

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

May 5, 2021

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-196**                      **Application for: College Park PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated February 10, 2021.
2. The original written description dated February 19, 2021.
3. The original site plan dated February 19, 2021.
4. The architectural renderings in Exhibit 5.

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

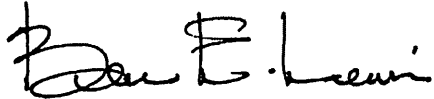
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Report  
Page 2

|                           |        |
|---------------------------|--------|
| Planning Commission Vote: | 6-0    |
| Joshua Garrison, Chair    | Aye    |
| Dawn Motes, Vice Chair    | Absent |
| David Hacker, Secretary   | Aye    |
| Marshall Adkison          | Absent |
| Daniel Blanchard          | Aye    |
| Ian Brown                 | Aye    |
| Alex Moldovan             | Aye    |
| Jason Porter              | Aye    |

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2021-196 TO**  
**PLANNED UNIT DEVELOPMENT**

**MAY 6, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-196 to Planned Unit Development.

***Location:*** 903 University Boulevard between Arlington Expressway and Harris Avenue

***Real Estate Number(s):*** 129407-0010

***Current Zoning District(s):*** Commercial Community General-1 (CCG-1)  
Commercial Community General-2 (CCG-2)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Greater Arlington/Beaches, District 2

***Applicant/Agent:*** Mark Shelton / Blair Knighting  
Kimley Horn & Associates, Inc.  
12740 Gran Bay Parkway, Suite 2350  
Jacksonville, Florida 32258

***Owner:*** Alex Sifakis  
903 University Boulevard, LLC  
7563 Philips Highway, Suite 208  
Jacksonville, Florida 32256

***Staff Recommendation:*** APPROVE

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-196 seeks to rezone approximately 18.27 acres of land from CCG-1 and CCG-2 to PUD. The rezoning to PUD is being sought to allow a maximum of 90 multifamily units, retail commercial and service establishments and relaxing specific sections of the Renew Arlington Zoning Overlay. The existing McDonalds and gas station are not part of the rezoning.

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The CGC land use category is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. The proposed commercial uses are consistent with the CGC land use category. The proposed PUD contains a residential component, residential uses are permitted providing that residential uses are not the sole use and shall not exceed 80 percent of a development. The PUD is proposing a maximum of 90 residential units, which appears to be consistent with the mix of uses required by the CGC land use category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes/No. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**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.

**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.

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

**Policy 3.2.7** The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

**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.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is in/consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

City Dev # 9996.002 & City Dev # 9996.005 are for Arlington CRA RA Projects: College Park Renovations/PUD. These City Dev #'s are for horizontal improvements only and the agent/owner will need to submit a Mobility & CCAS/CRC applications to the Concurrency & Mobility Management System Office for review/assessment/approval when they plan on going vertical for any new proposed buildings.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for a maximum of 90 multi-family residential dwellings and commercial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for

2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

**(4) Internal compatibility**

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: According to the proposed site plan, the streetscape along University Boulevard will see only minor changes. The multi-family will be located in front of the commercial buildings adjacent to University Boulevard.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The PUD is proposing an outdoor food court adjacent to the multifamily buildings.
- Traffic and pedestrian circulation patterns: No additional points of ingress/egress are proposed.
- The use and variety of building sizes and architectural styles: The application has architectural renderings, showing a modern boxy design.
- The variety and design of dwelling types: Multi-family dwelling are proposed for the parcel. The design will be substantially similar to the renderings in Exhibit 5.
- Compatible relationship between land uses in a mixed use project: It is expected the proposed uses will be compatible with each other.

**(5) External Compatibility**

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use                                    |
|-------------------|-------------------|-----------------|--|
| North             | PBF               | PBF-1           | Arlington Elementary School                    |
| South             | RPI               | CRO             | Commercial uses, offices, residential dwelling |
| East              | RPI               | RMD-A           | Undeveloped                                    |
|                   | RPI               | CRO             | JEA water treatment facility                   |
|                   | CGC               | CCG-2           | Vacant conference center                       |
| West              | CGC               | CN              | Bank   |

|  |                |  |
|--|----------------|--|
|  | CCG-1<br>CCG-2 | Offices<br>Service garage, restaurants |
|--|----------------|--|

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The property is within the Catalyst Character Area of the Renew Arlington Zoning Overlay. The Catalyst Area is located north of the Arlington Expressway between Cesery Boulevard and University Boulevard.

The PUD is requesting relief from specific sections of the Overlay relating to integration of multi-family with commercial buildings, allowing outside sale and service and the sale of all alcoholic beverages as permitted uses instead of by exception, relief from setbacks and allowing shipping containers. The requests was reviewed by the Renew Arlington Review Design Team. They recommended to approve the requests and recommended the proposed development be substantially similar to the architectural renderings in Exhibit 5.

The subject site is located within the boundaries of the Old Arlington Neighborhood Action Plan. The Plan identifies this site, The Town and Country Shopping Center, as an infill opportunity that has dramatic redevelopment potential within the study area. The Plan further identifies the redevelopment of this site as a potential catalyst for redevelopment and a gateway for the study area, as it is located along a primary corridor and entryway into the Arlington neighborhoods. The proposed PUD will allow for a mixed use development, consistent with the recommendations of the Old Arlington Neighborhood Action Plan.

#### ***(6) Intensity of Development***

The proposed development is consistent with the CGC functional land use category as a mixed use development with multi-family and commercial uses. The PUD is appropriate at this location because it integrates needed housing with commercial uses, limiting the number of vehicular trips in the area.

- The existing residential density and intensity of use of surrounding lands: There are no single family dwellings in proximity to the PUD. The nearest multi-family residential units are 50 feet to the west.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site has signalized access on University Boulevard with access to the Arlington Expressway.
- The availability and location of utility services and public facilities and services: Duval County Schools indicates the proposed 90 multi-family units will generate 29 students. There is capacity in the district to accommodate the additional students.

| SCHOOL          | CONCURRENCY SERVICE AREA | STUDENTS GENERATED | SCHOOL CAPACITY (Permanent/Portables) | CURRENT ENROLLMENT 20 Day Count (2017/18) | % OCCUPIED | 4 YEAR PROJECTION |
|-----------------|--------------------------|--------------------|---------------------------------------|---|------------|-------------------|
| Arlington ES    | 3                        | 15                 | 331                                   | 215                                       | 65         | 62                |
| Arlington MS    | 3                        | 6                  | 979                                   | 762                                       | 78         | 73                |
| Terry Parker HS | 3                        | 8                  | 1866                                  | 1534                                      | 82         | 95                |

**(7) Usable open spaces plazas, recreation areas.**

The project will be developed with the required amount of open space and recreation area.

