

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2018-0015 TO**  
**PLANNED UNIT DEVELOPMENT**

**FEBRUARY 8, 2018**

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 **2018-0015** to Planned Unit Development.

***Location:*** 2118 Kings Avenue; on the south side of Atlantic Boulevard between Kings Avenue and the Florida East Coast Railroad tracks with frontage on Olevia Street, Bertha Street, Mitchell Avenue and Perry Place

***Real Estate Number(s):*** 081527-0000; 081528-0000; 081529-0000;  
082083-0000; 081852-0000; 081855-0000;  
081856-0000; 081857-0000; 081859-0000;  
081860-0000; 081861-0000; 081862-0000;  
081863-0000; 082087-0000; 082087-0100;  
081868-0000; 081869-0000; 081870-0000;  
081871-0000; 081872-0000; 081879-0000;  
081880-0000; 081880-0010; 081881-0000

***Current Zoning District:*** Commercial Office (CO), Commercial Community General-1 (CCG-1) and Commercial Community General-2 (CCG-2)

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

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

***Proposed Land Use Category:*** High Density Residential (HDR), Residential/Professional/Institutional (RPI) and Recreation and Open Space (ROS)

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** T. R. Hainline, Esq.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207

***Owner:*** Southside Assembly of God, Inc.  
2118 Kings Avenue  
Jacksonville, Florida 32207

***Staff Recommendation:*** **APPROVE**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2018-0015** seeks to rezone approximately 6.82 acres of land from Commercial Office (CO), Commercial Community General-1 (CCG-1) and Commercial Community General-2 (CCG-2) to Planned Unit Development (PUD). The property is bounded to the north and south by Olevia Street and Mitchell Avenue, and bounded to the east and west by Kings Avenue and the Florida East Coast Railroad line. The PUD zoning district for these 24 parcels is being sought to provide for the redevelopment of the property with a mix of uses including apartments, townhomes and/or single-family residential uses, in addition to recreation and open space uses with a maximum of 331 residential units. The property is currently owned by the Southside Assembly of God church and contains a mix of worship and office buildings, paved parking lots and vacant grass lots. The several structures it contains are to be demolished.

As shown on the submitted site plan, the development is shown as three parcels - Parcel A consists of the majority of the block between Olevia Street and Bertha Street; Parcel B consists of the middle portion of the block between Bertha Street and Mitchell Avenue; and Parcel C is adjacent to the Florida East Coast Railroad line. The surrounding uses on these blocks consist of industrial, commercial, and residential uses.

The proposed plan is to develop the property with a mix of multifamily residential uses, including apartment and townhome uses and recreation and open space uses, specifically as follows: Parcel A with apartments and recreation/open space uses; Parcel B with apartments, townhomes, or (upon approval of a minor modification as provided in Section V.I. herein) detached single family dwellings; and Parcel C with townhomes.

The parcels that comprise the property have a land use designation of Community General Commercial (CGC) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and are within the Urban Priority Development Area. As a companion application to this PUD, the applicant is seeking a land use amendment L-5270-17C-3-5 (Ordinance 2018-0014) to designate Parcel A as High Density Residential (HDR) and Recreation and Open Space (ROS), Parcel B as HDR, and Parcel C as Residential-Professional-Institutional (RPI). All parcels will remain in the Urban Priority Area.

### **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.

*(1) 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2016C-018

(Ordinance 2017-135) that seeks to amend the portion of the site that is within the CGC land use category to a mix of High Density Residential (HDR), Residential/Professional/Institutional (RPI) and Recreation and Open Space (ROS). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land use Map Series L-5270-17C-3-5 (Ordinance 2018-0014) be approved. 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. A description of the categories are noted below.

According to the Category Description of the Future Land Use Element (FLUE), Community General Commercial (CGC) is a category 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. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation.

