

City of Jacksonville, Florida

Lenny Curry, Mayor

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

October 6, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-534 **Application for: Atlantic Multi Family PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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**

This rezoning is subject to the following exhibits:

1. **The revised legal description dated July 29, 2022**
2. **The revised written description dated July 29, 2022**
3. **The revised site plan dated July 25, 2022**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: **None**

Planning Department conditions:

1. **The property shall be developed in accordance with the Transportation Planning Memorandum dated July 28, 2022, or as otherwise approved by the Planning and Development Department.**

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

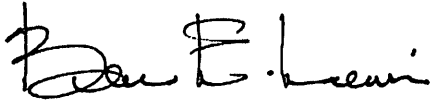
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners. After review, staff does not see the need to recommend the Transportation Planning Division Memorandum. The Planning Commission agreed, and dropped the condition.

Planning Commission Vote: 5-0

Alex Moldovan, Chair	Absent
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Jordan Elsbury	Absent
Joshua Garrison	Aye
David Hacker	Absent
Nicole Padgett (Alternate)	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
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2022-0534 TO****PLANNED UNIT DEVELOPMENT****OCTOBER 20, 2022**

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 2022-0534 to Planned Unit Development.

Location: 4066, 4132 Atlantic Boulevard, 1635, 1649, 1657, 1667 Arletha Road

Real Estate Numbers: 129482-0000, 129562-0010, 129562-0020, 129479-0000, 129564-0000, 129474-0000, 129485-0000, 129481-0000, 129480-0000

Current Zoning Districts: Commercial Community General-1 (CCG-1)
Residential Medium Density-B (RMD-B)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)
Medium Density Residential (MDR)

Proposed Land Use Category: Community General Commercial (CGC) with FLUE Site Specific Policy 4.4.36.

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: William Michaelis, Esq.
Rogers Towers, P.A.
1301 Riverplace Blvd, Suite 1500
Jacksonville, Florida 32207

Owner: Fish House Holdings, LLC
233 Rivershore Lane
St. Augustine, FL 32084

Tena Ferger
4408 Heaven Trees Road
Jacksonville, FL 32207

YAAR Investments, Inc.

4002 Atlantic Boulevard
Jacksonville, FL 32207

Jyoti Patel
16492 Boatswain Circle
Woodbridge, VA 22191

Archibald Thomas III
708 McCollum Circle
Neptune Beach, FL

Murney A Johnson
3664 Freeman Road
Jacksonville, FL 32207

Staff Recommendation:

APPROVE WITH CONDITION

GENERAL INFORMATION

Application for Planned Unit Development **2022-0713** seeks to rezone approximately 7.14± acres of land from Commercial Community General-1 (CCG-1)/ Residential Medium Density-B (RMD-B) to Planned Unit Development (PUD). The rezoning to a new PUD is being sought to permit the development of up to 270 multi-family dwellings. The proposed PUD differs from the conventional zoning district by providing 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 the PUD.

There is a companion Land Use Amendment, **L-5727-22C (Ord. 2022-0533)**. The proposed LUA is for Community General Commercial (CGC)/ Medium Density Residential (MDR) to Community General Commercial (CGC) with FLUE Site Specific Policy 4.4.36.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(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)/ Medium Density Residential (MDR) 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-5727-22C (Ord. 2022-0533) that seeks to amend the portion of the site that is within the Community General Commercial (CGC)/ Medium Density Residential (MDR) land use category to Community General Commercial (CGC) with FLUE Site Specific Policy 4.4.36. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5727-22C be approved.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 40 units per acre in the Urban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development.

The proposed site-specific policy 4.4.36, pending with the companion land use amendment, permits single use residential development on 100 percent of the site and exempts development from the Community/General Commercial Urban Area Development Characteristic prohibiting ground floor residential uses abutting the roadways classified as arterials or higher on the Functional Highway Classification Map.

Proposed Site-Specific FLUE Policy 4.4.36

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2022-533 for a small-scale amendment is approved subject to the following:

To implement Policy 1.1.5 of the 2030 Comprehensive Plan Future Land Use Element, the following shall apply to this small-scale land use map amendment:

- *Single use residential development shall be permitted on 100% of the site.*
- *Development shall be exempt from the Community/General Commercial Urban Area Development Characteristic prohibiting ground floor residential uses abutting the roadways classified as arterials or higher on the Functional Highway Classification Map.*

The amendment allows for the option of single use residential development. The amendment provides an additional location for residential uses, providing 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.

The proposed density, permitted uses, and site plan of PUD Ordinance 2022-534 are consistent with the allowed uses of the CGC land use category and the 2030 Comprehensive Plan.

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. A description of the category is noted below.

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

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

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Per JEA Availability Letter dated March 22, 2022 the property has the ability to connect to both City Water and City Sewer.

Objective 3.1

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

The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.

Airport Environment Zone

The site is located within the 500-foot Height and Hazard Zone for the Jacksonville Naval Air Station. Zoning will limit development to a maximum height of 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

(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 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 category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC) with FLUE Site Specific Policy 4.4.36. 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. Currently, there is nothing in the Concurrency system regarding this proposed development and the agent/owner will need to submit a Mobility application & CRC application (attached) to the Concurrency Office.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to permit the development of up to 270 multi-family dwellings. Moreover, 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 proposal 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: 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, or as otherwise permitted by the Zoning Code and Comprehensive Plan.