**(8) Impact on wetlands**

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. The site is approximately 90% impervious surfaces.

**(9) Listed species regulations**

No wildlife survey was required as the project is less than the 50-acre threshold.

**(10) Off-street parking including loading and unloading areas.**

The site will be developed in accordance with Part 6 of the Zoning Code.

**(11) Sidewalks, trails, and bikeways**

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.



**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on April 23, 2021, the required Notice of Public Hearing sign was posted.



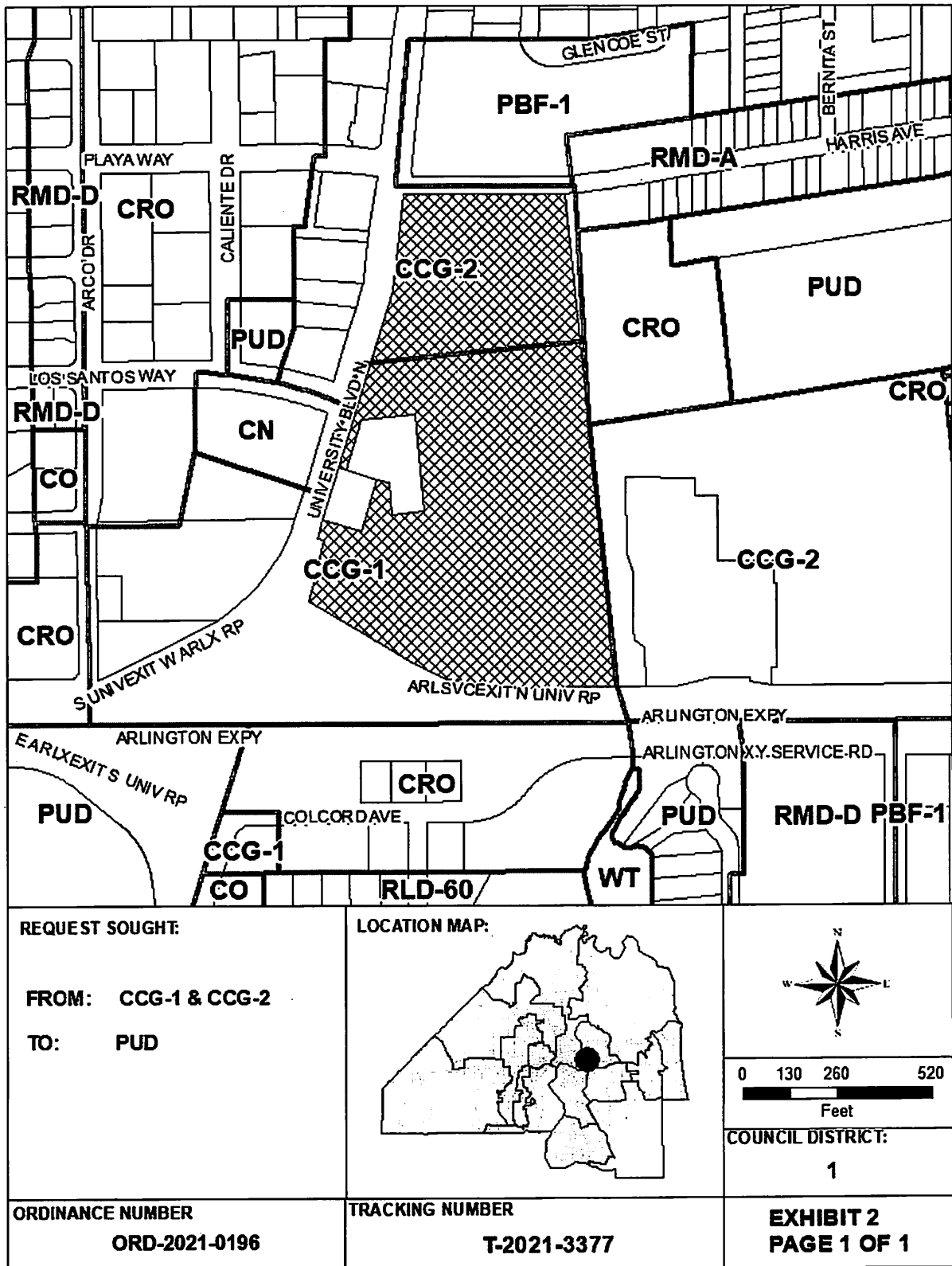
**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-196** be **APPROVED** with the following exhibits:

1. The original legal description dated February 10, 2021.
2. The original written description dated February 19, 2021.
3. The original site plan dated February 19, 2021.
4. The architectural renderings in Exhibit 5.

Aerial view of subject property

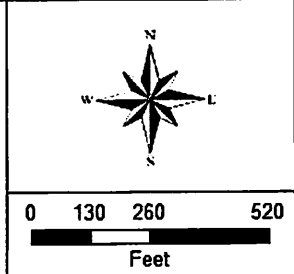
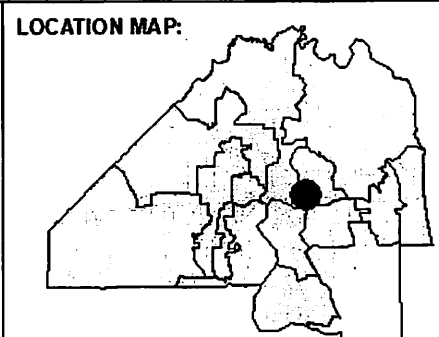




**REQUEST SOUGHT:**

**FROM:** CCG-1 & CCG-2

**TO:** PUD



**COUNCIL DISTRICT:**

1

**ORDINANCE NUMBER**

ORD-2021-0196

**TRACKING NUMBER**

T-2021-3377

**EXHIBIT 2**

**PAGE 1 OF 1**

### Application For Rezoning To PUD

**Planning and Development Department Info**

**Ordinance #** 2021-0196 **Staff Sign-Off/Date** BEL / 03/17/2021  
**Filing Date** 04/07/2021 **Number of Signs to Post** 7

**Hearing Dates:**  
**1st City Council** 05/11/2021 **Planning Commission** 05/06/2021  
**Land Use & Zoning** 05/18/2021 **2nd City Council** N/A

