

Planning Department conditions:

1. Lot coverage will be a maximum of 75%, as shown on site plan.
2. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.
3. Vehicular parking ratio, required bicycle, and loading spaces are required per Part 6 of the Zoning Code.
4. No additional ground signs (pole, monument, etc.) shall be allowed, other than the existing pylon sign from the original movie theatre as indicated on the site plan.

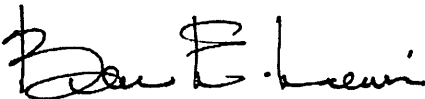
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-432 TO
PLANNED UNIT DEVELOPMENT

AUGUST 19, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-432 to Planned Unit Development.

Location: 0 & 14051 Beach Boulevard; between Suni Pines Boulevard & San Pablo Road South

Real Estate Number(s): 167115-5005; 167115-5010; 167115-5030

Current Zoning District(s): Commercial Community/General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community/General Commercial (CGC)

Proposed Land Use Category: High Density Residential (HDR)- Site Specific Policy

Planning District: Greater Arlington Beaches, District 2

Applicant/Agent: Paul Harden, Esq.
Law Office of Paul M Harden
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida 32207

Owner: Marcus Fullard-Leo
Elda FL Investments LLC
1505 NE Village Street
Fairview, OR 97024

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2021-432 seeks to rezone approximately 15.07 acres of land from Commercial Community/General-1 (CCG-1) to Planned Unit Development (PUD).

The rezoning to PUD is being sought to allow for development of up to 336 multi-family dwellings units. The property is currently developed with a movie theatre and parking lot.

There is a companion Land Use Amendment, 2021-431 (L-5595-21C). The proposal is a change from Community/General Commercial (CGC) to High Density Residential with a site specific policy.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The site is within the CGC land use category and within the Urban Development Area. There is a companion Land Use Amendment pending concurrently with the proposed PUD, which seeks to amend the subject site to HDR with site specific FLUE Policy 4.4.19. The site specific policy exempts the site from the mix of uses requirement for developments which abut a roadway classified as an arterial. The PUD proposes a total of 336 dwelling units, which is consistent with the density for HDR in the Urban Area.

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

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

Future Land Use Element:

Policy 1.2.9

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

Water and Sewer connection is available as indicated through the JEA letter dated October 21, 2020 in the application packet. Density for this project is only made possible through connection to centralized services.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land

uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Beach Boulevard, between Hodges Boulevard and San Pablo Road, is known as a busy commercial corridor major arterial roadway. The proposed uses of multi-family dwellings units is consistent with the proposed land use category and provides a transitional use from the commercial to the small dense single family subdivision adjacent to the subject property. The neighborhood would benefit from proper multi-family options and redevelopment of an underused parcel along a major roadway. There is one apartment complex, Beach Bluff Apartments (3210 Discovery Way) with less than 100 units, within a half-mile of the subject property.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5595-21C (Ord. 2021-431) that seeks to amend the Community/General Commercial (CGC) land use category to High Density Residential (HDR) with a site specific policy. The Planning and Development Department finds that the proposed PUD is inconsistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

Currently, there is nothing in the Concurrency system regarding this project. The agent/owner may need to apply for a Mobility & CRC application with the Concurrency & Mobility Management System Office.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for multi-family dwellings. This proposed development does not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The request, as written in the Written Description (EXHIBIT D) indicates a density of 23 units per acre (336 units on 15.07 acres), which is consistent with the HDR land use categories.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: As depicted on the site plan, the development includes open spaces, recreation uses (pool, fitness building, clubhouse) adequate for the multi-family use and in compliance with the Comprehensive Plan. The site shall comply with the requirements of the Zoning Code and 2030 Comprehensive Plan for recreation and open space.
- The use of existing and proposed landscaping: The subject property will be developed in accordance with Part 12, Landscape Requirements of the Zoning Code.
- The treatment of pedestrian ways: Sidewalks will provided in accordance with the 2030 Comprehensive Plan.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The density that the PUD is proposing is consistent the proposed HDR land use categories in which it falls, with the site specific policy. The proposed density and location of buildings on the site is appropriate for the area. The higher density residential sandwiched between commercial and abutting low density residential provides transition and allows for a housing type for in the area.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single Family Subdivision
South	CGC	CCG-1	Retail Center, Gas Stations, Restauarants

East	CGC	CCG-1	Fitness Club
West	MDR	PUD 1993-731	Mobile Home Park

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:

Evacuation Zone

The subject site is within Evacuation Zone C. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application. Their complete analysis is on file with the department.

