

## Written Description

### **East San Marco (Parcels A, C, D & E) Planned Unit Development**

**Revised December 30, 2019**

#### **I. Planned Unit Development (“PUD”) Project Description**

This PUD rezoning seeks to modify a portion of the East San Marco PUD as more particularly described on Exhibit 1 (the “Property”). The development intensity of the Property is proposed to be decreased from a maximum 280 multi-family units to a maximum of 35 multi-family units and increased from a maximum 57,000 square feet to a maximum 62,000 square feet of commercial space on approximately 4.3 acres. Density shall be calculated project wide. This PUD will amend, restate and supersede the prior PUD as to Parcels A and C as depicted on the site plan (the “Site Plan”), including any and all development conditions, attachments, exhibits or submittals, approved under Ordinance 2014-131-E for Parcels A and C. The PUD will also modify the parking spaces for Parcels D and E, modify certain landscape requirements for Parcels D and E and remove the maximum density limit. No other changes are proposed to the East San Marco PUD as approved under Ordinance 2014-131-E; however for ease of reference, the Land Use Restrictions and Design Guidelines and PUD Development Standards Applicable To All Parcels (as to Parcels A, C, D and E) are reproduced below with the above mentioned modifications. The proposed changes set forth in this PUD are compatible with the adjacent properties, pursuant to Section 656.399 of the City of Jacksonville Zoning Code. The Land Use Table on file with the Planning and Development Department is an approximate acreage of the PUD uses and the PUD use acreages shall be finalized as part of construction plan approval.

The land use designation for the Property is Community General Commercial (“CGC”) – Urban Priority Area (“UPA”) pursuant to Ordinance 2014-130-E. The East San Marco project is proposed to be developed with a mix of uses compatible to the surrounding area and the land use designation for the Property.

#### **II. Land Use Restrictions and Design Guidelines**

##### **A. Permitted Uses, Restrictions and Development Standards - Parcel A**

1. **Permitted Uses.** Parcel A will contain multi-story buildings that cumulatively include up to 62,000 square feet of commercial space. For purposes of Parcel A, square footage shall mean the enclosed gross floor area inside the exterior wall of a building(s). The buildings are generally depicted on the elevation plans attached hereto (the “Elevation Plans”). The buildings will have a Mediterranean and/or Spanish architectural style. Because Parcel A has an irregular shape, setbacks may vary, as depicted on the Site Plan and set forth herein.
  - a. Intentionally deleted.

- b. Commercial uses may include the following:
1. Retail outlets for the sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, accessories, grocer and similar uses.
  2. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (including restaurants with outdoor seating), interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations and facilities with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.
  3. Banks (including drive-thru tellers and ATMs), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
  4. All types of professional and business offices, employment offices, medical, dental, chiropractor offices, integrative care (e.g. acupuncture, massage therapy, etc.) or cryotherapy and similar uses.
  5. Art galleries, museums, dance, art or music studios, vocational, trade or business schools and similar uses.
  6. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of Chapter 656 of the City Zoning Code.
  7. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises consumption with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.
  8. Express or parcel delivery offices, fax centers and telephone exchanges (without transportation terminals).
  9. Veterinarians, subject to the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.

10. 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, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code, and such establishment or facility may be combined with any other allowed uses within Parcel A without the need for any additional City zoning application (e.g. zoning exception). In the event state law is modified to allow the sale of liquor in an establishment or facility that also sells other merchandise, said use or sale shall be permitted without the necessity for any modification of this PUD or other City application (e.g. zoning exception).
11. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the City Zoning Code.
12. The distance limitations set forth in Part 8 of the City of Jacksonville Zoning Code for the retail sale and service for the on-premises consumption or off-premises consumption or both of alcoholic beverages, including beer, wine and/or liquor, shall not apply for any establishment or facility within Parcel A regardless of whether the distance limitations would be measured for uses within or outside the PUD.

**2. Minimum Lot and Building Requirements.** The following criteria shall apply to Parcel A of the Planned Unit Development:

Minimum lot width	0
Minimum lot area	0
Maximum lot coverage	100 percent
Minimum yard requirements*	Atlantic Boulevard: 10 feet Hendricks Avenue: 7 feet Corner of Hendricks Avenue and Alford Place: 7 feet Alford Place: 2 feet Mango Place: 8 feet

\*Yard setbacks shall be measured from the outer structural support wall of each building to the applicable right-of-way in existence as of the date of this PUD approval. Sidewalks, outdoor seating, landscaping, buffer/screening, parking spaces (including bicycle), valet stand(s), loading spaces/staging area(s), dumpster(s), signage, mechanical equipment, stairs, trellis columns and bases, ornamental lights, banners and awnings may be located in the front, side or rear yard setbacks at the ground story. Balconies, operable shade or awning devices, signage, trellis roof overhangs, lighting and other façade details of the commercial buildings may protrude into front, side or rear yard setbacks at heights above 12 feet.

**Building Height/Facade.** The maximum height of the buildings is 50 feet (excluding any non-habitable architectural features, stair towers, elevator shafts and mechanical

equipment) and measured from the average grade plane to the upper story's top of the parapet at the outer vertical structural wall.

The front façade of the buildings located along Atlantic Boulevard, Hendricks Avenue, Alford Place and Mango Place is generally depicted on the Elevation Plans attached hereto. The Elevation Plans are conceptual in nature, and the PUD written description shall control as to the ultimate design of the Parcel A buildings.

- 3. Parking/Loading Requirements.** Parking for Parcel A shall be provided in two parking areas (which may include a parking lot(s), structure or combination thereof) with approximately 173 parking spaces as generally depicted on the Site Plan, as well as approximately 30 spaces of on-street parking within and adjacent to the PUD boundaries and approximately 12 spaces on Parcel D and approximately 29 spaces on Parcel E. On-street parking spaces provided (i) on Atlantic Boulevard inset from the traffic lanes as generally depicted on the Site Plan; (ii) partially within the Property boundaries on Mango Place; or (iii) along Alford Place as depicted on the Site Plan within the protected curb corners will be counted as on-site parking. In addition, up to 3 on-street parking spaces along Atlantic Boulevard (as generally depicted on the Site Plan) may be used for valet and other similar purposes for Parcel A users. On-street parking spaces along Mango Place shall be permitted to be angled as depicted on the Site Plan (and as previously approved by the City) and will not be required to be parallel to the curb line. The minimum number of parking spaces required for Parcel A shall be, in the aggregate for the commercial uses, calculated as follows: 3.75 spaces per 1,000 square feet. Of the available parking spaces within the parking areas on Parcel A, a minimum of 80 percent will be at least 9 feet by 18 feet and a maximum of 20 percent will be 8 feet by 16 feet (compact spaces). Notwithstanding the City of Jacksonville Zoning Code and other applicable requirements, three (3) loading spaces shall be provided for loading. The loading spaces shall be a minimum of 10 feet wide, 25 feet long with a vertical clearance of 15 feet. The portion of the loading space area along Alford Place will consist of a minimum 6 foot high wall consistent with the screening standards in City of Jacksonville Zoning Code Sections 656.415 and 656.607(j) and (l). The portion of the loading space area along Mango Place shall be exempt from the fencing/screening requirements in Sections 656.415 and 656.607, City of Jacksonville Zoning Code.
- 4. Access, Internal and External Road Activities.** Access to the commercial areas within Parcel A will be via public rights-of-way and the parking as depicted on the Site Plan. Vehicular access to the parking areas will be from Alford Place and Mango Place. Vehicular access for delivery and loading will be as generally depicted on the Site Plan. Trucks making deliveries and pick-ups, including garbage, from Parcel A shall be permitted to make turning and backing movements into and out of Parcel A from the public rights-of-way of Mango Place and Alford Place and from Parcel E. Loading or truck delivery shall not occur on Atlantic Boulevard or Hendricks Avenue, except as to the valet type uses described above. Access will also be provided through adjacent parcels within the project.