The use of existing and proposed landscaping: Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Atlantic Blvd for Multi-Family development. Comments from Transportation Division include:

- Atlantic Blvd is an FDOT right of way. Permitting for access to this ROW shall be through FDOT.

The subject site is approximately 6.63 acres and is accessible from Atlantic Blvd (US 90), a major arterial facility. Atlantic Blvd is currently operating at 45.45% of capacity. This segment of Atlantic Blvd has a maximum daily capacity of 59,900 vehicles per day (vpd) and an average daily traffic of 27,223 vpd.

This PUD is a companion to a pending small-scale land use application L-5727-22C (2022-0533). The applicant requests 285 dwelling units of multi-family (ITE Code 220), which could produce 1,921 daily trips.

(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 proposed development is located south of Atlantic Boulevard and in between Arletha Road and Art Museum Drive. According to the City's Functional Highway Classification Map, Atlantic Boulevard is a major arterial roadway, Art Museum Drive is a collector roadway, and Arletha Road is a private road. North of Atlantic Blvd are properties developed with primarily single family dwellings with parcels fronting Atlantic developed with churches and office space. The Southside of Atlantic Blvd there are multiple apartment/condominium complexes zoned Residential Medium Density-D (RMD-D).

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CO	Church/Single Family Dwellings
South	MDR	RMD-D	Multi-Family Dwellings
East	CGC	CCG-1	Commercial Shopping Center
West	MDR	RMD-B	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the proposed CGC functional land use category and will allow for the development of up to 270 multi-family dwellings. The PUD is appropriate at this location because it is consistent with the surrounding residential uses.

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated July 28, 2022, JEA has no objection to proposed PUD. There is an existing 12-inch water main along Atlantic Blvd and existing 12-inch gravity main at the ATL-4110 JEA pump station. Existing JEA owned infrastructure crosses the project area. A Use and Hold Harmless Agreement will be required for any work within the JEA easements. Unobstructed access to be provided to the JEA lift station site during and after project construction. Additional site design elements to be discussed during the JEA construction plan and agreement reviews. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

The applicant will need to coordinate with the FDOT Permits regarding the access connection to Atlantic Boulevard. In a memo dated July 25, 2022 from the Florida Department of Transportation: The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to Atlantic Boulevard.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	Atlantic Blvd	371	Beach Blvd to Hart Bridge Expy	D	4,500	2,692	D

School Capacity:

Based on the Development Standards for impact assessment, the 7.14± acre proposed PUD rezoning has a development potential of 270 Multi-Family Dwellings. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
 PUD 2022-0534**

Development Potential: 270 Residential Units

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 4&5
Elementary	3	7,493	72%	33	72%	1,385	1,727
Middle	3	2,086	74%	13	56%	352	746
High	3	4,311	85%	19	85%	290	446
Total New Students				65			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6) (a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Love Grove ES #82	3	33	606	332	55%	67%
Southside MS #211	3	13	977	851	87%	78%
Englewood HS #90	3	19	1,864	1,800	97%	99%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 270 dwelling units – 2022-0534
- Same as Above (SAA)

(7) Usable open spaces plazas, recreation areas.

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.

(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.

(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.

Parking for multifamily residential use shall be provided at a minimum rate of 1.35 spaces per unit with for apartments. For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code except that no guest parking spaces shall be required for townhomes with 2-car garages. All loading areas will comply with Sections 656.605 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **September 27, 2022** to the Planning and Development Department, that the Notice of Public Hearing signs were posted.



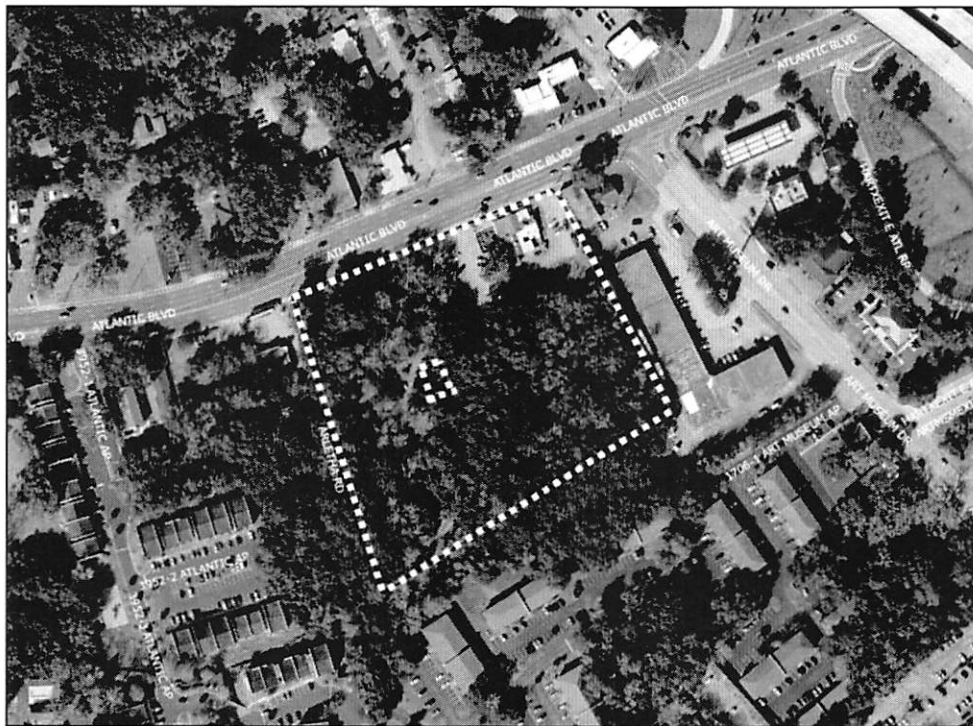
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2022-0534 be **APPROVED with the following exhibits:**

