

**St. Nicholas PUD**

**April 9th, 2026**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 129482-0000, 129562-0010, 129562-0020, 129479-0000, 129564-0000, 129474-0000, & 129485-0000; 129481-0000; 129480-0000
- B. Current Land Use Designation: CGC
- C. Current Zoning District: PUD
- D. Proposed Zoning District: PUD

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

The applicant proposes to rezone approximately 7.14 acres of property along Atlantic Boulevard in the southwest quadrant of the intersection of Atlantic Boulevard and Art Museum Drive. The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for the redevelopment of the Property with multi-family uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan attached as **Exhibit “4”** to this ordinance (the “Site Plan”).

The Property vacant. There is also an existing JEA pump/lift station bounded by the Property on three sides. The redevelopment of the Property with commercial and multi-family uses, as shown on the Site Plan, will revitalize the Property and serve as a catalyst for development and positive uses in this area.

**The parcels that comprise the Property are designated as Community General Commercial (“CGC”) on the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan and are within the Urban Development Area.**

**III. SITE SPECIFICS**

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	MDR, CGC	RMD-D, RMD-B, CCG-1	Apartments
East	CGC	CCG-1	Commercial, Retail
North	CGC, RPI	CRO, CO, CCG-1	Commercial, Residential
West	CGC, MDR	CCG-1, RMD-B	Convenient Store, Condominiums, Residential

**IV. PERMITTED USES**

**A. Maximum Densities/Intensities**

Consistent with the Operative Provisions of the Future Land Use Element of the 2045

Comprehensive Plan governing the CGC Urban Area land use designation, maximum density on the Property shall be 40 units per acre.

**B. PUD Conceptual Site Plan and Parcels**

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The residential uses within the PUD may be integrated horizontally or vertically.

**C. Permitted Uses – Residential**

1. *Permitted uses and structures.*

- a. Apartments (rental or condominium ownership).
- b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
- c. Leasing/sales/management offices, models, and similar uses.
- d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.  
centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
- e. Mail center.
- f. Home occupations, subject to the provisions of Part 4 of the Zoning Code.
- g. Carwash (self) area for residents.
- h. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
- i. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
- j. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
- k. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.
- l. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures*

a. *For Apartments.*

- i. *Minimum lot width*—None.
- ii. *Maximum gross density*—Forty (40) units per acre.
- iii. *Maximum lot coverage by all buildings*—None
- iv. *Minimum Setback of Principal Structures from Boundary of the Property*—Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.
- v. *Multiple-family dwellings on same lot.* A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least twenty-five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.
- vi. *Maximum height of structure*—Sixty (60) feet.

b. *For Townhomes:*

- i. *Minimum lot width* – 15 feet, 25 feet for end units
- ii. *Minimum lot area* – 1,300 square feet
- iii. *Maximum lot coverage by all buildings* – 70%
- iv. *Minimum yard requirements.* The minimum yard requirements for all townhomes are:
  1. *Front*—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.
  2. *Side*— 0 feet; 10 feet for end units, except that the side yard for end units of paired villas (a townhome building with only 2 units) shall be 5 feet.
  3. *Rear*— 10 feet.
- v. *Maximum height of structure* – 40 feet.
- vi. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot width if two-way and a ten (10) foot width if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.
- vii. *Patios/porches.* Patios and porches, including screened patios/porches with

a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within any required yard, but shall not be located within five (5) feet of any right-of-way.

- viii. *Number of units in building.* Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings, except as may otherwise be required by the setbacks set forth herein or applicable fire protection codes.

#### **D. Permitted Uses – Commercial**

1. All permitted uses within CCG-1
2. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
3. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
4. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building, and no heavy machinery or manufacturing is located on the premises.
5. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
6. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
7. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
8. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

#### **E. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

**F. Height Limitations**

Decorative rooftop structures are not included in the maximum height, including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access Residential & Commercial**

As shown on the Site Plan, access to the Property shall be provided on Atlantic Boulevard. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

**B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

**C. Recreation/Open Space**

Active recreation/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, pedestrian walkways, and similar uses) shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD, or as otherwise permitted by the Zoning Code and Comprehensive Plan.