5. **Pedestrian Access.** Parcel A will be developed to maximize pedestrian spaces along Atlantic Boulevard and Hendricks Avenue where commercial frontage occurs and consistent with this Section and Section III.G. below. A minimum five foot wide sidewalk (except as set forth in Section III.G) shall be provided on the exterior of the buildings, which sidewalk may be located within the right-of-way, within Parcel A, or a combination thereof, as generally depicted on the Site Plan. At least five feet of the sidewalk area shall be unobstructed, except that landscaping, utilities, trellis and/or colonnade roof overhangs, and other similar uses shall be allowed within the unobstructed sidewalk area and any vertical construction (e.g. overhangs) within the five foot unobstructed sidewalk area must be at least seven feet above grade. Outside seating areas shall be permitted throughout Parcel A provided the seating areas within the sidewalk are outside of the five foot unobstructed sidewalk area and the right-of-way along Atlantic Boulevard and Hendricks Avenue. Outside dining areas shall not obstruct a minimum of five feet of sidewalk area along all right-of-way frontages of any commercial space.
  
6. **Signage.** The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the PUD, Parcel A uses and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated 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, and/or tenants may be identified on signs within Parcel A without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to location or frontage and all signage will be considered on-site signage. In addition to the uses, owners, and/or tenants, the signs may include the overall PUD identity. Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the Parcel A buildings, they may be located in structures, frames, or incorporated into architectural screening walls that are part of the overall architectural theme of the project. The sign area for all such signs as well as wall, awning, projecting and under the canopy signs, will be as set forth herein, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, logos or numbers on the sign, and shall not be calculated in such a way as to cause the increase or decrease of the sign area for any other allowable sign in this PUD (e.g. decrease the sign area for a wall sign to allow an under the canopy sign for the same tenant).

One single-sided project identification sign may be placed on the frontage near the intersection of Hendricks Avenue and Alford Place and one single-sided project identification sign may be placed near the intersection of Hendricks Avenue and Atlantic Boulevard as provided for herein. The anchor tenant (grocer) may include identification signage on such project identification signs. These signs will be incorporated into an architectural screening wall and have a maximum sign area of 60 square feet each and a maximum height of 10 feet each.

No sign shall be located within 25 feet of any intersection of two or more right-of-way lines, nor shall any sign be located closer than three feet from any street right-

of-way, except that directional signage shall have a zero foot setback from the street right-of-way.

Signage for the Retail A and Retail B buildings generally depicted on the Site Plan shall be designed so as to be proportional to the building façade and to adjacent buildings and shall not extend above the roof line of the buildings. Signage for the Retail A and Retail B buildings may include: (i) wall signs not to exceed 10 percent of the square footage per occupancy frontage or respective side of the building on Atlantic Boulevard, Hendricks Avenue and Alford Place; (ii) one under canopy sign per occupancy frontage not to exceed ten square feet in addition to the permitted wall signage; and (iii) one projecting sign per occupancy frontage not to exceed ten square feet in area with a minimum vertical clearance of 8 feet and a maximum horizontal extension of 6 feet from the building facade. Each use and/or tenant within the Retail A and Retail B buildings may have wall signs, under canopy signs, projecting signs, combination thereof or all three sign types along each of its respective street frontage of Atlantic Boulevard, Hendricks Avenue and/or Alford Place and the adjacent parking areas provided the sign parameters are met as set forth herein.

Signage for the anchor tenant (grocer) may include: (i) up to one wall or projecting sign for each street frontage facing Hendricks Avenue, (and the adjacent parking areas), Atlantic Boulevard and Mango Place, with a maximum size of 200 square feet each or up 10 percent of the square footage per occupancy frontage or respective side of the building on Hendricks Avenue, Atlantic Boulevard and Mango Place, whichever is less; (ii) one wall or projecting sign at each automobile or pedestrian access into the parking structure with a maximum size of 20 square feet each; (iii) and a directional projecting sign facing Atlantic Boulevard and Alford Place with a maximum of 20 square feet in area per sign face for identifying parking entrance(s) and such signs are allowed to include the anchor tenant's logo and/or name.

Art (e.g. mural), as determined by the owner(s), may be added along the south facing walls of the anchor tenant (grocer) building and Retail A and Retail B buildings, the sides of the buildings, dumpster corrals or at the proposed stair feature facing Hendricks Avenue. In the event the PUD includes art, no portion of the art shall include advertisement.

Directional signs indicating the tenants, uses, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the Parcel A buildings and project identity signs and may include the project and/or tenant(s) logo and name. For predominately vehicle directional signage, such signs shall be a maximum of sixteen square feet in area per sign face. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Other signage not specifically set forth herein will be subject to review of typicals by the City of Jacksonville and shall comply with the provisions of Part 13 of the City of Jacksonville Zoning Code for the CCG-1 Zoning District. Signs for Parcel A may

contain internally illuminated letters and external halo illumination. No signage for Parcel A shall be classified as a changing message device.

Three temporary sales and marketing signs shall be permitted to be placed on Parcel A immediately after the approval of this PUD by the Jacksonville City Council and may remain for a period of two years from the effective date of this PUD. Such temporary signs will be a maximum size of 80 square feet each and will be located at the corners of Alford Place and Hendricks Avenue, Atlantic Boulevard and Hendricks Avenue, and Atlantic Boulevard and Mango Place.

**B. Permitted Uses, Restrictions and Development Standards - Parcel C (Residential Block)**

**1. Permitted Uses.** A maximum of 35 multi-family units consisting of condominium, apartment, townhome or combination thereof may be located on Parcel C, as generally depicted on the Site Plan. The buildings depicted on the Site Plan may be multi-story and are generally located and the final unit amount and building location will be submitted as part of the Parcel C Application for Verification of Substantial Compliance with the PUD. These multi-family units may be used for live/work situations in which home occupations meeting the performance standards of Part 4 of the City of Jacksonville Zoning Code shall be permitted. These units will have zero lot lines. Any residential units constructed along Atlantic Boulevard shall be consistent with the CGC-UPA land use designation in the Comprehensive Plan.

