side of the building oriented toward such public right of way. These signs may be externally illuminated or non-illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign. Further, in the event that any monument signs are constructed along Schumacher Avenue or Atherton Street, then the permitted wall and projecting signage along the frontage where the monument sign is constructed will be reduced by the square footage of such monument sign.</p> <p>5. <u>Awning Signs.</u></p>	
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		<p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>6. <u>Other Signs.</u></p> <p>Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity signs, as identified in Sections V.E.1 and 2 above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will 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, projecting 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.</p> <p>Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.</p>	
<p><b>Parking</b></p>	<p>Part 6 of the Zoning Code.</p>	<p>For apartment units, parking will be provided at a minimum of 1.30 parking spaces per one (1) bedroom dwelling unit and a minimum of 1.5 parking spaces per two (2) or more bedroom dwelling unit.</p> <p>For townhomes, parking will be provided at a minimum of 1.5 parking spaces per dwelling unit.</p> <p>The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily</p>	<p>To provide for parking consistent with the marketplace.</p>

		residential and townhome family buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided at a minimum ratio of 2% of required vehicular parking.  All loading areas will comply with Sections 656.605 of the Zoning Code.	
<b>Temporary Structures</b>	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

**IX. PERMISSIBLE USES BY EXCEPTION**

All uses permissible by exception in the RMD-D zoning district.

**X. NAMES OF DEVELOPMENT TEAM**

Developer: Chance Augustine, LLC

Owner: Southgate Shopping Center, LLC

Planner/Engineer: Kimley Horn and Associates, Inc.

Architect: Dynamik Design

**XI. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit "F."**

**XII. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the CGC land use category. The maximum densities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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 the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Policy 3.2.2: The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System.

**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 and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**G. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code and Comprehensive Plan.

**H. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**I. Listed Species Regulations:** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

**J. Parking Including Loading and Unloading Areas:**

For apartment units, parking will be provided at a minimum of 1.30 parking spaces per one (1) bedroom dwelling unit and a minimum of 1.5 parking spaces per two (2) or more bedroom dwelling unit.

For townhomes, parking will be provided at a minimum of 1.5 parking spaces per dwelling unit.

The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential and townhome family buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided at a minimum ratio of 2% of required vehicular parking.

All loading areas will comply with Sections 656.605 of the Zoning Code.

**K. Sidewalks, Trails, and Bikeways:** The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2021-687 TO**  
**PLANNED UNIT DEVELOPMENT**

**OCTOBER 21, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-687** to Planned Unit Development.

***Location:*** 3428 Beach Boulevard (SR 212) between Lamee Avenue and Schumacher Avenue

***Real Estate Number(s):*** 125539-0000, 125237-0000

***Current Zoning District(s):*** Commercial Community General-1 (CCG-1)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)

***Proposed Land Use Category:*** Community General Commercial (CGC)  
With Site Specific Policy

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** William Michaelis, Esq.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Southgate Shopping Plaza, LLC  
P.O. Box 47050  
Jacksonville, Florida 32247

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-687 seeks to rezone approximately 9.48 acres of land from Commercial Community General-1 (CCG-1) to PUD. The rezoning to PUD is being sought to allow a maximum of 379 dwelling units. The intent is to demolish the existing 30,000 square foot retail center and construct multi-family units.

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5600-21C (Ordinance 2021-686) that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category with site specific Future Land Use Element (FLUE) Policy 4.4.24. The site specific policy exempts the subject site from the Community/General Commercial Urban Area Development Characteristic prohibiting ground floor residential uses abutting roadways classified as arterials or higher on the Functional Highway Classification Map and permits single use residential development on 100% of the site.

Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5600-21C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**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 zoning and development review process.

**Policy 1.1.10A** Residential development on sites less than 10 acres that are located within predominantly non-residential Future Land Use Categories and that are processed as small scale map amendments shall be limited to a maximum of 10 dwelling units per acre unless authorized through approval of a Planned Unit Development (PUD) rezoning. The maximum density allowed in the PUD shall be the result of analysis for compatibility with abutting development based on the criteria provided below. The maximum density in each non-residential Future Land Use Category does not constitute entitlement to the maximum permitted density without justification

provided pursuant to analysis of the criteria. Such analysis may lead to a recommendation of approval, denial, or a condition of approval on a Planned Unit Development (PUD) rezoning capping the residential density.

**Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

**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.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5600-21C (Ordinance 2021-688) that seeks to amend the portion of land that is within the Community General Commercial (CGC) land use category to Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for a maximum of 379 multi-family dwellings. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan shows three buildings with open space along Beach Boulevard (SR 212) for stormwater retention.
- The treatment of pedestrian ways: The site plan shows a sidewalk from Beach Boulevard (SR 212) that connects the parking areas and buildings.
- Traffic and pedestrian circulation patterns: The site plan show three points of ingress/egress, one on each street frontage. This will allow residents options depending on their destinations.
- The use and variety of building groupings: The site plan shows three buildings of different sizes. The variation of building orientation and sizes will add visual interest to the streetscape on Beach Boulevard (SR 212).

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The area to the south awest is a mix of single family, duplexes and multi-family dwellings. The site plan shows the 10 foot wide landscape buffer around the perimeter of the property. However the PUD does not provide any setbacks from the property line. Staff feels that setbacks should be required where the property abuts a residential use, especially when the maximum height is 60 feet. **Staff recommends a twenty (20) foot setback along Schumacher Avenue and Atherton Street.** A zero foot setback is appropriate along Beach Blvd and the east property line.



- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	MDR	RMD-D	Mayfair Village apts
	CGC	CCG-2	Office
<b>South</b>	MDR	RMD-D	Single family & Multifamily dwellings
<b>East</b>	CGC	CCG-1	Filling station, convenience store
<b>West</b>	MDR	RMD-D	Single family & Multifamily dwellings
	CGC	CCG-1	Commercial, office uses

***(6) Intensity of Development***

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a multi-family development not to exceed 379 units. The PUD is appropriate at this location because the residential use will support the commercial and office uses that are along the Beach Blvd corridor.

