

PUD WRITTEN DESCRIPTION
SAN PABLO MIXED-USE PUD
October 3, 2024

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 29.77 acres of property to allow for mixed-use development on the property located at 4920 and 0 San Pablo Road (RE#s 167766 0500 and 167766 0400) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the CGC land use category, the Suburban Development Area, and is zoned CO.

The Property features a high-rise office campus originally designed to serve as the headquarters for the American Heritage Life Insurance Company. This PUD is sought to pursue and expand green space, provide additional landscaping and larger buffers than required under the Zoning Code, to reduce impervious surface areas, to prohibit and restrict uses otherwise permitted within the CCG-1 zoning district, and to facilitate redevelopment of the campus to provide for office and complementary mixed-uses, including retail and fee-simple multi-family residential units, which create less traffic than uses currently permitted by right.

A traffic study analyzing the development’s projected transportation impacts has been conducted (the “Traffic Study”) and has been submitted to the Planning and Development Department (the “P&DD”) for review and evaluation simultaneous with this PUD application. Based on the Traffic Study, the proposed mix of uses depicted on the Site Plan results in a reduction of vehicular daily trips below what would be developable by right under the existing CGC and CO entitlements:

Table A
The Pondry
Site Multimodal Trip Generation Analysis Comparison ¹

Land Use	ITE Code	Size	Units	AM Peak Hour			PM Peak Hour			Weekday Daily
				In	Out	Total	In	Out	Total	
By Right										
Existing Office	710	232,487	SF	304	42	346	57	277	334	2,417
Office	710	117,000	SF	169	23	192	32	157	189	1,330
Total				473	65	538	89	434	523	3,747
Proposed PUD										
Office	710	192,836	SF	259	35	294	49	237	286	2,055
Retail	822	20,000	SF	28	19	47	66	66	132	1,089
Townhouse	215	24	DU	2	5	7	6	4	10	132
Condos	221	226	DU	20	68	88	54	34	88	1,032
Subtotal				309	127	436	175	341	516	4,308
Estimated Internal Capture				(17)	(17)	(34)	(34)	(34)	(68)	(1,034)
Total				292	110	402	141	307	448	3,274

Notes:
1. Trip Generation obtained from ITE's *Trip Generation Manual*, 11th Edition. Unfactored rates.
Setting Location: General Urban/Suburban, Not Close to Transit

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	PBF	PUD (2007-0511)	J. Turner Butler Boulevard
East	CGC/RPI	CRO/PUD (2008-653) PUD (1997-297)	Hotel, Multi-family
South	RPI	PUD (2003-692)	Single-family
West	RPI	PUD (2003-692)	Single-family

- B. Project name: San Pablo Mixed-Use PUD.
- C. Project architect: Valerio Dewalt Train.
- D. Project developer: SP 1776 LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: CO.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 167766 0500 and 167766 0400.

II. QUANTITATIVE DATA

- A. Total acreage: 29.77 acres.
- B. Maximum amount of nonresidential floor area: Fifteen (15) acres (not including structured parking).
- C. Maximum amount of fee-simple residential units: Two hundred fifty (250).

III. STATEMENTS

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

This PUD generally adopts the CCG-1 zoning district with the following modifications:

- 1. The following uses are permitted:
 - a. Fee-simple multi-family dwellings, including townhomes and rowhouses, are permitted.

- b. Restaurants, which may include outside sale and service, sale and service of all alcoholic beverages, and/or drive-thru facilities.
2. The following uses are prohibited:
- a. Uses associated with pari-mutuel permitholders and adult arcade amusement centers.
 - b. Dancing entertainment establishments.
 - c. Pawn shops.
 - d. Nightclubs.
 - e. Assembly of components and light manufacturing.
 - f. Filling or gas stations.
 - g. Mobile car detailing services and automated car wash facilities.
 - h. Textile recycling collection bins.
 - i. Residential treatment facilities and emergency shelters.
 - j. Recycling collection points.
 - k. Crematories.
 - l. Service garages for minor or major repairs.
 - m. Retail sales of new or used automobiles.
 - n. Blood donor stations, plasma centers and similar uses.
 - o. Billiard parlors.
 - p. Service and repair of general appliances and small engines.
 - q. Indoor gun ranges.
 - r. Sale of new or used tires.
 - s. Off-street commercial parking lots used solely for parking that does not serve uses located on the Property.