High Density Residential (HDR) is a mixed use category intended to provide compact high density residential development and transitional uses between lower density residential uses and commercial uses and public and semi-public use areas. High rise multi-family and mixed use developments should be the predominant development typology in this category. Development within the category should be compact and connected and should support multi-modal transportation. Multi-family dwellings are a principal use within HDR in the Urban Priority Area. Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

HDR designations in the Urban Priority Area (UPA) shall be in locations which are supplied with full urban services; which are located in close proximity to a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are located within one-half mile distance from an existing or planned Jacksonville Transit Authority (JTA) Rapid Transit System (RTS) or other mass transit system station. Locations which serve as a transition between commercial and medium density residential land uses are preferred. Sites which are abutting Low Density Residential (LDR) or Rural Residential (RR) are discouraged. The maximum gross density in the Urban Priority Area shall be 80 units/ acre and the minimum gross density shall be 20 units/ acre.

Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses. Multi-family dwellings are a principal use within RPI in the Urban Priority Area.

The maximum gross density for RPI within the Urban Priority Area shall be 40 units/ acre and the minimum gross density shall be 10 units/ acre. Single-use developments shall be limited to residential or office. Single use residential developments shall be developed pursuant to the requirements of the Medium Density Residential (MDR) category. The RPI section of the amendment site is also within the San Marco Zoning Overlay District.

Recreation and Open Space (ROS) includes lands used for activities that are associated with outdoor recreation. Recommendations in the more specific planning district, neighborhood or functional plans will also be considered in siting future recreational facilities.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) 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 category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5270-17C-3-5 (Ordinance 2018-0014) that seeks to amend the portion of land from the CGC land use category to a mix of High Density Residential (HDR), Residential/Professional/Institutional (RPI) and Recreation and Open Space (ROS). This proposed rezoning to Planned Unit Development has been reviewed in relation to the following objectives and policies or text of the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element

FLUE 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.

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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.

FLUE Policy 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Policy 2.2.8 Encourage the redevelopment and revitalization of run-down and/or underutilized 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.

FLUE 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.

FLUE Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

FLUE Policy 3.1.3 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.

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.

Transportation Element

Proposed amendment analysis in relation to the Objectives and Policies of the 2030 Comprehensive Plan, Transportation Element:

TE Policy 2.3.8 The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

TE Policy 2.3.9 The City shall encourage, though the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

Recreation and Open Space Element

Proposed amendment analysis in relation to the Objectives and Policies of the 2030 Comprehensive Plan, Recreation and Open Space Element:

ROS Policy 2.2.2 The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Consistent with the Urban Priority Area description and density requirements, the project will create up to 323 multi-family dwelling units within 6.04 acres of HDR. The amendment site is located along Kings Avenue (SR 5), a four-lane principal arterial roadway. This location is highly supportive of transit, with sidewalks available for pedestrians, to the nearby Philips Highway (SR 5, US 1) transit corridor. The subject property has access to full urban services in an area with a mix of residential and non-residential uses such as commercial retail, restaurants and offices. The proposed amendment is consistent with the requirements of the HDR Future Land Use Category.

Development plans for the amendment site includes the creation of eight medium-density carriage houses along the adjoining FEC railroad tracks. The size of the RPI land use category within the amendment site is 0.73 acres. The proposed amendment is consistent with the description and density requirements of RPI in the Urban Priority Area.

In lieu of permitted commercial uses in HDR in the Urban Priority Area, the applicant has elected to dedicate a portion of the amendment site along Kings Avenue (SR 5) to ROS uses. The proposed amendment is consistent with the ROS land use category description.

The PUD rezoning and development review process will address the protection and continued viability of both adjacent single-family residential and non-residential areas through the application of buffering and minimum yard regulations. Further requirements for buffering, landscaping and trees relating to uncomplimentary land uses are specified in Section 656, Part 12. The companion rezoning should address design elements, location of uses traffic flow and site access points. The proposed amendment supports the goals and intent of Objective 1.1, Policies 1.1.10 and 1.1.12 and Goal 3 of the FLUE.

The proposed use for a high-density and medium-density residential project at a vacant infill location in the Urban Priority Area builds upon the existing mixed residential and commercial character trend of the neighborhood. It would serve to expand land use dedicated to residential uses. The project would enhance the viability of and support the existing Kings Avenue (SR 5) and Philips Highway (SR 5, US 1) commercial corridor. Therefore, the amendment is consistent with Policy 1.1.20, Objective 3.1, Policy 3.1.3, and Objective 6.3 of the FLUE.