- The availability and location of utility services and public facilities and services: Full urban services are available to the subject property.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The main entrance from Beach Boulevard (SR 212) will use the existing signalized intersection. The City Traffic Engineer has the following comments.
  1. All unused driveways, including the entire frontage of Atherton Street shall be removed and the right of way restored with curb and gutter, sidewalk and appropriate landscaping.
  2. If the site will be gated, vehicles queueing at the gates shall never extend into the surrounding streets. A queuing analysis shall be provided with the civil site plan review demonstrating this. An area for errant vehicles to turn around prior to the gates shall be provided so that those vehicles will not be required to back up into the adjacent street.
  3. Beach Blvd is an FDOT road. FDOT will review access and impacts to Beach Blvd.

***(7) Usable open spaces plazas, recreation areas.***

The project will require 150 square feet of active recreation area per unit. If the PUD is developed with 379 units then 56,850 square feet of recreation are required.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St.

Johns River Water Management District did not identify any wetlands on-site.

Development Services Division has the following comment.

Review drainage infrastructure of Miller Creek, review if development will affect routing.  
New structure elevated to address flood risk.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

The written description indicates that the parking ratio will be lower than provided in the Zoning Code. The Zoning Code requires an average of 2 spaces per unit, while the PUD is proposing 1.5 spaces per 2 bedroom unit. Due to the urban nature of the site, the proximity to bus routes, the reduction in required parking is reasonable. The PUD is also proposing a reduction in the amount of bicycle parking. This reduction is counterintuitive as there will be less automobile parking, residents will use other alternatives such as bicycles. There will be a need for more bicycle parking. **Staff is recommending that bicycle parking be consistent with the requirements outlined in Part 6 of the Zoning Code.**

***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. There is an existing sidewalk on Beach Boulevard (SR 212).

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on October 5, 2021, the required Notice of Public Hearing sign was posted.



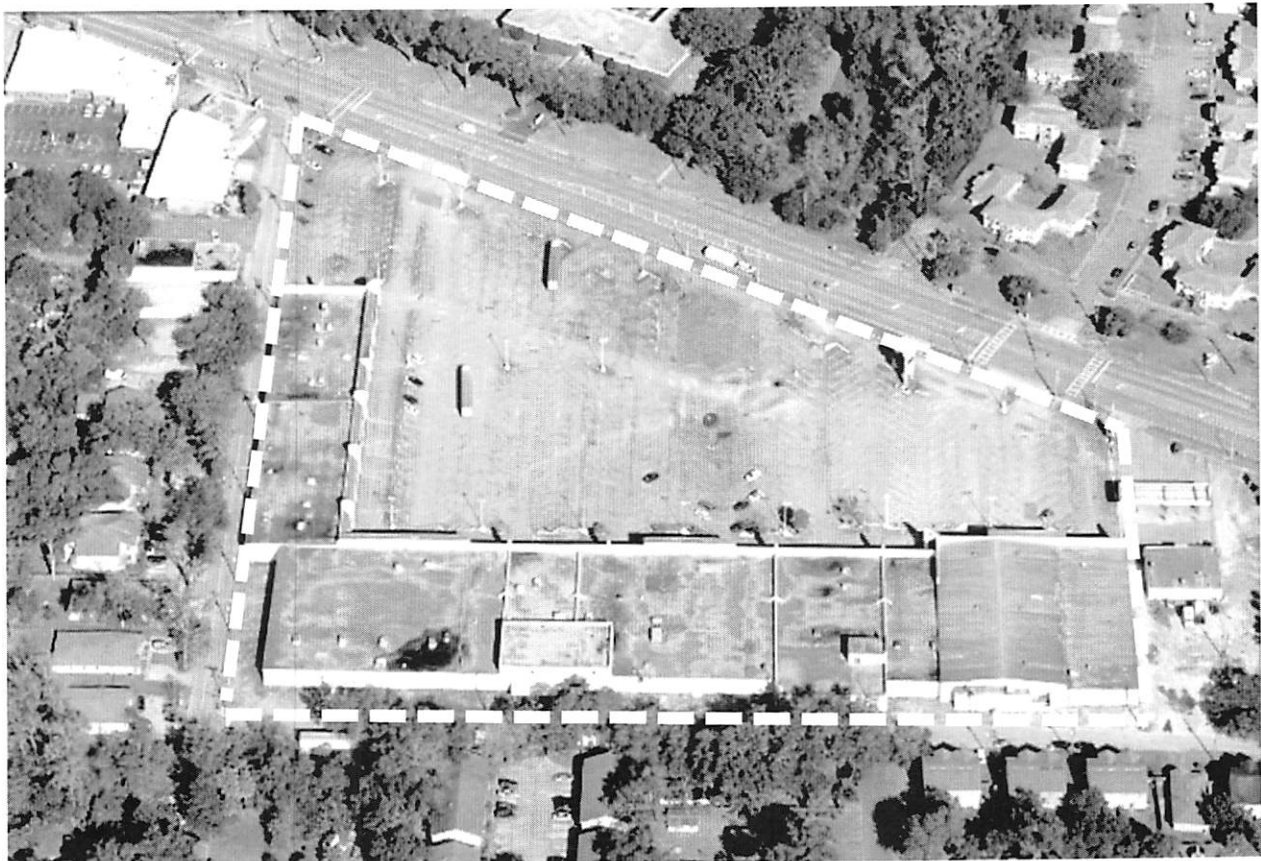
**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-687** be **APPROVED** with the following exhibits:

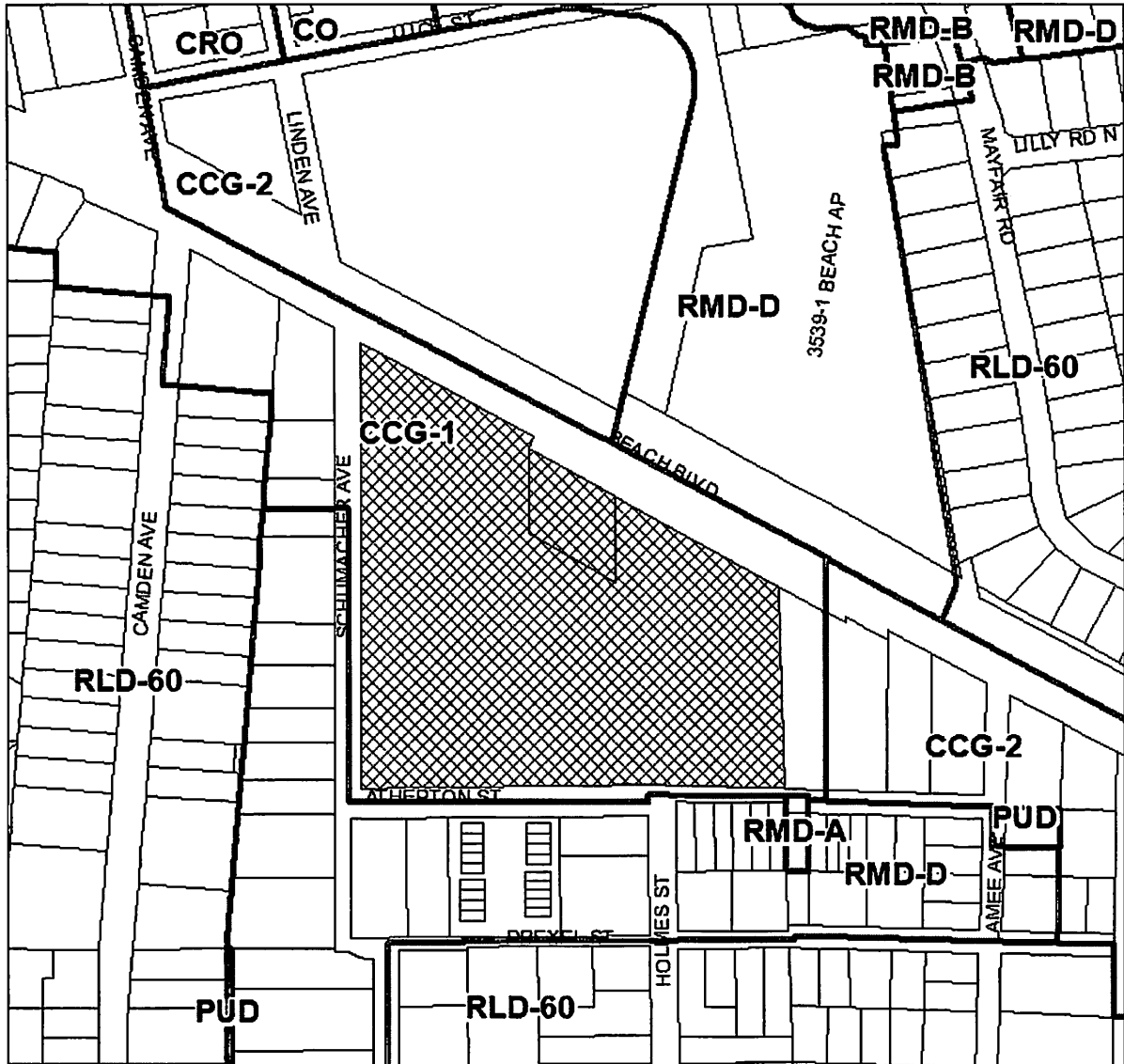
1. The original legal description dated July 16, 2021.
2. The revised written description dated October 12, 2021.
3. The original site plan dated July 16, 2021.

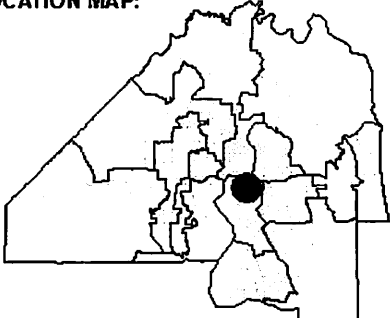
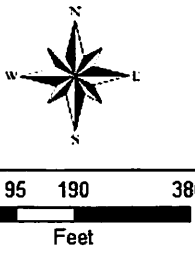
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-687** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. All unused driveways, including the entire frontage of Atherton Street shall be removed and the right of way restored with curb and gutter, sidewalk and appropriate landscaping.
2. A twenty (20) foot building setback shall be required along Schumacher Avenue and Atherton Street.
3. Bicycle parking shall be consistent with the requirements outlined in Part 6 of the Zoning Code.



