

Introduced by: Council Member Hoffman
1st Reading: 17 June 2019
2nd Reading: 15 July 2019

ORDINANCE NO. 2019-8121

AN ORDINANCE ESTABLISHING A PLANNED UNIT DEVELOPMENT: PUD ZONING DISTRICT WITHIN THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 OF THE CODE OF ORDINANCES OF SAID CITY.

WHEREAS, the City Council of the City of Jacksonville Beach, Florida, heretofore enacted and established a Land Development Code and Zoning Atlas for said City; and

WHEREAS, the owners of certain lands in the City, more particularly described herein, have applied to the City Council for the rezoning of those lands from *Residential, multiple-family: RM-1* to *Planned Unit Development: PUD*; and

WHEREAS, the City Council has considered the application, all relevant support materials, the staff report, the recommendation of the Planning Commission, and public testimony given at the public hearings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. That the City Council has considered the adoption of this ordinance based on one or more of the factors listed in Section 34-211(c) of the Land Development Code and hereby finds that this amendment will not result in an adverse change in the community in which it is located.

SECTION 2. That the Land Development Code and Zoning Atlas previously adopted by the City Council of the City of Jacksonville Beach, Florida, be and the same is hereby amended and, as amended, shall henceforth read as follows:

That all of the certain territory in the City of Jacksonville Beach, Florida, described as follows, to wit:

Parcel 1:

A part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Jacksonville Beach, Duval County Florida, more particularly described as follows: for a point of reference commence at the intersection of the westerly right-of-way line of fifteenth 15th Street South (a 60 foot right-of-way as now established) with the southerly right-of-way line of Shetter Avenue (a 50 foot right-of-way as now established); thence S.79°33'00"W. along said southerly right-of-way line of Shetter Avenue a distance of 97.27 feet; thence S.88°56'00"W. Continuing along

said southerly right-of-way line a distance of 303.50 feet to the northwest corner of the Sirmans Tract, as recorded in Deed Book 1366, Page 460 of the Public Records of said Duval County and the point of beginning; thence continue S.88°56'00"W along said southerly right-of-way line a distance of 631.28 feet; thence S.67°36'00"W continuing along said southerly right-of-way line a distance of 129.43 feet; thence S.01°11'18"E. a distance of 261.77 feet; thence N.88°10'00"E. a distance of 757.56 feet; thence N.01°54'06"W a distance of 90.10 feet to the southwest corner of the aforesaid Sirmans Tract; thence N.02°22'14"W a distance of 208.70 feet to the aforesaid northwest corner of the Sirmans Tract and the point of beginning. Containing 226,512 square feet, or, 5.20 acres, more or less.

Parcel 2:

A part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Jacksonville Beach, Duval County, Florida, more particularly described as follows: for a point of reference commence at the intersection of the westerly right-of-way line of Fifteenth 15th Street South (a 60 foot right-of-way as now established) with the southerly right-of-way line of Shetter Avenue (a 50 foot right-of-way as now established); thence S79°33'00"W. along said southerly right-of-way line of Shetter Avenue a distance of 97.27 feet; thence S.88°56'00"W. continuing along said southerly right-of-way line a distance of 303.50 feet to the northwest corner of the Sirmans Tract, as recorded in Deed Book 1366, Page 460 of the Public Records of said Duval County; thence continue S.88°56'00"W. along said southerly right-of-way line a distance of 631.28 feet, thence S.67°36'00"W. continuing along said southerly right-of-way line a distance of 214.80 feet to a point of the government meander line of the westerly boundary of the aforesaid Castro Y Ferrer Grant Section 38; thence S.36°33'32"E. along said government meander line a distance of 226.67 feet; thence N.88°10'00"E. a distance of 69.04 feet; thence N.01°11'18"W. a distance of 261.77 feet to the point of beginning. Containing 32.641 square feet, or 0.75 acres, more or less.

