

**PUD WRITTEN DESCRIPTION  
SAN PABLO PLACE II PUD  
December 17, 2024**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 12.95 acres of property to allow for a mixed-use development on the property located at 4915 San Pablo Road (RE# 181767 0060) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith.

The Property is located within the Community/General Commercial (“CGC”) functional land use category and the Suburban Development Area. The Property is zoned PUD per Ordinance 2008-0653, which contemplated a mix of hotel, office, commercial retail and silvicultural uses (the "2008 PUD"). An outparcel has been developed as a hotel and is under separate ownership and not subject to this PUD. Applicant seeks to permit multi-family residential use in addition to the previously allowed uses, while implementing the existing site plan controls and conditions.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC/RPI	PUD (2008-0653)	Residence Inn Hotel
East	CGC/MDR	PUD (2008-0653)/ RLD-60	Dixie Landing Rd./Single-family
South	RPI	PUD (1997-0297)	Undeveloped/St. Johns County/ The Brumos Collection Museum
West	CGC/RPI	PUD (2008-0653)/ CO	San Pablo Rd./Allstate Business Office

- B. Project name: San Pablo Place II PUD.
- C. Project engineer: Prosser, Inc.
- D. Project developer: Steinemann San Pablo, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: PUD (Ordinance 2008-0653).
- H. Requested zoning district: PUD.
- I. Real estate number: 181767 0060.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 12.95 acres
- B. Total number of multi-family units: 259 units.

## **III. STATEMENTS**

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

This PUD generally adopts the uses allowed under the prior PUD, except that multi-family and townhomes are permitted uses and hotels are omitted as a permitted use. Any multi-family or townhome community may be sold fee-simple or offered for rent for “housing for older persons” as defined in the Fair Housing Act. This PUD requires parking at a minimum rate of 1.3 spaces for each multi-family unit. This PUD carries over the CCG-1 signage provisions except as amended and otherwise implements the applicable design guidelines and conditions provided under the existing PUD. The PUD reduces buffers contemplated in the 2008 PUD and restores a southern access point omitted from the 2008 PUD.

- B. Explanation of proposed deviations or waivers.

This PUD permits an additional development option of multi-family and/or townhomes to the 2008 PUD and adopts the provisions herein to accommodate such development.

- C. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

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

## **IV. USES AND RESTRICTIONS**

- A. The following uses are permitted in Development Area A as conceptually depicted on the attached Site Plan:
  - 1. Multi-family dwellings, townhomes, and associated amenities including, but not limited to, clubhouses, wine cellars, recreation areas, pools, and dog parks. Any multi-family or townhome community may be sold fee-simple or offered for rent for “housing for older persons” as defined in the Fair Housing Act.
  - 2. Commercial retail and service establishments.

- a. Sale, display and preparation shall be conducted within a completely enclosed building.
  - b. Products shall be sold only at retail.
  - c. No sale, display or storage of secondhand merchandise shall be permitted.
3. Restaurants including permanent outdoor sale and service and sale and service of all alcoholic beverages including liquor, beer or wine for on- or off-premises consumption.
  4. Professional and business offices.
  5. Essential services, including water, sewer, gas, telephone, radio, television and electric, provided that no treatment plants or freestanding transmission or communication towers shall be allowed.
  6. Silvicultural uses, provided that Applicant provides the City of Jacksonville with documentation that the operation has been maintained on the Property within the past twenty (20) years of Ordinance 2008-0653.
  7. All accessory uses and structures in Section 656.403.
- B. The following uses are permitted in Development Area B as conceptually depicted on the attached Site Plan:
1. Multi-family dwellings, townhomes, and associated amenities including, but not limited to, clubhouses, wine cellars, recreation areas, pools, and dog parks. Any multi-family or townhome community may be sold fee-simple or offered for rent for “housing for older persons” as defined in the Fair Housing Act.
  2. Essential services, including water, sewer, gas, telephone, radio, television and electric, provided that no treatment plants or freestanding transmission or communication towers shall be allowed.
  3. Silvicultural uses, provided that Applicant provides the City of Jacksonville with documentation that the operation has been maintained on the Property within the past twenty (20) years of Ordinance 2008-0653.
  4. All accessory uses and structures in Section 656.403.
- C. The following restrictions and limitations apply to both Development Area A and Development Area B:

1. Outdoor entertainment, not including amenities associated with permitted residential uses or outdoor sale and service in conjunction with a restaurant, is prohibited.
2. Office uses shall not exceed two hundred twenty-five thousand (225,000) square feet.
3. Commercial/retail uses shall not exceed twenty-four thousand (24,000) square feet.
4. All exterior speakers or audio transmission devices used on or about the site will be situated and operated at volumes which are not excessive in relationship to the surrounding residential zoning districts and shall be located so as to not impact said residential districts. Additionally, there shall be no outside speakers allowed within two hundred (200) feet of the easterly boundary of the Property. Any exterior loudspeakers will be designed not to exceed an outdoor noise level of fifty-five (55) decibels (ten (10) decibels below average, normal speech level). This condition shall be strictly construed to benefit surrounding residential uses.
5. Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.

## **V. DESIGN GUIDELINES**

### **A. Lot Requirements:**

1. The following shall apply to all buildings other than townhomes:
  - a. Minimum lot width and area: None, except as otherwise required for certain uses.
  - b. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
  - c. Minimum yard requirements:
    - i. Front (west boundary) – None.
    - ii. Side (north and south boundaries) – None. Where the lot is adjacent to a residential district, a minimum setback of fifteen (15) feet shall be provided.
    - iii. Rear (east boundary) – A minimum building setback of forty-five (45) feet; provided, however, that office buildings shall be setback a minimum of two hundred (200) feet.

- d. Maximum height of structures: One hundred thirty-five (135) feet. The maximum height for Development Area B shall be forty-five (45) feet for the first ninety-five (95) feet east of Area-A and thirty-five (35) feet for the remaining sixty (60) feet of Area-B.
2. The following shall apply to townhomes with front facing garages:
    - a. Minimum lot area: One thousand six hundred (1,600) square feet.
    - b. Minimum lot width: Twenty (20) feet.
    - c. Maximum lot coverage: Ninety percent (90%).
    - d. Minimum yard requirements:<sup>1</sup>
      - i. Front – Eighteen (18) feet.
      - ii. Side – Zero (0) feet; five (5) feet for end units. Equipment such as air conditioning units, communication/technology related devices, and electrical equipment may encroach up to four (4) feet into the side yard provided that the improvements are staggered along the side wall of the structure.
      - iii. Rear – Five (5) feet.
    - e. Maximum height: Forty-five (45) feet, subject to the height restrictions in Section V.A.1.d.
  3. The following shall apply to townhomes with an alley facing garage:
    - a. Minimum lot area: One thousand four hundred fifty (1,450) square feet.
    - b. Minimum lot width: Eighteen (18) feet.
    - c. Maximum lot coverage: Ninety percent (90%).
    - d. Minimum yard requirements:
      - i. Front – Zero (0) feet.
      - ii. Side – Zero (0) feet; five (5) feet for end units. Equipment such as air conditioning units, communication/technology related devices, and electrical equipment may encroach up to four (4) feet into the side yard

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<sup>1</sup> Townhome buildings, including designs with front facing or alley facing garages, shall have one (1) front, two (2) sides, and one (1) rear.

provided that the improvements are staggered along the side wall of the structure.

iii. Rear – Ten (10) feet.