**Neighborhood Association** FREE4LIFE FOUNDATION INC., OLD ARLINGTON INC., CLIFTON CIVIC ASSOC., ARLINGTON BUSINESS SOCIETY  
**Neighborhood Action Plan/Corridor Study** OLD ARLINGTON NAP, ARLINGTON OVERLAY, ARLINGTON CRA

**Application Info**

**Tracking #** 3377 **Application Status** PENDING  
**Date Started** 02/10/2021 **Date Submitted** 02/10/2021

**General Information On Applicant**

**Last Name** KNIGHTING **First Name** BLAIR **Middle Name**  
**Company Name** KIMLEY HORN AND ASSOCIATES, INC.  
**Mailing Address** 12740 GRAN BAY PARKWAY WEST, SUITE 2350  
**City** JACKSONVILLE **State** FL **Zip Code** 32258  
**Phone** 9048283917 **Fax** 904 **Email** BLAIR.KNIGHTING@KIMLEY-HORN.COM

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

**Last Name** SIFAKIS **First Name** ALEX **Middle Name**  
**Company/Trust Name** 903 UNIVERSITY BLVD LLC  
**Mailing Address** 7563 PHILIPS HWY SUITE 208  
**City** JACKSONVILLE **State** FL **Zip Code** 32256  
**Phone** 9048283900 **Fax** **Email** BLAIR.KNIGHTING@KIMLEY-HORN.CO

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

| Map RE#         | Council District | Planning District | From Zoning District(s) | To Zoning District |
|-----------------|------------------|-------------------|-------------------------|--------------------|
| Map 129407 0010 | 1                | 2                 | CCG-1                   | PUD                |
| Map 129407 0010 | 1                | 2                 | CCG-2                   | PUD                |

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 18.27

**Development Number**

**Proposed PUD Name** COLLEGE PARK PUD

**Justification For Rezoning Application**

PLEASE SEE EXHIBIT D- WRITTEN DESCRIPTION

**Location Of Property****General Location**

CORNER OF ARLINGTON EXPRESSWAY AND UNIVERSITY BLVD

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 903     | UNIVERSITY BLVD                 | 32211    |

**Between Streets**

and

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

**Exhibit 1**  A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

**Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Exhibit C**  Binding Letter.

**Exhibit D**  Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

**Exhibit E**  Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F**  Land Use Table

**Exhibit G**  Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H**  Aerial Photograph.

- Exhibit I**  Listed Species Survey if the proposed site is greater than fifty acres,
- Exhibit J**  Other Information as required by the Department  
(I.e.-\*building elevations, \*signage details, traffic analysis, etc.).
- Exhibit K**  Site Location Map.

### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

### Filing Fee Information

- |   |   |
|---|---|
| 1) Rezoning Application's General Base Fee:                     | \$2,269.00                                |
| 2) Plus Cost Per Acre or Portion Thereof                        |   |
|   | 18.27 Acres @ \$10.00 /acre: \$190.00     |
| 3) Plus Notification Costs Per Addressee                        |   |
|   | 31 Notifications @ \$7.00 /each: \$217.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,676.00                                |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