**2. Minimum Lot and Building Requirements.** The following criteria shall apply to Parcel C:

Minimum lot width	0
Minimum lot area	0
Maximum lot coverage	100 percent
Minimum yard requirements	Front – See Site Plan Side - 0 feet Rear – 0 feet
Maximum building height	Four stories with a maximum height of 48 feet (not including any non-habitable architectural features and mechanical equipment)

All yards shall be measured from the outer structural support wall of each building.

**3. Parking Requirements.** The minimum parking space requirement for Parcel C shall be 2 spaces per unit for residential dwellings. There shall be no required maximum amount of parking spaces. For purposes of aggregate parking required for Parcel C, the parking spaces within Parcel D shall be included but only to the extent not required to meet the parking standard for Parcel A as set forth in Section II.A.3. On-street parking spaces provided within the existing curb line or partially within the Property boundaries will be counted as on-site parking. Loading for Parcel C will be

in compliance with the City of Jacksonville Zoning Code. Individual parking garages may be constructed to provide cover for all or a portion of the on-site parking spaces.

4. **Access, Internal and External Road Activities.** Access to Parcel C will be via public rights-of-way, private drives (with easements as necessary) and/or the on-site parking. Access will also be provided through adjacent parcels within the project. Except where variations are set forth on the Site Plan or as otherwise approved by the City Traffic Engineering Division or appropriate City agency having jurisdiction, all restrictions and design standards for access and internal and external road activities shall be subject to the City of Jacksonville subdivision, site plan and traffic standards.
5. **Signage.** The number, location and size of the appropriate signage shall be consistent with the Sign Ordinance of the City of Jacksonville Zoning Code, Part 13, for the CCG-1 Zoning District. Additionally, a sign no larger than 80 square feet may be located at each entrance of the project. Two (2) temporary sales and marketing signs shall be permitted to be placed on Parcel C immediately after the approval of this PUD by the Jacksonville City Council and may remain for a period of 2 years from the effective date of this PUD approval. Such temporary signs will be a maximum size of 80 square feet each and shall be located at the corners of Atlantic Boulevard and Minerva Avenue and Atlantic Boulevard and Arcadia Place.
6. **Architectural Style.** The architecture of the multi-family buildings to be constructed on Parcel C will be consistent and compatible with the surrounding residential and commercial structures. The architectural style of the buildings will be either Mediterranean, Colonial, brownstone or Prairie School style. Materials for the exterior of the buildings are contemplated to be stucco, brick, siding or some combination thereof. Color palettes will be complimentary to and coordinating with existing product of the aforementioned styles and designs. Roof materials will consist of concrete tiles, slate, standing seam or architectural shingles that fit the design and existing vernacular of the area. The final architectural elevation for the multi-family buildings to be constructed on Parcel C shall be subject to the approval of the City of Jacksonville Planning Department.

**C. Permitted Uses, Restrictions, and Development Standards - Parcels D and E (Parking Parcels)**

1. **Permitted Uses.** Parcels D and E may be used to meet parking requirements for uses located on Parcels A and C and these parcels are not subject to the off-street parking lot requirements in the City of Jacksonville Zoning Code, including, but not limited, to Part 4 and Part 6.
2. **Minimum Lot and Building Requirements.** The following criteria shall apply to Parcels D and E:

Minimum lot width	0
Minimum lot area	0
Maximum lot coverage	100 percent



Minimum yard requirements*	Front - 5 feet Side - 0 feet Rear - 0 feet
Maximum building height	35 feet

Note – See buffer requirements in Section III.C.

\*All yard setbacks shall be measured from the Property line to the back of curb.

3. **Parking Requirements.** Parcel D may contain approximately 12 parking spaces and Parcel E may contain approximately 29 spaces.
4. **Access, Internal and External Road Activities.** Access to Parcels D and E shall be via public rights-of-way. Access may also be provided through adjacent parcels within the project. Such access points are depicted on the Site Plan.
5. **Signage.** Directional signage may be located within the parking areas of each parcel and signage with a maximum size of 1 foot by 2 feet each shall be allowed within the parking areas of each parcel to advise users of restrictions and towing enforcement. Other signage not specifically set forth herein will be subject to review of typicals by the City of Jacksonville for Parcel D and Parcel E and shall be consistent with the Sign Ordinance of the City of Jacksonville Zoning Code, Part 13, for the CCG-1 Zoning District.

### III. PUD Development Standards Applicable To All Parcels

#### A. Services

Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. In addition, grease traps for the Parcel A commercial operators/businesses may be located within the City of Jacksonville rights-of-way adjacent to Parcel A.

#### B. Stormwater Treatment

Notwithstanding the City of Jacksonville requirements, stormwater will be as permitted by the St. Johns River Water Management District. Stormwater treatment facilities may be located offsite, within the City rights-of-way and/or underground in vaults on the parcels.

The maximum impervious surface coverage/ratio for Parcels A, C, D and E is 90% and shall be measured project wide as set forth on the Site Plan. However, concurrent with the submittal of the first Application for Verification of Substantial Compliance with the PUD the owner(s) will submit a project wide master drainage plan to demonstrate that, by the use of runoff reduction techniques, such as pervious pavement, exfiltration systems and stormwater retention facilities, the project wide stormwater discharge is limited to an 85 percent runoff co-efficient for the peak hour of the 25-year, 24-hour storm event.

### C. Landscaping

Landscaping within the project shall be provided along rights-of-way and in open space areas. To improve site design and function, the location of the project's landscaping may vary from specific provisions of the City of Jacksonville Landscape and Tree Protection Regulations set forth in Part 12 of the City Zoning Code, and thus will be coordinated through the City Landscape Architect and the Planning and Development Department.

The following landscaping requirements will apply to Parcels A, C, D and E (as applicable) within the project boundaries:

1. Property owners will use their best efforts to use native vegetation in landscaping within the PUD boundaries.
2. **Parcel A minimum tree planting requirements:** One tree shall be planted and/or preserved for every 5,000 square feet of lot area as required by Section 656.1211(b)(2) of the City of Jacksonville Zoning Code. Credit for street trees and non-shade trees shall be included in meeting this requirement.
3. **Parcel A vehicular use area landscaping:** Vehicular use areas within any parking structure shall not be required to provide landscaping in compliance with vehicular use area landscaping requirements of Part 12 of the City of Jacksonville Zoning Code. Any surface parking lot on Parcel A shall meet the provisions of Section 656.1214 of the City of Jacksonville Zoning Code, except as follows:
  - i. A minimum of 6 percent of the vehicle use area shall be landscaped.
  - ii. A minimum of one tree for every 6,000 square feet of vehicle use area.
  - iii. Each row of parking spaces shall be terminated by a landscape island except where adjacent to sidewalks located adjacent to the commercial buildings on Parcel A.
4. **Parcel A perimeter landscaping:** Per Section 656.1215 of the City of Jacksonville Zoning Code, perimeter landscape requirements are not required for the street frontages along Atlantic Boulevard and Mango Place because of the intervening nonresidential buildings between the vehicular use areas and the street right-of-way. The perimeter landscaping requirements of Section 656.1215 of the City of Jacksonville Zoning Code shall also not apply to the street frontages along Hendricks Avenue and Alford Place, except that the Alford Buffer and the Hendricks Buffer will be provided as set forth in this Section III.C. In addition, any street tree planting provided by the applicant within the rights-of-way shall count towards the tree planting requirement for the Hendricks Buffer and the Alford Buffer, respectively. The perimeter

landscape buffer width for the Alford Buffer and the Hendricks Buffer is as set forth herein.

