

# Terrabella PUD

January 14, 2019

## **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE: 167141-0900 & 167139-0000
- B. Current Land Use Designation: CGC & LDR
- C. Current Zoning District: RR-Acre & CCG-1
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: MDR & CSV

## **II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Neptune Baptist Church, Inc. (the "Applicant") proposes to rezone approximately 21.96 acres of property located adjacent on the north side of the Atlantic Boulevard, east of San Pablo Road North from RR-Acre and CCG-1 to Planned Unit Development ("PUD"). The property is more particularly described by the legal description attached to this ordinance as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to allow for a multi-family residential use of the Property. The PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan, which is **Exhibit "4"** to this ordinance.

The Property was originally purchased by the Applicant with the intent of constructing the west campus of Neptune Baptist Church which would have included a sanctuary, educational buildings, related parking and neighborhood recreational facilities including ball fields, a concession stand, a playground, nature trails, jungle gyms, pavilions and a picnic area. Unfortunately the church has determined that the west campus is not financially feasible and the Property has remained vacant since being acquired by the church.

The Property is bounded by single family residential uses to the west, Atlantic Boulevard to the south, the Moody Site PUD to the east and single family residential, marshland and San Pablo Creek to the north. The Moody Site PUD to the east is a mixed-use project which allows up to 590 multi-family residential units with a maximum height of 144 feet, a 250 slip marina, dry storage for 400 boats, up to 60,000 square feet of general commercial uses, and a public boat ramp with two bays and 30 trailer parking spaces. The use of the Property for a 253 unit multi-family residential development represents a transition between the more intense Moody Site PUD to the east and the less intense single family residential development to the west.

Currently, the Property is designated as Community/General Commercial (CGC) and Low Density Residential (LDR) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. The CGC portion of the Property is within the Urban Development Area and the LDR portion is within the Suburban Development Area. A small portion of the Property adjacent to the marsh is located within the Coast High Hazard Area (CHHA). The Applicant has filed a FLUM amendment application proposing to re-designate 7.53 acres of the Property as

Conservation (CSV), with the remainder to be designated as Medium Density Residential (MDR). All of the property that falls within the CHHA is included in the CSV Property.

As shown on the Site Plan, the 253 units will be contained in one building, set close to Atlantic Boulevard. No development shall occur in that portion of the Property designated as CSV and the Applicant is preserving an additional approximately 2.5 acres of uplands as an upland preserve area immediately adjacent to the CSV Property. The upland preserve area consists of mature hardwoods and pines which will further buffer the proposed use from the single family residences to the north and west. Uses within the upland preserve area will be limited to nature trails, benches, viewing platforms and similar uses.

**III. SITE SPECIFICS**

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC	CCG-1 & PUD	Atlantic Boulevard, Self-Storage, Office, Commercial, Warehouse, Boat Storage
East	CGC	PUD, CCG-1, CCG-2 & IW	Manufacturing, Service Garage, Office & Vacant
North	LDR	RLD-90	Single-family Residential
West	LDR	CCG-1, RR-Acre & RLD-90	Used Car Dealership, Truck & Heavy Equipment Storage, Warehouse & Single-family Residential

**IV. PERMITTED USES**

1. *Permitted Uses and Structures:*

- a. Multi-family residential, not to exceed 253 rental apartment units, to be located in one building.
- b. Leasing/sales/management offices, models, and similar uses.
- c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
- d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.

- e. Mail center.
- f. Car wash (self) area for residents.
- g. Structured parking including, but not limited to, parking garages (not to exceed one elevated level), underbuilding parking, covered parking spaces and parking lots.
- h. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
- i. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
- j. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
- k. Trash compactor. Pump house and similar uses sized to serve the multi-family residential use.
- l. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth Part 4 of the Zoning Code ("Part 4").

2. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

3. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures for each use:*

- a. Minimum lot width: None.
- b. Maximum lot coverage by all buildings: Fifty-five (55) percent.
- c. Minimum yard requirements. The minimum yard requirements for all structures are:
  - (i) Front: Zero (0) feet.
  - (ii) Side: Zero (0) feet.
  - (iii) Rear: Zero (0) feet.
- d. Minimum setback from the Property boundary: Twenty (20) feet.
- e. Maximum height of structure: Fifty-five (55) feet; provided, however, towers, spires, steeples & other decorative roof structures (e.g. cupolas, chimneys, etc.) that are not used for habitation or storage may exceed the maximum height. Height shall be measured as the vertical distance from the grade plane to the average height of the highest roof structure.

4. *Permissible Uses and Structures by Exception: None.*

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided via Atlantic Boulevard as shown on the PUD Site Plan. The proposed access point and vehicular internal circulation as shown on the PUD Site Plan are conceptual and may be subject to revision during final design, engineering, and permitting. Design of the access and vehicular internal circulation is subject to review and approval of the Planning and Development Department.

**B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the Comprehensive Plan.

**C. Recreational/Open Space**

Pursuant to the Comprehensive Plan, active recreational amenities shall be provided at a minimum of 150 square feet per residential unit cumulatively throughout the PUD; accordingly, the proposed 253 units require approximately 0.87 acres of active recreational amenities. A minimum of 0.87 acres of active recreational amenities shall be provided, which may include the permitted uses listed in Section IV.1.c. & d. above.

**D. Landscaping/Buffer**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code and Article 25 of the Charter of the City of Jacksonville. Additionally, as shown on the PUD Site Plan, the Applicant will preserve 7.53 acres of wetlands plus an additional approximately 2.5 acres of uplands to buffer the proposed use from the adjacent residential uses. Uses within the approximately 2.5 acre upland buffer are limited to nature trails, benches, viewing platforms and similar uses.

**E. Emergency Preparedness**

The Property fronts Atlantic Boulevard which serves as a hurricane evacuation route for the beaches. The site is also with Evacuation Zone A. As such, the Developer will require the property owner and/or tenant association to develop a process for making available to tenants public information regarding hurricane preparedness and evacuation, including information regarding evacuation areas, procedures, and routes, and regarding websites and local media outlets for hurricane preparedness, weather updates, and evacuation reports. This information will be provided to tenants in their move-in packet and will be available in the management office. The information for all tenants will be updated, as needed, in order to remain current with the prevailing communication mediums.

Additionally, it is anticipated that the finished floor elevation of the apartment complex will be a minimum of 10 feet above sea level which is approximately 4 to 5 feet above the Base Flood Elevation (FBE) for the area, as delineated on FEMA's Flood Insurance Rate Map (FIRM). The elevation of the building will help to protect the residents' property in the event of flooding.

Finally, no development shall occur in the Coastal High Hazard Area on this site. The CHHA area, along with the on-site wetlands, is being put into the Conservation (CSV) Future Land Use Category which prohibits development. Further, approximately 2.5 acres of uplands consisting of mature hardwoods will be preserved as well. The uses that will be permitted in the preserved upland area will be related to passive recreation such as walking trails, benches and observation platforms. This area, which otherwise could be developed under the existing land use and zoning, will remain undeveloped and will provide for additional flood attenuation.

#### **F. Signage**

##### **1. *Identity Monument Signs:***

One (1) identification monument signs will be permitted generally oriented towards Atlantic Boulevard. The sign may be one or two sided and may be nonilluminated, externally illuminated or internally illuminated. The sign will not exceed ten (10) feet in height each and forty (40) square feet (each side) in area. The sign area shall be computed on the basis of the smallest triangle, rectangle, square or circle encompassing the outermost exteriors of the outermost individual letters, words or numbers which yields the least total square footage of area.

##### **2. *Other Signage:***

One (1) identity wall sign, facing Atlantic Boulevard, is permitted. The wall sign shall not exceed ten (10) square feet in area. The wall sign may be nonilluminated, externally illuminated or internally illuminated.