EXHIBIT 1  
COLLEGE PARK PUD  
LEGAL DESCRIPTION  
February 10, 2021

{SURVEYOR'S DESCRIPTION}

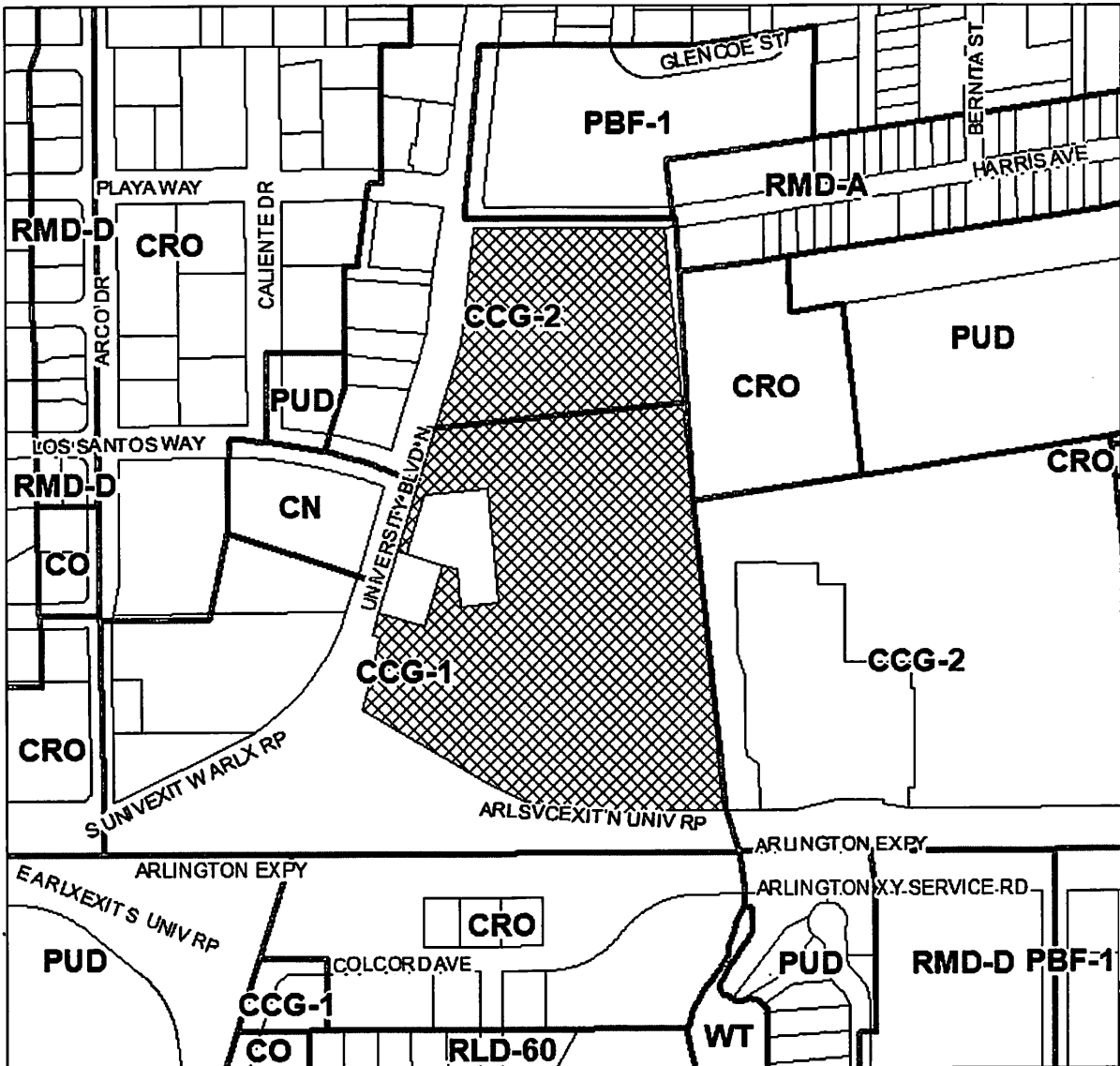
A PORTION OF LOTS 5 AND 6, HANSON'S SUBDIVISION OF THE JOHNS. SAMMIS TRACT, F. RICHARD GRANT, SECTION 41, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AS DESCRIBED IN DEED BOOK "M", PAGE 696, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING THE SAME AS THOSE LANDS AS DESCRIBED IN DEED 1706, PAGE 367, DEED BOOK 1706, PAGE 369 AND OFFICIAL RECORDS BOOK 471, PAGE 41 ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18579, PAGE 351 AND OFFICIAL RECORDS BOOK 10677, PAGE 358 OF SAID CURRENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD (STATE ROAD 109), BEING A VARIABLE WIDTH RIGHT OF WAY WITH THE NORTHERLY RIGHT OF WAY LINE OF ARLINGTON EXPRESSWAY (STATE ROAD 115), BEING A VARIABLE WIDTH RIGHT OF WAY; THENCE NORTHEASTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD, THE FOLLOWING 3 COURSES AND DISTANCES; COURSE 1) THENCE NORTH 13°42'40" EAST, A DISTANCE OF 175.10 FEET TO AN ANGLE POINT; COURSE 2) THENCE NORTH 73°00'11" WEST, A DISTANCE OF 19.91 FEET TO AN ANGLE POINT; COURSE 3) THENCE NORTH 16°59'49" EAST, A DISTANCE OF 54.64 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10677, PAGE 358 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 73°00'11" EAST, ALONG THE SOUTHWESTERLY LINE THEREOF, A DISTANCE OF 110.00 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 16°59'49" EAST, ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 149.84 FEET TO A POINT ON A SOUTHWESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18579, PAGE 351, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF LAST SAID LANDS, THE FOLLOWING 7 COURSES AND DISTANCES; COURSE 1) THENCE SOUTH 72°58'36" EAST, A DISTANCE OF 28.96 FEET; COURSE 2) THENCE NORTH 85°39'27" EAST, A DISTANCE OF 4.36 FEET; COURSE 3) THENCE SOUTH 05°14'40" EAST, A DISTANCE OF 90.00 FEET; COURSE 4) THENCE NORTH 84°45'20" EAST, A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER THEREOF; COURSE 5) THENCE NORTH 05°14'40" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 269.95 FEET TO THE NORTHEAST CORNER THEREOF; COURSE 6) THENCE SOUTH 84°49'18" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 149.26 FEET TO THE NORTHWEST CORNER THEREOF; COURSE 7) THENCE SOUTH 16°59'49" WEST, A DISTANCE OF 145.82 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID

LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10677, PAGE 358; THENCE NORTH 72°58'36" WEST, ALONG LAST SAID LINE, A DISTANCE OF 20.00 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD; THENCE NORTH 16°59'49" EAST, ALONG LAST SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 510.20 FEET TO AN ANGLE POINT; THENCE NORTH 06°23'54" EAST, CONTINUING ALONG LAST SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 267.29 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF HARRIS STREET, BEING A 50 FOOT RIGHT OF WAY; THENCE SOUTH 89°58'14" EAST, ALONG LAST SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 444.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 471, PAGE 41, OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10294, PAGE 1311, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 06°04'00" EAST, ALONG THE WEST LINE OF LAST SAID LANDS AND ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18027, PAGE 1484 AND ALONG THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 471, PAGE 41 AND DEED BOOK 1706, PAGE 367, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 897.30 FEET; THENCE SOUTH 05°11'54" EAST, ALONG THE EAST LINE OF LAST SAID LANDS AND ALONG THE EAST LINE OF SAID LANDS AS DESCRIBED IN DEED BOOK 1706, PAGE 369 AND ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18027, PAGE 1484, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 470.01 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF ARLINGTON EXPRESSWAY; THENCE WESTERLY ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING 4 COURSES AND DISTANCES; COURSE 1) THENCE SOUTH 89°45'45" WEST, A DISTANCE OF 265.60 FEET; COURSE 2) THENCE NORTH 83°23'36" WEST, A DISTANCE OF 201.56 FEET; COURSE 3) THENCE NORTH 63°45'44" WEST, A DISTANCE OF 111.83 FEET; COURSE 4) THENCE NORTH 59°21'44" WEST, A DISTANCE OF 321.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 18.28 ACRES, MORE OR LESS.

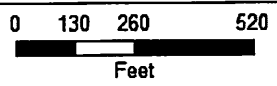
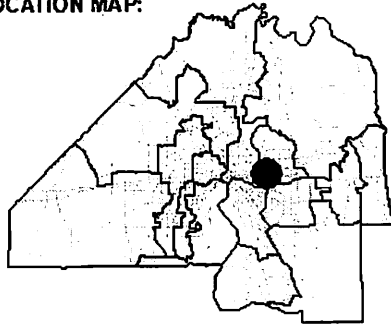




REQUEST SOUGHT:

FROM: CCG-1 & CCG-2  
 TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:  
 1

TRACKING NUMBER  
 T-2021-3377

EXHIBIT 2  
 PAGE 1 OF 1

**EXHIBIT D**

**WRITTEN DESCRIPTION  
For  
College Park PUD  
February 19, 2021**

**I. PROJECT DESCRIPTION**

A. This application seeks the approval of an urban mixed-use redevelopment in a Catalyst Character Area in the Renew Arlington Zoning Overlay. The subject parcel (RE# 129407-0010) is located on the corner of University Boulevard and the Arlington Expressway Service Road in the City of Jacksonville. This Planned Unit Development (PUD) contains approximately eighteen (18) acres in total and will allow a mix of commercial, residential, and office uses to serve the surrounding residential and commercial community. The predominant land uses along this section of University Boulevard are commercial, institutional, and residential.