The proposed amendment site is located in the Southeast Planning District and the Urban Priority Area. It is located in an underutilized and distressed area of mixed commercial and residential uses near the Philips Highway (SR 5, US 1) corridor. The proposed project will provide for private investment in an area where adequate infrastructure to support redevelopment exists. The amendment fulfills the intent of Policy 2.2.8.

The proposed rezoning has been identified as also being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application has been evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Airport Environment Zone

Portions of the site are located within 300-foot and 500-foot Height and Hazard Restriction Zones for NAS Jacksonville. Zoning will limit development to a maximum height of less than 300' or 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051.d.

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Wellhead Buffer Zone

Portions of the land use amendment site are within 500 and 750-foot buffers of a JEA wellhead. The Environmental Quality Division reviewed the application for possible impacts. While the

review did not find issues with the proposed application, information was provided for the applicant's use if a well was intended on this property; however, the applicant does not intend to drill a well on site.

#### Infrastructure Element, Sanitary Sewer Sub-Element

Policy 1.2.3 The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.
2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no existing private wells shall be deepened and no new wells shall be constructed within designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.
3. Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable SJRWMD requirements and a copy of the plugging and abandonment report shall be submitted to the EQD.

#### Brownfield Designation

The amendment site was designated as a "brownfield area" by Resolution 2017-708, upon application by the future owner and developer, Chance Olevia, LLC. Environmental site assessments have confirmed the presence of arsenic, benzene, benzo(a) pyrene, benzo(b) fluoranthene, and other volatile and semi-volatile compounds in soil and groundwater. The applicant plans on conducting further assessment and remediation activities in order to eventually achieve regulatory site closure from the Florida Department of Environmental Protection (FDEP). Chance Olevia, LLC has executed a Brownfield Site Rehabilitation Agreement (BSRA) with FDEP. The enactment of the BSRA allows the future owner to pursue Voluntary Cleanup Tax Credits and cleanup liability protection from the State of Florida for actual assessment and remediation activities conducted on the site.

As required by §376.80(2)(c), F.S., the property owner proposing the designation of a new



Brownfield Area established the following during the legislative process:

1. The owner or entity controlling the brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the site.
2. The rehabilitation and redevelopment of the site will result in five permanent jobs.
3. The redevelopment is consistent with the comprehensive plan and land development regulations.
4. Public notice for the proposal will be provided pursuant to §376.80(1)(c), F.S.
5. The owner or entity has provided real assurance of sufficient financial resources to implement and complete the Brownfield Site Rehabilitation Agreement.

The currently pending land use and zoning ordinances, if enacted, will address the comprehensive plan and land development regulation consistency requirement.

#### Future Land Use Element

Policy 2.2.13 Prioritize brownfield sites for redevelopment based on the extent of contamination and ease of remediation, potential for available funding, and potential for mixed use redevelopment. The City's Brownfield Coordinator should identify these sites and rank them according to the following criteria:

1. Ease of remediation and suitability of the site for residential or recreational uses.
2. Location on major road corridors and accessibility to transit
3. Large sites with the greatest potential to be redeveloped as a compact and walkable project which adds needed density, parks and open space to the community.

#### *(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.

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

This proposed Planned Unit Development intends to utilize lands for a multi-family development not to exceed 331 residential units. 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 with specific reference to the following:

The streetscape: Conceptual drawings show some of the buildings constructed up to the property line. Patios and porches, including screened patios/porches with a structural roof,

outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the minimum setback from the property boundary, but shall not be located within five (5) feet of any right-of-way. A majority of the buildings in the area are similarly constructed to the property line.

Uncomplimentary buffers shall be provided as follows: whenever the PUD boundary abuts an existing single family residential or a non-residential use (excluding right-of-way), a visual screen running the entire length of common boundaries of such abutting use shall be installed. No such buffers shall be required between uses internal to the PUD. The visual screen may be a wood, wood composite, or masonry wall, PVC fence, landscaping or combination thereof so long as such strips shall provide at the time of installation a minimum of 85 percent opacity for that area between the finished grade level at the common boundary line and six feet above such level and horizontally along the length of common boundaries. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years. If a visual screen which satisfies all applicable standards exists on adjacent property abutting the property line or exists between the proposed development on the site and the common property line, then it may be used to satisfy the visual screen requirements.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Apartment and Townhome uses within the PUD, will provide active recreation/amenities at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD. As between Parcels A, B and C, required active recreation/amenities may be provided “off-site” within the other parcels in the PUD, as long as the PUD in its entirety provides sufficient active recreation/amenities for all uses. For any single-family uses within the PUD, if such uses cumulatively throughout the PUD exceed 24 lots, then the developer shall pay a recreation and open space fee of two-hundred-fifty dollars (\$250) per lot or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot to be designated as common area and set aside for active recreation. For each residential use, the preliminary sketch plan submitted to the Planning and Development Department for verification of substantial compliance with this PUD shall contain specifications (including recreation land area and information regarding the active recreation facilities to be included) demonstrating compliance with these standards cumulatively throughout the PUD.

