

**PUD WRITTEN DESCRIPTION**  
**HARBOUR VILLAGE PUD**  
**DECEMBER 9, 2021**

**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 18.1 acres of property from PUD to PUD generally located at 13475, 13457, 13493, and 0 Atlantic Boulevard (RE#s 167141-9745; 167141-9735; 167141-9740; 167141-9755; 167141-9750; and 167141-9705) as more particularly described in Exhibit 1 (the “Property”). The Property is located within the CGC and RPI land use categories of the 2030 Comprehensive Plan and is zoned PUD pursuant to Ordinance 2006-0529-E.

The Property is currently utilized as a commercial shopping center featuring a diverse mixture of commercial retail, restaurants and service tenants. This PUD generally maintains the same permitted uses and setbacks as PUD 2006-0529 but allows for drive-thru service in conjunction with a permitted use and a new multi-tenant building as conceptually depicted in the Site Plan.

The Property is located along the Atlantic Boulevard commercial corridor, which includes a variety of land uses. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	LDR	RLD-90	Single-family
East	CGC	CCG-1	Auto service station
South	CGC/RPI	PUD (1991-0233) PUD (2002-0789) PUD (2001-0363)	Multi-family, auto service station, commercial shopping center
West	MDR	PUD (1994-0139)	Vacant, wetlands

- B. Project name: Harbour Village PUD.
- C. Project engineer: Bohler Engineering FL, LLC.
- D. Project developer: Harbour Village Station LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC and RPI.
- G. Current zoning district: PUD (Ordinance 2006-0529).
- H. Requested zoning district: PUD.

- I. Real estate numbers: 167141-9745; 167141-9735; 167141-9740; 167141-9755; 167141-9750; and 167141-9705.

## II. QUANTITATIVE DATA

- A. Total acreage: 18.1 acres.
- B. Total amount of non-residential floor area: 125,000 square feet.
- C. Total amount of land coverage of all buildings and structures: 125,000 square feet.

## III. STATEMENTS

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

This PUD is generally in line with the Commercial Neighborhood zoning district regulations but (1) permits drive-thru facilities in conjunction with permitted uses, (2) incorporates the prior PUD's allowance of outdoor music without amplification and prohibition of uses by exception, and (3) utilizes the setback and signage provisions from the prior PUD.

- B. How does the proposed PUD differ from the prior PUD?

This PUD provides a universal set of permitted uses applicable to the Property consistent with the as built condition and allows for drive-thru facilities in conjunction with permitted uses. All site specific conditions and limitations reflected in the prior PUD are incorporated in this PUD. Parcel 13443 Atlantic Boulevard (RE# 167141-9730) has not been included in this PUD as it is under separate ownership. Parcel 13429 Atlantic Boulevard (RE# 167141-9727) is also omitted because it was previously rezoned per PUD Ordinance 2013-0789.

- C. 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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

## IV. USES AND RESTRICTIONS

- A. Permitted uses:

1. Retail outlets for sale of food, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not

pawnshops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shop (but not animal boarding kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bakeshops (but not wholesale bakeries).

2. Service establishments such as barber or beauty shops, shoe repair shops, interior decorators, self-service laundries or dry cleaners, tailors or dressmakers, laundry or dry cleaning pickup stations.
3. Banks, financial institutions, with or without drive-thrus, and similar uses.
4. Professional, business, and employment offices (but not including day labor pools).
5. Medical, dental, chiropractor offices, clinics and pharmacies (but not hospitals).
6. Express or parcel delivery offices and similar uses.
7. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
8. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
9. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, electronics, computers, and similar uses.
10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
11. Restaurants, including the retail sale and service of alcoholic beverages. Restaurants may provide outdoor sale and service including the use of public and private sidewalks subject to the supplemental criteria in Part 4 and provided that a clear space of at least five (5) feet remains open for pedestrian use. Drive-thrus are permitted.
12. An establishment or facility which includes the retail sale of alcohol for on premises consumption and containers for off-premises consumption provided that drive-thru windows and lounges are not permitted.
13. Off-street parking lots serving the overall Property and meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code; however, such parking lots are allowed to be in operation during all hours which one or more store or restaurant within the overall development is open.
14. Sale and service and repair of computers, electronics and appliances.
15. Multi-family residential vertically integrated with a permitted use on the ground floor.