Summary of EPD Response:

The proposed property at 14051 Beach Boulevard will be directly adjacent to Beach Boulevard, a secondary evacuation route that provides road access to primary evacuation routes I-295 (4.65 road miles) and I-95 (12 road miles).

In consideration of the evacuation zone, nearest evacuation routes, and the estimate of 678 multi-family dwelling units, the development of the proposed property at 14051 Beach Boulevard could create a localized impact to the traffic flow westward on Beach Boulevard during an emergency evacuation scenario. Beach Boulevard is one of four arteries (Wonderwood Drive, Beach Boulevard, Atlantic Boulevard, and J. Turner Butler Boulevard) utilized to evacuate the beach communities. One important factor to consider is that the nearly the entirety of the county located Westward of the proposed development is located within Evacuation Zones A, B and C, and would potentially be evacuated simultaneously. An evacuation order for Zones A, B, and C may heighten the localized impact to traffic on Beach Boulevard. The changes proposed through land use Amendment application L-5595-21C would have a minimal impact on countywide evacuation clearance time within Duval County, and a potential localized impact to traffic flow on Beach Boulevard. Site design techniques that minimize disruption to existing traffic flow are encouraged.

Conservation /Coastal Management Element (CCME)

Policy 7.1.8 The Emergency Preparedness Division shall review all development orders for projects located within Hurricane Evacuation Zones and recommend development conditions where necessary. The City shall develop a process to allow the adequate review of impacts of development orders by the Emergency Preparedness Division.

(6) Intensity of Development

The proposed development is inconsistent with the CGC functional land use category. Therefore, there is a land use amendment to HDR with a site-specific policy. The PUD is appropriate at this location because multi-family uses are needed in this area to provide another housing type for the area. The location of the project also allows for a transition from Commercial to Low Density Residential.

- The existing residential density and intensity of use of surrounding lands: There is no HDR development in the immediate area. Residential development in the area are limited to MDR and LDR. There is a RLD-60 subdivision directly to the north and a mobile home park adjacent to the west.
- The availability and location of utility services and public facilities and services: JEA has provided an availability letter for the project. The proposed project will be required to connect to City water and sewer.

School Capacity

Based on the Development Standards for impact assessment, the 15.07 acre proposed PUD rezoning has proposed 336 dwelling units (multi-family). The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

School Impact Analysis PUD 2021-416

Development Potential: 175 Residential Units

School Type	CSA	2018-19 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	5	8,312	85%	56	94%	632
Middle	5	2,343	83%	24	88%	43
High	5	7,615	98%	31	98%	1
Total New Students				111		

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

Supplemental School Information:

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

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/P ortables)	CURRENT ENROLLMENT 20 Day Count (2019/20)	% OCCUPIED	4 YEAR PROJECTION
Alimacani ES #237	5	56	942	802	85%	101%
Duncan Fletcher MS #63	6	24	1,241	1260	102%	97%
Sandlewood HS #537	5	31	2,813	2,865	102%	109%

- Does not include ESE & room exclusions
- Analysis based on a **maximum 336 dwelling units**
- The amount and size of open spaces, plazas, common areas and recreation areas: Will be consistent with the 2030 Comprehensive Plan.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area as defined in the 2030 Comprehensive Plan.

(8) Impact on wetlands

The PUD references the wetlands on the property, stating “Wetlands will be permitted according to local, state and federal requirements.”

Flood Zones

Approximately 1.8 acres of the subject site are located within the 0.2 Percent Annual Chance Flood Hazard and AE Flood Zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The 0.2 Percent Annual Chance Flood Hazard Flood Zone is an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. The AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within

the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Conservation /Coastal Management Element (CCME)

Policy 1.4.4 The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by: A. Land acquisition or conservation easement acquisition; B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and C. Incentives, including tax benefits and transfer of development rights.

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site. The Department reviewed aerials, soils and elevations to determine quality and functional value of the wetlands. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 2 Acres

General Location(s): Wetlands are located on the eastern boundary of the property, in the upper reaches of Hogpen Creek.

Quality/Functional: The wetland has a high functional value for water filtration attenuation and flood water capacity and is located in flood zones, yet has an indirect impact on the City's waterways.

Soil Types/Characteristics: Evergreen-Wesconnett complex, depressional (22) – The Evergreen series consists of nearly level, very poorly drained soils. These soils formed in decomposed organic materials underlain by thick sandy marine sediments. They are in depressions. The soils are moderately slowly permeable to rapidly permeable. Generally, the high water table is at or above the surface for very long periods.

Wetland Category: Category III

Consistency of Permitted Uses: All permitted uses. Must meet CCME Policies 4.1.3 and 4.1.6

Environmental Resource Permit (ERP): Not provided by the applicant

Wetlands Impact: Not enough information to determine

Associated Impacts: Although some of the wetlands are in the flood zone, elevations indicate that the water does not drain north to the creek.

