

**PUD WRITTEN DESCRIPTION  
SAN PABLO PLACE II PUD**

**November 11, 2022**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 12.95 acres of property to allow for a mixed-use development on the property located at 4915 San Pablo Road (RE# 181767 0060) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith.

The Property is located within the Community/General Commercial (“CGC”) functional land use category and the Suburban Development Area. The Property is zoned PUD per Ordinance 2008-0653, which contemplated a mix of hotel, office, commercial retail and silvicultural uses. An outparcel has been developed as a hotel and is under separate ownership and not subject to this PUD. Applicant seeks to permit multi-family residential use in addition to the previously allowed uses, while implementing the existing site plan controls and conditions.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC/RPI	PUD (2008-0653)	Residence Inn Hotel
East	CGC/MDR	PUD (2008-0653)/ RLD-60	Dixie Landing Rd./Single-family
South	RPI	PUD (1997-0297)	Undeveloped/St. Johns County/ The Brumos Collection Museum
West	CGC/RPI	PUD (2008-0653)/ CO	San Pablo Rd./Allstate Business Office

B. Project name: San Pablo Place II PUD.

C. Project engineer: Prosser, Inc.

D. Project developer: Steinemann San Pablo, LLC.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

F. Current land use designation: CGC.

G. Current zoning district: PUD (Ordinance 2008-0653).

H. Requested zoning district: PUD.

I. Real estate number: 181767 0060.

## II. QUANTITATIVE DATA

A. Total acreage: 12.95 acres

B. Total number of multifamily units: 259 units.

## III. STATEMENTS

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

This PUD generally adopts the uses allowed under the prior PUD, except that multi-family and townhomes are permitted uses, hotels are omitted as a permitted use, and the previously allowed retail uses are modified to generally follow the retail uses permissible by exception in the CRO zoning district. Any multi-family or townhome dwelling may be offered for rent so long as the lease is signed by an individual fifty (50) years or older and is a resident. This PUD requires parking at a minimum rate of one and three-quarter (1.75) spaces for each multifamily unit. This PUD adopts the CRO signage provisions except as amended and otherwise implements the applicable design guidelines and conditions provided under the existing PUD. The PUD reduces buffers contemplated in the 2008 PUD and restores a southern access point omitted from the 2008 PUD.

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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

## IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multi-family dwellings, townhomes, and associated amenities including, but not limited to, clubhouses, wine cellars, recreation areas, pools, and dog parks. Any multi-family or townhome dwelling may be offered for rent so long as the lease is signed by an individual fifty (50) years or older and is a resident.
2. Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales),

florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations.

- a. Sale, display and preparation shall be conducted within a completely enclosed building.
  - b. Products shall be sold only at retail.
  - c. No sale, display or storage of secondhand merchandise shall be permitted.
3. Service establishments such as barber or beauty shops, shoe repair shops, tailor and dry cleaners (but not on-site dry cleaning), banks without drive-through tellers, financial institutions, travel agencies and similar uses.
  4. Restaurants including permanent outdoor sale and service and sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or selling “to-go”, provided that such establishment complies with all applicable laws and regulations.
  5. Professional and business offices.
  6. Essential services, including water, sewer, gas, telephone, radio, television and electric, provided that no treatment plants or freestanding transmission or communication towers shall be allowed.
  7. Silvicultural uses, provided that Applicant provides the City of Jacksonville with documentation that the operation has been maintained on the Property within the past twenty (20) years of Ordinance 2008-0653.

**B. Permitted Accessory Uses and Structures:**

1. As permitted in Section 656.403.

**C. Prohibited Uses:**

1. Outdoor entertainment, not including amenities associated with permitted residential uses or outdoor sale and service in conjunction with a restaurant.

**D. Limitations on Uses:**

1. Office uses shall not exceed two hundred twenty-five thousand (225,000) square feet.
2. Commercial/retail uses shall not exceed twenty-four thousand (24,000) square feet.

3. All exterior speakers or audio transmission devices used on or about the site will be situated and operated at volumes which are not excessive in relationship to the surrounding residential zoning districts and shall be located so as to not impact said residential districts. Additionally, there shall be no outside speakers allowed within two hundred (200) feet of the easterly boundary of the Property. Any exterior loudspeakers will be designed not to exceed an outdoor noise level of fifty-five (55) decibels (ten (10) decibels below average, normal speech level). This condition shall be strictly construed to benefit surrounding residential uses.
4. Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.

## **V. DESIGN GUIDELINES**

### **A. Lot Requirements:**

1. The following shall apply to all buildings other than townhomes:
  - a. Minimum lot width and area: None, except as otherwise required for certain uses.
  - b. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
  - c. Minimum yard requirements:
    - i. Front – None.
    - ii. Side – None. Where the lot is adjacent to a residential district, a minimum setback of fifteen (15) feet shall be provided. However, notwithstanding anything to the contrary, there shall be a minimum building setback of fifty (50) feet from the eastern boundary of the Property.
    - iii. Rear – Ten (10) feet.
  - d. Maximum height of structures: One hundred thirty-five (135) feet.
2. The following shall apply to townhomes with front facing garages:
  - a. Minimum lot area: One thousand six hundred (1,600) square feet.
  - b. Minimum lot width: Twenty (20) feet.