1. **The revised legal description dated July 29, 2022**
2. **The revised written description dated July 29, 2022**
3. **The revised site plan dated July 25, 2022**

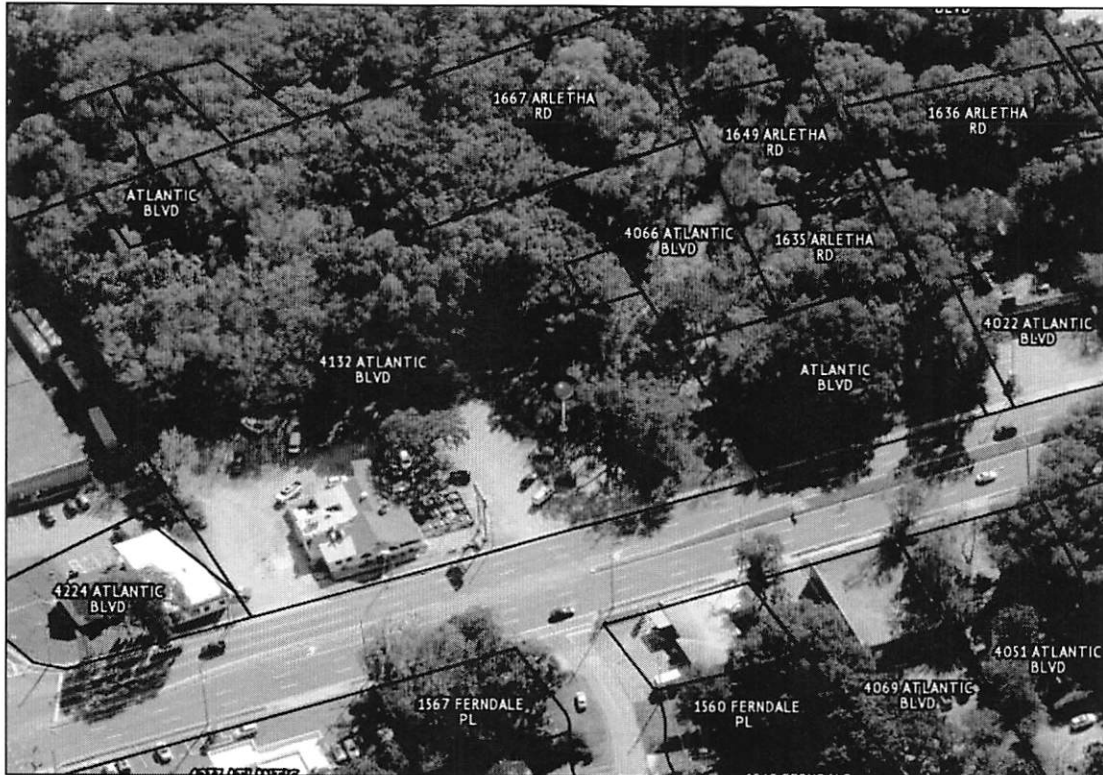
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0534 be **APPROVED w/ CONDITION.**

1. **The property shall be developed in accordance with the Transportation Planning Memorandum dated July 28, 2022, or as otherwise approved by the Planning and Development Department.**