Aerial view of subject property



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> CCG-1</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p>5</p>
<p><b>ORDINANCE NUMBER</b></p> <p>ORD-2021-0687</p>	<p><b>TRACKING NUMBER</b></p> <p>T-2021-3672</p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2021-0687 **Staff Sign-Off/Date** BEL / 08/25/2021  
**Filing Date** 09/22/2021 **Number of Signs to Post** 10  
**Hearing Dates:**  
**1st City Council** 10/26/2021 **Planning Commission** 10/21/2021  
**Land Use & Zoning** 11/02/2021 **2nd City Council** 11/09/2021  
**Neighborhood Association** NONE  
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 3672 **Application Status** PENDING  
**Date Started** 07/16/2021 **Date Submitted** 07/16/2021

## General Information On Applicant

**Last Name** MICHAELIS **First Name** WILLIAM **Middle Name** JEFFREY  
**Company Name**  
 ROGERS TOWERS, P.A.  
**Mailing Address**  
 1301 RIVERPLACE BLVD., SUITE 1500  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043465914 **Fax** 9043460663 **Email** WMICHAELIS@RTLAW.COM

## General Information On Owner(s)

### Check to fill first Owner with Applicant Info

**Last Name** SEE **First Name** BELOW **Middle Name**  
**Company/Trust Name**  
 SOUTHGATE SHOPPING CENTER, LLC  
**Mailing Address**  
 P.O. BOX 47050  
**City** JACKSONVILLE **State** FL **Zip Code** 32247  
**Phone** **Fax** **Email**

## Property Information

### Previous Zoning Application Filed For Site?

### If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 125539 0000	5	3	CCG-1	PUD
Map 125237 0000	5	3	CCG-1	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

### Existing Land Use Category

CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

5600

**Total Land Area (Nearest 1/100th of an Acre)** 9.48

**Development Number**

**Proposed PUD Name** SOUTHGATE PLAZA PUD

**Justification For Rezoning Application**

SEE EXHIBIT D.

**Location Of Property**

**General Location**

BEACH BOULEVARD

House #	Street Name, Type and Direction	Zip Code
3428	BEACH BLVD	32247

**Between Streets**

SCHUMACHER AVENUE and LAMEE AVENUE

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

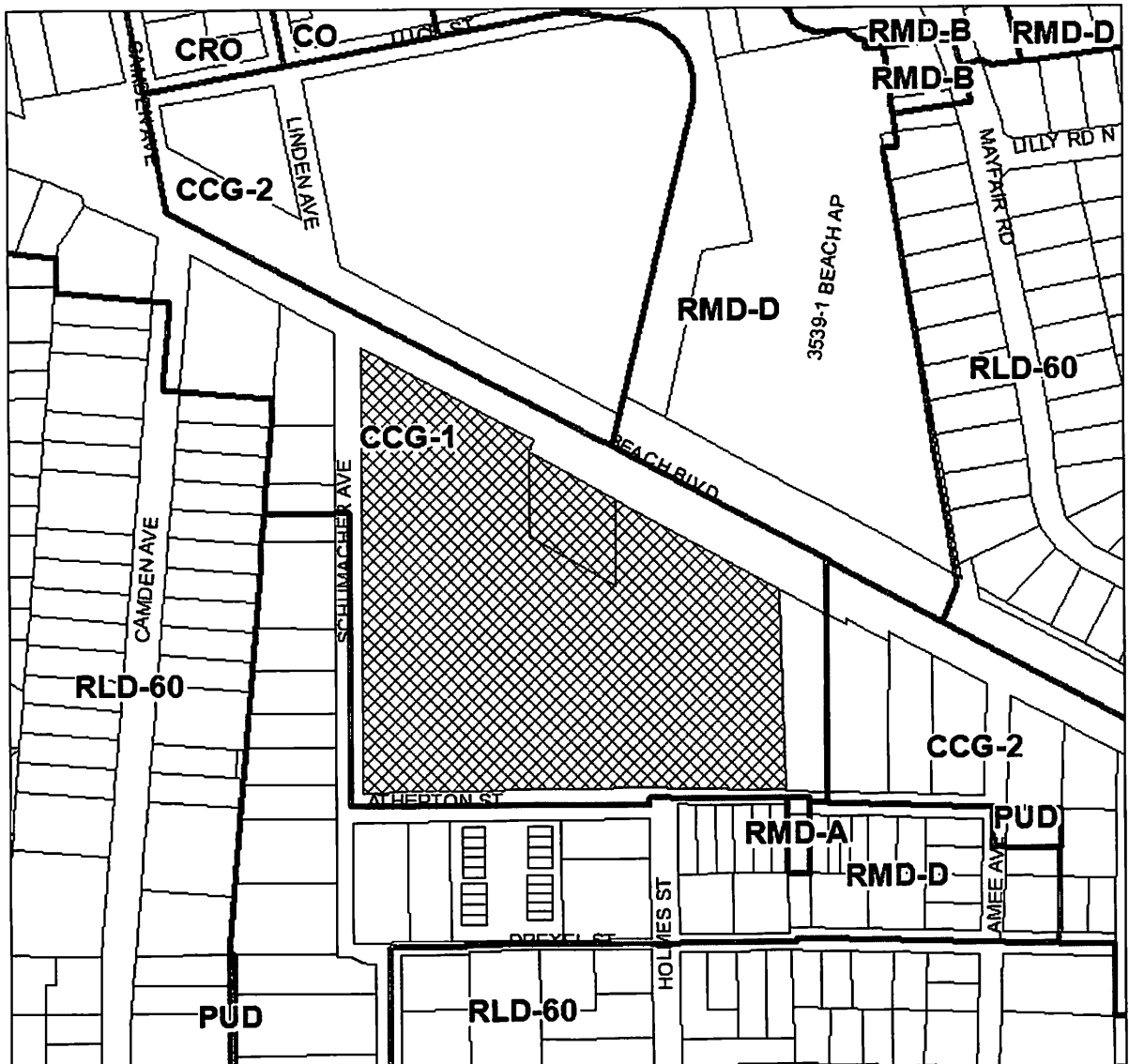


**LEGAL DESCRIPTION**  
**July 16, 2021**

Lots 1 to 7, inclusive, except the West 10 feet, and the North 1/2 of Lot 8, except the West 10 feet, SCHUMACHER'S ADDITION TO ST. NICHOLAS, according to map recorded in Plat Book 6, page 67, public records of Duval County, Florida; together with a portion of Section 30, Township 2 South, Range 27 East, Duval County, Florida; all being more particularly described as follows:

For a Point of Beginning commence at an iron found at the point where the Easterly right of way line of Schumacher Avenue (a 40 foot right of way as now established) intersects the Southwesterly right of way line of Beach Boulevard U.S. Highway No. 90 (as now established by the Department of Transportation) and run South 61°33'40" East along said Southwesterly right of way line, a distance of 360.38 feet (359.65 feet by Official Records Volume 578, page 485) to an iron found at a widening point in said Beach Boulevard; run thence South 28°26'20" West, a distance of 14.0 feet to a found iron; run thence South 61°33'40" East continuing along the Southwesterly right of way line of said Beach Boulevard, a distance of 200.08 feet to a found iron at an angle point; run thence South 61°10'30" East (South 60°58'40" East by Official Records Volume 578, page 485) continuing along said Southwesterly right of way line, a distance of 296.10 feet to an "x" cut set in a curb where said Southwesterly right of way intersects the former city limits line; run thence South 2°06'47" East (South 2°08'40" East by Official Records Volume 578, page 485) along last mentioned line, a distance of 367.78 feet to an iron found on the Northerly right of way line of Atherton Street; run thence South 89°06'40" West (South 89°25'40" West by Official Records Volume 578, page 485) along said Northerly right of way line, a distance of 200.20 feet to an iron found at a widening point in said Atherton Street; run thence North 2°08'40" West a distance of 5.0 feet to a found iron; run thence South 88°25'50" West continuing along the Northerly right of way line of said Atherton Street, a distance of 392.68 feet (392.73 feet by Official Records Volume 578, page 485) to an iron found at an angle point; run thence South 88°55'40" West continuing along said Northerly right of way line, a distance of 159.13 feet (159.29 feet by Official Records Volume 578, page 485) to an "x" cut set at the point where said Northerly right of way line intersects the Easterly right of way line of said Schumacher Avenue; run thence North 0°30'40" West along said Easterly right of way line, a distance of 801.39 feet (801.13 feet by Official Records Volume 578, page 485) to the Point of Beginning.

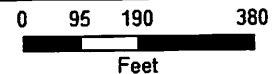
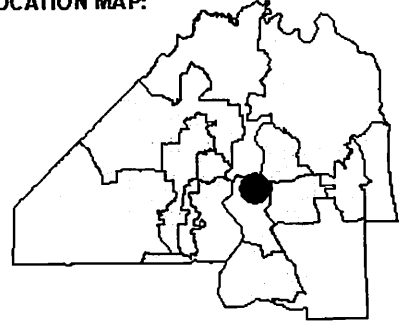




**REQUEST SOUGHT:**

**FROM:** CCG-1  
**TO:** PUD

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
5

**TRACKING NUMBER**  
T-2021-3672

**EXHIBIT 2**  
**PAGE 1 OF 1**

**Southgate Plaza PUD**

**October 12, 2021**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A.** RE #: 125237-0000 & 125539-0000
- B.** Current Land Use Designation: CGC
- C.** Current Zoning District: CCG-1
- D.** Proposed Zoning District: PUD
- E.** Proposed Land Use Designation: CGC

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Chance Augustine, LLC (the “Applicant”) proposes to rezone approximately 9.48 acres of property along Beach Boulevard. The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for the redevelopment of the Property with multi-family uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan dated July 16, 2021 (the “Site Plan”), which is attached as **Exhibit “4”** to this ordinance.

The Property is currently developed as a commercial shopping center, which has been largely vacant for the past 10 years. The redevelopment of the Property with multi-family uses, as shown on the Site Plan will revitalize the Property and serve as a catalyst for development and positive uses in this area.

The parcels that comprise the Property are designated as Community General Commercial (“CGC”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and are within the Urban Development Area. As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the Property as CGC, but with two site-specific text amendments to remove (i) the requirement that residential uses shall not be the sole use and shall not exceed 80 percent of a development, and (ii) the requirement that residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map. The foregoing site-specific text amendments are consistent with Planning and Development Department policies when a development within CGC is in close proximity to other lands within the CGC land use category that are developed with commercial uses, which, in effect, provide for a mix of uses in the overall area. Furthermore, the site-specific text amendments will allow for the redevelopment of an under-utilized site (i.e., a largely vacant shopping center) in accordance with this PUD.

### III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	MDR	RMD-D	Townhomes, Apartments
East	CGC	CCG-2	Gas Station, Commercial
North	CGC, MDR	CCG-2, RMD-D	Apartments, Data Center
West	CGC, MDR	CCG-1, RMD-D	Retail/Commercial, Townhomes

### IV. PERMITTED USES

#### A. Maximum Densities/Intensities

Consistent with the Operative Provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the CGC Urban Area land use designation, maximum density on the Property shall be 40 units per acre.

#### B. PUD Conceptual Site Plan and Parcels

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The residential uses within the PUD may be integrated horizontally or vertically (e.g., a "Townhome" with an apartment as a third story).

#### C. Permitted Uses

##### 1. *Permitted uses and structures.*

Apartments (rental or condominium ownership).

Townhomes/carriage homes (fee simple, condominium ownership, or rental), subject to the provisions of Part 4 of the Zoning Code.

Leasing/sales/management offices, models, and similar uses.

Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.

Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses,

boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.

Mail center.

g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.

Carwash (self) area for residents.

Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.

Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.

k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.

l. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.

m. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Apartment use.*

a. *Minimum lot width*—None.

b. *Maximum gross density*— Forty (40) units per acre.

c. *Maximum lot coverage by all buildings*— None

d. *Minimum yard requirements.* The minimum yard requirements for all structures are:

(i) Front—None.

(ii) Side— None.

(iii) Rear— None.

e. *Minimum Setback of Principal Structures from Boundary of the Property.* Twenty (20) feet.

f. *Maximum height of structure.* Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.