- t. Buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
 3. The following uses are permissible uses by exception:
 - a. Hotels and motels.
 - b. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.
 4. Maximum height for existing buildings is one hundred thirty-nine (139) feet. New development shall comply with the heights specified on the Site Plan.
 5. Parking may be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the Institute of Transportation Engineers (“ITE”) Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by transportation professionals. There shall be no limit on the maximum number of parking spaces, and all on-site parking may be shared with other uses. Parking may be provided in surface lots and/or garages, and spaces may be located on a different lot or parcel than the area to be served by the spaces. The parking requirements herein may be met as determined on a PUD-wide basis or on a parcel-by-parcel basis.
 6. A signage plan is adopted as conceptually depicted in Exhibit 5 (the “Signage Plan”).
 7. Perimeter yards and buffers are larger than the minimum required yards and buffers within the CCG-1 zoning district. Internal yards, landscaping, screens and buffers are not required between uses and/or parcels within the Property.
- B. Explanation for proposed deviations or waivers.

Fee-simple multi-family and restaurant uses are permitted to create a compatible mix of uses that promote vehicular internal capture to reduce external transportation impacts and create a sense of place and community. Certain commercially intensive uses are prohibited and others are permissible by exception to ensure compatibility with the proposed development and the surrounding area. The existing office building height is adopted into this PUD while the Site Plan places varying height limits on new development to ensure a gradual step down in height from north to south on the Property. The ITE Parking Manual standards are based on empirical studies which provide reliable data to project parking demand. The Signage Plan is adopted to provide continuity regarding the overall development plan of the Property. The larger perimeter yards and buffers are required to ensure compatibility with the surrounding community.

Internal yards, landscaping, screening and buffers are not required because the Property is being developed as a whole with complementary uses.

- 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.

Owner and/or a Property Owners Association or similar entity 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. Fee-simple multi-family dwellings, including townhomes and rowhouses subject to the design guidelines herein.
2. Restaurants, which may include outside sale and service, sale and service of all alcoholic beverages, and/or drive-thru facilities.
3. Commercial retail sales and service establishments.
4. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
5. Professional and business offices.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
10. An establishment or facility which includes the retail sale and service of beer and wine for on- or off-premises consumption.
11. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
12. Express or parcel delivery offices and similar uses (but not freight or truck terminals).

13. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
14. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Churches, including a rectory or similar use.
18. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
19. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
20. Parking garages.

B. Permissible Uses by Exception:

1. Hotels and motels.
2. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.
3. An establishment or facility which includes the retail sale and service of all alcoholic beverages for on-premises consumption not in conjunction with a restaurant or off-premises consumption or both.
4. Private clubs.
5. Schools meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements (excluding townhomes and rowhouses):
 - a. Front (east boundary) – Fifty (50) feet.
 - b. Side (north boundary) – Twenty (20) feet.
 - c. Side (south boundary) – Seventy-five (75) feet.
 - d. Rear (west boundary) – Twenty (20) feet, with a seventy-five (75) foot average.
 - e. These yards shall apply only to the external perimeter of the Property. Interior parcels in the event of subdivision, including but not limited to condominiums, shall have no required yards. Subdivided townhomes and rowhouses shall comply with the yard requirements in Section V.A.4.
4. Minimum yard requirements for townhomes and rowhouses:
 - a. Front – Twenty-two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and fifteen (15) feet to the building facade; twenty-two (22) feet from the back edge of curb where no sidewalks are located to the garage face and fifteen (15) feet to the building facade; fifteen (15) feet, if access to garage is from an alley.
 - b. Side – Zero (0) feet; ten (10) feet for end units.
 - c. Rear – Ten (10) feet.
5. Maximum height of structures:
 - a. One hundred thirty-nine (139) feet for existing buildings.
 - b. New construction as shown on the Site Plan.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking may be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by transportation professionals. There shall be no limit on the maximum number of parking spaces, and all on-site parking may be shared with other uses. Parking may be provided in surface lots and/or garages, and spaces may be located on a different lot or parcel than the area to be served by the spaces. The parking requirements herein may be met as determined on a PUD-wide basis or on a parcel-by-parcel basis.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of San Pablo Road South, at existing access points, substantially as shown on the Site Plan.
3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for this development shall be consistent with the Signage Plan attached as Exhibit 5; however, this written description shall supersede and control over Exhibit 5 as provided herein:

1. The building identified on the Signage Plan as “Existing Office Building” shall have the following maximum wall signage:
 - a. Northeast Façade: One thousand three hundred (1,300) square feet. The existing Allstate sign, which is approximately one thousand thirty-five (1,035) square feet, may be modified or replaced with new wall signage, but in no event shall the cumulative wall signage on the northeast façade exceed one thousand three hundred (1,300) square feet and no single sign may exceed one thousand (1,000) square feet.
 - b. Southwest Façade: Two hundred (200) square feet and shall not exceed twenty-five (25) feet in height above grade.
2. Signage may be internally or externally illuminated.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that:

1. The eastern boundary shall have a minimum fifty (50) foot landscaped/natural buffer.
2. The northern boundary shall have a minimum twenty (20) foot landscaped/natural buffer.

3. The southern boundary shall have a minimum fifty (50) foot landscaped/natural buffer.
 4. The western boundary shall have a minimum twenty (20) foot landscaped/natural buffer.
 5. These required buffers shall apply only to the external perimeter of the Property and shall not apply to interior parcels in the event of subdivision, including but not limited to condominiums, townhouses and rowhouses. Internal landscaping, screening and buffering between uses and/or parcels on the Property shall not be required.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. 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. Lighting: Buildings and structures may be illuminated. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- I. Modifications: The Site Plan is conceptual in nature and subject to change. Reduction in density or intensity and changes to the location and configuration of stormwater facilities and other infrastructure, open space, and compensatory storage are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.
- J. Transportation Impacts and Mitigation: Once the Traffic Study is reviewed and accepted by the P&DD, Applicant shall not be required to provide any off-site improvement that was not identified within the Traffic Study. Nor shall Applicant be required to amend the Traffic Study or conduct a new study for development on the Property, so long as the projected transportation trip generation is not increased and access points remain in substantially similar locations. Applicant shall receive any credits against the collection of mobility fees for any contribution related to public facilities or infrastructure, including land dedication, site planning and design, or construction on a dollar-for-dollar basis as required by Florida law and/or City ordinance.

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 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 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, enjoyment, wellness 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 1.1.6 - 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.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access

- d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
- a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. 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.
7. 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.
8. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
- b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
- c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
 - ii. Each lot is a minimum of ½ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.

9. 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.

10. Objective 3.2 - 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.

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

12. 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.

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.

This PUD permits a maximum of two hundred fifty (250) fee-simple multi-family residential dwellings. The 2045 Comprehensive Plan provides a maximum density of five hundred ninety-five (595) multi-family dwelling units, almost three hundred fifty (350) more units than what is permitted in this PUD.

- D. **Internal compatibility.** The Site Plan addresses access and circulation within the site. Access to the site is available from San Pablo Road South. 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 complementary to existing uses in the area. Office, hotel, commercial, and multi-family residential uses are complementary and will serve to internally capture trips. Hotel, office, multi-family and single-family residences exist along San Pablo Road South.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit 4.
- 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.** Parking may be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by transportation professionals. There shall be no limit on the maximum number of parking spaces, and all on-site parking may be shared with other uses. Parking may be provided in surface lots and/or garages, and spaces may be located on a different lot or parcel than the area to be served by the spaces. The parking requirements herein may be met as determined on a PUD-wide basis or on a parcel-by-parcel basis.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F
Land Use Table

Total gross acreage	<u>29.77</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>0</u> Acres	<u>0</u> %
Total number of dwelling units	<u>0</u> D.U.	
Multiple family	<u>9.32</u> Acres	<u>31.31</u> %
Total number of dwelling units	<u>200</u> D.U.	
Commercial	<u>14.15</u> Acres	<u>47.53</u> %
Industrial	<u>0</u> Acres	<u>0</u> %
Other land use (Hospital and related uses)	<u>0</u> Acres	<u>0</u> %
Active recreation and/or open space	<u>.80</u> Acres	<u>2.69</u> %
Passive open space	<u>2.57</u> Acres	<u>8.63</u> %
Public and private right-of-way	<u>2.93</u> Acres	<u>9.84</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.