16. Libraries, museums and community centers.
  17. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- B. Permitted accessory uses and structures:
1. As permitted pursuant to Section 656.403.
- C. Uses by Exception:
1. There shall be no additional uses by exception.
- D. Limitation on uses:
1. For the main building located at 13475 Atlantic Boulevard (RE# 167141-9745), there may be up to two (2) anchor tenants allowed a cumulative total square footage not to exceed eighty thousand (80,000) square feet, with no one (1) anchor exceeding sixty-five thousand (65,000) square feet. For the sake of clarity, no tenant in a standalone building fronting Atlantic Boulevard shall be considered an anchor tenant.
  2. Any non-restaurant business operating on the Property shall be closed by 10:00 PM. Restaurants may open for business at 5:00 AM and will close for business at 12:00 AM. Any tenant may request an extension of operating hours through a zoning exception.
  3. Outdoor live music is prohibited with the exception of music when played by acoustical stringed instruments and/or pianos without amplification. Exterior audio speakers shall be situated and operated to localize sound transmission onto the Property, and to minimize unreasonable interference and impact on any residential zoning districts outside of the Property.
  4. Gas pumps are prohibited.

## **V. DESIGN GUIDELINES**

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

1. Minimum lot width: Seventy-five (75) feet, except as otherwise required for certain uses.
2. Minimum lot area: Seven thousand five hundred (7,500) square feet, except as otherwise required for certain uses.
3. Maximum lot coverage by all buildings and structures: Fifty percent (50%).
4. Minimum setbacks:
  - a. Seventy-five (75) feet from northern property line in CGC land use area.

- b. Fifty (50) feet from northern property line in RPI land use area.
- c. Thirty (30) feet from property line along Atlantic Boulevard.
- d. Fifty (50) feet from property line along San Pablo Road.

There shall be no minimum setbacks between buildings within the Property.

5. Maximum height of structures: Sixty feet (60').

A. Ingress, egress and circulation:

- 1. Parking requirements: Parking for the project shall be provided at a minimum rate of three (3) parking spaces per one thousand (1,000) square feet of gross floor area and can be shared by uses with offsetting peak hours. There shall be no maximum restrictions on parking. Compact spaces may be designated as approved by the Traffic Engineering Department. Loading shall be conducted interior to the site subject to the locational restrictions contained herein.
- 2. Vehicular access: Vehicular access to the Property shall be by way of Atlantic Boulevard and San Pablo Road substantially as shown in the Site Plan. A twenty-foot (20') emergency access road is permitted south of the required buffer along the northern property line provided such access road shall not be used for deliveries, loading or trash storage. Delivery and trash receptacles will be located on the east or west side of the major anchor.
- 3. Pedestrian access: As required by the 2030 Comprehensive Plan.

B. Signs:

- 1. Signs located at 13475 Atlantic Boulevard (including the new multi-tenant building contemplated by the Site Plan) (RE# 167141-9745):
  - a. One (1) multi-sided illuminated or nonilluminated monument sign which may display multiple tenants and/or users. Height of the sign shall be limited to the height of the highest roof elevation within the Property not to exceed three hundred (300) square feet per side.
  - b. Up to three (3) double sided illuminated or nonilluminated monument signs which may display multiple tenants and/or users. Height may be up to eight (8) feet and not exceed forty (40) square feet per side.
  - c. Project identification signs for this project shall be allowed three (3) subdivision signs. These signs and their maximum size areas area as follows: (1) one (1) sign at the corner of Atlantic Boulevard and San Pablo Road, not exceeding twenty-four (24) square feet in area; (2) one (1) sign at one (1) of the project entrances along Atlantic Boulevard, not exceeding twenty four (24) square feet in area; and (3) to assist in directing project traffic away from the Pablo Point neighborhood, one (1) sign at the project entrance on Pablo Point Road not exceeding twelve (12) square feet in area. Such signs shall be limited to the name of the subdivision and no other words or forms of advertisement shall appear on the signs. Such

signs shall be incorporated into a wall not over four (4) feet in height, which may incorporate planters not exceeding six (6) feet in height. Each sign shall be included as part of the site plan or sketch plan approval pursuant to Section 656.404 or Chapter 654.