e. Maximum height: Forty-five (45) feet, subject to the height restrictions in Section V.A.1.d.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for residential use shall be provided at a minimum rate of 1.3 spaces per each multi-family unit other than townhomes which shall provide two (2) spaces per unit. Parking may be provided in surface lots, structured parking, driveways and/or garages. Residential uses require zero (0) dedicated loading spaces provided that loading activity shall be conducted on site and not within a public right of way. Parking for retail space shall provide parking at a minimum rate of three (3) spaces per one thousand (1,000) square feet of area. Restaurant use shall provide parking at a minimum rate of three (3) spaces per one thousand (1,000) square feet of seating area. All other uses shall provide parking pursuant to Part 6 of the Zoning Code. There shall be no limit on the maximum number of spaces provided. All on-site parking may be shared with other uses (specifically including the hotel use at 4905 San Pablo Road (RE# 181767 0070) which was included in the 2008 PUD) provided that such uses have off-setting peak hours.
2. *Vehicular Access.* Vehicular access to the Property shall be primarily by way of San Pablo Road, substantially as shown on the Site Plan. This PUD restores an access point along the southern portion of the parcel that was omitted from the 2008 PUD. The Property shall comply with the following provisions unless otherwise approved by the Planning and Development Department:
  - a. The two (2) proposed full access points shall be located at the existing median openings only.
  - b. Full access shall be designed as Urban Class III driveways with a maximum width of forty-eight (48) feet an island.
  - c. There shall be a minimum of one hundred (100) feet from the edge of pavement of San Pablo Road to the first cross access from where the Property
  - d. Identification signage, walls, fences and landscaping shall not obstruct horizontal sight distance and shall meet all clear zone requirements.

3. *Pedestrian Access.* As required by the 2045 Comprehensive Plan and the City of Jacksonville’s Land Development Procedures Manual.
  4. *Vehicular Cross-Access.* Applicant shall construct an access drive from San Pablo Road (“Access Drive”) to provide access to the Property. Applicant shall provide access to the abutting property at 0 San Pablo Road owned by Estuary LLC with RE# 181767 0000 at a location on the Access Drive that is mutually agreed to by the Applicant and Estuary LLC.
- C. Signs: Signs for this development shall be consistent with the requirements for the CCG-1 zoning district as set forth in Part 13 of the Zoning Code, except as supplemented and restricted herein:
1. Variation from the strict requirements of § 656.1301 of the Zoning Code shall be permitted to allow for identification and directional signs.
  2. One (1) wall identifying sign may be constructed on the face of each freestanding structure fronting San Pablo Road not to exceed ten percent (10%) of the façade of the building.
  3. One (1) freestanding identifying sign not to exceed one hundred fifty (150) square feet and not to exceed ten (10) feet in height may be constructed as part of the landscaped entrance structure located at each of the two (2) access points along San Pablo Road.
  4. One (1) freestanding identifying sign not to exceed sixty (60) square feet and not to exceed six (6) feet in height may be constructed at the site of each freestanding office/retail/residential structure.
  5. Traffic directional signals and directing signs, not to exceed four (4) square feet may be constructed as part of the landscaped areas, as needed.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, except as supplemented and restricted herein:
1. The location of landscaping may vary from the strict requirements of Part 12 and be relocated on-site to provide for improved site design, unless specifically required within this section.
  2. All perimeters of buildings shall be landscaped with a minimum of forty percent (40%) plant material and sixty percent (60%) lawn.
  3. An underground irrigation system shall be installed and maintained. Such system shall not use the Floridan aquifer.

4. One (1) entry area landscaped with plant material of not less than one thousand (1,000) square feet shall be constructed at each of the two (2) access points along San Pablo Road as noted on the conceptual site plan.
  5. The existing six (6) foot tall wall along Dixie Landing Drive shall be maintained.
  6. There shall be a minimum forty-five (45) foot on average undisturbed landscape buffer along the easterly boundary of the Property. A minimum of thirty-five (35) feet of said buffer shall be east of the existing wall. There shall be a minimum ten (10) foot on average landscape buffer west of the existing wall.
  7. There shall be a minimum ten (10) foot undisturbed landscape buffer along the northern boundary fronting Dixie Landing Drive.
  8. All tree credits are subject to the review and approval by the Planning and Development Department.
  9. No landscape provision herein shall be construed to allow a reduction in the amount of required landscaping. The landscape plan shall be subject to the review and approval of the Planning and Development Department.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. However, no treatment plants or freestanding transmission or communication towers shall be allowed. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Stormwater: Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District. The site plan depicts the general location of the stormwater detention, however relocation of such stormwater detention shall be permitted upon final site design provided the stormwater detention areas meet the standards and requirements of the City of Jacksonville and the St. Johns River Water Management District. The stormwater detention areas will also provide stormwater facilities for the roadway improvements related to San Pablo Road and future development of adjacent properties. Additionally, stormwater facilities to serve the PUD may be located offsite subject to the required approvals of any local or state agency.



## VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

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

### *Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques, in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
  - a. Potential for the development of blighting or other negative influences on abutting properties
  - b. Traffic Impacts
  - c. Site Access
  - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed

- e. Configuration and orientation of the property
  - f. Natural or man-made buffers and boundaries
  - g. Height of development
  - h. Bulk and scale of development
  - i. Building orientation
  - j. Site layout
  - k. Parking layout
  - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.10 - Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
- i. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
  - ii. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
  - iii. The proposed development is compatible with surrounding existing land uses and zoning.
6. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
- i. Creation of complementary uses;
  - ii. Enhancement of transportation connections;
  - iii. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - iv. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
7. 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.
8. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

9. Policy 1.2.8 - Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- i. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
  - ii. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
  - iii. Subdivision (non-residential and residential) where:
    - a. The collection system of a regional utility company is greater than  $\frac{1}{4}$  mile from the proposed subdivision.
    - b. Each lot is a minimum of  $\frac{1}{2}$  acre unsubmerged property.
    - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.
10. Objective 2.10 – Promote the development of complementary uses that include cultural, recreational, and vertically integrated commercial and residential components, by encouraging and incentivizing urban development characteristics in order to reduce the negative impacts of urban sprawl.
  11. Policy 2.10.1 - The City shall incorporate, in the Land Development Regulations, a system of incentives to promote development and redevelopment opportunities through mixed and multi-use projects.
  12. Policy 2.10.2 - The City shall include incentives in the development review process to encourage residential development with supporting uses such as retail, restaurant, recreation and open space that relate physically and visually to nearby areas of the City through a design concept, which includes, but is not limited to:
    - i. Residential development with a full range of urban uses and support facilities; and
    - ii. Physically connected neighborhoods bound together by pedestrian paths and public spaces.

13. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
14. 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 residents. 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 Comprehensive Plan and Land Development Regulations.
15. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

*Housing Element*

16. Objective 1.1 - The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. The City needs to add an estimated 92,282 units between 2020 and 2045 in order to keep pace with population growth and/or fluctuations in market forces and migration patterns.
17. Policy 1.1.1 - The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
18. Policy 1.1.3 - The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.

**B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

**C. Allocation of residential land use.**

The Property is located within the CGC land use category and the Suburban Character Area. Under the 2045 Comprehensive Plan, the CGC land use category within the Suburban Character Area is intended to provide development in a nodal development pattern with a maximum residential density of twenty (20) units per acre. Multi-family uses may comprise one hundred percent (100%) of the development when multi-family

uses occupy fifty percent (50%) or less of the contiguous CGC category land area within up to one quarter (1/4) of a mile radius of the site. This PUD proposes a maximum of two hundred fifty-nine (259) units on 12.95 acres in line with the permitted density of the CGC-Suburban Character Area. Due to the contiguous development within the CGC land use category, the Property may be developed with up to one hundred percent (100%) multi-family uses.

- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is primarily available from San Pablo Road with an ancillary access point along the southern boundary. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility/ Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. Hotel, apartment, and condominium uses are to the north, and single-family residences exist to the east and southwest of the Property. The Brumos Collection Museum is to the south.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides a minimum of 1.3 spaces per each multi-family residential unit except for townhomes which shall provide two (2) spaces per residential unit, establishes a ratio of three (3) spaces per one thousand (1,000) square feet for retail use and three (3) spaces per one thousand (1,000) square feet of seating area for restaurant use.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the 2030 Comprehensive Plan.