Directional signs indicating the building, various building entries, and the location of the various amenities, walking trails, etc. will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For vehicle and pedestrian directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the building and other features in the PUD, they may 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, 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.

Banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or

developer and identify sales activities. Banner signs are only allowed with a permit for a period not to exceed ninety (90) days per event.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

**G. Architectural Guidelines.**

Buildings, structures, and signage shall be architecturally compatible within the PUD.

**H. Construction offices/model units/real estate rental or sales.**

On-site, temporary construction offices/trailers and a rental or sales office will be permitted until build-out. Associated parking for these uses will be permitted adjacent to trailer or office.

**I. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

**J. Parking and Loading Requirements for Vehicles and Bicycles**

Parking will be provided in accordance with Part 6 of the City's Zoning Code except that for one-bedroom units, parking will be provided at a rate of 1.5 spaces per unit. Bicycle parking shall be provided at a ratio of .125 spaces per bedroom.

**K. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**L. Conceptual Site Plan**

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including, but not limited to, the location and configuration of the access point, internal circulation, parking, stormwater ponds and configuration of the apartment building may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

**M. Maintenance of Common Areas**

The common areas will be maintained by the owner and/or a management company.

**N. Utilities**

The Property is served by JEA.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on March 30, 2018.

**VII. JUSTIFICATION FOR THE PUD REZONING**

This PUD allows for the development of the Property with a multifamily residential community to be contained in a single building, not to exceed 253 units, which will serve as a transitional use between the more intense Moody Site PUD to the west and the single family residential development to the east. It will also serve as infill along Atlantic Boulevard and will be constructed between existing commercial uses. Use of the Property for the proposed multifamily development is consistent with the intent and purpose of the MDR land use category, the 2030 Comprehensive Plan, the Suburban and Urban Priority Areas and the surrounding zoning and existing uses. The PUD provides for flexibility and certainty in the site design that could otherwise not be accomplished through conventional zoning.

**VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects:

Element	Zoning Code	Proposed PUD
<p><b>Monument Signage on Atlantic Boulevard</b></p>	<p>§656.1303(c)(3)(i): One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p>	<p>One (1) identification monument signs will be permitted generally oriented towards Atlantic Boulevard. The sign may be one or two sided and may be nonilluminated, externally illuminated or internally illuminated. The sign will not exceed ten (10) feet in height each and forty (40) square feet (each side) in area. The sign area shall be computed on the basis of the smallest triangle, rectangle, square or circle encompassing the outermost exteriors of the outermost individual letters, words or numbers which yields the least total square footage of area.</p>
<p><b>Other Signage</b></p>	<p>For CCG-1: §656.1303(c)(3):                      (ii) wall signs are permitted.                       (iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.                       (iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage</p>	<p>One (1) identity wall sign, facing Atlantic Boulevard, is permitted. The wall sign shall not exceed ten (10) square feet in area. The wall sign may be nonilluminated, externally illuminated or internally illuminated.</p> <p>Awning signs are permitted on all sides of the building and shall not exceed ten (10) percent of the square footage of the respective side of the building; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.</p> <p>Directional signs indicating the building, various building entries, and the location of the various amenities, walking trails, etc. will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For vehicle and pedestrian directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project</p>

