

Phoenix Commons PUD

September 16, 2025

I. SUMMARY DESCRIPTION OF THE PROPERTIES

- A. RE#: 114028 0010 & 114930 0100
 - i. Current Land Use Designation: Light Industrial (“LI”)
 - ii. Current Zoning District: Industrial Light (“IL”)
 - iii. Proposed Zoning District: Planned Unit Development (“PUD”)
- B. RE#: 114943 0000, 114942 0000, 114941 0000, 114940 0000, 114939 0000
 - i. Current Land Use Designation: Community/General Commercial (“CGC”)
 - ii. Current Zoning District: Community Commercial General – 2 (“CCG-2”)
 - iii. Proposed Zoning District: PUD
- C. RE#: 114933 0000, 114933 0010 & 114934 0000
 - i. Current Land Use Designation: CGC
 - ii. Current Zoning District: CCG-2
 - iii. Proposed Zoning District: PUD
- D. RE#: 115088 0000
 - i. Current Land Use Designation: LI
 - ii. Current Zoning District: IL
 - iii. Proposed Zoning District: PUD

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

Perfect Score Realty Group, LLC (the “Applicant”) proposes to rezone approximately 3.37 acres generally located along 8th Street East, Phoenix Avenue, and Pacetti Street as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Applicant’s request entails rezoning the Property from IL and CCG-2 to PUD with a companion land use amendment to unify the Property under the CGC land use category.

As described below, this PUD is being sought to provide a phased mixed-use development, which includes both commercial and residential uses. Each development area on the Property adopts unique uses and development guidelines to account for each development program. The PUD allows for new uses and building types to be developed in a manner that is both internally and externally consistent and compatible and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this PUD Written Description and the Site Plan.

III. SITE SPECIFICS

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

	Land Use Category	Zoning	Use
South	MDR/NC/PBF	RMD-A/CN/PBF-1	Single-Family Dwellings/Retail/School
East	CGC	CCG-2	Commercial/Residential
North	CGC	CCG-2	Commercial/Residential
West	Light Industrial	IL	Commercial

IV. PERMITTED USES

- A. Consistent with the provisions of the Future Land Use Element of the 2045 Comprehensive Plan governing the CGC land use category. The PUD development will allow for a range of multi-family and commercial uses including (but not limited to) general merchandise, apparel, food and related items, and dining establishments. Section IV.C. sets forth the permitted uses for each phase. Pursuant to the CGC land use

category, the maximum density for the entire Property is 200 units (approximately 60 units per acre). However, the proposed density is 77 dwelling units (approximately 23 units per acre). The maximum gross floor area for nonresidential uses shall be twenty-five thousand (25,000) square feet.

B. PUD Parcel Plan

The Site Plan sets out a conceptual five (5) phase development. These phases may be developed in any order or simultaneously at the discretion of the owner. The phase designations are solely for the purpose of providing an anticipated order of development as well as defining the general locations of the permitted uses within the PUD. Where required, parcels have been or may be subdivided or combined to support the proposed use or ownership structure of an individual building or parcel. Boundaries as shown on the Site Plan may be modified as an administrative modification to the PUD, subject to review and approval of the City of Jacksonville Planning and Development Department.

C. Permitted PUD Allowable Uses:

- i. Phases 1 and 3 - Commercial/Residential (Mixed-Use)
 1. Permitted Uses and Structure:
 - a. Multi-family residential dwellings with a maximum density set forth in Section IV.A. Townhomes, if developed, shall be subject to the townhome and rowhouse development guidelines in Section 656.414.
 - b. Commercial retail sales and service establishments, including the sale of food and drugs, including pharmacies, new 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, musical instruments, florist or gift shops, delicatessens, bakeries, home furnishing and appliances (including repair incidental to sales), office equipment or furniture antiques, hardware, new automobile parts and accessories (including rebuilt parts). Service establishments such as Barber or beauty salon, shoe repair, restaurants, interior decorators, athletic clubs, fitness centers, laundromat or dry cleaners, tailors or dressmakers, broadcasting offices and studios, funeral homes, marinas, blueprinting, radio and television repair shops, travel agencies, employment offices but not day labor pools, home equipment rental and similar uses.
 - c. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods, small electronics and home appliances.
 - d. Medical, dental and/or chiropractor offices and clinics (but not hospitals or ambulatory surgery centers).
 - e. Professional and business offices.
 - f. Restaurants with outdoor sales and service and sale of beer and wine for on-premises consumption (may include drive-thru facilities).
 - g. Banks with or without drive-thru tellers, financial institutions, travel agencies and similar uses.
 - h. Veterinarians.
 - i. Churches.
 - j. Art galleries, dance, art, gymnastics, fitness center, martial arts, and music studios.
 - k. Pharmacies.
 - l. Temporary outdoor sales and service, such as pop-up markets, food trucks, and holiday items such as fireworks and Christmas trees.