- c. Maximum lot coverage: Ninety percent (90%).
  - d. Minimum yard requirements:<sup>1</sup>
    - i. Front – Eighteen (18) feet.
    - ii. Side – Zero (0) feet; five (5) feet for end units. Equipment such as air conditioning units, communication/technology related devices, and electrical equipment may encroach up to four (4) feet into the side yard provided that the improvements are staggered along the side wall of the structure.
    - iii. Rear – Five (5) feet.
  - e. Maximum height: Forty-five (45) feet.
3. The following shall apply to townhomes with an alley facing garage:
- a. Minimum lot area: One thousand four hundred fifty (1,450) square feet.
  - b. Minimum lot width: Eighteen (18) feet.
  - c. Maximum lot coverage: Ninety percent (90%).
  - d. Minimum yard requirements:
    - i. Front – Zero (0) feet.
    - ii. Side – Zero (0) feet; five (5) feet for end units. Equipment such as air conditioning units, communication/technology related devices, and electrical equipment may encroach up to four (4) feet into the side yard provided that the improvements are staggered along the side wall of the structure.
    - iii. Rear – Ten (10) feet.
  - e. Maximum height: Forty-five (45) feet.

**B. Ingress, Egress and Circulation:**

- 1. *Parking Requirements.* Parking for residential use shall be provided at a minimum rate of one and three-quarter (1.75) spaces per each multifamily unit other than townhomes which shall provide two (2) spaces per unit. Parking may be provided in surface lots, structured parking, driveways and/or garages. Residential uses

---

<sup>1</sup> Townhome buildings, including designs with front facing or alley facing garages, shall have one (1) front, two (2) sides, and one (1) rear.

require zero (0) dedicated loading spaces provided that loading activity shall be conducted on site and not within a public right of way. Parking for retail space shall provide parking at a minimum rate of three (3) spaces per one thousand (1,000) square feet of area. Restaurant use shall provide parking at a minimum rate of three (3) spaces per one thousand (1,000) square feet of seating area. All other uses shall provide parking pursuant to Part 6 of the Zoning Code. There shall be no limit on the maximum number of spaces provided. All on-site parking may be shared with other uses (specifically including the hotel use at 4905 San Pablo Road (RE# 181767 0070) which was included in the 2008 PUD) provided that such uses have off-setting peak hours.

2. *Vehicular Access.* Vehicular access to the Property shall be primarily by way of San Pablo Road, substantially as shown on the Site Plan. This PUD restores an access point along the southern portion of the parcel that was omitted from the 2008 PUD. The Property shall comply with the following provisions unless otherwise approved by the Planning and Development Department:
    - a. The two (2) proposed full access points shall be located at the existing median openings only.
    - b. Full access shall be designed as Urban Class III driveways with a maximum width of forty-eight (48) feet an island.
    - c. There shall be a minimum of one hundred (100) feet from the edge of pavement of San Pablo Road to the first cross access from where the Property
    - d. Identification signage, walls, fences and landscaping shall not obstruct horizontal sight distance and shall meet all clear zone requirements.
  3. *Pedestrian Access.* As required by the 2030 Comprehensive Plan and the City of Jacksonville's Land Development Procedures Manual.
- C. Signs: Signs for this development shall be consistent with the requirements for the CRO zoning district as set forth in Part 13 of the Zoning Code, except as supplemented and restricted herein:
1. Variation from the strict requirements of § 656.1301 of the Zoning Code shall be permitted to allow for identification and directional signs.
  2. One (1) wall identifying sign may be constructed on the face of each freestanding structure fronting San Pablo Road not to exceed ten percent (10%) of the façade of the building.