Aerial View

Source: JaxGIS



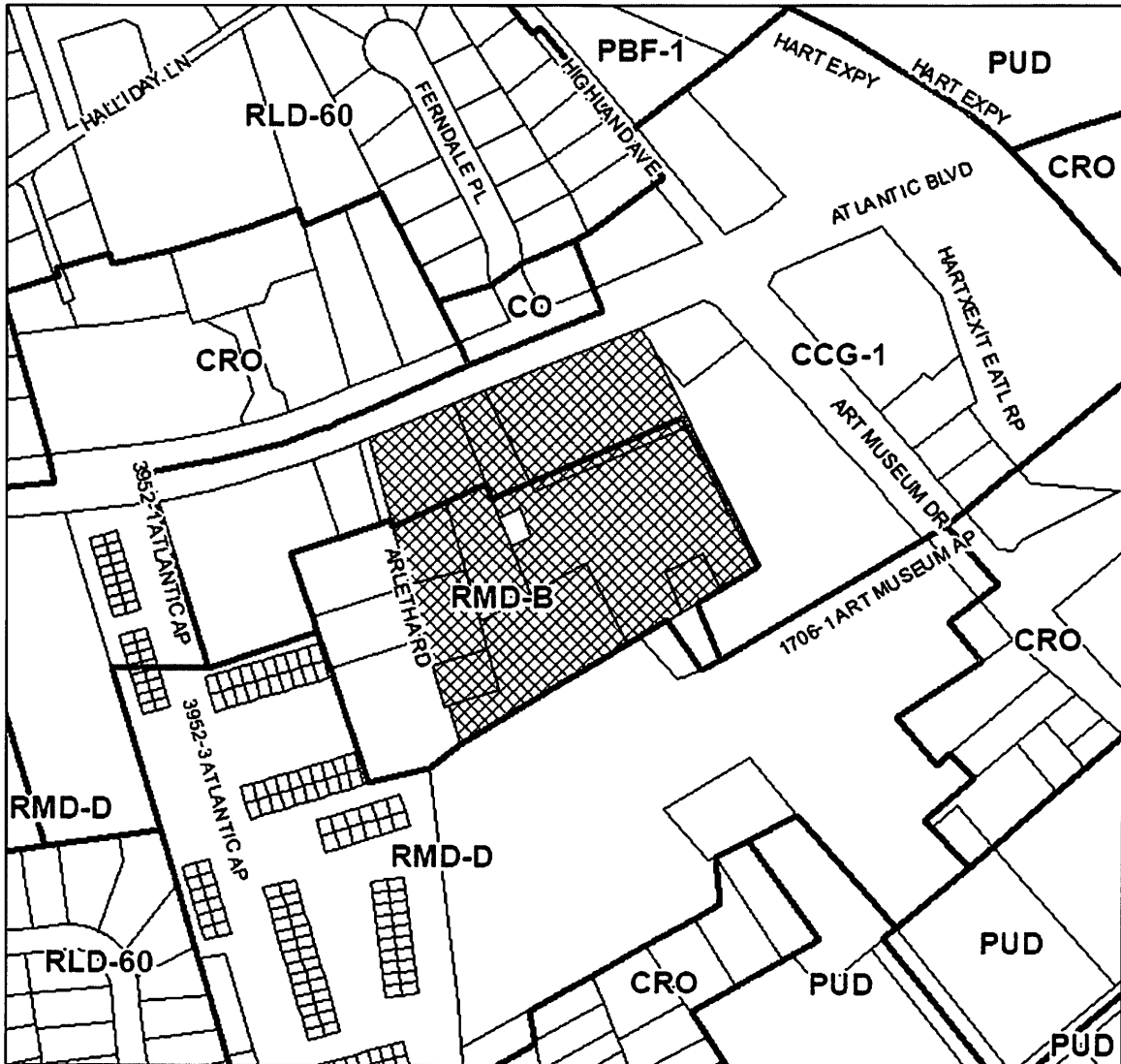
View of Subject Properties

Source: JaxGIS



View of Subject Properties

Source: GoogleMaps



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1 & RMD-B</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>5</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2022-0534</p>	<p>TRACKING NUMBER</p> <p>T-2022-4314</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



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City of Jacksonville, Florida

Lenny Curry, Mayor

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MEMORANDUM

DATE: July 28, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0534

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Atlantic Blvd is an FDOT right of way. Permitting for access to this ROW shall be through FDOT.



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TRANSPORTATION REVIEW

DATE: July 29, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0534

Background Information:

The subject site is approximately 6.63 acres and is accessible from Atlantic Blvd (US 90), a major arterial facility. Atlantic Blvd is currently operating at 45.45% of capacity. This segment of Atlantic Blvd has a maximum daily capacity of 59,900 vehicles per day (vpd) and an average daily traffic of 27,223 vpd.

This PUD is a companion to a pending small-scale land use application L-5727-22C (2022-0533). The applicant requests 285 dwelling units of multi-family (ITE Code 220), which could produce 1,921 daily trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in Transportation Memorandum 2022-0534 dated 07/29/2022.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0534 **Staff Sign-Off/Date** ELA / 07/11/2022
Filing Date 07/26/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council N/A **Planning Commission** N/A
Land Use & Zoning N/A **2nd City Council** N/A
Neighborhood Association ST NICHOLAS BUSINESS ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4314 **Application Status** FILED COMPLETE
Date Started 06/02/2022 **Date Submitted** 06/02/2022

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 JOHNSON **First Name** PERCY **Middle Name**
Company/Trust Name
Mailing Address
 1657 ARLETHA ROAD
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone **Fax** **Email**

Last Name JOHNSON JR **First Name** MURNEY **Middle Name** A.
Company/Trust Name
Mailing Address
 3664 FREEMAN ROAD
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone **Fax** **Email**

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
 FISH HOUSE HOLDINGS, LLC
Mailing Address

233 RIVERSHORE LANE

City	State	Zip Code
ST. AUGUSTINE	FL	32084
Phone	Fax	Email

Last Name	First Name	Middle Name
FERGER	TENA	D.

Company/Trust Name

Mailing Address

4408 HEAVEN TREES ROAD

City	State	Zip Code
JACKSONVILLE	FL	32207
Phone	Fax	Email

Last Name	First Name	Middle Name
SEE	BELOW	

Company/Trust Name
YAAR INVESTMENTS, INC.

Mailing Address

4002 ATLANTIC BOULEVARD

City	State	Zip Code
JACKSONVILLE	FL	32207
Phone	Fax	Email

Last Name	First Name	Middle Name
PATEL	JYOTI	TAJASH

Company/Trust Name

Mailing Address

16492 BOATSWAIN CIRCLE

City	State	Zip Code
WOODBIDGE	VA	22191
Phone	Fax	Email

Last Name	First Name	Middle Name
THOMAS, III	ARCHIBALD	J.

Company/Trust Name

Mailing Address

708 MCCOLLUM CIRCLE

City	State	Zip Code
NEPTUNE BEACH	FL	32266
Phone	Fax	Email

Last Name	First Name	Middle Name
THOMAS	MARTHA	A.

Company/Trust Name

Mailing Address
708 MCCOLLUM CIRCLE

City NEPTUNE BEACH **State** FL **Zip Code** 32266

Phone **Fax** **Email**

Last Name YAZGI **First Name** MONIR **Middle Name**

Company/Trust Name

Mailing Address
7633 HOLIDAY ROAD S.