	<p>sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.</p> <p>For RR-Acre: §656.1303(a)(1):</p> <p>(i) One nonilluminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(ii) One nonilluminated sign not exceeding a maximum of 24square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless otherwise specifically prohibited in the Zoning Code.</p>	<p>and/or owner or developer and identify sales activities. Banner signs are only allowed with a permit for a period not to exceed ninety (90) days per event.</p>
<p><b>Min Yard Requirements &amp; Building Setbacks</b></p>	<p>For CCG-1: §656.313(A)(IV)(f):</p> <p>(i) Front—None.</p> <p>(ii) Side—None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>(iii) Rear—10 feet.</p> <p>For RR-Acre: §656.304(A)(I)(f):</p> <p>(1) Front—25 feet.</p> <p>(2) Side—Ten feet.</p> <p>(3) Rear—Ten feet.</p>	<p>Front: Zero (0) feet.</p> <p>Side: Zero (0) feet.</p> <p>Rear: Zero (0) feet.</p> <p>Minimum setback from Property boundary: Twenty (20) feet.</p>
<p><b>Max Height</b></p>	<p>For CCG-1: §656.313(A)(IV)(g):</p> <p>Sixty feet.</p> <p>For RR-Acre: §656.304(A)(I)(g):</p> <p>35 feet.</p>	<p>Fifty-five (55) feet.</p>
<p><b>Max Lot Coverage</b></p>	<p>For CCG-1: §656.313(A)(IV)(e):</p> <p>None, except as otherwise required for certain uses.</p> <p>For RR-Acre: §656.304(A)(I)(e):</p> <p>25 percent.</p>	<p>Fifty-five (55) percent.</p>
<p><b>Min Lot Requirements</b></p>	<p>For CCG-1: §656.313(A)(IV)(d):</p> <p>None, except as otherwise required for certain uses.</p>	<p>None</p>



	<p>For RR-Acre: §656.304(A)(I)(d): For single-family dwellings and mobile homes, the minimum lot requirements (width and area), except as an otherwise required for certain other uses, are as follows: (1) Width—100 feet. (2) Area—43,560 square feet.</p>	
Landscaping & Buffer	Part 12, Chapter 656, Zoning Code.	Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code and Article 25 of the Charter of the City of Jacksonville. Additionally, as shown on the PUD Site Plan, the Applicant will preserve 7.53 acres of wetlands plus an additional approximately 2.5 acres of uplands to buffer the proposed use from the adjacent residential uses. Uses within the approximately 2.5 acre upland buffer are limited to nature trails, benches, viewing platforms and similar uses.
Parking for Vehicles	§656.604(a)(2): Multiple-family dwellings—One and one-half spaces for an efficiency, studio or one bedroom dwelling not exceeding 500 square feet, one and three-quarters spaces for one bedroom dwelling containing 500 square feet or more, two spaces for two bedroom dwellings and an additional one-quarter space for each bedroom in excess of two, plus one space for owner or operator and one space for each two employees.	Parking will be provided in accordance with Part 6 of the Zoning Code, except that for one-bedroom units, parking will be provided at a rate of 1.5 spaces per unit.
Parking for Bicycles	§656.608(a)(2): Multiple-family dwellings (no structured parking): 0.125 spaces on-site per bedroom (2 spaces minimum)	Bicycle parking shall be provided at a ratio of .125 spaces per bedroom.
Uses	<p>For CCG-1: §656.313(A)(IV)(1):</p> <p>(1) Commercial retail sales and service establishments, except the sale of tires, which are permissible only by exception.</p> <p>(2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p> <p>(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.</p> <p>(4) Hotels and motels.</p> <p>(5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing</p>	<p>a. Multi-family residential, not to exceed 253 rental apartment units, to be located in one building.</p> <p>b. Leasing/sales/management offices, models, and similar uses.</p> <p>c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>e. Mail center.</p> <p>f. Car wash (self) area for residents.</p> <p>g. Structured parking including, but not limited to, parking garages (not to exceed one elevated level), underbuilding parking, covered parking spaces and parking lots.</p> <p>h. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>i. Stormwater, management and flood control improvements, as</p>