2. Permissible Uses by Exception
 - a. Off-street parking lots.
 - b. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
 - c. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
 - d. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
 - e. Day care centers.
 - f. Auto Laundry and Dry-Cleaning facilities.
 3. Permitted Accessory Uses: Pursuant to Section 656.403, including covered and structured parking.
 4. Lot requirements:
 - a. Minimum lot width and area —None, except as otherwise required for certain uses.
 - b. Maximum lot coverage by all buildings and structures: 85 percent (85%). Maximum impervious surface ratio is 85 percent (85%).
 - c. Minimum yard requirements.
 - i. Front: None.
 - ii. Side: None, except a minimum ten (10) foot yard shall be provided where abutting developed single-family homes.
 - iii. Rear: None, except a minimum ten (10) foot yard shall be provided where abutting developed single-family homes.
 5. Maximum height of structures: 55 feet.
- ii. Phases 2, 4, and 5 – Multi-family
1. Permitted uses and structures:
 - a. Multi-family dwellings. Townhomes shall be subject to the townhome and rowhouse development guidelines in Section 656.414.
 - i. Phase 2 is subject to the maximum density set forth in Section IV.A.
 - ii. Phase 4 is limited to a maximum of three multi-family dwellings.
 - iii. Phase 5 is limited to a maximum of four multi-family dwellings.
 2. Permitted Accessory Uses: Pursuant to Section 656.403, including covered and structured parking.
 3. Lot requirements:
 - a. Minimum lot width and area: None, except for townhomes.
 - b. Maximum lot coverage by all buildings and structures: 85 percent (85%). Maximum impervious surface ratio is 85 percent (85%).
 - c. Minimum Yard Requirements (excluding townhomes):
 - i. Front: Zero (0) feet.
 - ii. Side: Zero (0) feet, except a minimum ten (10) foot yard shall be provided where abutting developed single-family homes.
 - iii. Rear: Zero (0) feet, except a minimum ten (10) foot yard shall be provided where abutting developed single-family homes.

- d. Maximum Height:
 - i. Phase 2: Fifty-five (55) feet.
 - ii. Phase 4 and 5: Thirty-five (35) feet.

D. Additional Performance Standards

- i. Essential services including domestic potable water systems, sewage systems, storm water management systems, electrical utility lines and easements shall be provided in accordance with the appropriate sections of the City of Jacksonville Ordinance Code.
- ii. All new buildings and accessory structures architectural elements will complement the surrounding community in its use of massing, aesthetic, materials and scale.
- iii. Outside sales of holiday items, including fireworks, shall be subject to the following conditions:
 - 1. The holiday items sold shall be limited to those items which are related to the holiday immediately upcoming at the end of the applicable 30-day period. Whether an item is related to the upcoming holiday shall be determined by the Director of the Planning and Development Department or the Director's designee.
 - 2. There shall be adequate parking sufficient to accommodate the additional temporary retail sales without reducing the number of available parking spaces required by the Zoning Code in connection with the other principal use(s), unless, in the opinion of the Planning and Development Department, adequate parking is otherwise available.
 - 3. Outside retail sales of holiday items shall occur only by permit issued by the Chief of the Building Inspection Division.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

- A. **Access:** Each phase of the development will have its own access from the public right-of-way as depicted in the Site Plan, subject to the review and approval of the Planning and Development Department.
- B. **Landscaping/Landscaped Buffers:** Landscaping shall be provided pursuant to Part 12 of the Zoning Code, except that no buffering, screening, and fencing shall be required along the railroad, the western boundary of Phase 1, and internally for uses and parcels within the PUD. Buffers along Pacetti Road shall be a minimum of five (5) feet. Perimeter landscaping for vehicle use areas adjacent to streets shall be a minimum of five (5) feet on average, except Phase III shall have a minimum two (2) foot on average perimeter landscape strip along 8th Street East.
- C. **Signage:** Signage will be provided in accordance with Part 13 of the Zoning Code for the CCG-1 Zoning District. 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. Parking and Loading Requirements

- i. Parking will be provided based on the following requirements as defined per each use:

Use	Ratio
Commercial/Retail (including restaurant)	2.5 spaces per 1,000 SF (Gross)
Multi-Family	1.5 spaces per 1-bedroom unit 2 spaces per 2-bedroom unit 2.25 spaces per 3-bedroom unit

- ii. Loading will be provided based on the following requirements as defined per each use:

Land Use	Ratio
Commercial/Retail	1 space for Phase 1.
Multi-Family	None.

iii. Mass-Transit and Community Connectivity:

1. Jacksonville Transit Authority (JTA) “A Phillip Randolph” number 11 line has a permanent bus stop at the intersection of 8th Street and Phoenix Avenue. The current service hours are:
 - a. Monday – Friday (Northbound): 6:09 AM – 11:29 PM
 - b. Monday – Friday (Southbound): 5:01 AM – 11:56 PM
 - c. Saturday (Northbound): 7:58 AM – 9:58 PM
 - d. Saturday (Southbound): 6:18 AM – 8:18 PM
 - e. Sunday (Northbound): 7:58 AM – 9:58 PM
 - f. Sunday (Southbound): 6:18 AM – 8:18 PM
2. The Phoenix Commons PUD is centrally located within the dense residential “Phoenix” community of Jacksonville’s historic Eastside. Many of the local residents are within a ½ mile walking or bike ride distance to the proposed retail amenities offered by the proposed PUD development.