Relevant Policies: CCME Policies 4.1.3 and 4.1.6 – see below

Conservation/Coastal Management Element

Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) No net loss Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:
 - i. the habitat of fish, wildlife and threatened or endangered species,
 - ii. the abundance and diversity of fish, wildlife and threatened or endangered species,
 - iii. the food sources of fish and wildlife including those which are threatened or endangered,
 - iv. the water quality of the wetland, and
 - v. the flood storage and flood conveyance capabilities of the wetland; and
- (c) Floodplain protection Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and
- (d) Stormwater quality In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:
 - i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
 - ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems
- (e) Septic tanks Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and
- (f) Hydrology The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met: Best Management Practices: Silviculture Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met: Best Management Practices: Agriculture Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The applicant has stated in their application that "The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.40 parking spaces per unit." The Department does not support this drastic deviation from code. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

Comments and suggested edits about the proposed parking ratio within the Written Description of the PUD were sent to the applicant on June 30, 2021. Staff finds with the Transportation Planning Division that the proposed 1.4 parking spaces is not sufficient for a project of this size and location.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

The owner/applicant provided evidence of the required NOTICE sign posted on the property on July 27, 2021.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-432be **APPROVED with CONDITIONS with the following exhibits:**

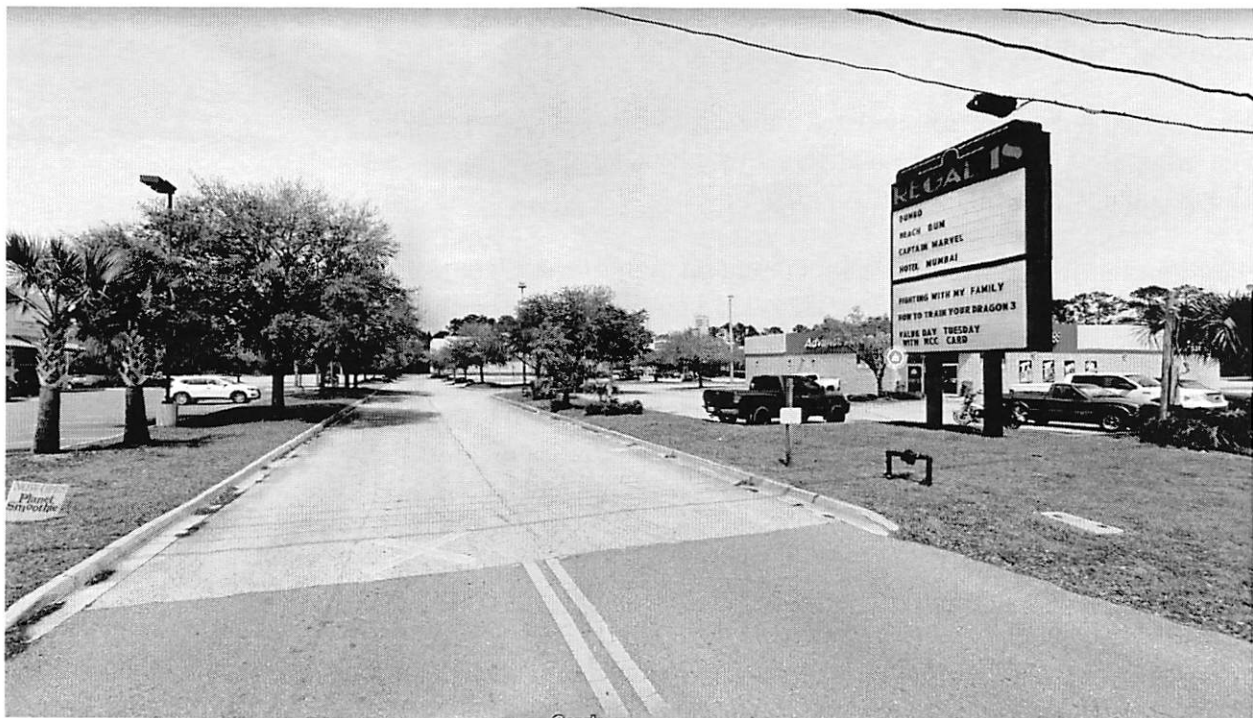
The original legal description dated June 22, 2021
 The original written description dated July 1, 2021
 The original site plan dated July 1, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-423 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

- 1) Lot coverage will be a maximum of 75%, as shown on site plan.
- 2) Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.
- 3) Vehicular parking ratio, required bicycle, and loading spaces are required per Part 6 of the Zoning Code.
- 4) No additional ground signs (pole, monument, etc.) shall be allowed, other than the existing pylon sign from the original movie theatre as indicated on the site plan.