The existing site contains a dilapidated commercial strip-mall with a large asphalt parking field. The proposed project includes a true mixed-use concept with multi-family residential, food court park, redesign of the existing parking areas, and the redevelopment and redesign of the commercial strip-mall which will include a grocery anchor, retail spaces, restaurant spaces, and offices. This project is expected to help encourage reinvestment and redevelopment within this area of Arlington. It has been many years since this area has had this type of investment and revitalization. The goal of this PUD is to develop a viable mixed-use project while meeting the desire of the Arlington Community Redevelopment Agency's (CRA) to bring investment into the area.

The multi-family portion of the mixed-use project will be on a separate parcel however, due to the integrated nature of the mixed-use design of the project, having the multi-family on a separate parcel will not have a noticeable effect on these remaining portions of the project.

| <b>Project Team</b>  |   |   |
|--|---|---|
| <b>Developer</b>   | <b>Engineer</b>   | <b>Planning Team</b>  |
| 903 University Blvd LLC<br>7563 Philips Hwy, Ste 208<br>Jacksonville, FL 32256 | Kimley-Horn & Associates, Inc.<br>12740 Gran Bay Pkwy W, Ste 2350<br>Jacksonville, FL 32258 | Kimley-Horn & Associates, Inc.<br>12740 Gran Bay Pkwy W, Ste 2350<br>Jacksonville, FL 32258 |

- B. Current Land Use Category: Community/General Commercial (CGC)
- C. Current Zoning District: CCG-1 and CCG-2
- D. Requested Land Use Category: N/A
- E. Requested Zoning District: Planned Unit Development (PUD)
- F. Real Estate Number(s): 129407-0010

**II. QUANTITATIVE DATA**

- A. Total Acreage: Approximately 18.28 acres
- B. Total number of dwelling units: Maximum 90 units
- C. Total amount of non-residential floor area: Maximum 220,000 SF
- D. Total amount of recreation/open space: Approximately 53,800 SF
- E. Total amount of land coverage of all buildings and structures: Maximum 244,000 SF
- F. Total amount of impervious surface ratio: Maximum 85%
- G. Phase schedule of construction (include initiation dates and completion dates): Construction of this project will commence within five (5) years and will be completed within ten (10) years of the final approval date of this PUD.

**III. STATEMENTS**

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The ultimate goal of this project is to provide a viable redevelopment of this site while meeting the intent of the existing Land Development Code and the Renew Arlington Overlay Design Guidelines. This PUD meets the intent of the regulations and also provides the flexibility needed to accomplish a successful mixed-use project. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description and Site Plan. There are a few specific areas of the Zoning Code and the Renew Arlington Overlay that the PUD Written Description and Site Plan do not meet. However, the added benefits of the overall project to the Arlington area far exceeds any perceived negative impacts of the variances and relief from Chapter 656 listed below:

- Pursuant to Section 656.313(A)(IV)(c)(4), Multi-family residential developments are required to be integrated into a permissible use within the CCG-1 zoning district and are required to obtain a Zoning Exception. This PUD is requesting relief from this requirement and instead allow the detached multi-family structures as a permissible use.
- Pursuant to Section 656.313(A)(IV)(c)(2), Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 in the CCG-1 zoning district are required to obtain a Zoning Exception. This PUD is requesting outside sales and service as a permissible use.
- Pursuant to Section 656.313(A)(IV)(c)(1), an establishment that includes the retail sale and service of all alcoholic beverages for on and off-premises consumption is required to obtain a Zoning Exception. This PUD is requesting retail sales and service of all alcoholic beverages for on and off-premises consumption be permitted within the entire project boundary. The appropriate alcohol permits may determine a smaller boundary than the whole project area. Due to the integrated nature of the site design including the food court, it is common for a mixed-use development to allow outdoor sales of alcohol throughout the project boundary. The Renew Arlington Zoning Overlay Section 656.399.62.E.4(a)(1), waives the requirement in Part 8 of the Zoning Code which pertains to distance limitations and prohibitions of locations selling and/or serving all alcoholic beverages for on-premises consumption in conjunction with a restaurant, microbrewery or brewpub, from the location of any and all established faith institutions or schools (inclusive of Jacksonville University) therefore the applicant is not seeking relief from this. In general, this use would be more common in the southern portion of the project area around the food court and restaurants.
- The Renew Arlington Zoning Overlay (Section 656.399.60.E.3(c)(1&2)) and Section 656.399.60.E.3(a)(5) focuses on the location of the buildings on site. Section 656.399.60.E.3(c)(1&2) specifically states, "new buildings shall be located no more than ten feet from the front property line facing a public right-of-way and shall have a side setback of no more than ten feet". As shown in the PUD Site Plan, the eastern multi-family structure does not meet this 10-foot requirement and is located approximately 90-feet from the Arlington Expressway Service Road and 165-feet from the University Boulevard public rights-of-way. The western multi-family building complies with this regulation as it is located within 10-feet of both of the aforementioned rights-of-way. The applicant is requesting this deviation to the Overlay for a few reasons.
  - The proposed location of the eastern multi-family building brings the residents closer to the other internal uses such as the parks and food court area within this mixed-use development, thereby creating safer internal pedestrian routes to the commercial components of this project.
  - Also, locating the residential building closer to the internal network of sidewalks and bike paths helps create a pedestrian and human scale environment within the project.
  - Due to the lower elevation of the Arlington Expressway, the location of the buildings within the south portion of the project will not be noticed by the expressway users and the spirit and intent of the Overlay will still be met.

- In addition to the buildings being located closer to the amenities of the site which support the pedestrian feel of the project, the multi-family buildings will feature enhanced architectural designs on all facades to ensure they are engaging the street and pedestrians. These added architectural enhancements may include but are not limited to the following:
  - Balconies/patios
  - Entrances at ground level
  - Added windows to ensure there are no large blank wall spaces
  - Material changes from the first floor to the remaining floors to indicate differentiation between the floors.
  - Murals and artwork.
  
