

PUD WRITTEN DESCRIPTION
SAN PABLO MIXED-USE PUD
July 21, 2025

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 29.77 acres of property to allow for mixed-use development on the property located at 4920 and 0 San Pablo Road (RE#s 167766 0500 and 167766 0400) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the CGC land use category, the Suburban Development Area, and is zoned CO.

The Property features a high-rise office campus originally designed to serve as the headquarters for the American Heritage Life Insurance Company. This PUD is sought to prohibit and restrict uses otherwise permitted within the CCG-1 zoning district, and to facilitate redevelopment of the campus to provide for office and complementary mixed-uses, including retail, hotel, and fee-simple townhomes and rowhouses, which create less traffic than uses currently permitted by right.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	PBF	PUD (2007-0511)	J. Turner Butler Boulevard
East	CGC/RPI	CRO/PUD (2008-653) PUD (1997-297)	Hotel, Multi-family
South	RPI	PUD (2003-692)	Single-family
West	RPI	PUD (2003-692)	Single-family

- B. Project name: San Pablo Mixed-Use PUD.
- C. Project architect: Valerio Dewalt Train.
- D. Project developer: SP 1776 LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: CO.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 167766 0500 and 167766 0400.

II. QUANTITATIVE DATA

- A. Total acreage: 29.77 acres.
- B. Maximum amount of nonresidential floor area: Fifteen (15) acres (not including structured parking).
- C. Maximum amount of fee-simple residential units: One hundred eighty (180), of which, one hundred fifty (150) shall be south of the Middle Entry Drive and thirty (30) shall be north of the Middle Entry Drive. The thirty (30) townhouses may be located anywhere north of the Middle Entry Drive, subject to the required setbacks and buffers required herein.
- D. Maximum amount of hotel keys: Two hundred (200) keys.

III. STATEMENTS

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

This PUD generally adopts the CCG-1 zoning district with the following modifications:

- 1. The following uses are permitted:
 - a. Fee-simple multi-family dwellings, limited to townhomes and rowhouses, are permitted.
 - b. Restaurants, which may include outside sale and service, sale and service of all alcoholic beverages, and/or drive-thru facilities.
 - c. Hotels and motels, to be located generally in the vicinity of Retail A, as depicted in the Site Plan. If a hotel is built, the total amount of retail authorized will decrease by ten thousand (10,000) square feet, for a permitted total of fifteen thousand two hundred (15,200) square feet.
- 2. The following uses are prohibited:
 - a. Uses associated with pari-mutuel permitholders and adult arcade amusement centers.
 - b. Dancing entertainment establishments.
 - c. Pawn shops.
 - d. Nightclubs.

- e. Assembly of components and light manufacturing.
 - f. Filling or gas stations.
 - g. Mobile car detailing services and automated car wash facilities.
 - h. Textile recycling collection bins.
 - i. Residential treatment facilities and emergency shelters.
 - j. Recycling collection points.
 - k. Crematories.
 - l. Service garages for minor or major repairs.
 - m. Retail sales of new or used automobiles.
 - n. Blood donor stations, plasma centers and similar uses.
 - o. Billiard parlors.
 - p. Service and repair of general appliances and small engines.
 - q. Indoor gun ranges.
 - r. Sale of new or used tires.
 - s. Off-street commercial parking lots used solely for parking that does not serve uses located on the Property.
 - t. Buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
3. The following uses are permissible uses by exception:
 - a. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.
 4. Maximum height for existing buildings is one hundred thirty-nine (139) feet. New development shall comply with the heights specified in Section V.A.5. below.
 5. Parking shall be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the Institute of Transportation Engineers

("ITE") Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by transportation professionals. There shall be no limit on the maximum number of parking spaces, and all on-site parking may be shared with other uses. Parking may be provided in surface lots and/or garages, and spaces may be located on a different lot or parcel than the area to be served by the spaces. The parking requirements herein may be met as determined on a PUD-wide basis or on a parcel-by-parcel basis.

6. Signage provisions particular to the different areas of development are adopted below.
7. Perimeter yards and buffers are greater than the minimum required yards and buffers of the CCG-1 zoning district. Internal yards, landscaping, screens and buffers are not required between uses and/or parcels within the Property.

B. Explanation for proposed deviations or waivers.

Fee-simple multi-family and restaurant uses are permitted to create a compatible mix of uses that promote vehicular internal capture to reduce external transportation impacts and create a sense of place and community. Certain commercially intensive uses are prohibited, and others are permissible by exception to ensure compatibility with the proposed development and the surrounding area. The existing office building height is adopted into this PUD, and height restrictions on the townhomes and parking garage ensures compatibility. The ITE Parking Manual standards are based on empirical studies which provide reliable data to project parking demand. The signage provisions account for existing signage and allow a complementary plan taking into consideration the different types of development and uses. The larger perimeter yards and buffers are required to ensure compatibility with the surrounding community. Internal yards, landscaping, screening and buffers are not required because the Property is being developed as a whole with complementary uses.

