

Introduced by: Council Member Hoffman  
1st Reading: August 3, 2020  
2nd Reading: August 17, 2020

**ORDINANCE NO. 2020-8146**

**AN ORDINANCE TO AMEND PLANNED UNIT DEVELOPMENT: PUD ORDINANCE NUMBER 2019-8121, ESTABLISHING A PLANNED UNIT DEVELOPMENT: PUD ZONING DISTRICT, SUPPLEMENTING THE COMPREHENSIVE ZONING REGULATIONS AND ZONING ATLAS FOR 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 City Council approved the rezoning of certain property in the City from *Residential, multiple family: RM-1* to *Planned Unit Development: PUD* on July 15, 2019 via Ordinance No. 2019-8121, to expand an existing senior living facility; and

**WHEREAS**, the owners of certain property described herein have applied to the City Council to amend the PUD approved via Ordinance No. 2019-8121, to update the project narrative and preliminary site plan for the proposed use; 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.

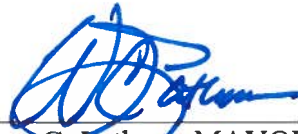
**SECTION 2.** That Planned Unit Development: PUD Ordinance No. 2019-8121 is hereby amended by incorporating those changes to said Ordinance contained in the rezoning application dated May 5, 2020, as attached as Exhibit A to this Ordinance.

**SECTION 3.** Except as provided herein, all other portions of Ordinance No. 2019-8121 and all other portions of the Jacksonville Beach Land Development Code and Zoning Atlas shall remain in effect.

**SECTION 4.** 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 5.** This ordinance shall take effect upon its adoption and recordation with the Clerk of Circuit Court, Duval County, Florida.

AUTHENTICATED THIS 17<sup>th</sup> DAY OF August, 2020.



William C. Latham, MAYOR



Laurie Scott, CITY CLERK

Approved as to form and legal sufficiency:



Chris Ambrosio, City Attorney

**ATTACHMENT "A"**

Legal Description

RE # 177556 0030

38-2S-29E 5.20 B DE CASTRO Y FERRER  
GRANT PT RECD O/R 10437-732

RE # 177556 0000

38-2S-29E 5.20 B DE CASTRO Y FERRER  
GRANT PT RECD O/R 10437-732

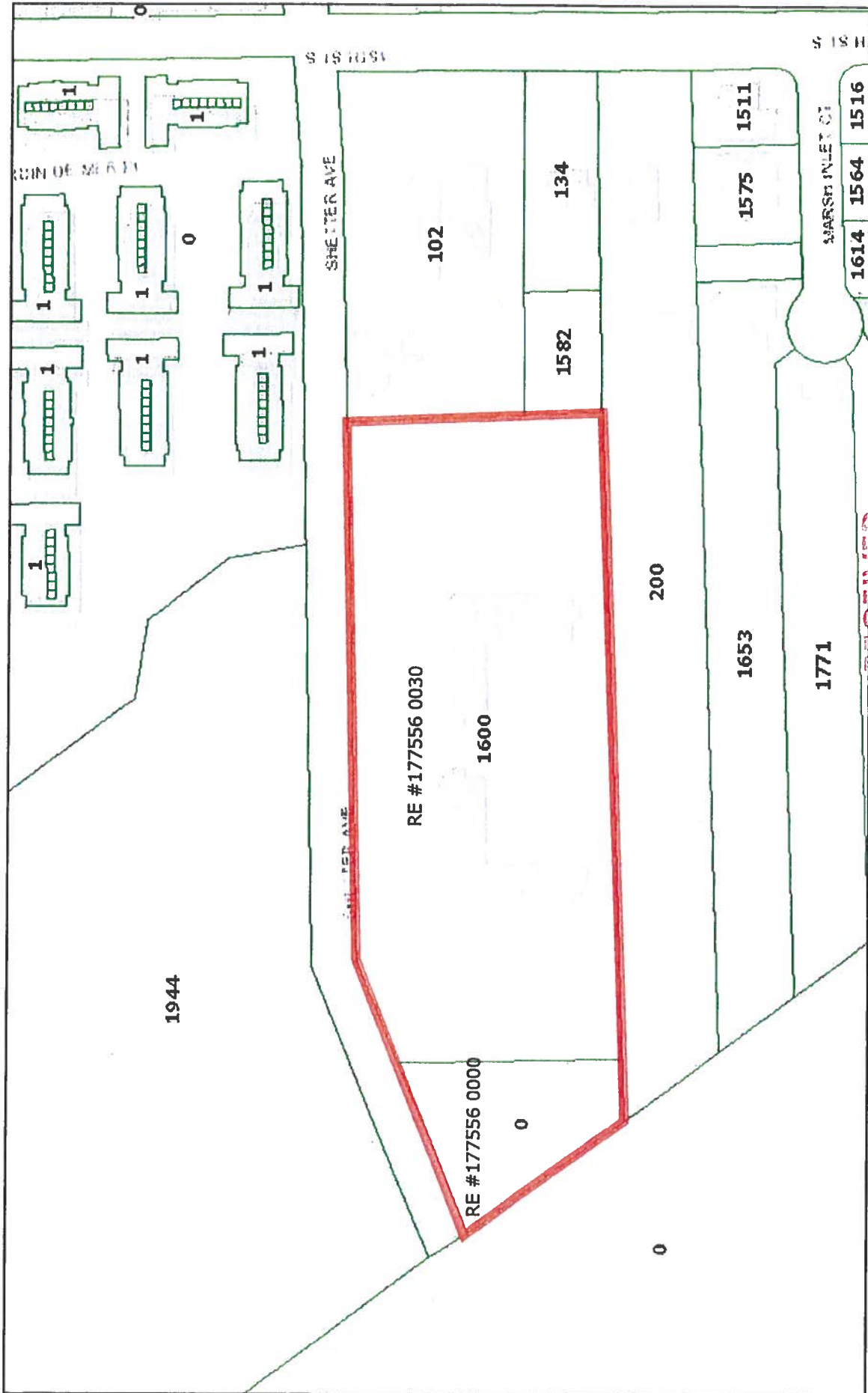
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PC# 11-20