The treatment of pedestrian ways: The PUD will comply with the Zoning Code and 2030 Comprehensive Plan with regards to sidewalks, trails, and bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.

The use and variety of building setback lines, separations, and buffering: The written description mentions a setback of 5 feet from all rights-of-way. Uncomplimentary buffers shall be provided as follows: whenever the PUD boundary abuts an existing single family residential or a non-residential use (excluding right-of-way), a visual screen running the entire length of common boundaries of such abutting use shall be installed. No such buffers shall be required between uses internal to the PUD. The visual screen may be a wood, wood composite, or masonry wall, PVC fence, landscaping or combination thereof so long as such strips shall

provide at the time of installation a minimum of 85 percent opacity for that area between the finished grade level at the common boundary line and six feet above such level and horizontally along the length of common boundaries. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years. If a visual screen which satisfies all applicable standards exists on adjacent property abutting the property line or exists between the proposed development on the site and the common property line, then it may be used to satisfy the visual screen requirements.

Compatible relationship between land uses in a mixed use project: The PUD is proposing a mix of residential units over three parcels; and it provides for maximum densities/intensities and limits certain uses to certain parcels as shown on the site plan. For each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions. The PUD includes variations to the accessory use and performance standards provisions which are consistent with the urban design of this PUD and it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements. The PUD also includes variations from the landscaping provisions consistent with the urban design of this PUD; it provides for signage tailored to the frontage on multiple roads of different sizes and classifications; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, shared parking, and other features of a planned development.

*(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 type, number and location of surrounding external uses: The proposed development is located in an urban area with offices, commercial uses, hotels and institutional uses functioning as a mixed-use development. Multi-family development at this location will complement the existing office, commercial and residential uses by increasing the housing options for those in the immediate area.

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	CGC	PUD/CCG-2	Retail/gas sales/office/professional
South	CGC	CO/CCG-2	Hotel/office/professional/SF homes
East	CGC	CCG-2	Kings Avenue ROW/I-95 Overland Bridge project
West	CGC	CO	SF homes/undeveloped land/RR tracks

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: This residential development will be in-fill along the pedestrian corridor from Kings Avenue and Atlantic Boulevard to San Marco. To enhance pedestrian walkability the staff recommends the building have “transparency” at the street level. Transparency refers to the degree to which people can see or perceive what lies beyond the edge of a street and, more specifically, the degree to which people can see or perceive human activity beyond the edge of a street. Physical elements that influence transparency include walls, windows, doors, fences, landscaping and openings into midblock spaces.

The owner is requesting signage that exceeds what is allowed in the Zoning Code. The proposed sign regulations allow ground signs, wall signs, awning signs and under canopy signs. The PUD establishes a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. A maximum of one (1) two sided illuminated project identity monument sign is proposed along Kings Avenue for the PUD project. This monument sign will not exceed fifteen (15) feet in height and one hundred (100) square feet (each side) in area. A maximum of two (2) illuminated project identity monument signs are proposed along Olevia Street for the PUD project. These monument signs will not exceed twelve (12) feet in height and fifty (50) square feet (each side) in area. A maximum of two (2) illuminated project identity monument signs are proposed along Bertha Street for the PUD, as well as one (1) illuminated project identity monument is proposed along Perry Place for the PUD project. These monument signs will not exceed twelve (12) feet in height and fifty (50) square feet (each side) in area.

Because all project identity signs and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign. The written description contains a chart with the proposed signage guidelines. Buildings, structures, and signage shall be architecturally compatible with each other within the PUD.