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

Owner, a Homeowners Association, and/or Property Owners Association or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

- A. Permitted Uses (new standalone buildings shall not exceed a cumulative twenty-five thousand two hundred (25,200) square feet for the below uses, except for items 1, 5, 20, and 21 below):

1. Fee-simple multi-family dwellings, limited to townhomes and rowhouses subject to the design guidelines herein. Roof decks shall be permitted only on interior townhomes. Roof decks shall not be permitted on exterior townhomes, which shall only include those dwelling units that directly front the southern boundary of the Property. For purposes of clarity, all other dwelling units on the Property shall be considered an “interior” townhome.
2. Restaurants, which may include outside sale and service, sale and service of all alcoholic beverages, and/or drive-thru facilities.
3. Commercial retail sales and service establishments.
4. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
5. Professional and business offices.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
10. An establishment or facility which includes the retail sale and service of beer and wine for on- or off-premises consumption.
11. Intentionally deleted.
12. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
13. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
14. Intentionally deleted.
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

17. Churches, including a rectory or similar use.
18. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
19. 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.
20. Parking garages.
21. Hotels and motels, to be located generally in the vicinity of Retail A. If a hotel is built, the total amount of retail will decrease by ten thousand (10,000) square feet, for a permitted total of fifteen thousand two hundred (15,200) square feet of retail.

B. Permissible Uses by Exception:

1. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.
2. An establishment or facility which includes the retail sale and service of all alcoholic beverages for on-premises consumption not in conjunction with a restaurant or off-premises consumption or both.
3. Private clubs.
4. Schools meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

3. Minimum yard requirements for commercial uses:
 - a. Front (east boundary) – One hundred feet (100) feet south of the Northern Entry Drive; twenty (20) feet north of the Northern Entry Drive.
 - b. Side (north boundary) – Twenty (20) feet.
 - c. Side (south boundary) – No commercial uses shall be located south of the Middle Entry Drive.
 - d. Rear (west boundary) – Twenty (20) feet.
 - e. These yards shall apply only to the external perimeter of the Property. Interior parcels in the event of subdivision shall have no required yards. Subdivided townhomes and rowhouses shall comply with the yard requirements in Section V.A.4.
4. Minimum yard requirements for townhomes north of the Middle Entry Drive:
 - a. Front – Fifteen (15) feet; five (5) feet, if access to garage is from an alley or if parking occurs within the parking garage.
 - b. Side – None.
 - c. Rear – None.
5. Minimum yard requirements for townhomes south of the Middle Entry Drive:
 - a. Front – Fifteen (15) feet; five (5) feet, if access to garage is from an alley.
 - b. Side – Zero (0) feet; five (5) feet for end units.
 - c. Rear – Five (5) feet; except that the most southern dwelling units fronting the southern boundary (a/k/a the exterior townhomes) shall have a minimum setback of forty (40) feet from the Property boundary line.
6. Maximum height of structures:
 - a. One hundred thirty-nine (139) feet for existing buildings.
 - b. New construction as depicted on the Site Plan. The garage height shall be forty-five (45) feet with elevators and mechanical equipment permitted above forty-five (45) feet but not to exceed fifty-five (55) feet. Interior townhomes shall not exceed forty-five (45) feet, including roof decks, with mechanical equipment, staircases, and other rooftop appurtenances not intended for human occupancy permitted above forty-five (45) feet but not to exceed fifty-five (55) feet.

Exterior townhomes shall not exceed forty (40) feet. New commercial buildings shall have a maximum height of sixty (60) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by transportation professionals. There shall be no limit on the maximum number of parking spaces, and all on-site parking may be shared with other uses. Parking may be provided in surface lots and/or garages, and spaces may be located on a different lot or parcel than the area to be served by the spaces. The parking requirements herein may be met as determined on a PUD-wide basis or on a parcel-by-parcel basis.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of San Pablo Road South, at existing access points, substantially as shown on the Site Plan. The Northern Entry Drive shall be right-in, right-out only.
3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for this development shall be consistent the CCG-1 zoning district, except as superseded herein:

1. The Existing Building depicted in the Site Plan:
 - a. North, Northwest, and Northeast Facades: A maximum of one thousand three hundred (1,300) square feet of wall signage. The existing Allstate sign, which is approximately one thousand thirty-five (1,035) square feet, may be modified or replaced with new wall signage, but in no event shall the cumulative wall signage on the north, northeast, or northwest façades exceed one thousand three hundred (1,300) square feet, and no single sign may exceed one thousand (1,000) square feet.
 - b. Southwest Façade: Two hundred (200) square feet and shall not exceed twenty-five (25) feet in height above grade.
2. Monument Signage:
 - a. Northern Entry Drive: A maximum of three hundred (300) square feet with a maximum height of fifteen (15) feet, which may be internally or externally illuminated. Internal illumination shall only be non-translucent backlit or standoff lighting.