- The Renew Arlington Zoning Overlay Section (656.399.60(C) (2) states, "shipping containers are not permitted". This PUD requests to allow the use of shipping containers as permanent commercial structures only within the container food court as indicated on the provided site plan, not solely for storage. The proposed shipping container food court is modeled after other extremely successful upscale Florida developments such as Boxi Park in Lake Nona and Sparkman's Wharf on the waterfront in Tampa. In addition, the shipping containers will be a principal use application of a small containerized structure, affixed to the site, and improved with façade treatments. The containers will have limited visibility from both rights-of-way, as this area is located behind the existing BP Gas Station and the proposed multi-family structures. This food court and park area is an added recreational feature for not only the mixed-use development but also the surrounding residents and employees. The containers will feature architectural elements which may include but are not limited to the following:
  - Paint
  - Murals
  - Openings or transparency
  - Awnings
  - Lighting
  - The facades longer than ten (10) feet in length will feature at least 50% of the façade with one or more of the above features or similar features
  - Exhibit J is a conceptual rendering of the potential Food Court Park; the requested shipping container Food Court Park will be designed substantially similar to this exhibit
  
- The Renew Arlington Zoning Overlay Section (656.399.60E(d)(1) states, "Single use structures shall be limited to 35 feet in height." This PUD is requesting to allow single use structures to follow Section (656.399.60E(d)(2)) for multiuse structures which states, "Multiuse or mixed use structures may have a maximum height of 45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each foot of building height or fraction thereof in excess of 45 feet." Considering the entire project is mixed-use and half of the parcel is CCG-2 (which contains no height restrictions) it is feasible to allow structures further from the property lines and more centered on the parcel to be higher than the perimeter structures.

- The Renew Arlington Zoning Overlay Section (656.399.63E(3)(5)(ii)) states, "No more than 40 percent of parcel frontage shall be open to parking, stormwater or internal green space." The applicant is requesting relief from this section due to the locations of the existing buildings on the subject site that will be adaptively reused, the internal configuration of these structures that preclude full use of the frontages, and the fact that three of our four parcel boundaries are considered frontages which provides a hardship in fulfilling this requirement. To limit the appearance of the existing parking areas, the applicant will install a knee wall along University as depicted on the site plan. The required landscaping along this perimeter will meet code as well.
- Pursuant to Section 656.313(A)(IV)(f)(4), "Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard". This PUD is requesting a reduction of this requirement to 10-feet along the 100-foot section of the northeast property line that is adjacent to the RMD-A zoning district. This RMD-A land is owned by JEA and is used as a wastewater treatment plant.
- For future consideration of property division, internal landscaping buffers as set forth in sections 656.1215 and 656,1216 shall not be required due to the mixed-use nature of the project.

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.

All facilities on this site will be privately owned, operated and managed.

#### **IV. USES AND RESTRICTIONS**

A. Permitted Uses and Permissible Uses by Exception:

In addition to the uses mentioned in Section III of this PUD, all permissible uses and permissible uses by exception shall be consistent with Section 656.313(A)(IV) of the City of Jacksonville's Ordinance Code (Commercial Community/General-1 (CCG-1) Zoning District) as described below

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. 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.
4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, and movie theaters, and development criteria set forth in Part 4, and similar uses.
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. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. 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.
12. 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.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
14. Veterinarians and animal boarding, subject to the performance standards and 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 including outdoor sales limited to within ten (10) feet from the building envelope and on a temporary basis.
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. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

These uses will complement the existing residential, institutional, and commercial uses within the immediate community, considering the surrounding properties are in various zoning districts such as CCG-1, CCG-2, and PUD. This PUD will be a beneficial transition from the more intensive uses and zoning districts surrounding the property and along this section of University Boulevard.

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

Permitted accessory uses and structures shall be consistent with Section 656.313(A)(IV)(b) of the City of Jacksonville's Zoning Code.

**C. Limitations on permitted or permissible uses by exception.**

All of the permitted and permissible uses by exception in this PUD are subject to the following unless otherwise provided for:

1. Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

## V. DESIGN GUIDELINES

### A. Lot Requirements:

1. Minimum width and area- None
2. Maximum lot coverage by all buildings and structures- None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements for all new buildings and structures-
  - a. Front—0 feet minimum & 10 feet maximum (with the exception of the eastern multi-family building and the food court area) (per the Catalyst Character Area)
  - b. Side— None
  - c. Rear—10 feet
4. Maximum height of structures
  - a. 35 feet (per the Catalyst Character Area)
  - b. 45 feet for mixed-use buildings (per the Catalyst Character Area)
  - c. The height for single use structures may be unlimited where all required yards are increased by one foot for each foot of building height or fraction thereof in excess of 45 feet

### B. Ingress, Egress and Circulation:

#### 1. Parking Requirements.

The vehicle parking requirement shall be consistent with Part 6 of the Zoning Code excluding the maximum parking standard found in Section 656.604 as well as Section 656.399.62.E.3(h) of the Catalyst Character Area in the Renew Arlington Zoning Overlay. All parking spaces within this PUD may be shared and therefore count toward the requirement for each individual use even if the subject property is divided in the future.

#### 2. Vehicular Access.

- a. The property currently has access on the Arlington Expressway Service Road, University Blvd. N, and Harris Ave. The right in/right out access driveways on the Arlington Expressway Service Road may be modified consistent with FDOT standards. The existing right in/right out access south of the existing BP Gas Station on University Blvd North, and the signalized intersection at Los Santos Way will remain. In addition, the service entrance towards the rear of the project off Harris Avenue will remain.
- b. If the Property is divided in the future among more than one person or entity, internal access to each new parcel shall be provided by reciprocal easements for ingress and egress along the driveways of the various parcels within the subject Property.

#### 3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the Renew Arlington Zoning Overlay. The internal sidewalks throughout the site will connect with the external sidewalk system for pedestrian access to



surrounding areas. The internal pedestrian connections will be a minimum width of (5) feet throughout the site. There will be two pedestrian connections between the Food Court Park and the existing Shopping Center that will feature pedestrian connections with a ten (10) foot minimum width to further enhance the pedestrian walkability of the project.

**C. Signs:**

Signs shall comply with Renew Arlington Zoning Overlay Section 656.399.62.E(3)(g).

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Zoning Code as well as the landscaping requirements found in Section 656.399.62(E)(3)(f) of the Renew Arlington Zoning Overlay. For future consideration of property division, internal landscaping buffers as set forth in sections 656.1215 and 656.1216 shall not be required due to the mixed-use nature of the project.

**E. Recreation and Open Space:**

The project is a mixed-use development with a maximum of ninety (90) multi-family residential units. As such, active recreation is not required. However, pursuant to Section 654.129, a minimum of 15% of the total PUD area will remain open space.