3. One (1) freestanding identifying sign not to exceed one hundred fifty (150) square feet and not to exceed ten (10) feet in height may be constructed as part of the landscaped entrance structure located at each of the two (2) access points along San Pablo Road.
  4. One (1) freestanding identifying sign not to exceed sixty (60) square feet and not to exceed six (6) feet in height may be constructed at the site of each freestanding office/retail/residential structure.
  5. Traffic directional signals and directing signs, not to exceed four (4) square feet may be constructed as part of the landscaped areas, as needed.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, except as supplemented and restricted herein:
1. The location of landscaping may vary from the strict requirements of Part 12 and be relocated on-site to provide for improved site design, unless specifically required within this section.
  2. All perimeters of buildings shall be landscaped with a minimum of forty percent (40%) plant material and sixty percent (60%) lawn.
  3. An underground irrigation system shall be installed and maintained. Such system shall not use the Floridan aquifer.
  4. One (1) entry area landscaped with plant material of not less than one thousand (1,000) square feet shall be constructed at each of the two (2) access points along San Pablo Road as noted on the conceptual site plan.
  5. The existing six (6) foot tall wall along Dixie Landing Drive shall be maintained.
  6. There shall be a minimum forty-five (45) foot on average undisturbed landscape buffer along the easterly boundary of the Property. A minimum of thirty-five (35) feet of said buffer shall be east of the existing wall. There shall be a minimum ten (10) foot on average landscape buffer west of the existing wall.
  7. There shall be a minimum ten (10) foot undisturbed landscape buffer along the northern boundary fronting Dixie Landing Drive.
  8. All tree credits are subject to the review and approval by the Planning and Development Department.
  9. No landscape provision herein shall be construed to allow a reduction in the amount of required landscaping. The landscape plan shall be subject to the review and approval of the Planning and Development Department.

- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. However, no treatment plants or freestanding transmission or communication towers shall be allowed. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Stormwater: Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District. The site plan depicts the general location of the stormwater detention, however relocation of such stormwater detention shall be permitted upon final site design provided the stormwater detention areas meet the standards and requirements of the City of Jacksonville and the St. Johns River Water Management District. The stormwater detention areas will also provide stormwater facilities for the roadway improvements related to San Pablo Road and future development of adjacent properties. Additionally, stormwater facilities to serve the PUD may be located offsite subject to the required approvals of any local or state agency.

## **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

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

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

### *Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.



3. Policy 1.1.5 - 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;
  - C. 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.
4. Policy 1.1.7 - Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.
5. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
6. 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.
7. 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.
8. Policy 1.1.13 - Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
  - i. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
  - ii. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
  - iii. The proposed development is compatible with surrounding existing land uses and zoning.
9. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

- i. Creation of like uses;
  - ii. Creation of complementary uses;
  - iii. Enhancement of transportation connections;
  - iv. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - v. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
10. 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.
11. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
12. 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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
13. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
14. Objective 2.10 - Apply urban development characteristics as defined in this element to suburban mixed-use development projects as a means of promoting the development of complementary uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.
15. Policy 2.10.1 - The City shall incorporate, in the Land Development Regulations, a system of incentives to promote development and redevelopment opportunities through mixed and multi-use projects.

16. Policy 2.10.2 - The City shall include incentives in the development review process to encourage residential development with supporting uses such as retail, restaurant, recreation and open space that relate physically and visually to nearby areas of the City through a design concept, which includes, but is not limited to:
  - i. Residential development with a full range of urban uses and support facilities; and
  - ii. Physically connected neighborhoods bound together by pedestrian paths and public spaces.
17. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
18. 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.
19. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
20. 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.

#### *Housing Element*

21. Objective 1.1 - The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs.
22. Policy 1.1.1 - The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
23. Policy 1.1.4 - The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various

types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.

**B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

**C. Allocation of residential land use.**

The Property is located within the Suburban Character Area and subject to a companion small-scale land use amendment to RPI. The RPI category within the Suburban Character Area is primarily intended to accommodate low to medium density residential, professional office and institutional uses at a maximum gross density of up to twenty (20) units per acre. This PUD proposes a maximum of two hundred fifty-nine (259) units, corresponding to twenty (20) units per acre.

**D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is primarily available from San Pablo Road with an ancillary access point along the southern boundary. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

**E. External compatibility/ Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. Hotel, apartment, and condominium uses are to the north, and single-family residences exist to the east and southwest of the Property. The Brumos Collection museum is to the south.

**F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.

**G. Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

**H. Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.

**I. Off-Street parking including loading and unloading areas.** The proposed PUD provides a minimum of one and three-quarters (1.75) spaces per each multifamily residential unit except for townhomes which shall provide two (2) spaces per residential unit, establishes a ratio of three (3) spaces per one thousand (1,000) square feet for retail use and three (3) spaces per one thousand (1,000) square feet of seating area for restaurant use.

- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the 2030 Comprehensive Plan.

**EXHIBIT F**  
**Land Use Table**

Total gross acreage	<u>12.95</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>      </u> Acres	<u>      </u> %
Total number of dwelling units	<u>      </u> D.U.	
Multiple family	<u>12.35</u> Acres	<u>61</u> %
Total number of dwelling units	<u>259</u> D.U.	
Commercial	<u>0.6</u> Acres	<u>5</u> %
Industrial	<u>0</u> Acres	<u>      </u> %
Other land use (Hospital and related uses)	<u>0</u> Acres	<u>      </u> %
Active recreation and/or open space	<u>      </u> Acres	<u>      </u> %
Passive open space	<u>4.4</u> Acres	<u>34</u> %
Public and private right-of-way	<u>      </u> Acres	<u>      </u> %

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