- b. Middle Entry Drive: A maximum of three hundred (300) square feet with a maximum height of ten (10) feet, which may be internally or externally illuminated. Internal illumination shall only be non-translucent backlit or standoff lighting.
 - c. Southern Entry Drive: A maximum of one hundred fifty (150) square feet with a maximum height of ten (10) feet, which shall only be externally illuminated.
 - 3. Directional and wayfinding signage is permitted. The maximum size of any directional or wayfinding sign shall be sixteen (16) square feet.
 - 4. 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, property ownership or frontage.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that:
- 1. The eastern boundary shall have a one hundred foot (100) landscaped/natural buffer south of the Northern Entry Drive, which may also include existing stormwater treatment facilities. It is the owner's intent to maintain the existing buffer in substantially similar condition to its current status.
 - 2. The northern boundary shall have a minimum twenty (20) foot landscaped/natural buffer.
 - 3. The southern boundary shall have a minimum twenty (20) foot landscaped/natural buffer. A minimum eight (8) foot, black vinyl coated chain-link fence with irrigated, planted, draught resistant climbing vinery shall be provided north of the existing black aluminum fence. The existing black aluminum fence shall be maintained by Pablo Creek Reserve to the south, and the newly installed eight (8) foot black vinyl coated chain-link fence, draught resistant climbing vinery, and irrigation shall be maintained by the owner, POA, and/or HOA of the Property.
 - 4. The western boundary shall have a minimum twenty (20) foot landscaped/natural buffer.
 - 5. These required buffers shall apply only to the external perimeter of the Property and shall not apply to interior parcels in the event of subdivision, including but not limited to townhouses and rowhouses. Internal landscaping, screening and buffering between uses and/or parcels on the Property shall not be required.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Lighting: Buildings and structures may be illuminated. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- I. Modifications: The Site Plan is conceptual in nature and subject to change. Reduction in density or intensity and changes to the location and configuration of stormwater facilities and other infrastructure, open space, and compensatory storage are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein. In the event of a conflict between the PUD written description and the Site Plan, the PUD written description shall control.
- J. Transportation Impacts and Mitigation: Once the Traffic Study is reviewed and accepted by the P&DD, Applicant shall not be required to provide any off-site improvement that was not identified within the Traffic Study. Nor shall Applicant be required to amend the Traffic Study or conduct a new study for development on the Property, so long as the projected transportation trip generation is not increased and access points remain in substantially similar locations. Applicant shall receive any credits against the collection of mobility fees for any contribution related to public facilities or infrastructure, including land dedication, site planning and design, or construction on a dollar-for-dollar basis as required by Florida law and/or City ordinance.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

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

Future Land Use Element

- 1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of

natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;

- c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. 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.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Policy 1.2.8 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

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

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
 - c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
 - ii. Each lot is a minimum of ½ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient

transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

10. Objective 3.2 - Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
 11. Policy 3.2.2 – The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
 12. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. **Allocation of residential land use.** This PUD permits a maximum of one hundred eighty (180) fee-simple multi-family residential dwellings. The 2045 Comprehensive Plan provides a maximum density of five hundred ninety-five (595) multi-family dwelling units, four hundred fifteen (415) more units than what is permitted in this PUD.
- D. **Internal compatibility.** The Site Plan addresses access and circulation within the site. Access to the site is available from San Pablo Road South. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complementary to existing uses in the area. Office, hotel, commercial, and multi-family residential uses are complementary and will serve to internally capture trips. Hotel, office, multi-family and single-family residences exist along San Pablo Road South.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit 4.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.

- I. **Off-Street parking including loading and unloading areas.** Parking shall be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by transportation professionals. There shall be no limit on the maximum number of parking spaces, and all on-site parking may be shared with other uses. Parking may be provided in surface lots and/or garages, and spaces may be located on a different lot or parcel than the area to be served by the spaces. The parking requirements herein may be met as determined on a PUD-wide basis or on a parcel-by-parcel basis.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

Total gross acreage	<u>29.77</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u> </u> D.U.	
Multiple family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u>180</u> D.U.	
Commercial	<u>29.77</u> Acres	<u>100</u> %
Industrial	<u> </u> Acres	<u> </u> %
Other land use (Hospital and related uses)	<u> </u> Acres	<u> </u> %
Active recreation and/or open space	<u> </u> Acres	<u> </u> %
Passive open space	<u> </u> Acres	<u> </u> %
Public and private right-of-way	<u> </u> Acres	<u> </u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.