**D. 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 as a principal use within the development. 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 structure. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

**E. Height Limitations**

Decorative rooftop structures are not included in the maximum height, including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

As shown on the Site Plan, access to the Property may be available via access points located along Beach Boulevard, Schumacher Avenue and/or Atherton Street. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

**B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

**C. Recreation/Open Space**

Active recreation/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, pedestrian walkways, and similar uses) shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD.

**D. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12, except as provided for in Section IV.D.2 above. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

**E. Signage**

The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

1. Project Identity Monument Signs on Beach Boulevard.

A maximum of one (1) project identity monument sign will be permitted along Beach Boulevard for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty hundred (50) square feet (each side) in area.

2. Project Identity Monument Signs on Schumacher Avenue and Atherton Street.

A maximum of two (2) project identity monument signs, cumulatively, will be permitted along Schumacher Avenue and Atherton Street. These signs may be two sided and internally or externally illuminated. These monument signs will not exceed twelve (12) feet in height and twenty-four (24) square feet (each side) in area.

3. Projecting and Wall Signs Oriented Towards Beach Boulevard.

Wall and projecting signs are permitted along Beach Boulevard on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented towards Beach Boulevard. These signs may be internally or externally illuminated.

4. Wall and Projecting Signs Oriented Toward Schumacher Avenue and Atherton Street.

Wall and projecting signs are permitted on the faces of buildings oriented towards Schumacher Avenue and Atherton Street. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the occupancy frontage or respective side of the building oriented toward such public right of way. These signs may be externally illuminated or non-illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign. Further, in the event that any monument signs are constructed along Schumacher Avenue or Atherton Street, then the permitted wall and projecting signage along the frontage where the monument sign is constructed will be reduced by the square footage of such monument sign.

5. Awning Signs.

Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.

6. Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified in Sections V.E.1 and 2 above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will 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, projecting 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 signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

## Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)
Project Identity Monument Sign on Beach Blvd.	On Beach Blvd.	1	50	15
Project Identity Monument Signs on Schumacher Ave. and Atherton St.	On Schumacher Ave. and Atherton St.	2	24	12
Wall and Projecting Signs on Beach Blvd. Frontage	Beach Blvd. Frontage		10% cumulative of sq ft of building/occupancy frontage	
Wall and Projecting Signs on Schumacher Ave. and Atherton St. Frontages	Bertha St., Perry Pl. and Olevia St. Frontages		10% cumulative of sq ft of applicable occupancy frontage (as may be reduced per V.E.4 above)	
Awning Signs	Per Section 656.1304, Ordinance Code			
Vehicular Directional Signs	Project Wide	6	8	
Information Kiosks	Project Wide	4	4	
Temporary Signs	Project Wide		24	

### **F. Architectural Guidelines.**

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

### **G. Construction offices/model units/real estate rental or sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

### **H. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. (See Section V.I. herein regarding approval by minor modification of a site plan providing for otherwise permitted uses not currently shown on the PUD Conceptual Site Plan.)



Notwithstanding the foregoing, the maximum residential density of forty (40) units per has been placed on the Property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.

**I. Site Plan**

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

An otherwise permitted use not currently shown on the Site Plan may be developed on the Property following approval of a minor modification to incorporate a site plan that complies with the requirements of this PUD.

**J. Phasing**

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

**K. Parking and Loading Requirements**

For apartment units, parking will be provided at a minimum of 1.30 parking spaces per one (1) bedroom dwelling unit and a minimum of 1.5 parking spaces per two (2) or more bedroom dwelling unit.

For townhomes, if any, parking will be provided at a minimum of 1.5 parking spaces per dwelling unit.

The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided at a minimum ratio of 2% of required vehicular parking

All loading areas will comply with Sections 656.605 and 656.399.29(5) of the Zoning Code.

**L. Lighting**

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

**M. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**N. Utilities**

The Property is served by JEA.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on June 11, 2021.

**VII. JUSTIFICATION FOR THE PUD REZONING**

The PUD proposes to redevelop an under-utilized property in a corridor that needs a catalyst development. This residential development will support infill development in the area and serve as a catalyst for future redevelopment. The use of the property for multi-family development with the proposed CGC land use category, with site-specific text amendments, the Comprehensive Plan, and the surrounding zoning and land uses. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning.

**VIII. 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 Site Plan, unless modified; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations to the accessory use and performance standards provisions which are consistent with the urban design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it provides for signage tailored to the frontage on multiple roads of different sizes and classifications; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, and other features of a planned development.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	<p><i>Permitted uses and structures.</i></p> <p>(1) Commercial retail sales and service establishments</p> <p>(2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p>	<p>1. <i>Permitted uses and structures.</i></p> <p>                    Apartments (rental or condominium ownership).</p> <p>                    Townhomes/carriage homes (fee simple, condominium ownership, or rental),</p>	To allow for the residential development of the Property.