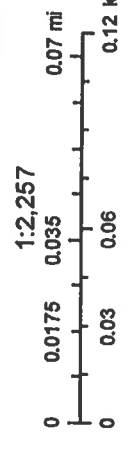
MAY 14 2020

PLANNING & DEVELOPMENT

Duval Map



April 10, 2019



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

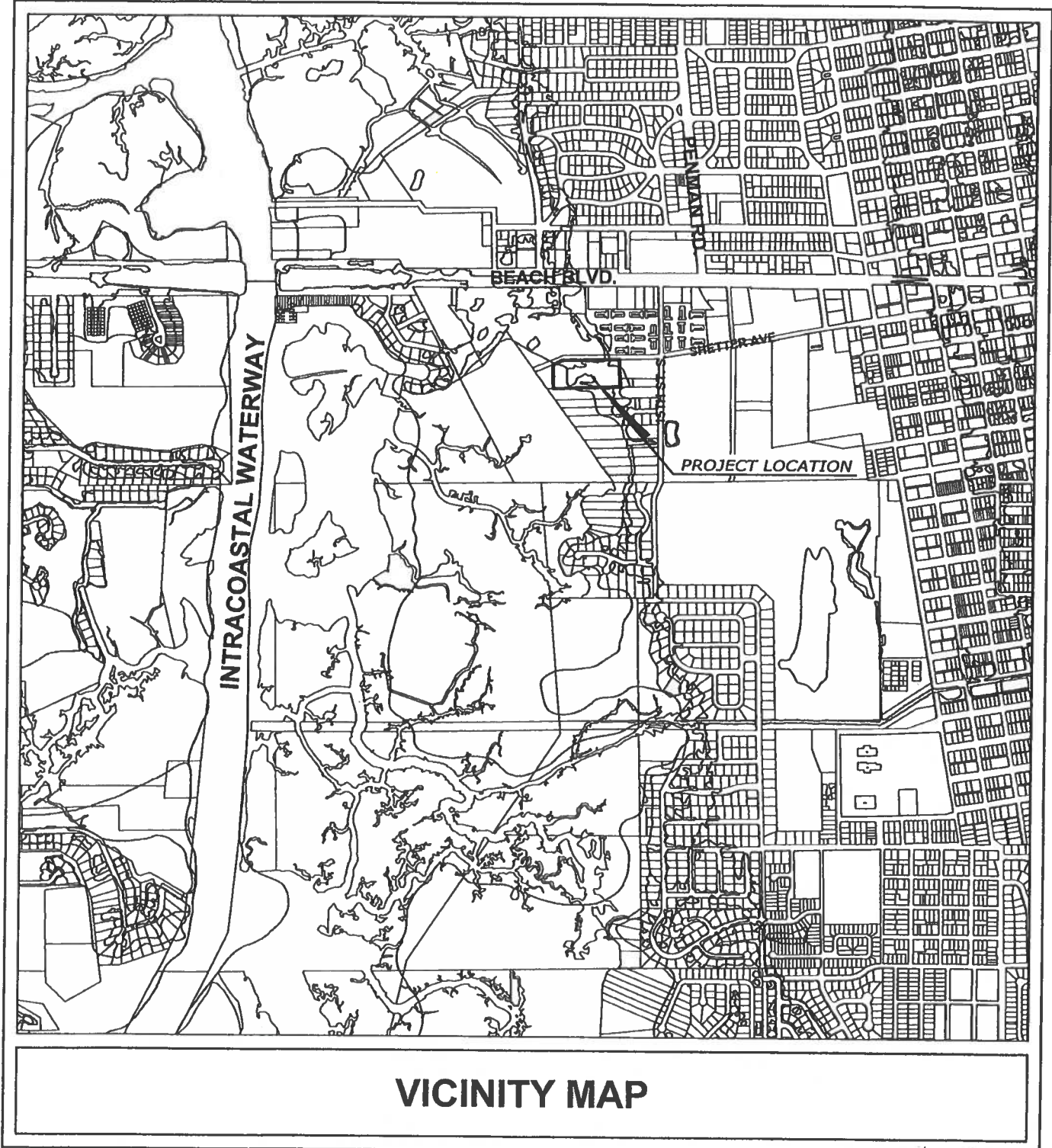
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PC#11-20