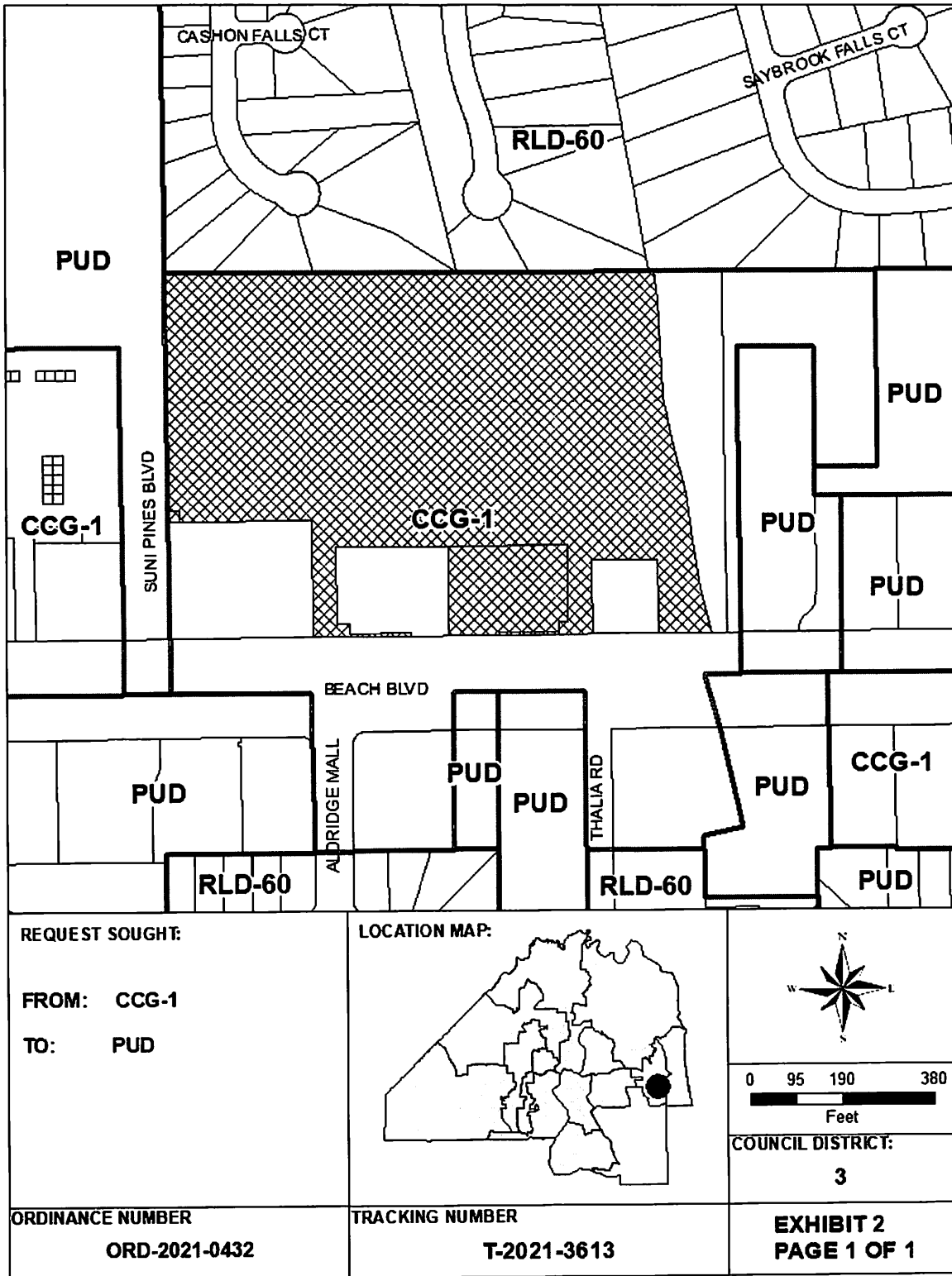


Aerial



Subject Property

Source: Google



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0432 **Staff Sign-Off/Date** CMQ / 07/07/2021
Filing Date 07/27/2021 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 08/24/2021 **Planning Commission** 08/19/2021
Land Use & Zoning 09/08/2021 **2nd City Council** 09/14/2021
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3613 **Application Status** PENDING
Date Started 06/23/2021 **Date Submitted** 06/23/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name FULLARD-LEO **First Name** MARCUS **Middle Name**
Company/Trust Name
 ELDA FL INVESTMENTS, LLC
Mailing Address
 1505 NE VILLAGE ST
City FAIRVIEW **State** OR **Zip Code** 97024
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167115 5005	3	2	CCG-1	PUD
Map 167115 5010	3	2	CCG-1	PUD
Map 167115 5030	3	2	CCG-1	PUD

