

**PUD WRITTEN DESCRIPTION
11000 Beach Boulevard PUD
September 24, 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 11.01 acres of property to permit multi-family development on a portion of the property located at 11000 Beach Boulevard (RE# 165412 2000) 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 Urban Development Area, and is zoned CCG-2 and PUD pursuant to Ordinance 2007-1243-E.

The Property was historically a commercial strip center but has been recently demolished. There are two commercial retail outparcels that front Beach Boulevard that are also owned by Applicant and are outside of this PUD. Applicant seeks to develop multi-family dwellings where the demolished commercial strip center was located. The proposed multi-family dwellings will promote a mix of uses along the Beach Boulevard commercial corridor as well as promote vehicular internal capture on-site due to the horizontal integration of commercial and residential uses.

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	RLD-90	Retail/Flea Market/Self-storage
East	CGC/MDR	CCG-1	Retail
South	MDR	RLD-90	Mobile home park
West	CGC/MDR	RLD-90	Mobile Home Park/ Multi-family apartments

- B. Project name: 11000 Beach Boulevard PUD.
- C. Project engineer: England-Thims & Miller, Inc.
- D. Project developer: Pamela Equities Corp.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning districts: CCG-2 and PUD.

H. Requested zoning district: PUD.

I. Real estate number: 165412 2000.

II. QUANTITATIVE DATA

A. Total acreage: 11.01 acres.

B. Proposed number of multi-family dwelling units: Two hundred ninety-four (294) units.

III. STATEMENTS

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

This PUD adopts the CCG-1 zoning district regulations but permits multi-family residential dwellings, combines the existing zoning and PUD under a singular zoning plan, and carries over the conditions approved in Ordinance 2007-1243-E. A parking ratio of 1.75 spaces per each unit is adopted and no separately designated guest or loading spaces are required.

B. Explanation of proposed deviations or waivers.

This PUD permits multi-family dwellings consistent with the CGC land use category. The conditions approved in Ordinance 2007-1243-E and proposed herein ensure compatibility with the surrounding properties. The reduced parking requirements are based on the actual parking needs of the development, particularly considering the nearby bus line.

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 HOA, CDD, 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. Multi-family dwellings, including townhomes subject to Section 656.414. Single use multi-family development is permitted because fifty percent (50%) or more of the contiguous CGC category land area within up to one quarter (1/4) of a mile radius is developed for non-residential uses.

2. Commercial retail sales and service establishments.

3. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
4. Professional and business offices, 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.
5. Hotels and motels.
6. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and other similar uses.
7. Art galleries, museums, community centers, dance, art or music studios.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
10. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
11. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
12. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
13. 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.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
16. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
17. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

18. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
19. Churches, including a rectory or similar use.
20. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
21. 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.
22. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
23. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
24. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
25. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
26. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permissible Uses by Exception:

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
3. Residential treatment facilities and emergency shelters.
4. Crematories.

5. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
6. Auto laundry or manual car wash.
7. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
8. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
9. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
10. Blood donor stations, plasma centers and similar uses.
11. Private clubs.
12. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
13. Billiard parlors.
14. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
15. Schools meeting the performance standards and development criteria set forth in Part 4.
16. Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
17. Nightclubs.
18. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
19. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
20. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
21. Off-street parking lots not adjacent to residential districts or uses, 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 of the Zoning Code.

D. Limitations on Uses:

1. No outside storage is permitted.
2. Light manufacturing and processing uses within an enclosed building shall not be closer than one hundred (100) feet to the southern boundary line, and shall not be closer than sixty (60) feet to the western boundary line.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width: None.
2. Minimum lot area: None.
3. Maximum lot coverage by all buildings: None. Maximum impervious surface ratio as required by Section 654.129.
4. Minimum yard requirements:
 - a. Front – None.
 - b. Side (west) – Ten (10) feet.
 - c. Side (east) – None.
 - d. Rear – Ten (10) feet.
5. Maximum height of structures: Sixty (60) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking requirements for multiple-family dwellings (apartments or condominiums) shall be provided at a minimum rate of 1.75 spaces per dwelling unit and separately designated guest and loading spaces are not required. Parking requirements for all other uses (including townhomes) shall be provided pursuant to Part 6 of the Zoning Code. Parking space dimensions and back up shall comply with Zoning Code Section 656.607. One (1) way drive aisles shall be a minimum of sixteen (16) feet in width.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Beach Boulevard, as conceptually shown on the Site Plan.
 3. *Pedestrian Access.* As required by City regulations.
- C. **Signs:** Signs for this development shall be consistent with the requirements for the CCG-1 zoning district as set forth in Part 13 of the Zoning Code.
 - D. **Landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code.
 - E. **Recreation and Open Space:** As required by City regulations.
 - 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:** Lighting shall be designed and installed to prevent glare and excessive light on to the adjacent residentially zoned property. The lighting plan shall be subject to the review and approval of the Planning and Development Department prior to final building permit approval.

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 $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ 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. Policy 1.3.3 - The City shall require through the development review process, the interconnections of land uses in order to reduce the need for trip generation and encourage alternative methods of movement. The development review criteria shall include provisions for convenient on-site traffic flow, considering need for vehicular parking.
10. 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 residents. 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 Comprehensive Plan and Land Development Regulations.

11. Policy 3.1.2 - 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.
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.

Housing Element

13. 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. The City needs to add an estimated 92,282 units between 2020 and 2045 in order to keep pace with population growth and/or fluctuations in market forces and migration patterns.
 14. Policy 1.1.3: 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 CGC land use category and the Urban Development Area. The CGC-Urban Development Area encourages residential development that supports commercial and other uses. The maximum permitted density is forty (40) units per acre when full urban services are supplied. The Site Plan proposes two hundred ninety-four (294) multi-family dwelling units, resulting in a density of twenty-seven (27) units per acre. The total amount of residential dwellings at final buildout may be below or exceed two hundred ninety-four (294) units without having to modify the Site Plan, provided that the maximum unit count shall not exceed four hundred forty (440) units.
- D. Internal compatibility.** The Site Plan conceptually depicts access and circulation within the Property. Access to the site is available from Beach Boulevard. Location of the access point shown on the Site Plan as well as final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. Although this PUD excludes the commercial outparcels, the

proposed multi-family dwellings will create a consistent and compatible mixed-use commercial and residential development.

- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. Single use multi-family development is permitted because fifty percent (50%) or more of the contiguous CGC category land area within up to one quarter (1/4) of a mile radius is developed for non-residential uses. As a result of the existing commercial uses, the proposed multi-family dwellings will bring a greater mix of uses to the Beach Boulevard commercial corridor. Additionally, there are existing mobile homes and multi-family dwellings to the west, south and east of the Property.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be 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.** Parking requirements for multiple-family dwellings (apartments or condominiums) shall be provided at a minimum rate of 1.75 spaces per dwelling unit and separately designated guest and loading spaces are not required. Parking requirements for all other uses (including townhomes) shall be provided pursuant to Part 6 of the Zoning Code. Parking space dimensions and back up shall comply with Zoning Code Section 656.607. One (1) way drive aisles shall be a minimum of sixteen (16) feet in width.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed in a manner consistent with the City regulations.

EXHIBIT F

Land Use Table

Total gross acreage	<u>11.01</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	<u>11.01</u> Acres	<u>100</u> %
Total number of dwelling units	<u>294</u> D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

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.