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

The proposed development is consistent with the HDR functional land use category as a multi-family residential development. The PUD is appropriate at this location because it will support the existing office and commercial uses in the area.

The existing residential density and intensity of use of surrounding lands: There is no existing residential abutting the subject property. The nearest residential is north of the property along the St Johns River and a block south.

The availability and location of utility services and public facilities and services: JEA has indicated that potable water and sewer are available to the site.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Hendricks Avenue ES #71	4	55	659	680	103%	104%
Dupont MS #66	4	24	1,071	826	77%	84%
Terry Parker HS #86	4	30	1,623	1,866	87%	91%

The amount and size of open spaces, plazas, common areas and recreation areas: It appears from the site plan that the building will be constructed up to the property line. There will be interior common and recreation areas.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have access from Kings Avenue, Olevia Street, Bertha Street, Mitchell Avenue and Perry Place. There is easy access to Philips Highway (US 1), Atlantic Boulevard, and after the FDOT I-95 Overland Bridge Project is finished, there will be easy access to I-95.

The City’s Traffic Engineer has provided the following comment regarding vehicular maneuverability:

Address the 90 degree turn At Perry Place/Mitchell Avenue Intersection.

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

The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code and Comprehensive Plan. Apartment and Townhome uses within the PUD, will provide active recreation/amenities at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD. As between Parcels A, B and C, required active recreation/amenities may be provided “off-site” within the other parcels in the PUD, as long as the PUD in its entirety provides sufficient active recreation/amenities for all uses. For any single-family uses within the PUD, if such uses cumulatively throughout the PUD exceed 24 lots, then the developer shall pay a recreation and open space fee of two-hundred-fifty dollars (\$250) per lot or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot to be designated as common area and set aside for active recreation. For each residential use, the preliminary sketch plan submitted to the Planning and Development Department for verification of substantial compliance with this PUD shall contain specifications (including recreation land area and information regarding the active recreation facilities to be included) demonstrating compliance with these standards cumulatively throughout the PUD.

*(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. This is a paved urban site with scattered trees.

*(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.*

Parking will be provided at a minimum of 1.35 parking spaces per dwelling unit. The PUD permits a mix of: surface parking, enclosed parking garage or parking structures; and attached garage parking connected to or under the Apartment, Townhome, and Single Family buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential, townhome or single family buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided at a minimum ratio of 2% of required vehicular parking.

*(11) Sidewalks, trails, and bikeways*

The written description states that the PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.

The City's Traffic Engineer has provided the following comments related to pedestrian connectivity:

Provide a continuous ADA compliant sidewalk on the south side of Olevia Street from Kings Avenue to Perry Place. Existing sidewalk may remain as long as it is ADA compliant. Non ADA compliant sidewalks and ramps shall be replaced.

Provide continuous ADA compliant sidewalk on the east side of Perry Place from Atlantic Blvd to Bertha Street. Existing sidewalk may remain as long as it is ADA compliant. Non ADA compliant sidewalks and ramps shall be replaced.

Provide continuous ADA compliant sidewalk on the west side of Perry Place from Atlantic Blvd to Mitchel Avenue. Existing sidewalk may remain as long as it is ADA compliant. Non ADA compliant sidewalks and ramps shall be replaced.

Connect sidewalk on frontage of Bertha Street to sidewalk on Perry Place.

All Mid-block pedestrian crossings will be reviewed by Traffic Engineering.

Provide ADA compliant sidewalk on all other frontages.

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 23, 2018, the required Notice of Public Hearing sign was posted.