<p>electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>(6) Art galleries, museums, community centers, dance, art or music studios.</p> <p>(7) Vocational, trade or business schools and similar uses.</p> <p>(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>(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.</p> <p>(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.</p> <p>(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p> <p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p>	<p>permitted by the applicable regulatory agencies.</p> <p>j. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.</p> <p>k. Trash compactor. Pump house and similar uses sized to serve the multi-family residential use.</p> <p>l. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth Part 4 of the Zoning Code ("Part 4").</p>
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	<p>(20) 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.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>For RR-Acre: §656.304(A)(1)(1):</p> <p>(1) Single-family dwellings.</p> <p>(2) Foster care homes.</p> <p>(3) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p>	
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	<p>(8) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Animals, other than household pets, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Home occupation meeting the performance standards and development criteria set forth in Part 4</p>	
<b>Permitted Accessory Uses &amp; Structures</b>	Section 656.403, Zoning Code.	Section 656.403, Zoning Code.
<b>Permissible Uses by Exception</b>	<p>For CCG-1: §656.313((A)(IV)(c):</p> <p>(1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p> <p>(5) Crematories.</p> <p>(6) Service garages for minor or major repairs</p> <p>(7) Auto laundry or manual car wash.</p> <p>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale</p>	None.

	<p>and service of food meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Billiard parlors.</p> <p>(15) Service and repair of general appliances and small engines.</p> <p>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(18) Nightclubs.</p> <p>(19) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p> <p>For RR-Acre: §656.304(A)(1)(c):</p> <p>(1) Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>(2) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Excavations, Lakes, and Borrow pits subject to the regulations contained in Part 9.</p> <p>(4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Home occupations meeting the performance standards and development</p>	
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	criteria set forth in Part 4.	
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**IX. PERMISSIBLE USES BY EXCEPTION**

None.

**X. NAMES OF DEVELOPMENT TEAM**

Owner/Applicant: Neptune Baptist Church, Inc.

Developer: LIV Development

Engineers: Taylor & White, Engineering

Architects: Charlan Brock Associates

Wetland Scientists: Peacock Consulting Group, LLC

**XI. LAND USE TABLE**

A Land Use Table is attached hereto as Exhibit "F."

**XII. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the MDR & CSV land use categories. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

*FLUE Policy 1.1.5:* The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
  - B. Addresses outdated development patterns;
  - C. 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 combination of CSV and MDR land uses designations along with the PUD written description and site plan permits economic development opportunities while preserving wetlands and providing for a buffer between the proposed use and the adjacent single family uses.

*FLUE Policy 1.1.7:* Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

- See the response above.

***FLUE Policy 1.1.9:*** Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

- The proposed use will not exceed the densities and intensities established in the Future Land Use Element.

***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.

- The PUD comprises innovative site planning and design which complements the surrounding uses by locating the multifamily use close to Atlantic Boulevard where other, more intense, commercial uses are located, while preserving the wetlands and a large area of upland buffer on the northern portion of the property which acts as a buffer and preserves the view of the adjacent single family uses.

***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.

- As set forth in the letter from JEA and as determined by the City staff, facilities and services are available to serve the site and the proposed use.

***FLUE Policy 1.1.22:*** Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

- The proposed development represents infill between the single-family residences to the east and north and the Moody Site PUD and water and sewer is available to serve the site. Additionally, since the proposed development is going to be located close to Atlantic Boulevard, it is consistent with the more intense commercial uses which also front Atlantic Boulevard. The proposed development does not constitute urban sprawl.

***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 proposed use is infill development on vacant land. Infrastructure, utilities and public facilities are available to serve the site. And, the apartments will fill a need for rental housing in the area.

**B. Consistency with the Northeast Florida Regional Council Strategic Regional Policy Plan:**

*Communities and Affordable Housing Policy 3:* Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.

- The site is appropriate for infill since there is infrastructure, utilities and public facilities available to serve the site.

*Emergency Preparedness and Resiliency Figure 6 & Policy 8:* To facilitate orderly and compliant evacuation, the Region encourages mechanisms for a well-informed and well-prepared public. Mechanisms include a constantly evolving set of information tools that remain current with the prevailing communication mediums.