5. **Parcel A Hendricks and Alford Perimeter Buffer:** A minimum three (3) foot tall buffer with an average width of three (3) feet shall be provided along a portion of Alford Place (the “Alford Buffer”) and a minimum three and a half (3.5) foot tall buffer with an average width of five (5) feet shall be provided along a portion of Hendricks Avenue (the “Hendricks Buffer”). The Alford Buffer and the Hendricks Buffer shall be located between the parking area located on Parcel A and the sidewalks along Alford Place or Hendricks Avenue, as applicable. Landscaping, wall screening or a combination thereof may be located in the Alford Buffer and the Hendricks Buffer. In addition, street furnishings, signage, bike share facilities, bike parking and other streetscape amenities may be located within these buffers. Any landscaping within the Hendricks Buffer will consist of one (1) tree for every fifty (50) linear feet of frontage along Hendricks Avenue together with shrubs, groundcover, mulch or grass. Any landscaping within the Alford Buffer will consist of one (1) tree for every 50 linear feet of frontage along Alford Place and a combination of shrubs, groundcover and grass. The tree linear feet standard for the Hendricks Buffer and the Alford Buffer shall allow palm trees to count as trees in order to meet this standard. A dumpster area may be located near the corner of Hendricks Avenue and Alford Place as generally depicted on the Site Plan, and the dumpster screening may be located and incorporated within the Alford Buffer and/or the Hendricks Buffer. The limits of the Alford Buffer and the Hendricks Buffer and typical sections are generally depicted on the Alford Buffer and Hendricks Buffer Graphic attached hereto and are conceptual in nature. The PUD written description shall control as to the ultimate design of the Alford Buffer and the Hendricks Buffer.
6. The owner of Parcel C shall be required to plant trees a minimum caliper of four (4) inches in vehicle use areas of Parcel C in lieu of the City of Jacksonville Zoning Code requirements of two (2) caliper inches.
7. **Minimum buffer for Parcel C.** The minimum buffer between uncomplimentary land uses between Parcel C and the adjacent single-family residence shall consist of a strip of at least ten (10) feet in width the entire length of all such common boundaries and sidewalks constructed within the five (5) feet of such buffer strip furthest from the single-family residence may be included as part of such buffer width. Air conditioning compressors or other equipment designed to serve the multi-family uses on Parcel C are allowed within the buffer, provided such equipment is no less than five (5) feet from the adjacent single-family lot line. This buffer may be located within the yard setback areas. In order to offset the reduction in width of the buffer areas, each property owner shall be required to provide enhanced landscaping within such buffer areas.

8. **Sidewalk/Site Plan minimum buffer for Parcels D and E.** The minimum buffer between Parcel D and the adjacent single family residence along the southern Parcel D boundary shall consist of at least ten (10) feet in width the entire length of such common boundary as depicted on the Site Plan. The minimum buffer requirements between the (i) north boundary of Parcel D and (ii) north and south boundaries of Parcel E and the adjacent properties shall consist of a strip of at least five (5) feet in width the entire length of these boundaries as depicted on the Site Plan. Any of the above buffers may be located within the yard setback areas. In order to offset the reduction in width of the buffer areas, each property owner shall be required to provide enhanced landscaping within such buffer areas. As a result of this enhanced landscaping within the buffer area and the interior location of Parcel E, each row of parking shall not be required to be terminated by a landscape island as required by Section 656.1214(d) of the City of Jacksonville Zoning Code.
9. **Planting of trees within 4 feet of right-of-way line or pavement.** A street tree program is proposed for the project to enhance the overall aesthetics of the project, promote walkable neighborhoods, provide climatic relief and give shade to pedestrians. Planting of trees closer than two (2) feet and shade trees closer than four (4) feet from a right-of-way or pavement shall be allowed for the implementation of the above and is both compatible and consistent with nearby streetscape and landscaping improvements along San Marco Boulevard, Hendricks Avenue and Atlantic Boulevard. A conceptual landscape plan shall be submitted to the City of Jacksonville Planning Department as part of the application for Verification of Substantial Compliance with the PUD.
10. **Parcel C required landscaping at internal parking and drives.** In areas such as alleys and "back of house" drive aisles on Parcel C, landscape areas may be reduced and their required trees (as set forth herein) applied to the "street or front door" side of the building to further the project's overall street tree program. Due to the urban form, scale and height of the project, overhangs, balconies and other architectural elements will be employed to not only provide architectural character, but to also provide climatic relief and shade upon adjacent walkways and drives. A street tree program is also proposed to enhance the overall aesthetics of the project, promote walkable neighborhoods, provide climatic relief and give shade to pedestrians.
11. **Shade tree requirement.** Also due to the intensity and urban nature of the development project, and to promote a pedestrian friendly environment, the development of all parcels shall not be required to meet the percent shade tree requirements of Sections 656.1211(c), 656.1214(c), and 656.1215(b) of the City of Jacksonville Zoning Code.
12. Final landscape plans for Parcels A, C, D and E within the PUD shall be subject to review by the City of Jacksonville Planning Department to determine conformance with the requirements of this PUD.

#### **D. Utilities**

The project will be served for potable water and sewer facilities as designed and in accordance with JEA standards. The PUD shall incorporate these uses as not to encourage urban sprawl through surrounding properties. Backflow preventers may be located within the City rights-of-way as long as such location does not hinder vehicular or pedestrian access.

#### **E. Concurrency / Traffic / Parking**

Transportation concurrency for Parcels A, C and D is reserved under a Development Agreement recorded in Official Records Book 15687, page 760 of the current public records of Duval County, Florida (the "DA"). A traffic analysis was conducted for this PUD modification by Jeffrey A. Crammond, PE, PTOE and PTP with England-Thims & Miller, Inc. ("ETM") and is on file with the Planning and Development Department.

Any parallel parking allowed under this PUD within the public rights-of-way is permitted, provided, that there is adequate roadway width to maintain two lanes of traffic in addition to the parallel parking. There shall be no vertical construction (between two and eight feet) on Parcel A at the intersections of Atlantic Boulevard and Hendricks Avenue, Hendricks Avenue and Alford Place, Alford Place and Mango Place and Atlantic Boulevard and Mango Place and on Parcel C at the intersections of Atlantic Boulevard and Minerva Avenue, Atlantic Boulevard and Arcadia Place and Alford Place and Minerva Avenue within the intersection visibility sight triangle as defined in Figure 3-8 of the Florida Department of Transportation "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways" (May 2013 edition).

#### **F. Wetlands**

The subject property does not contain jurisdictional wetlands.