City JACKSONVILLE **State** FL **Zip Code** 32216

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 129482 0000	5	2	CCG-1,RMD-B	PUD
Map 129562 0010	5	2	CCG-1,RMD-B	PUD
Map 129562 0020	5	2	CCG-1,RMD-B	PUD
Map 129479 0000	5	2	CCG-1,RMD-B	PUD
Map 129564 0000	5	2	CCG-1,RMD-B	PUD
Map 129474 0000	5	2	CCG-1,RMD-B	PUD
Map 129485 0000	5	2	CCG-1,RMD-B	PUD
Map 129481 0000	5	2	RMD-B	PUD
Map 129480 0000	5	2	RMD-B	PUD

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

Existing Land Use Category

Land Use Category Proposed?
If Yes, State Land Use Application #
5727

Total Land Area (Nearest 1/100th of an Acre) 7.14

Development Number

Proposed PUD Name ATLANTIC MULTIFAMILY PUD

Justification For Rezoning Application
SEE EXHIBIT "D"

Location Of Property

General Location
SW QUADRANT OF INTERSECTION OF ATLANTIC BLVD & ART MUSEUM DR

House # 4132 **Street Name, Type and Direction** ATLANTIC BLVD **Zip Code** 32207

Between Streets
ART MUSEUM DRIVE and ARLETHA ROAD

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).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

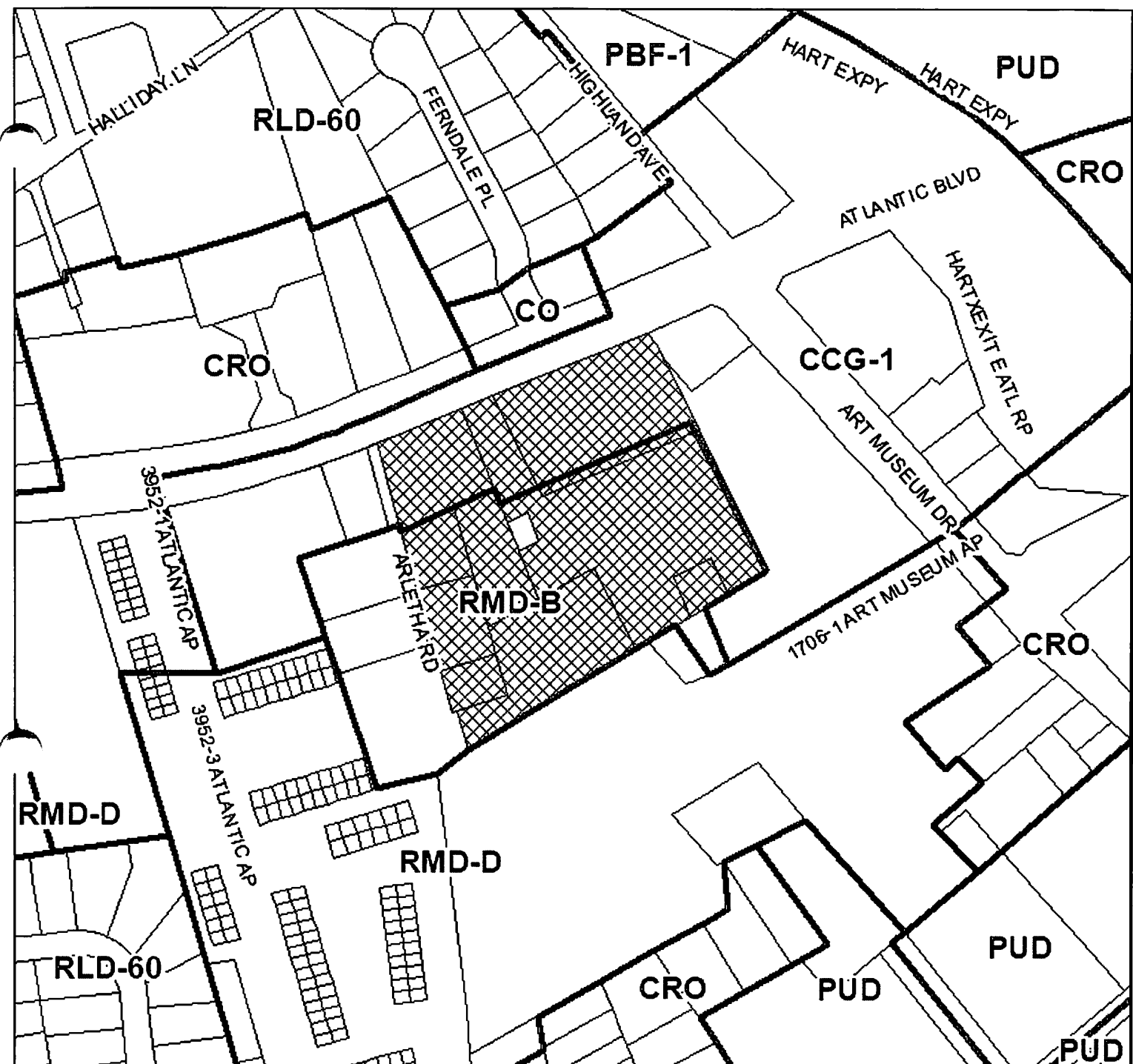
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- | | |
|--|------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 7.14 Acres @ \$10.00 /acre: | \$80.00 |
| 3) Plus Notification Costs Per Addressee | |
| 43 Notifications @ \$7.00 /each: | \$301.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,640.00 |

