

Southgate Plaza PUD

July 16, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

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

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

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

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

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

III. SITE SPECIFICS

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

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

IV. PERMITTED USES

A. Maximum Densities/Intensities

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

B. PUD Conceptual Site Plan and Parcels

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

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

C. Permitted Uses

1. *Permitted uses and structures.*
 - 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.
 - 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. Live-Work uses, 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 for each Apartment use.*

- a. *Minimum lot width*—None.
- b. *Maximum gross density*— Forty (40) units per acre.
- c. *Maximum lot coverage by all buildings*— None
- d. *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - (i) Front—None.
 - (ii) Side— None.
 - (iii) Rear— None.

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

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

D. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

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

E. Height Limitations

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

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

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

B. Sidewalks, Trails, and Bikeways

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

C. Recreation/Open Space

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

D. Landscaping/Landscaped Buffers

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

E. Signage

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

1. Project Identity Monument Signs on Beach Boulevard.

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

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

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

3. Projecting and Wall Signs Oriented Towards Beach Boulevard.

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

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

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

5. Awning Signs.

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

6. Other Signs.

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

Because all project identity signs, as identified in Sections V.E.1 and 2 above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per

sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

Sign Guidelines

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

F. Architectural Guidelines.

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

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

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

H. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. (See Section V.I. herein regarding approval

by minor modification of a site plan providing for otherwise permitted uses not currently shown on the PUD Conceptual Site Plan.)

I. Site Plan

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

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

J. Phasing

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

K. Parking and Loading Requirements

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

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

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

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

L. Lighting

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

M. Stormwater Retention

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

N. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

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

VII. JUSTIFICATION FOR THE PUD REZONING

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

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

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

Element	Zoning Code	Proposed PUD	Reasoning
Uses	<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 heavy machinery, ditching machines,	1. <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. c. Leasing/sales/management	To allow for the residential development of the Property.

	<p>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>(17) Essential services, including water,</p>	<p>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.</i> All uses permissible by exception in the RMD-D zoning district.</p> <p>Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are</p>	
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	<p>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>(3) Residential treatment facilities and emergency shelters.</p>	<p>located on the same lot as a principal use within the development. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:</p> <p>(a) An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.</p> <p>(b) Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.</p>	
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	<ul style="list-style-type: none"> (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. 		
Lot Requirements	CCG-1 <i>Minimum lot requirements (width and area).</i>	<i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum</i>	To allow for flexible interior site design.

	<p>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>height of structures for each Apartment use.</i></p> <p>a. <i>Minimum lot width</i>—None.</p> <p>b. <i>Maximum gross density</i>— Forty (40) units per acre.</p> <p>c. <i>Maximum lot coverage by all buildings</i>— None</p> <p>d. <i>Minimum yard requirements.</i> The minimum yard requirements for all structures are:</p> <p>(i) Front—None.</p> <p>(ii) Side— None.</p> <p>(iii) Rear— None.</p> <p>e. <i>Minimum Setback of Principal Structures from Boundary of the Property.</i> Twenty (20) feet.</p> <p>f. <i>Maximum height of structure.</i> Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.</p>	
<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</p>	<p>The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>1. <u>Project Identity Monument Signs on Beach Boulevard.</u></p> <p>A maximum of one (1) project identity monument sign will be permitted along Beach Boulevard for the project. This sign may be two sided and internally or externally illuminated. This monument sign</p>	<p>To ensure adequate signage that is consistent with surrounding developments.</p>

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

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

Developer: Chance Augustine, LLC

Owner: Southgate Shopping Center, LLC

Planner/Engineer: Kimley Horn and Associates, Inc.

Architect: Dynamik Design

XI. LAND USE TABLE

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

XII. PUD REVIEW CRITERIA

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

FLUE Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;

- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

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

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

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

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

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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

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

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

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

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

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

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

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

J. Parking Including Loading and Unloading Areas:

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

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

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

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

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