

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.