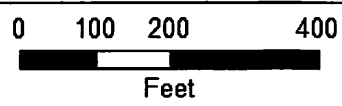
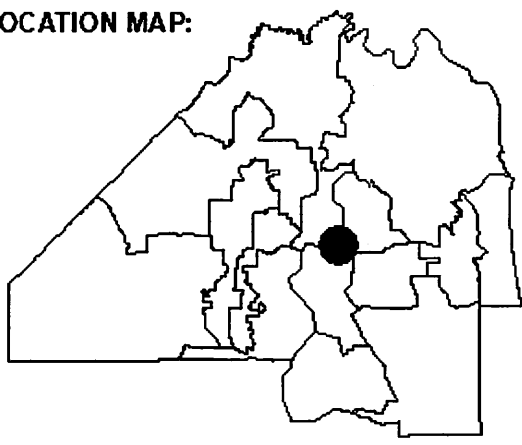
NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:

FROM: CCG-1 & RMD-B
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
5

ORDINANCE NUMBER:

ORD-2022-0534

TRACKING NUMBER

T-2022-4314

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT 1

Legal Description

Parcel A

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE LANDS OF THE ADAM HALL, SR. ESTATE, SAID LANDS BEING A PART OF THE R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF ART MUSEUM DRIVE (A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE SOUTH 66°49'00" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD, 127.11 FEET; THENCE SOUTH 41°20'00" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 30.51 FEET; THENCE SOUTH 26°34'00" EAST, 150.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, SOUTH 26°34'00" EAST, 314.94 FEET; THENCE SOUTH 59°53'50" WEST, 642.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARLETHA ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 15°31'03" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 84.26 FEET TO THE SOUTH LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4233, PAGE 1112 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 75°35'04" WEST, ALONG SAID SOUTHERLY LINE, 9.25 FEET, TO SAID EASTERLY RIGHT OF WAY LINE OF ARLETHA ROAD; THENCE NORTH 15°31'03" WEST, ALONG SAID RIGHT OF WAY LINE, 344.49 FEET; THENCE NORTH 68°03'47" EAST, DEPARTING SAID RIGHT OF WAY LINE, 183.93 FEET; THENCE SOUTH 20°59'10" EAST, 30.64 FEET; THENCE NORTH 66°49'00" EAST, 387.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT JEA LIFT STATION PARCEL DESCRIBED IN BOOK 7417, PAGE 1633.

Parcel B

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE LANDS OF THE ADAM HALL, SR. ESTATE, SAID LANDS BEING A PART OF THE R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF ART MUSEUM DRIVE (A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE SOUTH 66°49'00" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD,

127.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°20'00" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 30.51 FEET; THENCE SOUTH 26°34'00" EAST, 150.95 FEET; THENCE SOUTH 66°49'00" WEST, 387.98 FEET; THENCE NORTH 20°59'10" WEST, 30.64 FEET; THENCE SOUTH 68°03'47" WEST, 183.93 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARLETHA ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 15°31'03" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 146.77 FEET TO IT'S INTERSECTION WITH THE SAID SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, SAID POINT ALSO LYING IN A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1482.69 FEET; THENCE EASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 33.40 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF NORTH 67°28'05" EAST, 33.40 FEET; THENCE NORTH 66°49'03" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 499.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PART DESCRIBED IN BOOK 16888, PAGE 2310

Atlantic Multi-family PUD

July 29, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 129482-0000, 129562-0010, 129562-0020, 129479-0000, 129564-0000, 129474-0000, & 129485-0000; 129481-0000; 129480-0000
- B. Current Land Use Designation: CGC & MDR
- C. Current Zoning District: CCG-1 & RMD-B
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: CGC

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

The applicant proposes to rezone approximately 7.14 acres of property along Atlantic Boulevard in the southwest quadrant of the intersection of Atlantic Boulevard and Art Museum Drive. 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 attached as **Exhibit "4"** to this ordinance (the "Site Plan").

A portion of the Property is currently developed as a restaurant and a portion of the property contains a single-family home, with the remainder of the Property being vacant. There is also an existing JEA pump/lift station bounded by the Property on three sides. 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") and Medium Density Residential ("MDR") 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 entire 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 the CGC land use category 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 property) 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, CGC	RMD-D, RMD-B, CCG-1	Apartments
East	CGC	CCG-1	Commercial, Retail
North	CGC, RPI	CRO, CO, CCG-1	Commercial, Residential
West	CGC, MDR	CCG-1, RMD-B	Convenient Store, Condominiums, Residential

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.

C. Permitted Uses

1. *Permitted uses and structures.*
 - a. Apartments (rental or condominium ownership).
 - b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
 - c. Leasing/sales/management offices, models, and similar uses.
 - d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
 - e. 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.

- f. Mail center.
 - g. Home occupations, subject to the provisions of Part 4 of the Zoning Code.
 - h. Carwash (self) area for residents.
 - i. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
 - j. 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*
- a. *For Apartments.*
 - i. *Minimum lot width*—None.
 - ii. *Maximum gross density*—Forty (40) units per acre.
 - iii. *Maximum lot coverage by all buildings*—None
 - iv. *Minimum Setback of Principal Structures from Boundary of the Property*—Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.
 - v. *Multiple-family dwellings on same lot.* A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least twenty-five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.
 - vi. *Maximum height of structure*—Sixty (60) feet.

b. *For Townhomes:*

- i. *Minimum lot width* – 15 feet, 25 feet for end units
- ii. *Minimum lot area* – 1,300 square feet
- iii. *Maximum lot coverage by all buildings* – 70%
- iv. *Minimum yard requirements.* The minimum yard requirements for all townhomes are:
 1. Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.
 2. Side— 0 feet; 10 feet for end units, except that the side yard for end units of paired villas (a townhome building with only 2 units) shall be 5 feet.
 3. Rear— 10 feet.
- v. *Maximum height of structure* – 40 feet.
- vi. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot width if two-way and a ten (10) foot width if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.
- vii. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within any required yard, but shall not be located within five (5) feet of any right-of-way.
- viii. *Number of units in building.* Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings, except as may otherwise be required by the setbacks set forth herein or applicable fire protection codes.