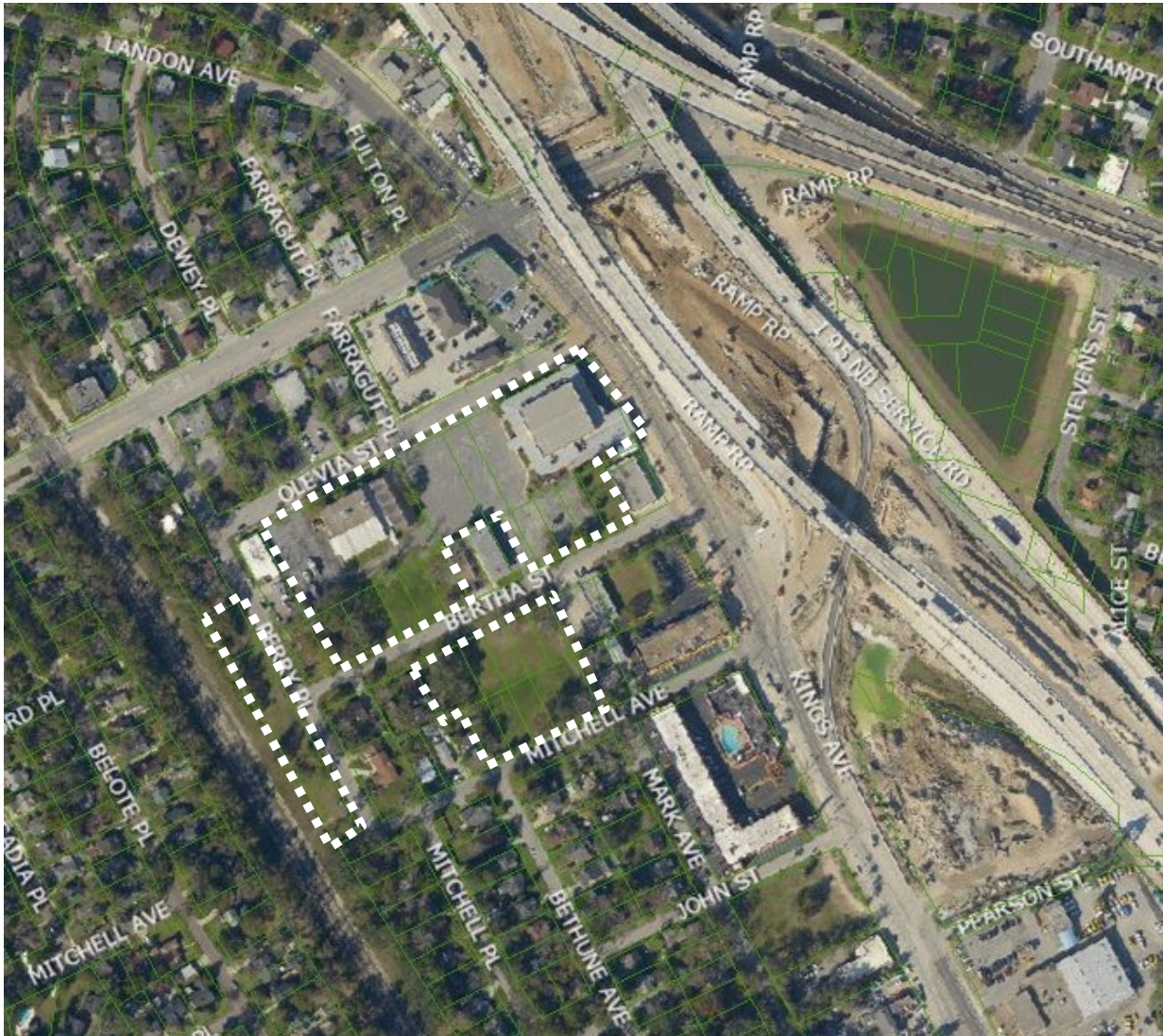


### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2018-0015** be **APPROVED with the following exhibits:**

1. The original legal description dated October 22, 2017.
2. The original written description dated January 3, 2018.
3. The original site plan dated January 3, 2018.





Aerial view of the subject property facing north



View of the subject property facing east along Olevia Street towards Kings Ave/Philips Hwy





View of the subject property on the right facing south along Kings Ave/Philips Hwy



View of the subject property facing south from Olevia St.



View of the subject property on the right and left facing west along Bertha St.



View of the subject property on the right facing west along Bertha St.





View of the subject property on the right and left facing east along Bertha St.