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

Existing Land Use Category

CGC

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

5494

Total Land Area (Nearest 1/100th of an Acre) 15.07**Development Number****Proposed PUD Name** BEACH BOULEVARD (REGAL) PUD**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property**General Location**

NORTH SIDE OF BEACH BLVD., WEST OF SAN PABLO RD S

House #	Street Name, Type and Direction	Zip Code
0	BEACH BLVD	32250

Between Streets

SAN PABLO RD S and HODGES BLVD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

Exhibit H Aerial Photograph.**Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

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

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- | | |
|--|-------------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 15.07 Acres @ \$10.00 /acre: | \$160.00 |
| 3) Plus Notification Costs Per Addressee | |
| 47 Notifications @ \$7.00 /each: | \$329.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,758.00 |

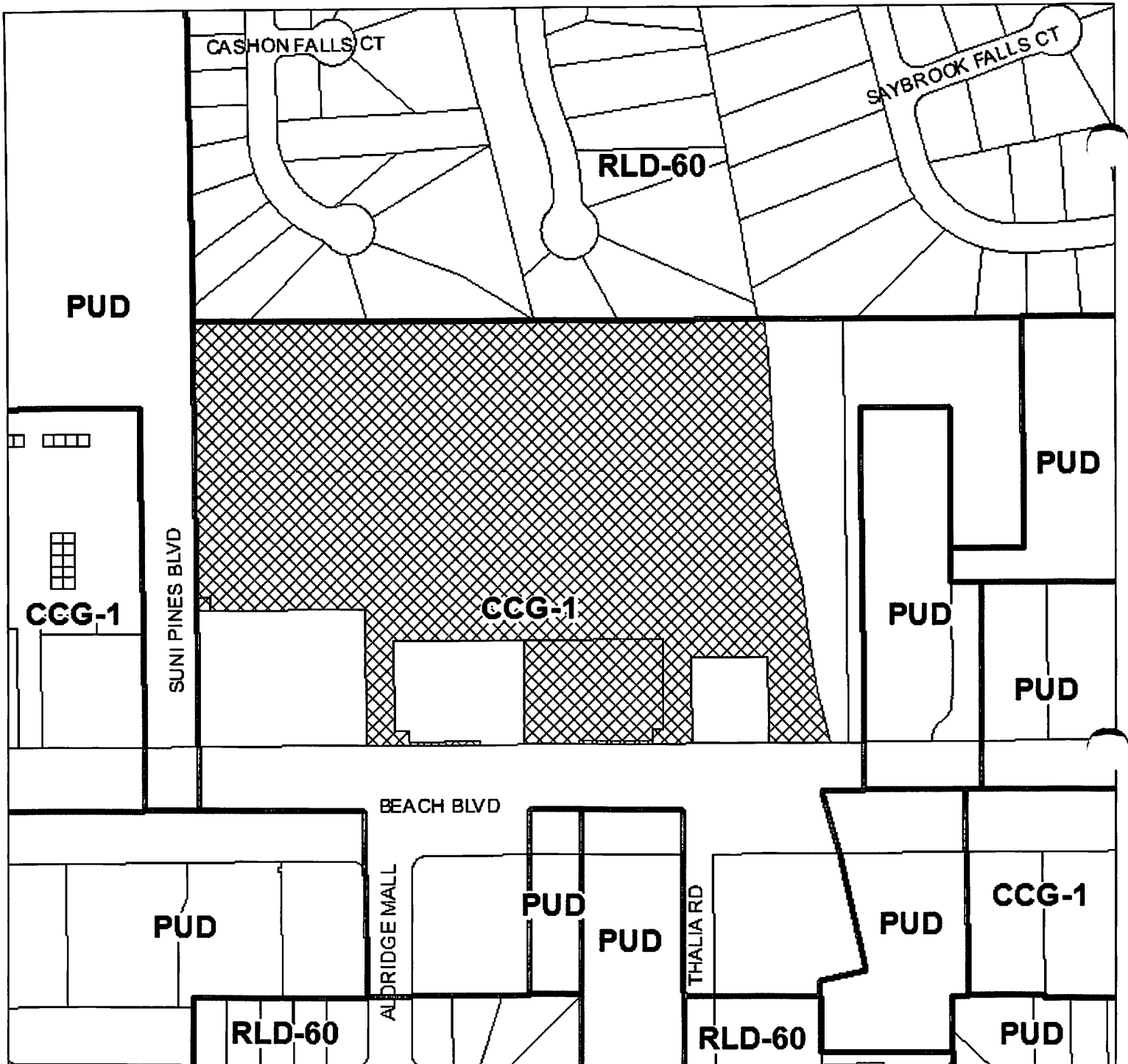
NOTE: Advertising Costs To Be Billed to Owner/Agent

June 22, 2021

Legal Description

Lots 1 and 3, together with Parcel "A" Lift Station Site, REGAL STATION, according to the plat thereof as recorded in Plat Book 50, Pages 5 and 5A, of the current Public Records of Duval County, Florida.