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. 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 shall be provided on Atlantic Boulevard. 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, or as otherwise permitted by the Zoning Code and Comprehensive Plan.

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 Atlantic Boulevard.

A maximum of one (1) project identity monument sign will be permitted along Atlantic 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 (50) square feet (each side) in area.

2. Wall and Projecting Signs Oriented Towards Atlantic Boulevard.

Wall and projecting signs are permitted along Atlantic 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 Atlantic Boulevard. These signs may be internally or externally illuminated.

3. Awning Signs.

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

4. 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. 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 Atlantic Blvd.	On Atlantic Blvd.	1	50	15
Wall and Projecting Signs on Atlantic Blvd. Frontage	Atlantic Blvd. Frontage		10% cumulative of sq ft of building/occupancy frontage	
Awning Signs	Per Section 656.1304, Ordinance Code			
Vehicular Directional Signs	Project Wide	6	8	
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 shall be provided at a minimum ratio of 1.35 spaces per residential unit.

For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages.

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.

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 January 11, 2022.

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 within the proposed CGC land use category of the Comprehensive Plan, with site-specific text amendments, will help strengthen and sustain the surrounding 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; 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	CCG-1 <i>Permitted uses and structures.</i> (1) Commercial retail sales and service establishments (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses. (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of	<i>Permitted uses and structures.</i> a. Apartments (rental or condominium ownership). b. Townhomes/carriage homes (fee simple, condominium ownership, or rental), subject to the provisions of Part 4 of the Zoning Code.	To allow for the residential development of the Property.

	<p>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 furnishings and appliances, furniture and similar uses.</p>	<p>C. Leasing/sales/management offices, models, and similar uses.</p> <p>d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>e. 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>f. Mail center.</p> <p>g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>h. Carwash (self) area for residents.</p> <p>i. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>j. 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> <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</p>	
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	<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 standards and development criteria set forth in Part 4.</p>	<p>these uses and structures are located on the same lot as a principal use within the development. 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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	<ul style="list-style-type: none"> (3) Residential treatment facilities and emergency shelters. (4) Multi-family residential integrated with a permitted use. (5) Crematories. (6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1. (7) Auto laundry or manual car wash. (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). (9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4. (10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1. (11) Blood donor stations, plasma centers and similar uses. (12) Private clubs. (13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4. (14) Billiard parlors. (15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed). (16) Schools meeting the performance standards and development criteria set forth in Part 4. (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. (18) Nightclubs. (19) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed. (20) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4. (21) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4. (22) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4. 		
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<p>Lot Requirements</p>	<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</i></p> <p><i>For Apartments.</i></p> <p>i. <i>Minimum lot width</i>—None.</p> <p>ii. <i>Maximum gross density</i>—Forty (40) units per acre.</p> <p>iii. <i>Maximum lot coverage by all buildings</i>—None</p> <p>iv. <i>Minimum Setback of Principal Structures from Boundary of the Property</i>—Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.</p> <p>v. <i>Multiple-family dwellings on same lot.</i> A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least twenty-five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.</p> <p>vi. <i>Maximum height of structure</i>—Sixty (60) feet.</p> <p><i>For Townhomes:</i></p> <p>i. <i>Minimum lot width</i> – 15 feet, 25 feet for end units</p> <p>ii. <i>Minimum lot area</i> – 1,300 square feet</p> <p>iii. <i>Maximum lot coverage by all buildings</i> – 70%</p> <p>iv. <i>Minimum yard requirements.</i> The minimum yard requirements for all townhomes are:</p> <p>1. Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.</p> <p>2. Side— 0 feet; 10 feet for end units, except that the side yard for end units of paired villas (a townhome building with only 2 units) shall be 5 feet.</p> <p>3. Rear— 10 feet.</p> <p>v. <i>Maximum height of structure</i> – 40 feet.</p>	<p>To allow for flexible interior site design.</p>
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		<p>vi. <i>Alley Access.</i> Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot width if two-way and a ten (10) foot width if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.</p> <p>vii. <i>Patios/porches.</i> Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within any required yard, but shall not be located within five (5) feet of any right-of-way.</p> <p>viii. <i>Number of units in building.</i> Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings, except as may otherwise be required by the setbacks set forth herein or applicable fire protection codes.</p>	
<p>Signage</p>	<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 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</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 Atlantic Boulevard.</u></p> <p>A maximum of one (1) project identity monument sign will be permitted along Atlantic 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 (50) square feet (each side) in area.</p>	<p>To ensure adequate signage that is consistent with surrounding developments.</p>

	<p>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>2. <u>Wall and Projecting Signs Oriented Towards Atlantic Boulevard.</u></p> <p>Wall and projecting signs are permitted along Atlantic 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 Atlantic Boulevard. These signs may be internally or externally illuminated.</p> <p>3. <u>Awning Signs.</u></p> <p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>4. <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. 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>Parking</p>	<p>Part 6 of the Zoning Code.</p>	<p>For apartment units, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit.</p> <p>For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021), except that no guest parking spaces shall be required for</p>	<p>To provide for parking consistent with the marketplace.</p>

		<p>townhomes (including paired villas) with 2-car garages.</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 residential and townhome family buildings. The tandem parking spaces may not encroach on the sidewalks.</p> <p>All loading areas will comply with Sections 656.605 of the Zoning Code.</p>	
Temporary Structures	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. 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 shall be provided at a minimum ratio of 1.35 spaces per residential unit.