E. **Site Lighting.** Site lighting shall be designed and installed to prevent glare or excessive light on adjacent properties.

F. **Utilities.** The Property is served by JEA.

G. **Modifications.** Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

VI. PUD STATEMENTS

A. This PUD differs from the usual application of the current Zoning Code in the following aspects:

- i. Unifies all of the parcels under a cohesive land use and zoning plan.
- ii. The PUD streamlines the regulatory process by eliminating the need for rezoning, variance and other related Planning and Development Department review processes.
- iii. Allows the totality of the development to be permitted as single or phased project.
- iv. Provides for maximum densities/intensities for each use; it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures, which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions.
- v. More concisely defines the permitted and accessory permitted uses for each parcel; it consolidates under Retail/Commercial and Residential uses office, medical, retail, and other commercial uses, as well as multi-family, which are otherwise set forth in multiple, different zoning districts.
- vi. Aligns minimum parking, landscape, landscape buffer, signage and lighting standards for each use based on each parcel’s zoning district classification.

B. Justification: The PUD proposes the concept of existing uses with the need for new uses. Many best development and planning practices have been incorporated into the PUD including:

- Internal and external vehicular connectivity;
- Creation of employment opportunities;

- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

Additionally, considering the urban nature of this site, the nature of the proposed development, the configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, are appropriate and compatible with abutting and nearby development. The above flexibility in development is needed due to the urban character of the Property and to account for the differing sizes of parcels and planned uses.

C. Operation and Maintenance that are not provided, operated, or maintained by the City:

All common areas and infrastructure will be maintained by the individual parcels' owners, contracted maintenance companies, and/or one or more Owner's Association.

VII. NAMES OF DEVELOPMENT TEAM

Agent: Steve Black, Optima Construction Management LLC

Planner/Engineer: Optima Construction Management LLC

VIII. PUD REVIEW CRITERIA

A. CONSISTENCY WITH THE COMPREHENSIVE PLAN

- i. As described above, this PUD, including the proposed commercial and multi-family uses, consistent with the CGC land use category. The 2045 Comprehensive Plan encourages uses to be developed in nodal and corridor patterns, compact and connected, and should support multi-modal transportation. For the Urban Priority Area, the Comprehensive Plan encourages residential uses and vertical integration, which is proposed in the Site Plan.

Additionally, 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 Goal 1, Objective 1.1, Policy 1.1.6, Policy 1.1.9, Policy 1.1.13, Policy 1.1.22, Objective 1.2, Policy 1.2.8, Goal 3, and Policy 4.1.2.

B. CONSISTENCY WITH THE CONCURRENCE MANAGEMENT SYSTEM

- i. The PUD will comply with the current Concurrence Management System regulations.

C. ALLOCATION OF RESIDENTIAL USES

- i. The PUD is consistent with the land use allocations under the 2045 Comprehensive Plan with a maximum density of 60 units per acre. The CGC-Urban Priority Area allows for a maximum of 60 units per acre.

D. INTERNAL COMPATIBILITY

- i. The PUD provides for integrated design and compatible uses within the PUD.

E. EXTERNAL COMPATIBILITY

- i. The PUD proposes uses and provides design mechanisms which are compatible with the surrounding uses.

F. INTENSITY OF DEVELOPMENT

- i. The PUD establishes strict development guidelines that complement the overall Comprehensive Plan Use and individual parcel zoning districts.

G. USABLE OPEN SPACES, PLAZAS, RECREATION AREAS

- i. Open space is not required because the Property is located in the Urban Priority Area. Further, the planned multi-family dwellings are less than twenty-five (25) subdivided lots and/or one hundred (100) apartment units. However, the Site Plan still programs open space.

H. IMPACT ON WETLANDS

- i. There are no known impacts on immediate or downstream wetlands.
- ii. Any development impacting wetlands will be permitted pursuant to current local, state, and federal permitting requirements.

I. LISTED SPECIES REGULATIONS

- i. The property is less than fifty (50) acres in size; thus, a listed species survey is not required.

J. OFF-STREET PARKING INCLUDING LOADING AND UNLOADING AREAS

- i. The PUD provides ample off-street parking and loading spaces.

K. SIDEWALKS, TRAILS AND BIKEWAYS

- i. The PUD will provide for all required sidewalks, as required by the current edition of City of Jacksonville Zoning Ordinance.

-- End of PUD Written Description --