#### **G. Sidewalks**

The project will contain a pedestrian circulation system as described above that shall be subject to review by the City of Jacksonville Planning and Development Department to ensure the provision of proper accessibility for pedestrians. Sidewalks to public streets may be located within rights-of-way, within project boundaries or a combination thereof as shown on the Site Plan. Notwithstanding anything contained herein to the contrary and except along Alford Place as to Parcel A, any new sidewalk adjacent to on-street parking shall be six feet in width and any new sidewalk adjacent to curb and sidewalk that does not meet the clear zone requirement shall be a minimum six feet in width. Seating and street furnishings will be located within the pedestrian rights-of-way and/or the project boundaries for pedestrian utilization provided the seating and street furnishings are located outside the five foot unobstructed sidewalk area and right-of-way as discussed above.

## **H. Buffers**

The Site Plan depicts where buffers with adjacent properties will be placed. The standards for such buffers are set forth in the Landscaping section of this PUD. Because the PUD will contain both commercial and residential land uses, buffers have been located to establish the greatest offset between uncomplimentary uses both within the project boundaries and with adjacent properties.

## **I. Minor Deviations**

The owner(s) may administratively modify this PUD with respect to any yard setback or landscape criteria set forth for any parcel subject to this PUD pursuant to Section 656.341(f)(1) of the City of Jacksonville Zoning Code and any yard setback modification shall be less than or equal to ten percent (10%) of the setback depicted or described in this PUD text or on the Site Plan. The owner(s) of Parcels A and C may administratively modify this PUD with respect to the number of parking spaces provided herein pursuant to Section 656.341(f)(1) of the City of Jacksonville Zoning Code as long as the requested modification is less than or equal to 18 parking spaces assigned to Parcels A and C in the aggregate. Any increase in the number of units and commercial square footage or building height, or decrease in parking spaces (beyond that allowed by administrative deviation as set forth herein) on Parcels A, C, D and E shall require a major modification (i.e. rezoning) to the PUD pursuant to Section 656.341(f)(3) of the Zoning Code. No PUD modification is required under Section 656.341(f), City of Jacksonville Zoning Code, if subsequent to the PUD approval, the Atlantic Boulevard right-of-way is modified (for any reason) adjacent to the Property. For the purposes of modification to the PUD under Sections 656.341(f)(1), (2) and (3) of the City of Jacksonville Zoning Code, the East San Marco project shall be deemed compatible with the adjacent properties, pursuant to Section 656.399 of the City of Jacksonville Zoning Code. The East San Marco project offers creative solutions to lot-oriented issues, maintains the historical scale, rhythm, style and character of the area and carries out the purposes of the San Marco Overlay Zone.

## **J. Project Construction and Operation**

Subject to obtaining all required permits and regulatory approvals, the owner(s) anticipates commencing construction of Parcel A in 2020 and completing construction of Parcels C, D and E within approximately five years of commencement. The owner(s) may commence construction on the parcels at different times, depending on real estate market conditions. The estimated construction commencement and completion dates set forth in this paragraph shall not be interpreted to mean that this PUD will have a build-out or expiration date.

The owner(s) may establish owners' associations for and/or implement covenants, conditions and restrictions over the residential and commercial components of the project to ensure long-term maintenance of the buildings and public areas to be constructed within the PUD boundaries. In addition, any vehicular control sign in the City right-of-way, decorative post, or finial shall be maintained by the appropriate owner(s), owners'

association or similar entity. A Revocable Permit and Indemnification Agreement will be submitted and recorded for such signs.

Construction staging and parking for individuals associated with construction of the Property may occur on Parcels A, C, D and E during project construction. A construction parking and traffic management plan(s) shall be submitted to the City of Jacksonville Planning and Development Department Development Services Division for review at the time of construction plan submittal for Parcels A, C, D and/or E, as applicable. Such plan(s) may be for each of these parcels, all or a combination of parcels.

#### **K. Project Team**

The proposed Developer, Architect, and Engineer/Planner for Parcels A, C, D and E are as follows:

Developer

East San Marco, LLC  
Patrick McKinley/Chris Ruen  
One Independent Drive, Suite 114  
Jacksonville, Florida 32202  
904-598-7468

Architect

Torti Gallas + Partners  
Michael Rollison  
1300 Spring Street, 4<sup>th</sup> Floor  
Silver Spring, Maryland 20910  
301-588-4800

Engineer/Planner

England-Thims & Miller, Inc.  
Hugh Mathews/Ray Spofford/Jeff Crammond/Lionel Perez  
14775 St. Augustine Road  
Jacksonville, Florida 32258  
904-642-8990

#### **L. PUD Differences from Usual Application of the City Code**

Pursuant to Section 656.341(c)(2)(ii)B, City of Jacksonville Zoning Code, below are the requested PUD waivers or deviations. Given that this PUD was subject to the PUD approved under Ordinance 2014-131-E, which was approved prior to the requirement in Section 656.341(c)(2)(ii)B, City of Jacksonville Zoning Code, to specifically set forth any and all waivers or deviations from the City Code in the applicable planned unit development written description, the only waivers required to be set forth in this PUD are those that are a result of this PUD modification. Any waivers or deviations of the City Code that were previously approved and remain unchanged under this PUD shall remain in effect and are not required to be set forth below as the waivers or deviations are vested

from the requirement in Section 656.341(c)(2)(ii)B, City of Jacksonville Zoning Code.

1. Requested waiver for Parcel A from the distance limitations and any requirement for any other City application (e.g. zoning exception) as set forth in Part 8 (Alcoholic Beverages) of the City of Jacksonville Zoning Code to allow by right an establishment or facility that includes the retail sale and service of all alcoholic beverages, including liquor, beer and/or wine, for the on-premises consumption or off-premises consumption or both. The waiver is being requested to provide potential establishments or businesses with flexibility as to its services and a more diversified mix of commercial uses within Parcel A.
2. Requested waiver (in the event one is needed) from the interconnectivity requirement in Section 654.115(f) of the City of Jacksonville Zoning Code. The intent of this Zoning Code Section is to alleviate traffic using main roads to navigate within a shopping center or to go from one center to another by creating cross-access drives. The PUD is an urban scale project and the layout, design and size is such that the need for a cross-access drive to connect each Parcel is not viable and creates an undue burden. In addition, the surrounding grid street system functions as a de facto cross-access drive to alleviate traffic from the main roads (Atlantic Boulevard and Hendricks Avenue).
3. Requested waiver (in the event one is needed) from the requirement in Section 654.133, City of Jacksonville Ordinance Code, requiring an 8 foot wide sidewalk for developments located within the Urban Priority Area. This requirement was adopted after the 2014 approval of the prior PUD and was recently (June 2019) enacted under Ordinance 2017-805-E. Given this and because the Property has an irregular shape and site and right-of-way constraints, the waiver is being requested. Sidewalks shall be provided as set forth in this PUD.
4. Requested waiver from 85% to 90% for the maximum impervious surface coverage/ratio requirement in Chapter 656, City of Jacksonville Zoning Code, and Section 654.129, City of Jacksonville Ordinance Code, which was recently (July 2019) adopted under Ordinance 2019-375-E and not applicable when the project was originally designed. The maximum impervious surface coverage/ratio will be calculated project wide. The PUD is proposed to be redeveloped as a mixed use, urban project thus necessitating an increase in the newly enacted maximum impervious surface coverage/ratio standard. In addition, concurrent with the submittal of the first Application for Verification of Substantial Compliance with the PUD the owner(s) will submit a project wide master drainage plan to demonstrate that, by the use of runoff reduction techniques, such as pervious pavement, exfiltration systems and stormwater retention facilities, the project wide stormwater discharge is limited to an 85 percent runoff co-efficient for the peak hour of the 25-year, 24-hour storm event.
5. Requested waiver from the loading and unloading zone fencing/screening standards in Sections 656.415 and 656.607, City of Jacksonville Zoning Code, for the portion of



the Parcel A loading and unloading zone/area depicted on the Site Plan adjacent to Mango Place. The fencing/screening standards cannot be met due to the irregular shape of Parcel A.