Even though active recreation is not required, the PUD site plan includes pedestrian/bicycle paths throughout the entire site as well as two private parks; one food court park (approximately 18,000 SF) and a public open space area (approximately 26,000 SF) at the southeast portion of the site. In addition, there will be a private active recreation area along the front façade of the multi-family building along University Blvd to meet the Comprehensive Plan CGC Urban Priority Area Development Characteristics.

**F. Utilities:**

Water, Sanitary Sewer and Electric will all be provided by JEA.

**G. Wetlands:**

The site is currently developed; therefore, wetlands will not be impacted by the development of the site.

**H. Stormwater:**

The redevelopment of this dilapidated site will include underground retention and will require St Johns River Water Management District permitting and other appropriate agencies for approval.

**VI. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance within this PUD, a preliminary development plan shall be submitted to the City of Jacksonville's Planning and Development Department and the Community Redevelopment Agency advisory board identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property. In addition, the Applicant shall provide conceptual design plans for Signage, Architecture, Recreation Space & Fencing for the CRA agency advisory Board. The conceptual plans shall be appended by reference to the PUD prior to Ordinance approval for later reference the time of site plan approval / substantial compliance.

**VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations (Chapter 656 Ordinance Code). The proposed project will be beneficial to the surrounding community.

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

*The Renew Arlington Zoning Overlay code language has recently been added to the Zoning Code. This project is the first large scale mixed-use project under the new code. There are practical reasons as described above that do not allow the project to completely adhere to the code. Despite this fact, the benefits of a mixed-use project within this currently dilapidated location in Arlington greatly out-weigh the relief requested. Unique projects with more than one use usually do not fit within the standard zoning code and therefore require a special set of zoning regulations. This mixed-use project is no different. The requests within the PUD will not have a negative impact on the surrounding area and will meet the intent of the Catalyst Character Area of the Renew Arlington Zoning Overlay by providing a sense of place for the residents of Arlington.*

**B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;**

*The subject parcel is located on the corner of two major arterial roadways (Arlington Expressway and University Blvd North), this is the ideal location for a destination mixed-use development. The intent of the CGC-Urban Priority Area is "to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses." The proposed project undoubtably embodies the intent of the Urban Priority Area with the redevelopment of the dilapidated commercial strip-mall into a vibrant mixed-use project with much needed multi-family residential uses.*

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

*The proposed PUD rezoning will promote the City of Jacksonville's 2030 Comprehensive Plan by meeting the following objectives and policies:*

**FLUE Policy 1.1.5:**

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

- i. Fosters vibrant, viable communities and economic development opportunities;
- ii. Addresses outdated development patterns;
- iii. 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.

*The proposed redevelopment will meet this policy by adding a mix of residential, commercial, and office development within a mostly developed area. This project will provide a maximum of 90 multi-family residential units and a maximum of 220,000 SF of desired commercial, office, and retail uses which will help encourage further redevelopment and economic opportunities in the area.*

**FLUE Policy 1.1.12:**

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

*This PUD will meet the intent of this policy of the 2030 Comprehensive Plan. The innovative mixed-use design of the site ensures the interconnection of all uses within the project. In addition, this mixed-use project will reduce traffic trips due to the inherent nature of internal capture.*

**FLUE Policy 1.1.18:**

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

*The proposed project is a redevelopment of an existing under-performing and dated commercial strip-mall and therefore meets the intent of this policy.*

**FLUE Policy 1.1.25:**

The City will encourage the use of such smart growth practices as:

- i. Interconnectivity of transportation modes and recreation and open space areas;
- ii. A range of densities and types of residential developments;
- iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;

- iv. Use of the Development Areas;
- v. Revitalization of older areas and the downtown, and
- vi. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

*This project includes a mix of uses which will ensure internal capture, redevelopment and revitalization of an older area of the city that will provide a sense of place to the community as a whole. The features of this PUD meet the intent of this policy.*

**FLUE Objective 2.2:**

Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City's blighted areas, and those areas threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods.

*This proposed project is located within the Arlington Community Redevelopment Agency (CRA) and therefore will benefit from revitalization. The project includes the redevelopment of an older commercial strip-mall with a massive asphalt parking field into a vibrant mixed-use community. This project will take this under-utilized strip-mall and redevelop it into a destination place for the community. As such, this project meets the intent of this policy.*

**FLUE Policy 2.2.8**

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

*The proposed project works in conjunction with the newly adopted Renew Arlington Zoning Overlay to revitalize this area of Arlington with unique revitalization strategies and private reinvestment.*

**FLUE Objective 3.4:**

Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

*The proposed project is a true mixed-use redevelopment that will encourage the live, work, and play concept that ensures compact and smart growth principles.*

**FLUE Objective 6.3:**

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

*The subject parcel is surrounded by existing developed sites. This parcel is currently a large asphalt parking lot with a large dated commercial strip-mall. Developing this site as proposed*

*will be considered an efficient use of land, considering the available infrastructure, utilities, and public facilities. This project will bring much needed multi-family residential, retail and commercial uses to the surrounding community.*