Along with the benefits of perpetual non-exclusive easements contained in Declaration of Reciprocal Easements and Restrictive Covenants recorded in O.R. Book 8177, Page 2416, Public Records of Duval County, Florida

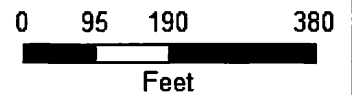
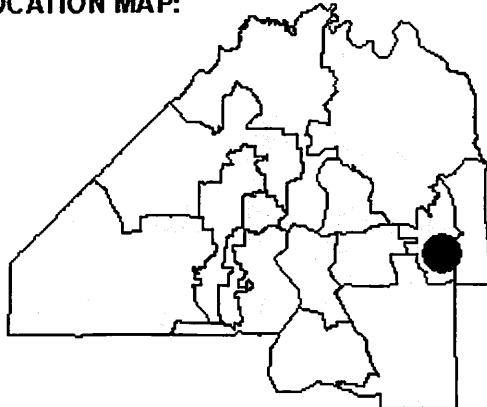


REQUEST SOUGHT:

FROM: CCG-1

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2021-3613

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION

BEACH BOULEVARD (REGAL) PUD RE# 167115-5005 & 167115-5010

July 1, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 15.07 acres of property from CCG-1 to PUD. The parcel is located on the north side of Beach Boulevard, west of San Pablo Road South.

The subject property is currently owned by Elda FL Investments, LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/CCG-1. The property is currently a vacant commercial building. Surrounding uses include: LDR/RLD-60 to the north; CGC/CCG-1 & PUD to the south across Beach Boulevard; CGC/CCG-1 to the west across Suni Pines Boulevard; and CGC/CCG-1 to the east. The site will be developed as a high-density multi-family development fronting on a collector road or higher (as per the attached site plan). The use is allowable in the High Density Residential category upon approval of the FLUM Amendment.

Project Name: Beach Boulevard (Regal) PUD
Project Architect/Planner: Dwell Design Studio, LLC
Landscape Architect: Dix.Hite + Partners
Project Engineer: Connelly & Wicker, Inc
Project Developer: PG Investco, LLC

II. QUANTITATIVE DATA

Total Acreage: 15.07 acres
Total number of dwelling units: not to exceed 336
Total amount of public/private rights of way: N/A
Total amount of land coverage of all residential buildings and structures: 118,160 s.f.
Phase schedule of construction (include initiation dates and completion dates)
One phase construction
12/01/2021-12/01/2023

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multiple-family dwellings
2. Assisted living facilities
3. Home occupations meeting the performance standards and development criteria set forth in Part 4
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
5. Day care centers meeting the performance standards and development criteria set forth in Part 4

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* 735 square feet for each unit not to exceed 60 units per acre
- (2) *Maximum lot coverage:* 75 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 10 feet
- (5) *Minimum rear yard:* 20 feet
- (6) *Maximum height of structures:* 65 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.40 parking spaces per unit.
- (2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Beach Boulevard, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs. – For Each Phase

- (1) Two (2) double faced or two (2) single faced signs not to exceed eighty (80) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign with Halo lighted letters.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs are to be cabinet structure with Halo lighted letters or individual channel Halo lighted letters not to exceed eighty (80) square footage.
- (4) Existing pylon sign (to be repurposed). A photo of the existing pylon sign is attached hereto.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. STATEMENTS

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

The PUD includes increased lot coverage to maximize the infill potential. Additionally, parking is slightly lowered from the Code, but consistent with the needs of the project.

B. 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.

The facilities will be operated and maintained by the owner.

VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

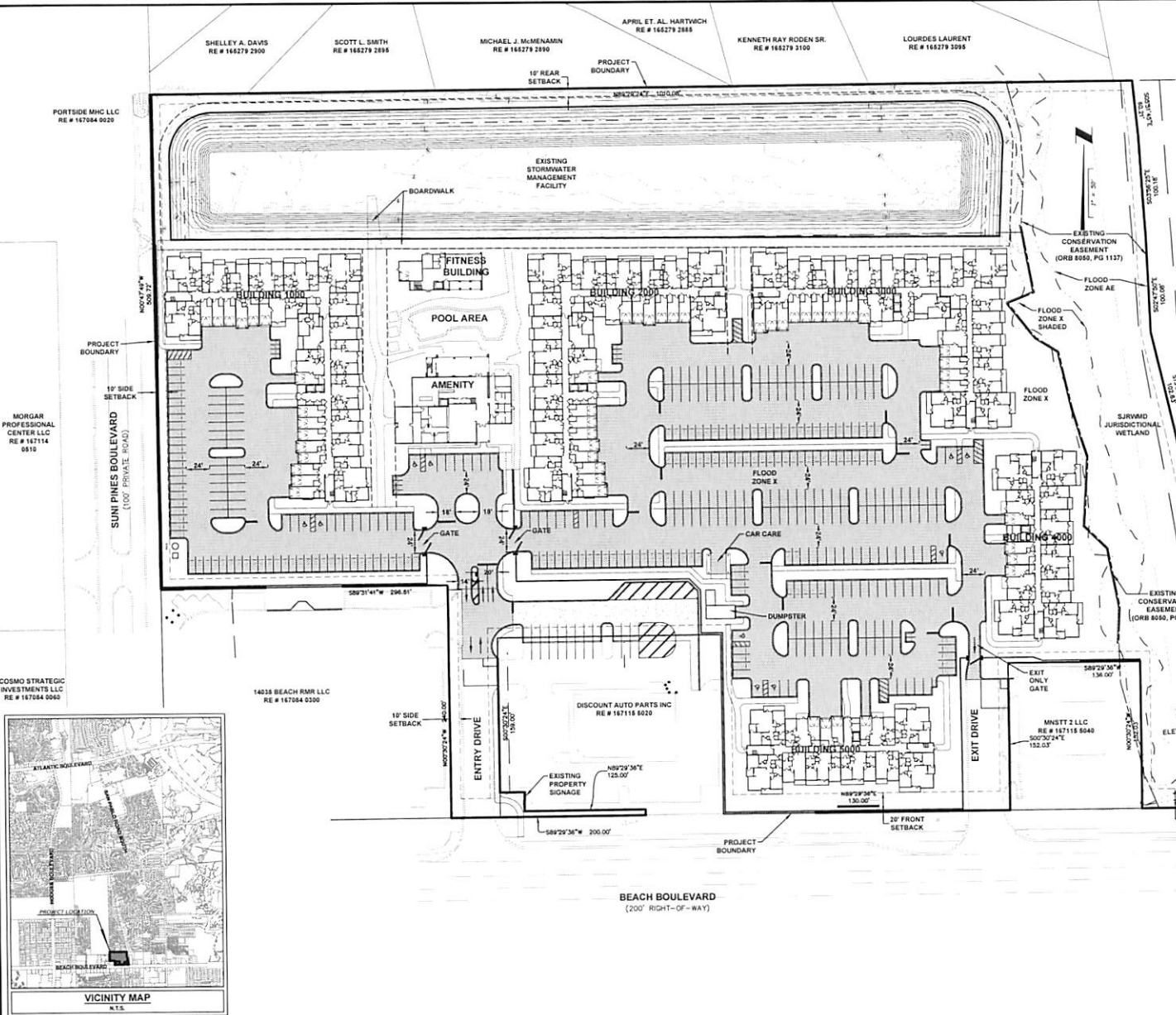
The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for clustering and the larger buffers and saved wetlands;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. Allows for phased use to meet market demand for housing as it arises.

Printed By: Justin
 Project: Jul 01, 2021, 4:33pm
 J:\21-01-0000 Regal Beach Blvd Apartments Design\Design\Map\21-01-0000 PUD Verification Plan.dwg
 COSMO STRATEGIC INVESTMENTS LLC RE # 167084 0060
 MORGAR PROFESSIONAL CENTER LLC RE # 167114 0510
 SHELLY A. DAVIS RE # 165279 2900
 SCOTT L. SMITH RE # 165279 2995
 MICHAEL J. McMENAMIN RE # 165279 2990
 APRIL ET. AL. HARTWICH RE # 165279 2885
 KENNETH RAY RODEN SR. RE # 165279 3100
 LOURDES LAURENT RE # 165279 3095
 PORTSIDE MHC LLC RE # 167084 0020
 SUNI PINES BOULEVARD (100' PRIVATE ROAD)
 14035 BEACH RMR LLC RE # 167084 0300
 DISCOUNT AUTO PARTS INC RE # 167115 0020
 MNIST Z LLC RE # 167115 0040
 BEACH BOULEVARD (200' RIGHT-OF-WAY)
 Project No: 21-01-0000
 Designed: J.E.W. Drawn: DRAMM
 Checked: J.C.C. R.C.W.
 Date: JULY 2021
 Scale: 1" = 50'
 Sheet: 1 OF 1