6. Requested waiver from the parking ratio for multi-family uses in Section 656.604(a), City of Jacksonville Zoning Code, for Parcel C. The minimum parking space requirement for Parcel C shall be 2 spaces per unit for residential dwellings. The waiver will provide a more walkable, urban development for Parcel C and the entire PUD. In addition, the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5<sup>th</sup> Edition, lists the average rate of the peak parking demand to be 1.31 spaces per dwelling unit for mid-rise multi-family housing.
7. Requested waiver for the percent shade tree requirements of Sections 656.1211(c), 656.1214(c), and 656.1215(b) of the City of Jacksonville Zoning Code. Due to the intensity and urban nature of the development project, and to promote a pedestrian friendly environment, the development of all parcels cannot meet these requirements.
8. Requested waiver from the vehicular use area requirements in Part 12 of the City of Jacksonville Zoning Code as to Parcel A as more particularly described in Section III.C. above. Any parking structure located on Parcel A should not be required to adhere to these requirements and an urban development, such as the proposed development on Parcel A, is not compatible with the typical suburban vehicle use area requirements.
9. Requested waiver as to Parcel A from the perimeter landscaping requirements in Section 656.1215, City of Jacksonville Zoning Code, as set forth in Section III.C above. Parcel A is proposed to be an urban development and the perimeter landscape standards are more consistent with suburban standards.
10. Requested waiver from Section 656.1214(d), City of Jacksonville Zoning Code, to not require each row of parking to be terminated by a landscape island on Parcel E. Parcel E is required to be developed with enhanced landscaping as set forth in Section III.C. and given this the requested waiver is necessitated.
11. Requested waiver from Sections 656.607(j) and (l), City of Jacksonville Zoning Code, requiring adherence for off-street parking and loading areas to Part 12 (Landscape and Tree Protection Regulations) of the City of Jacksonville Zoning Code and/or the referenced Parking Lot Landscaping Matrix. This waiver, if necessary, is for consistency with the requested waivers to Part 12 of the City of Jacksonville Zoning Code set forth above.
12. Requested waiver from Section 656.1216, City of Jacksonville Zoning Code, to allow air conditioning compressors or other equipment designed to serve the multi-family uses on Parcel C within the buffer strip adjacent to the single-family residence, provided such equipment is no less than five feet from the adjacent single-family lot line. The waiver is being requested given the urban nature of the PUD.

13. Requested waiver from the signage requirements in Part 13 of the City of Jacksonville Zoning Code as to Parcel A as more particularly described in Section II.A. above. The waiver is being requested to allow the signage to be proportional to the respective building façade, consistent with the architectural style and for the public's ease of use.

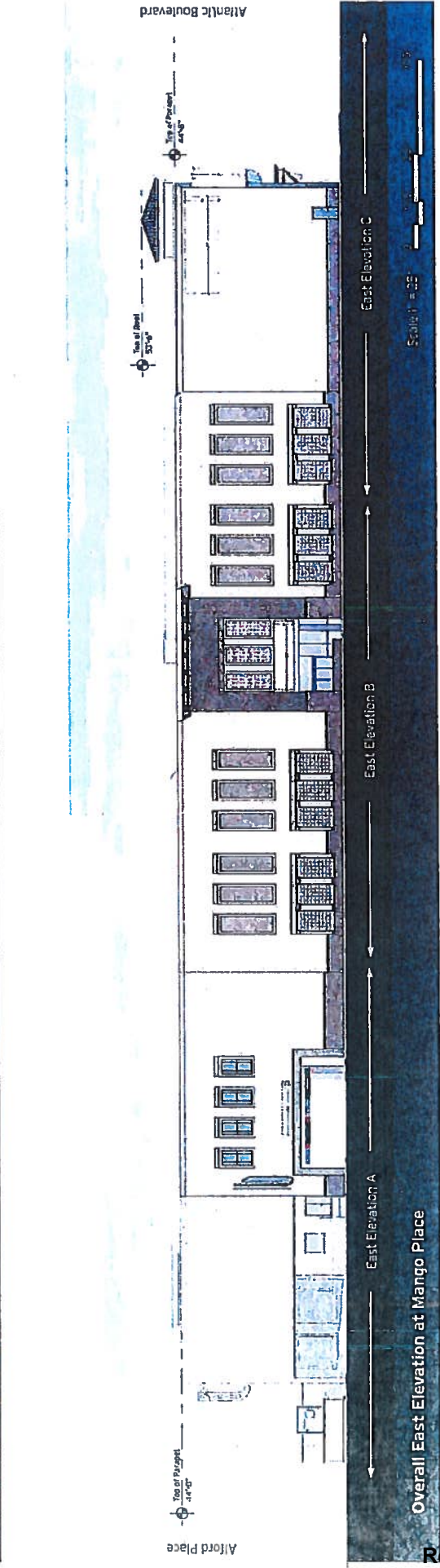
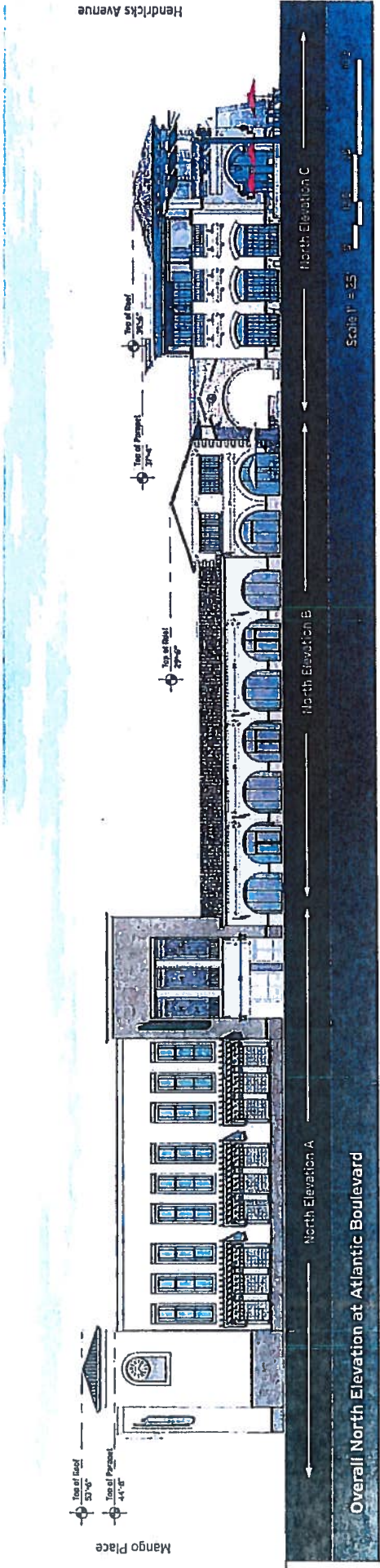
#### **IV. Justification for the Planned Unit Development**

The proposed development will be classified as a Mixed Use Development, and thus will require the appropriate rezoning to Planned Unit Development. The project will provide an impetus for the redevelopment of the area of San Marco adjacent to the San Marco Square and will provide neighborhood services for the surrounding community. The project incorporates a vertical strategy that will result in a positive infill establishment, thus discouraging urban sprawl.