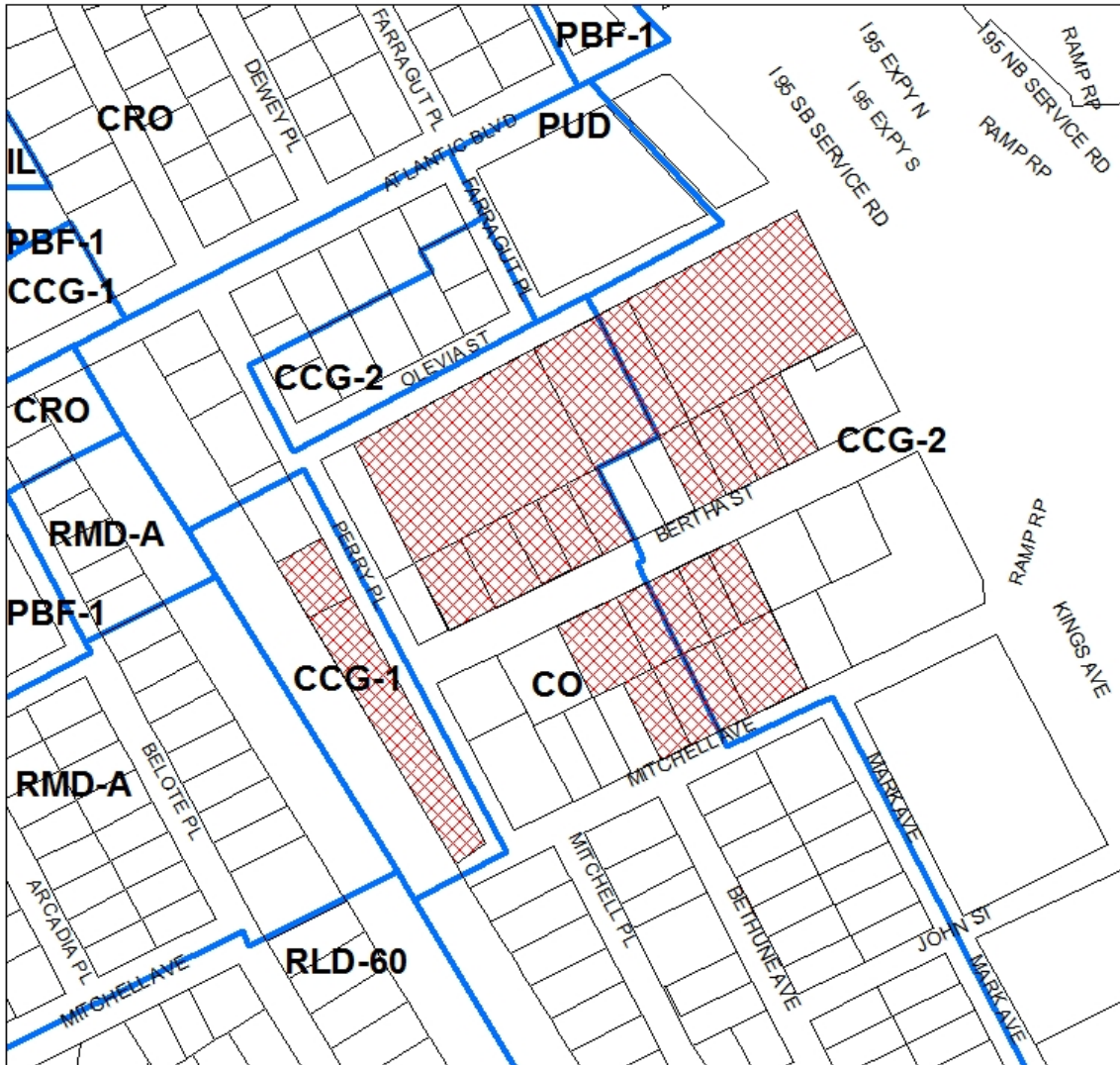


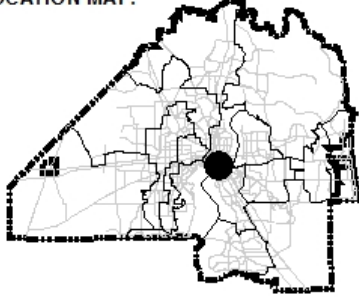

View of the subject property facing north from Mitchell Ave.



View of the subject property on Perry Pl. facing west





<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1, CCG-2, &amp; CO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 80 160 320</p> <p>Feet</p>
<p>ORDINANCE NUMBER:</p> <p><b>ORD-2018-0015</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2017-1610</b></p>	<p>COUNCIL DISTRICT:</p> <p><b>5</b></p> <p><b>PAGE 1 OF 1</b></p>