PROJECT NAME
 BRADDOCK LAKES
 14051 BEACH BOULEVARD
 JACKSONVILLE, FLORIDA 32250
 REAL ESTATE # 167115 5010

PROJECT TABULAR DATA

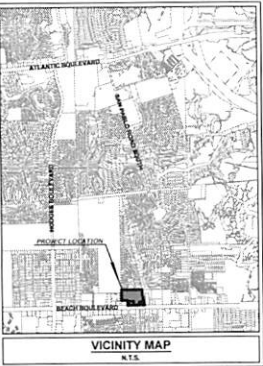
TOTAL PHASES	1
TOTAL SITE AREA	15.07 +/- ACRES
ACTIVE RECREATION AREA	1.16 +/- ACRES
DWELLING UNITS	336 MULTI-FAMILY UNITS 5 ~ FOUR STORY BUILDINGS
MAX IMPERVIOUS SURFACE RATIO	75.0% (492,335 SF)
MAX FLOOR AREA RATIO	18.0% (118,160 SF)
EXISTING/PROPOSED ZONING	CCO-1 / PUD
FEMA FLOOD ZONE	X AND AE (PANEL 12031C/D412), DATED NOVEMBER 2, 2018
REQUIRED PARKING	471 SPACES (1.4 SP/UNIT)
PROPOSED PARKING	225 STANDARD SPACES 150 COMPACT SPACES (29 RKS) 10 ADA SPACES (= 1 GARAGE) 55 GARAGE SPACES 49 TANDUM SPACES 17 MOTORCYCLE SPACES (3.4%) 503 TOTAL SPACES

PROPERTY DEVELOPER:
 PG INVESTCO, LLC
 1501 ROY GRANGE, SUITE 300
 AUSTIN, TX 78701
 CONTACT: MARK FARRELL
 Phone: (512) 494-4224

PROJECT ENGINEER:
 CONNELLY & WICKER INC.
 10060 SKINNER LAKE DRIVE,
 SUITE 500
 JACKSONVILLE, FLORIDA 32246
 CONTACT: JUSTIN ELLERY WILLIAMS
 Phone: (904) 265-3030

PROJECT SURVEYOR:
 GHOTTO AND ASSOCIATES, INC.
 2425 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 CONTACT: JOHN S. THOMAS
 Phone: (904) 886-0071

LANDSCAPE ARCHITECT:
 DIX.HITE + PARTNERS
 150 WEST JESSUP AVENUE
 LONGWOOD, FLORIDA 32750
 CONTACT: ADAM MCCOLLISTER
 Phone: (407) 667-1777



REGAL APARTMENTS
 DUAL COUNTY, FLORIDA
 PUD VERIFICATION PLAN
 PREPARED FOR
 PG INVESTCO, LLC

JUSTIN E. WILLIAMS
 P.E.
 Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

EXHIBIT F

PUD Name: BEACH BOULEVARD (REGAL) PUD

Land Use Table

Total gross acreage	15.07 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	15.07 acres	
Total number of dwelling units	Up to 336	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space		
Passive open space		
Public and private right-of-way		
Maximum coverage of buildings and structures	118,160 s.f.	



Availability Letter

Nancy Xu

10/21/2020

PG Investco,LLC

3100 Mckinnon st.

Suite 250, Texas 75201

Project Name: Presidium Beach Blvd

Availability #: 2020-3570

Attn: Nancy Xu

Thank you for your inquiry regarding the availability of Electric,Sewer,Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Condition stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3570
Request Received On: 10/20/2020
Availability Response: 10/21/2020
Prepared by: Susan West
Expiration Date: 10/21/2022

Project Information

Name: Presidium Beach Blvd
Address: 14051 BEACH BLVD, JACKSONVILLE, FL 32250
County: Duval County
Type: Electric,Sewer,Water
Requested Flow: 87500
Parcel Number: 167115 5010
Location:
Description: We are purpose to build a 350 units garden style apartment in this parcel.

Potable Water Connection

Water Treatment Grid: South Grid
Connection Point #1: Existing 16 inch water main along Beach Blvd
Connection Point #2: Existing service may be used if adequate
Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Arlington East
Connection Point #1: Existing 6 inch force main along Beach Blvd
Connection Point #2: Existing service may be used if adequate and appropriate easements/permissions are in place
Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

Point of connection location(s) to be field verified by developer during project design. If needed, a General Conditions: development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.