The owner has designed the various residential and commercial components of the project to compliment the architectural styles and character of the surrounding San Marco neighborhood. The project as proposed will protect and enhance the economic vitality, character, aesthetic appeal, historical integrity and overall charm of San Marco.

The East San Marco PUD is consistent and compatible with the surrounding properties and the San Marco neighborhood, will not have any avoidable or undue adverse impact on existing or planned uses in the neighborhood and will contribute to the economic vitality, character, aesthetic appeal, historical integrity and overall charm of the San Marco area. The project, as proposed, is consistent with the City of Jacksonville Comprehensive Plan.

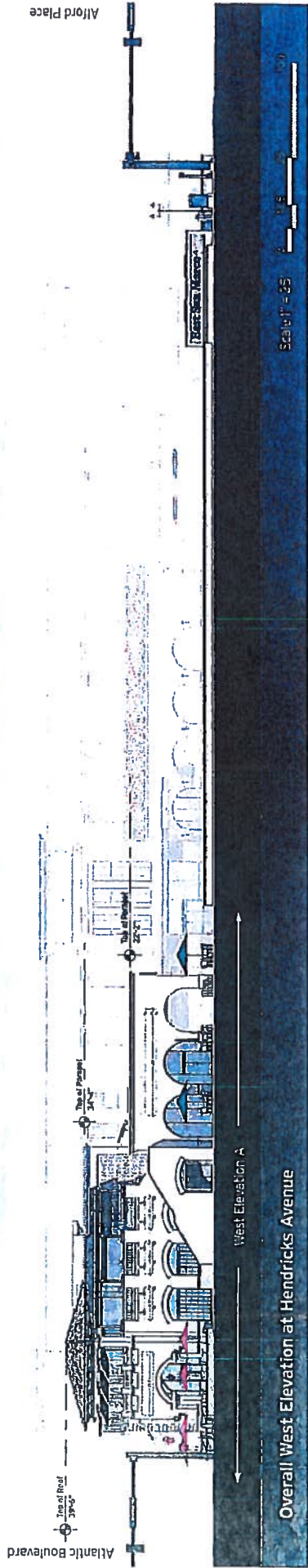
## Elevation Plans



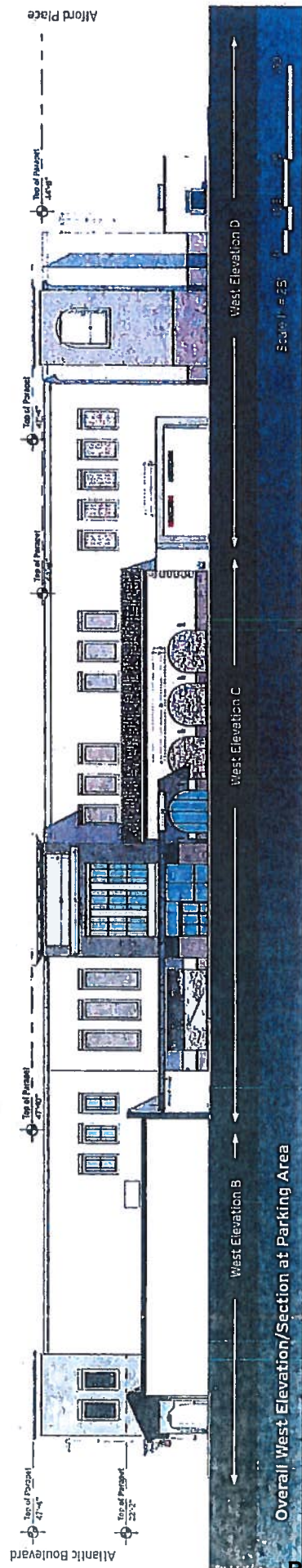
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Exhibit H  
**EAST SAN MARCO**



Overall West Elevation at Hendricks Avenue

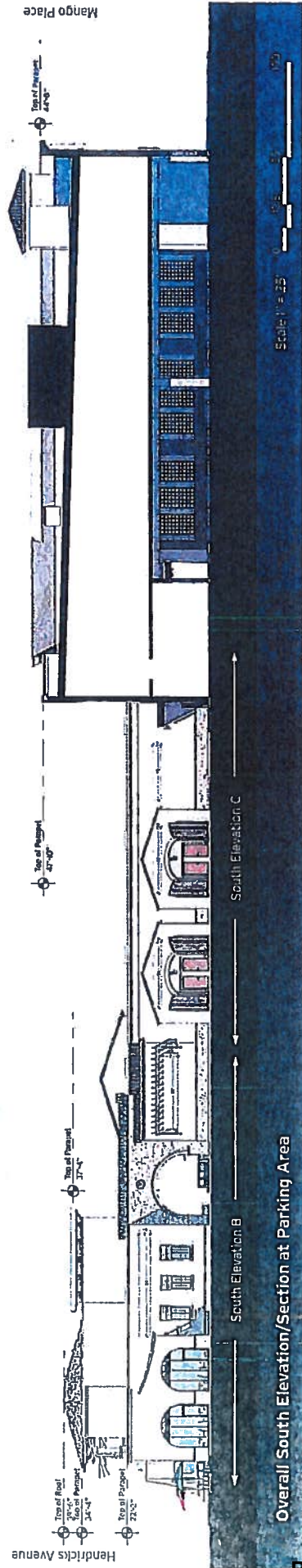
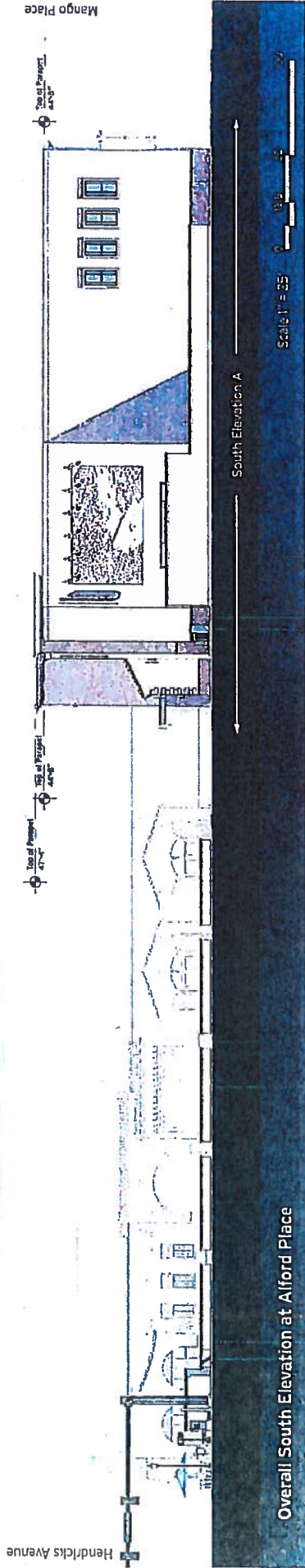