For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages.

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.

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.



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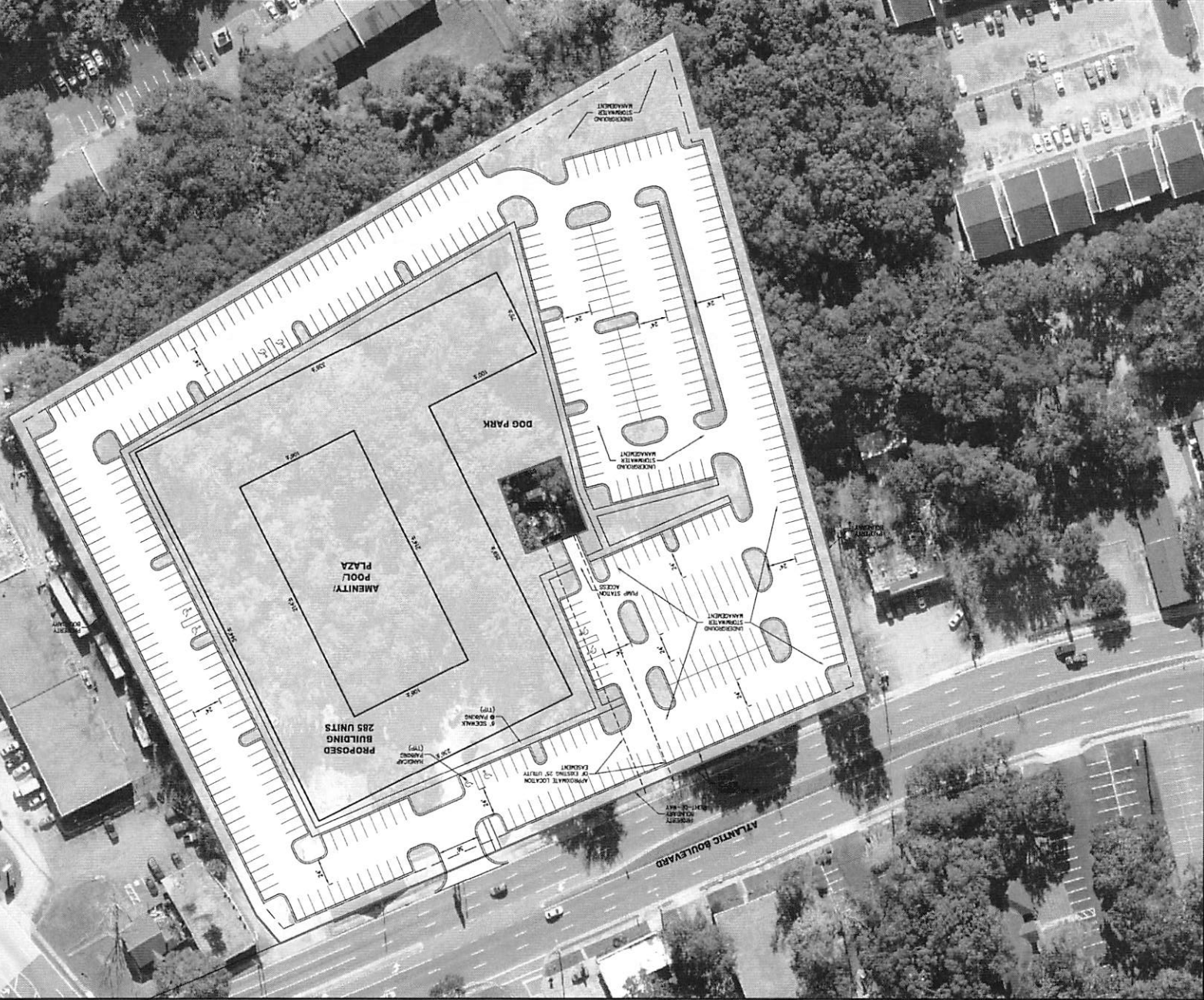
CONCEPT PLAN

7/25/22

ATLANTIC MULTI-FAMILY

SITE DATA TABLE	
ABSDITION:	CITY OF JACKSONVILLE
SITE AREA:	7.14 AC
BUILDING INFO:	1-5-STORY BUILDINGS
TOTAL UNITS:	285
PARKING REQUIRED:	1 SPACES PER 1.25 UNIT
PARKING PROVIDED:	285 + 1.25 = 355
	355 SPACES
	444 SPACES, INCL. 8 HANDICAP (1.5/UNIT)

- CONCEPT PLAN NOTES**
1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL ZONING DEVELOPMENT CODES.
 2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
 3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL, MAKE SURE TO VERIFY ACCURACY OF FINAL DESIGN.
 4. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. SITE PLAN SUBJECT TO CHANGE BASED UPON FINAL LOCATION.
 5. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.



DATE: JUL 25, 2022 1:44 PM BY: GTP/DAW