**Transportation Element Policy 2.3.9:**

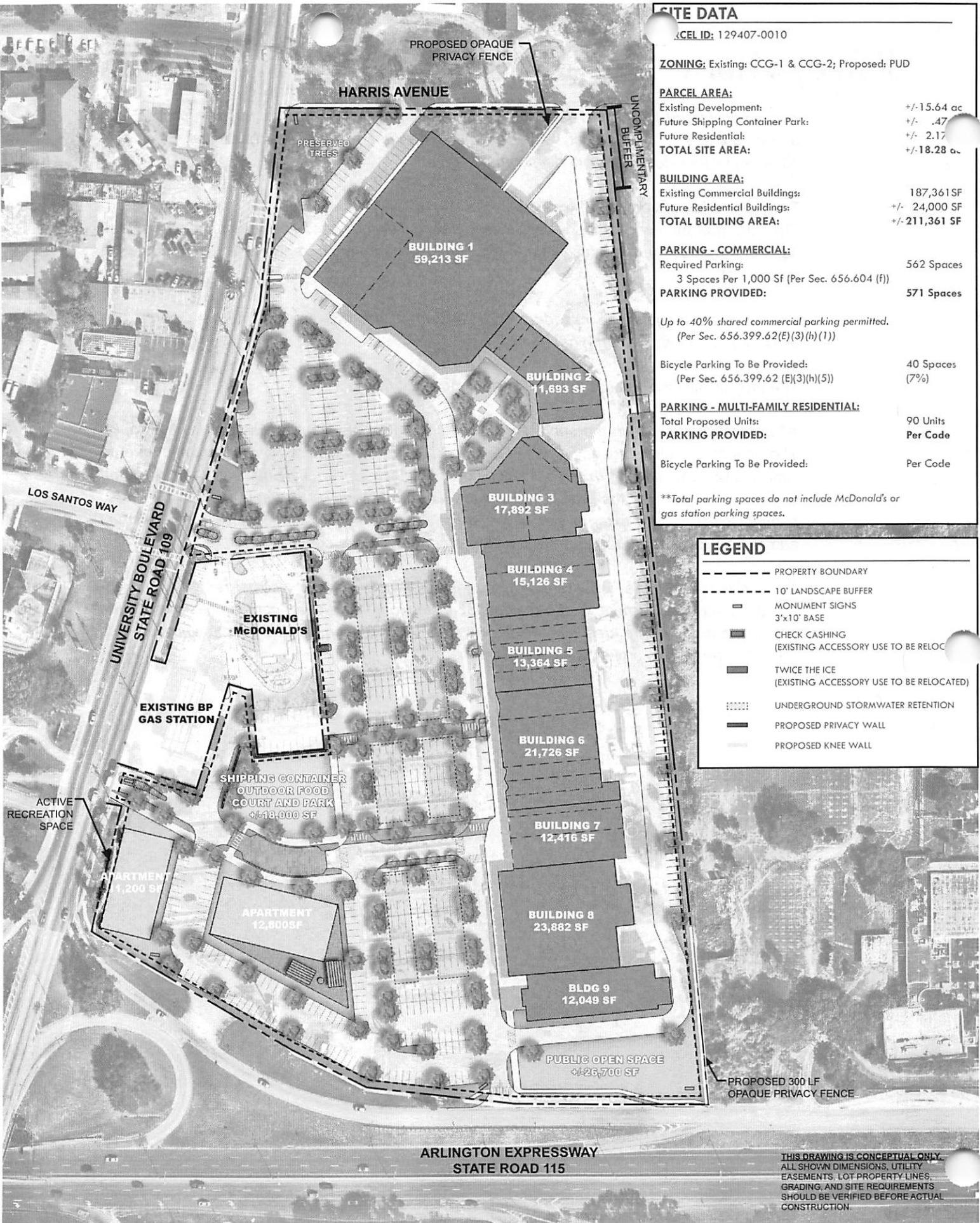
The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement.

*The proposed project is a mixed-use redevelopment that will provide internal capture and therefore reduce external trip generation.*

- D. The project will have internal and external compatibility.

*All proposed uses within the subject PUD will be compatible internally as well as externally. The project will contain uses permitted in the CCG-1 zoning district which will continue to be similar and compatible with the surrounding uses along University Boulevard and Arlington Expressway. Further, the project will include internal sidewalks between uses that will also connect to the existing external sidewalk system. As such, the project design will be pedestrian and bicycle-focused throughout the site thereby enhancing compatibility.*

*The residential, commercial and retail nature of the proposed project also helps create a mixed-use compact development for the residential, institutional, and other commercial users in the immediate area. There are limited retail and commercial options for the people who work and live in the area. This project will help fill that need.*



**SITE DATA**

PARCEL ID: 129407-0010

**ZONING:** Existing: CCG-1 & CCG-2; Proposed: PUD

**PARCEL AREA:**  
 Existing Development: +/- 15.64 ac  
 Future Shipping Container Park: +/- .47  
 Future Residential: +/- 2.17  
**TOTAL SITE AREA:** +/- 18.28 ac

**BUILDING AREA:**  
 Existing Commercial Buildings: 187,361 SF  
 Future Residential Buildings: +/- 24,000 SF  
**TOTAL BUILDING AREA:** +/- 211,361 SF

**PARKING - COMMERCIAL:**  
 Required Parking: 562 Spaces  
 3 Spaces Per 1,000 Sf (Per Sec. 656.604 (f))  
**PARKING PROVIDED:** 571 Spaces

Up to 40% shared commercial parking permitted.  
 (Per Sec. 656.399.62(E)(3)(h)(1))

Bicycle Parking To Be Provided: 40 Spaces (7%)  
 (Per Sec. 656.399.62 (E)(3)(h)(5))

**PARKING - MULTI-FAMILY RESIDENTIAL:**  
 Total Proposed Units: 90 Units  
**PARKING PROVIDED:** Per Code

Bicycle Parking To Be Provided: Per Code

*\*\*Total parking spaces do not include McDonald's or gas station parking spaces.*

**LEGEND**

- PROPERTY BOUNDARY
- - - 10' LANDSCAPE BUFFER
- MONUMENT SIGNS 3"x10' BASE
- CHECK CASHING (EXISTING ACCESSORY USE TO BE RELOCATED)
- TWICE THE ICE (EXISTING ACCESSORY USE TO BE RELOCATED)
- ⋯ UNDERGROUND STORMWATER RETENTION
- PROPOSED PRIVACY WALL
- PROPOSED KNEE WALL

THIS DRAWING IS CONCEPTUAL ONLY. ALL SHOWN DIMENSIONS, UTILITY EASEMENTS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS SHOULD BE VERIFIED BEFORE ACTUAL CONSTRUCTION.



# EXHIBIT F

PUD Name

College Park PUD

Date

Feb 4, 2021

## Land Use Table

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|  |         |         |       |
|--|---------|---------|-------|
| Total gross acreage  | 18.28   | Acres   | 100 % |
| Amount of each different land use by acreage                 |         |         |       |
| Single family  | 0       | Acres   | 0 %   |
| Total number of dwelling units                               | 0       | D.U.    |       |
| Multiple family  | 0.55    | Acres   | 3 %   |
| Total number of dwelling units                               | 90      | D.U.    |       |
| Commercial   | 4.3     | Acres   | 23 %  |
| Industrial   | 0       | Acres   | 0 %   |
| Other land use   | 0       | Acres   | 0 %   |
| Active recreation and/or open space                          | 1.2     | Acres   | 5.5 % |
| Passive open space, wetlands, pond                           | 0       | Acres   | 0 %   |
| Public and private right-of-way                              | 0       | Acres   | 0 %   |
| Maximum coverage of non-residential buildings and structures | 224,000 | Sq. Ft. | 28 %  |