Parcel 3:

Part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Duval County, Florida; said being a portion of the lands described in Official Records Volume 1369, Page 475 of the Public Records of said county; said portion more particularly described as follows: for a point of beginning commence at the Southeasterly corner of said lands described in Official Records Volume 1369, Page 475, thence run South 88 degrees, ten minutes west along the southerly lunc of said lands, a distance of 395 to a point; thence run north one degree, fifty-four minutes, 6 seconds west a distance of 90.10 feet to the southwesterly corner of the Sirmans Tract as recorded in Deed Book 1366, Page 460; thence run north 88 degrees, 56 minutes east along the northerly line of said lands described in Official Records Volume 1369, Page 475, a distance of 395 feet to the westerly right-of-way line of 15th Street, as now established; thence run south one degree, 56 minutes east along said westerly right-of-way line of 15th Street, as now established, a distance of 84.81 feet to the Point of Beginning. Less and except any portion deeded in Official Records Volume 6241, Page 1948, all of the Public Records of Duval County, Florida.

Heretofore zoned as *Residential, multiple-family: RM-1* be and the same is hereby designated as *Planned Unit Development: PUD*, so that henceforth the same shall be classified and construed to be embraced within the meaning and subject of the general provisions of the *Planned Unit Development District: PUD* zoning category as provided in Article VII, Section 34-348 of the Jacksonville Beach Land Development Code (Chapter 34 of the Code of Ordinances of the City of Jacksonville Beach, Florida), subject to the following additional limitations:

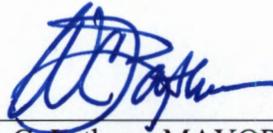
- A. The rezoning application dated April 26, 2019, including project narrative dated April 30, 2019, attached hereto as Exhibit A, and Preliminary PUD Development Plan titled "Site Plan" and dated April 12, 2019, which have been submitted to the City of Jacksonville Beach Planning and Development Department, are hereby adopted and incorporated as part of this amendment to the Jacksonville Beach Land Development Code and Zoning Atlas.
- B. The project shall be generally carried out in accordance with the presentments of the rezoning application, project narrative, and conceptual site development plan, including but not limited to the following:
 1. Permitted uses include senior living residential dwelling units and related ancillary and accessory uses.
 2. Ancillary uses allowed include, but are not limited to, leasing office, amenity/recreation center/clubhouse, fitness/exercise facility and similar uses.
 3. Permitted Accessory Uses include utility sheds and workshops, gazebos, cabanas, and other similar structures; barbecue pits, vegetable gardens, non-commercial greenhouses, and similar uses; any other use customarily accessory to senior living use.
 4. Density will not exceed 40 dwelling units per acre.
 5. Parking will be provided at a ratio of one parking space per dwelling unit.
 6. Minimum dwelling Unit sizes are as follows: one bedroom - 650 square feet; two bedroom - 900 square feet.
- C. Dimensional Standards are as follows:
 1. Maximum lot coverage is 65%.
 2. Common Recreation and Usable Open Space Area is 20% minimum.
 3. Minimum Yard Requirements:

- a. Front – Twenty (20) feet.
 - b. Corner/side – Ten (10) feet
 - c. Rear – Thirty (30) feet.
4. Maximum height of structures is 35 feet.
- D. Landscaping within the subject property shall comply with the standards of Land Development Code Article VIII Division 3. Site Clearing and Landscape Standards.
- E. Unless otherwise provided in the PUD narrative, the provisions of Chapter 34, Article VIII, Jacksonville Beach Code of Ordinances shall apply.

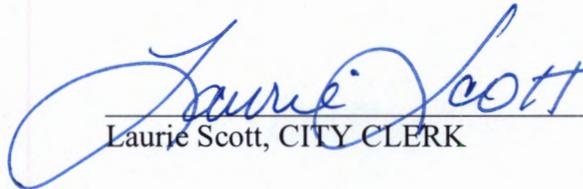
SECTION 3. All ordinances or parts of ordinances in conflict herewith be and the same are, to the extent the same may be in conflict, hereby repealed.

SECTION 4. This ordinance shall take effect upon its adoption and recordation with the Clerk of Circuit Court, Duval County, Florida.

AUTHENTICATED THIS 15th DAY OF July, 2019.



William C. Latham, MAYOR



Laurie Scott, CITY CLERK