**D. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12, except as provided for in Section IV.D.2 above. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

## **E. Signage**

The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, 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 or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

### **1. Project Identity Monument Signs on Atlantic Boulevard.**

A maximum of one (1) project identity monument sign will be permitted along Atlantic Boulevard for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

### **2. Wall and Projecting Signs Oriented Towards Atlantic Boulevard.**

Wall and projecting signs are permitted along Atlantic Boulevard on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented towards Atlantic Boulevard. These signs may be internally or externally illuminated.

### **3. Awning Signs.**

Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.

### **4. Other Signs.**

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified in Sections V.E.1 and 2 above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and

under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

**Sign Guidelines**

<b>Sign Type</b>	<b>General Location</b>	<b>Quantity</b>	<b>Max Area Per Side (sq. ft.)</b>	<b>Max Height (ft.)</b>
Project Identity Monument Sign on Atlantic Blvd.	On Atlantic Blvd.	1	50	15
Wall and Projecting Signs on Atlantic Blvd. Frontage	Atlantic Blvd. Frontage		10% cumulative of sq ft of building/occupancy frontage	
Awning Signs	Per Section 656.1304, Ordinance Code			
Vehicular Directional Signs	Project Wide	6	8	
Temporary Signs	Project Wide		24	

**F. Architectural Guidelines.**

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

**G. Construction offices/model units/real estate rental or sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

**H. 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. (See Section V.I. herein regarding approval by minor modification of a site plan providing for otherwise permitted uses not currently shown on the PUD Conceptual Site Plan.)

Notwithstanding the foregoing, the maximum residential density of forty (40) units per acre has been placed on the Property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative

and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.

### **I. Site Plan**

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

An otherwise permitted use not currently shown on the Site Plan may be developed on the Property following approval of a minor modification to incorporate a site plan that complies with the requirements of this PUD.

### **J. Phasing**

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

### **K. Parking and Loading Requirements**

#### 1. Residential

- a. For apartment units, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit.

For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages.

The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks.

#### 2. Commercial

- a. For commercial uses, parking shall comply with 656.604 Zoning Code

All loading areas will comply with Sections 656.605 of the Zoning Code.

### **L. Lighting**

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

**M. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**N. Utilities**

The Property is served by JEA.

**VI. JUSTIFICATION FOR THE PUD REZONING**

The PUD proposes to redevelop an under-utilized property in a corridor that needs a catalyst development. This primary commercial with residential development will support infill development in the area and serve as a catalyst for future redevelopment. The use of the property for commercial and multi-family development within the CGC land use category of the Comprehensive Plan, will help strengthen and sustain the surrounding uses. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning.

**VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the applicant and successors to the PUD Written Description and Site Plan, unless modified; it 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; it includes variations to the accessory use and performance standards provisions which are consistent with the urban design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, and other features of a planned development.

**VIII. PERMISSIBLE USES BY EXCEPTION**

All uses permissible by exception in the CCG-1 zoning district.

**IX. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit “F.”**

**XII. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the CGC land use category. The maximum densities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE 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.

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;

Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population. FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2045 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE 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.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Policy 3.2.2: The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System.

C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

D. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. **Maintenance of Common Areas and Infrastructure:** All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code and Comprehensive Plan.

H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. **Listed Species Regulations:** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

**J. Parking Including Loading and Unloading Areas:**

For apartment units, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit.

For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages.

For commercial uses, parking will be provided in accordance with zoning code 656.604

The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential and townhome family buildings.

All loading areas will comply with Sections 656.605 of the Zoning Code.

K. **Sidewalks, Trails, and Bikeways:** The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.