- The Property fronts Atlantic Boulevard which serves as a hurricane evacuation route for the beaches. The site is also with Evacuation Zone A. As such, the Developer will require the property owner and/or tenant association to develop a process for making available to tenants public information regarding hurricane preparedness and evacuation, including information regarding evacuation areas, procedures, and routes, and regarding websites and local media outlets for hurricane preparedness, weather updates, and evacuation reports. This information will be provided to tenants in their move-in packet. The information for all tenants will be updated in order to remain current with the prevailing communication mediums as necessary.

*Emergency Preparedness and Resiliency Policy 9:* The Region supports all efforts to ensure that the Regional population is prepared for long-term survival after a disaster, including health, hygiene, and the security of people and property.

- As set forth above, the Developer will provide for the security of the residences. Additionally, it is anticipated that the finished floor elevation of the apartment complex will be a minimum of 10 feet above sea level which is approximately 4 to 5 feet above the BFE for the area, as delineated on FEMA's FIRM. The elevation of the building will help to protect the residents' property in the event of a hurricane.

*Emergency Preparedness and Resiliency Policy 12:* The Region strives for evacuation routes that are identified and clearly designated and are at the capacity and quality needed to safely carry the expected number of evacuating vehicles within acceptable clearance times and plans for safe re-entry.

- The informational sheet provided to each tenant will help ensure and safe, ordered and timely evacuation, should the need arise.

*Emergency Preparedness and Resiliency Policy 17:* Each County in the Region shall have a current Evacuation and Re-entry Plan that clearly defines evacuation zones and shall have a public education program for the Plan.



- Duval County has a current Evacuation and Re-entry Plan that clearly defines evacuation zones. The County's Emergency Preparedness Division has website that provides information to the public regarding preparedness, participates in numerous informational presentations around the County throughout the year, and has established an emergency notification alert system that all Duval County residents can sign up for at no cost.

*Emergency Preparedness and Resiliency Policy 24:* The Region supports directing development away from areas anticipated to be most vulnerable to hazards. Where growth within vulnerable areas occurs, the Region encourages concurrent mitigation strategies to the extent they plan to add residential units in the *Coastal High Hazard Area* to ensure the mitigation addresses vulnerabilities.

- No development shall occur in the Coastal High Hazard Area on this site. The area is being put into the Conservation (CSV) Future Land Use Category which prohibits development. Further, approximately 2.5 acres of uplands consisting of mature hardwoods will be preserved as well. This area, which otherwise could be developed under the existing land use and zoning, will remain undeveloped and will provide for additional flood attenuation.

**C. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.

**D. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**E. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

**F. Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by the owner/operator.

**G. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities.

**H. Impact on Wetlands/Listed Species:** No impacts to wetlands are anticipated. However, any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements. Additionally, while not required due to the size of the site, the Applicant has completed a Listed Species Survey, a copy of which is attached to the application as **Exhibit "I."**

**I. Parking Including Loading and Unloading Areas:** Parking will be provided in accordance with Part 6 of the City's Zoning Code except that, for one-bedroom units, parking will be provided at a rate of 1.5 spaces per unit.

**J. Sidewalks, Trails, and Bikeways:** Sidewalks, trails and bikeways shall be provided as required in the Comprehensive Plan.

Exhibit F

<b>Total gross acreage</b>	<b>21.96 acres</b>	<b>100%</b>
<b>Amount of each different land use by acreage</b>		
<b>Multi-family Residential</b>	<b>12.08 acres</b>	<b>55.0 %</b>
<b>Total number of dwelling units</b>	<b>253 d.u.</b>	
<b>Preserved Wetlands</b>	<b>7.53 acres</b>	<b>34.3 %</b>
<b>Active recreation and/or open space</b>	<b>.88 acres</b>	<b>4.0 %</b>
<b>Passive open space</b>	<b>1.47 acres</b>	<b>6.7 %</b>
<b>Maximum coverage of buildings and structures at ground level</b>	<b>12.08 acres</b>	<b>55.0 %</b>

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Section IV of Exhibit D.