	<p>(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.</p> <p>(4) Hotels and motels.</p> <p>(5) 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.</p> <p>(6) Art galleries, museums, community centers, dance, art or music studios.</p> <p>(7) Vocational, trade or business schools and similar uses.</p> <p>(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>(11) 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.</p> <p>(12) 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.</p> <p>(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home</p>	<p>subject to the provisions of Part 4 of the Zoning Code.</p> <p>Leasing/sales/management offices, models, and similar uses.</p> <p>Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>Mail center.</p> <p>g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>Carwash (self) area for residents.</p> <p>Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>l. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.</p> <p>m. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p><i>Permissible uses by exception. All uses permissible by exception in the RMD-D zoning district.</i></p>	
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	<p>furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p> <p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(20) 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.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) 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 Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>(b) <i>Permitted accessory uses and structures. See Section 656.403.</i></p> <p>(c) <i>Permissible uses by exception.</i></p> <p>(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.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance</p>	<p>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 as a principal use within the development. 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 structure. Accessory uses shall be subject to the following:</p> <p>(a) An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.</p> <p>(b) Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.</p>	
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	<p>standards and development criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p> <p>(5) Crematories.</p> <p>(6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(7) Auto laundry or manual car wash.</p> <p>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Billiard parlors.</p> <p>(15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).</p> <p>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) 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 Ordinance Code.</p> <p>(18) Nightclubs.</p> <p>(19) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.</p> <p>(20) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</p> <p>(21) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(22) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and</p>		
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	development criteria set forth in Part 4.		
<b>Lot Requirements</b>	<p>CCG-1</p> <p><i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses.</p> <p>(a) <i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by Section 654.129.</p> <p>(b) <i>Minimum yard requirements.</i></p> <p>(i) Front—None.</p> <p>(ii) Side—None</p> <p>Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>(iii) Rear—10 feet.</p> <p>(c) <i>Maximum height of structures.</i> Sixty feet.</p>	<p><i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Apartment use.</i></p> <p>a. <i>Minimum lot width</i>—None.</p> <p>b. <i>Maximum gross density</i>— Forty (40) units per acre.</p> <p>c. <i>Maximum lot coverage by all buildings</i>— None</p> <p>d. <i>Minimum yard requirements.</i> The minimum yard requirements for all structures are:</p> <p>(i) Front—None.</p> <p>(ii) Side— None.</p> <p>(iii) Rear— None.</p> <p>e. <i>Minimum Setback of Principal Structures from Boundary of the Property.</i> Twenty (20) feet.</p> <p>f. <i>Maximum height of structure.</i> Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.</p>	To allow for flexible interior site design
<b>Signage</b>	<p>CCG-1</p> <p>(i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii) Wall signs are permitted.</p> <p>(iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; 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.</p> <p>(iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage</p>	<p>The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>1. <u>Project Identity Monument Signs on Beach Boulevard.</u></p>	To ensure adequate signage that is consistent with surrounding developments.

of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

A maximum of one (1) project identity monument sign will be permitted along Beach Boulevard for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty hundred (50) square feet (each side) in area.

2. Project Identity Monument Signs on Schumacher Avenue and Atherton Street.

A maximum of two (2) project identity monument signs, cumulatively, will be permitted along Schumacher Avenue and Atherton Street. These signs may be two sided and internally or externally illuminated. These monument signs will not exceed twelve (12) feet in height and twenty-four (24) square feet (each side) in area.

3. Projecting and Wall Signs Oriented Towards Beach Boulevard.

Wall and projecting signs are permitted along Beach Boulevard on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented towards Beach Boulevard. These signs may be internally or externally illuminated.

4. Wall and Projecting Signs Oriented Toward Schumacher Avenue and Atherton Street.

Wall and projecting signs are permitted on the faces of buildings oriented towards Schumacher Avenue and Atherton Street. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the occupancy frontage or respective side of the building oriented toward such public right of way. These signs may be externally illuminated or non-illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign. Further, in the event that any monument signs are constructed along Schumacher Avenue or Atherton Street, then the permitted wall and projecting signage along the frontage where the monument sign is constructed will be reduced by the square footage of such monument sign.

5. Awning Signs.

		<p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>6. <u>Other Signs.</u></p> <p>Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity signs, as identified in Sections V.E.1 and 2 above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will 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, projecting 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.</p> <p>Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.</p>	
<p><b>Parking</b></p>	<p>Part 6 of the Zoning Code.</p>	<p>For apartment units, parking will be provided at a minimum of 1.30 parking spaces per one (1) bedroom dwelling unit and a minimum of 1.5 parking spaces per two (2) or more bedroom dwelling unit.</p> <p>For townhomes, parking will be provided at a minimum of 1.5 parking spaces per dwelling unit.</p> <p>The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily</p>	<p>To provide for parking consistent with the marketplace.</p>



		residential and townhome family buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided at a minimum ratio of 2% of required vehicular parking.  All loading areas will comply with Sections 656.605 and 656.399.29(5) of the Zoning Code.	
<b>Temporary Structures</b>	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

**IX. PERMISSIBLE USES BY EXCEPTION**

All uses permissible by exception in the RMD-D zoning district.

**X. NAMES OF DEVELOPMENT TEAM**

Developer: Chance Augustine, LLC

Owner: Southgate Shopping Center, LLC

Planner/Engineer: Kimley Horn and Associates, Inc.

Architect: Dynamik Design

**XI. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit "F."**

**XII. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the CGC land use category. The maximum densities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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 the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Policy 3.2.2: The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System.

**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 and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**G. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code and Comprehensive Plan.

**H. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**I. Listed Species Regulations:** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

**J. Parking Including Loading and Unloading Areas:**

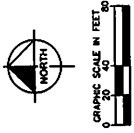
For apartment units, parking will be provided at a minimum of 1.30 parking spaces per one (1) bedroom dwelling unit and a minimum of 1.5 parking spaces per two (2) or more bedroom dwelling unit.

For townhomes, parking will be provided at a minimum of 1.5 parking spaces per dwelling unit.

The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential and townhome family buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided at a minimum ratio of 2% of required vehicular parking.

All loading areas will comply with Sections 656.605 and 656.399.29(5) of the Zoning Code.