- d. Wall signs are permitted, provided that wall signs shall not exceed ten percent (10%) of the square footage of the occupancy footage or respective side of the building abutting a public right of way, approved private street or central vehicular use area.
  - e. One canopy sign per occupancy not exceeding a maximum of eight square feet (8') is permitted, provided that any square footage utilized for a canopy sign shall be subtracted from the allowable square footage that could be used for wall signs.
  - f. Unless otherwise provided herein, the signage shall be permitted as provided in Part 13 of the Zoning Code as applicable in the CCG-1 zoning district.
2. Signs for structures located at 13457 and 13493 Atlantic Boulevard (RE#s 167141-9735 and 167141-9745).
- a. One monument-style frontage sign per parcel of up to forty square feet (40'), per side, which may be internally or externally illuminated, or nonilluminated, and up to eight feet (8') in height.
  - b. Wall signs are permitted, provided that wall signs shall not exceed ten percent (10%) of the square footage of the occupancy frontage or respective side of the building abutting a public right of way, approved private street or central vehicular use area.
  - c. One canopy sign per occupancy not exceeding a maximum of eight square feet (8') in area is permitted, provided that any square footage utilized for a canopy sign shall be subtracted from the allowable square footage that could be used for wall signs.
  - d. Other signs, such as real estate signs, construction signs, temporary election signs, free expression signs, and other such signs as provided for in Part 13 of the Zoning Code shall be permitted pursuant to Part 13.
- C. Landscaping: A fifty (50) foot buffer will be preserved along the frontage of San Pablo Road and a thirty (30) foot landscape buffer will be provided on Atlantic Boulevard, in front of the neighborhood shopping center. A seventy-five (75) foot undisturbed, natural buffer will remain along the northern property line behind the commercial use area. Along this buffer a six (6) foot height fence will be located south of the seventy-five (75) foot buffer.
- D. Lighting: 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.

- E. Recreation and open space: The PUD will be consistent with the 2030 Comprehensive Plan.
- F. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer, and electric will be provided by JEA.
- G. Wetlands: Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.
- H. The conceptual architectural elevations and restrictions as described and delineated on Exhibit “G” filed with PUD 2006-0529-E can only be modified by the Jacksonville Planning Department.

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

The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:

This PUD allows for the activation of additional areas of the Property and brings the uses more in line with the CN zoning district. The additional multi-tenant building will assist in the internal capture of trips for the consumers shopping in the center.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:

The Property is consistent and compatible with the surrounding land uses and will improve the characteristics of the area. The Property is located along the Atlantic Boulevard commercial corridor, and the additional multi-tenant building will bring more convenient business locations to the surrounding residential communities.

- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

- 1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
3. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
4. Policy 1.1.16 of the Future Land Use Element of the 2030 Comprehensive Plan – Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - a. Creation of like uses;
  - b. Creation of complementary uses
  - c. Enhancement of transportation connections;
  - d. Use of noise, odor, vibration, and visual/aesthetic controls; and/or
  - e. Other appropriate mitigation measure such as requirement for buffer zones and landscaping between uses.
5. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
6. Policy 3.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
7. Policy 3.1.17 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major



employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

8. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City’s residential areas.
9. Policy 3.2.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
10. Policy 3.2.2 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
11. Policy 3.2.7 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall implement the locational criteria for this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

## VII. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** The PUD is consistent with the CGC and RPI land use categories of the 2030 Comprehensive Plan.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The PUD provides an integrated design and compatible uses within the Property. Specifically, the PUD provides various internal access routes that facilitate traffic circulation to the existing and contemplated structures, and the proposed drive-thru is conveniently located to both entrance and exit points along Atlantic Boulevard. The proposed multi-tenant building is consistent and compatible with the existing commercial structures, and the anchor tenants will serve as valuable cornerstones to the entire center.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses. The Property is located along the Atlantic Beach commercial corridor. The PUD will provide important and convenient commercial offerings to the surrounding residential communities.

- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by Applicant.
- G. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD is consistent with the 2030 Comprehensive Plan for CGC and RPI land use categories.
- 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 and therefore a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas:** The PUD provides sufficient parking to meet the needs of the project.
- K. **Storm Water Retention:** The project provides for adequate on-site retention.
- L. **Sidewalks, Trails, and Bikeways:** Pedestrian access shall comply with the 2030 Comprehensive Plan.