Overall West Elevation/Section at Parking Area

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Exhibit H  
EAST SAN MARCO



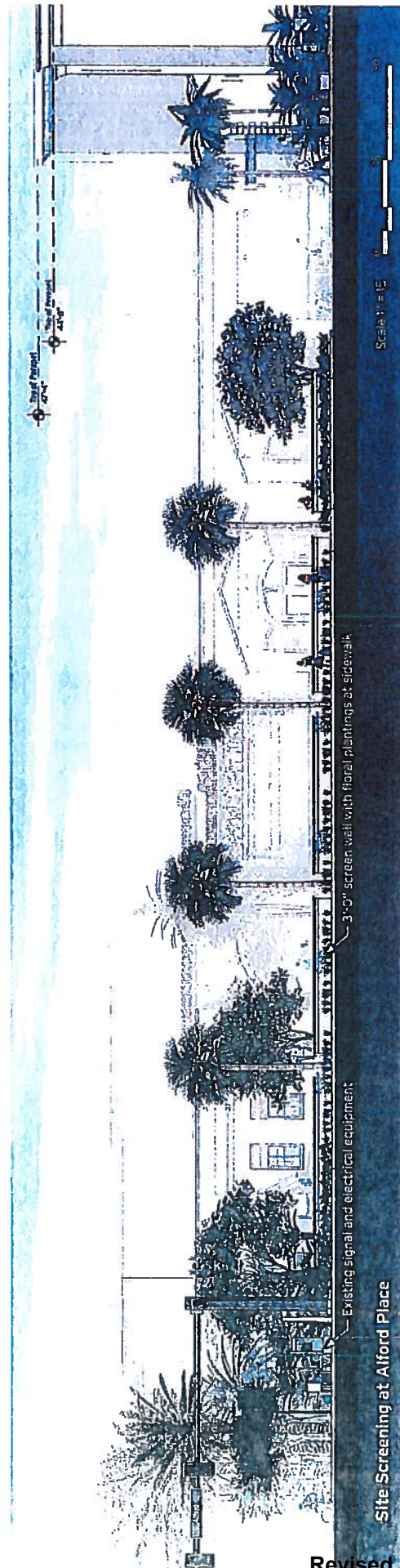
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Exhibit H  
EAST SAN MARCO

## Alford Buffer and Hendricks Buffer Graphic







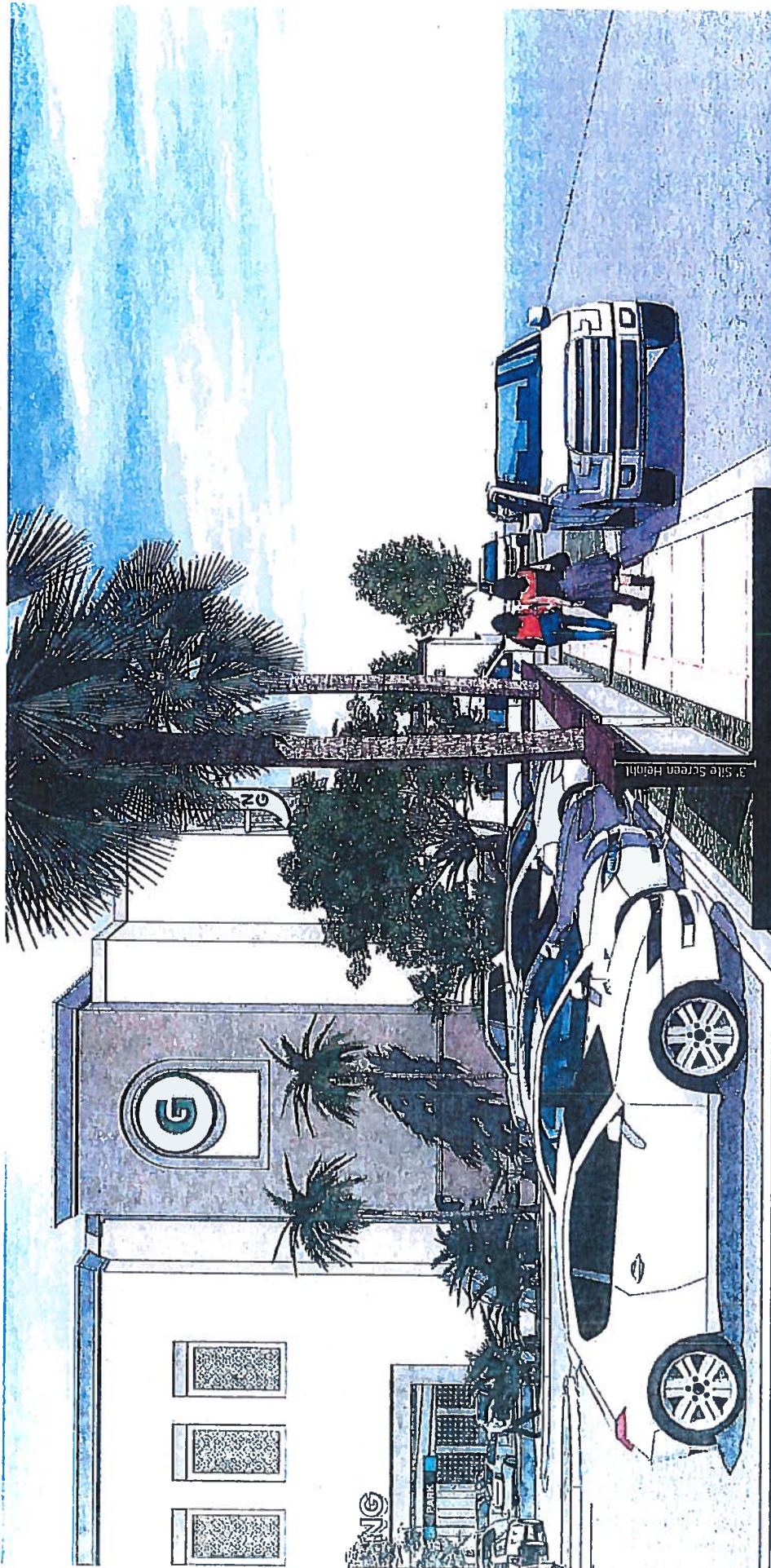
Site Screening at Hendricks Ave

Scale: 1/2" = 1'-0"

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Exhibit H-1  
EAST SAN MARCO



Site-Screening at Alford Place

Scale: 1/2" = 1'-0"

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Exhibit H-1  
EAST SAN MARCO