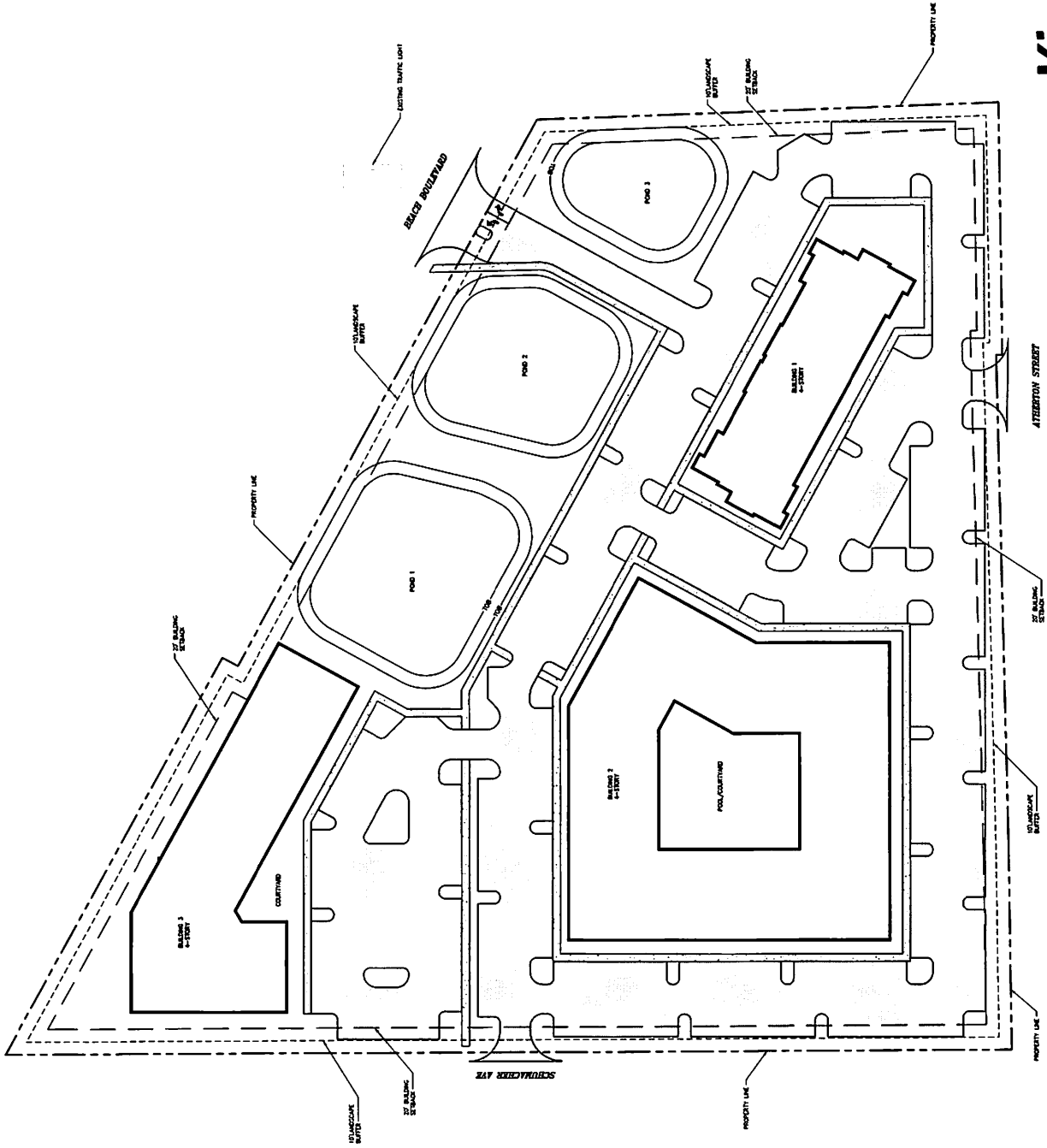
**K. Sidewalks, Trails, and Bikeways:** The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.



July 16, 2021

**Kimley»Horn**

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 12740 GRAH, BAY PARKWAY WEST, SUITE 2350  
 JACKSONVILLE, FLORIDA 32258  
 PHONE: 904.726.1000  
 WWW.KIMLEY-HORN.COM    RECEIPT# 636



**Southgate Multi-Family Apartments - PUD Site Plan**

3428 Beach Blvd, Jacksonville, FL (RE# 125539-0000)

# EXHIBIT F

PUD Name

Southgate Plaza

Date

Jul 16, 2021

## Land Use Table

Total gross acreage	9.48	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	%
Total number of dwelling units	0	D.U.	
Multiple family	6.74	Acres	71.2 %
Total number of dwelling units	320	D.U.	
Commercial	0	Acres	%
Industrial	0	Acres	%
Other land use	0	Acres	%
Active recreation and/or open space	1.1	Acres	11.6 %
Passive open space, wetlands, pond	1.64	Acres	17.2 %
Public and private right-of-way	0	Acres	%
Maximum coverage of non-residential buildings and structures	0	Sq. Ft.	%



## Availability Letter

Erica Bright

3/16/2021

Kimley-Horn and Associates

12740 Gran Bay Parkway West, Suite 2350

Jacksonville, Florida 32258

Project Name: St Nicholas Apartments

Availability #: 2021-1108

Attn: Erica Bright

Thank you for your inquiry regarding the availability of Chilled Water, Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

### **Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### **Main Extensions and/or Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:


[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

 A Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-1108

Request Received On: 3/15/2021

Availability Response: 3/16/2021

Prepared by: Susan West

Expiration Date: 03/16/2023

### **Project Information**

Name: St Nicholas Apartments

Address: 3428 BEACH BLVD 1, JACKSONVILLE, FL 32207

County: Duval County

Type: Chilled Water,Electric,Reclaim,Sewer,Water

Requested Flow: 34000

Parcel Number: 125539 0000

Location:

Description: A multi-family apartment development.

### **Potable Water Connection**

Water Treatment Grid: South Grid

Connection Point #1: Existing 12 inch water main along Schumacher Ave

Connection Point #2: Existing 8 inch water main along Beach Blvd

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### **Sewer Connection**

Sewer Grid: Buckman

Connection Point #1: Existing 18 inch gravity main along Schumacher Ave

Connection Point #2: Existing 8 inch gravity main along Atherton St

Sewer Special Conditions:

### **Reclaimed Water Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.