MAY 14 2020

PLANNING & DEVELOPMENT

ATTACHMENT "C"



VICINITY MAP

pc#11-20

MAY 14 2020



Duval Map

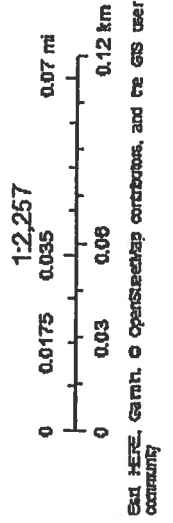


April 10, 2019

RECEIVED

PC # 11-a-0

MAY 14 2020



## ATTACHMENT "E"

### I. NARRATIVE AND PROJECT DESCRIPTION

The proposed PUD Amendment formally modifies the existing PUD and decreases the density from 192 dwelling units with 192 parking spaces to a maximum of 160 units meeting the minimum requirement of 1 space per unit. The expansion will consist of renovating existing common areas with 3 new dwelling buildings (2 existing) and construction of 54 dwelling units in one new expansion wing. In accordance with the Florida Housing Finance rules, buildings Pablo Hamlet will remain Affordable Senior Housing for a minimum of 50 years.

We believe the intended use for this project is provides the community with new affordable senior living dwellings to meet the current demand and is compatible with the adjacent Discovery Montessori School site to the east. Traffic trips associated with senior living are very low and well below the allowable capacity of the original multi-family RM-1 zoning.

### II. USES AND RESTRICTIONS

#### A. Senior Living Residential Use

1. One bedroom minimum unit: 650 sq. ft.
2. Two bedroom minimum unit: 900 sq. ft.
  - a. Leasing office, amenity/recreation center, which may include a clubhouse, fitness/exercise facility, and similar uses.
  - b. Essential Services, including water, sewer, gas, telephone, radio, television and electric.
3. Permitted Accessory Uses
  - a. 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. Maximum Lot Coverage (by all buildings and structures):
  - a. Sixty-five percent (65%).
  - b. Common Area (20% minimum) excluding parking areas, street rights-of-way, minimum yards, and spacing between buildings. Water bodies contained on-site may account for up to fifty (50 percent of the required open space

5. Minimum Yard Requirements

- a. Front - Twenty (20) feet.
- b. Corner/Side - Ten (10) feet.
- c. Rear - Thirty (30) feet.

6. Maximum Height of Structures:

- a. Thirty-five (35) feet.
- b. Building height means the vertical distance from the elevation of the crown of the road of the nearest adjacent roadway at the center of the front of the building to the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge for hip, gable and gambrel roofs.

7. Gross Density

- a. Gross residential density shall not exceed forty (40) units per acre.

B. Common Recreation and Usable Open Space

- 1. Active recreation/amenities (including active recreational facilities such as an amenity/recreation center, pool, clubhouse, fitness/exercise facility, and similar uses) shall be provided as shown on the Site Plan. Such common recreation and usable open space comprises a minimum of twenty percent (20%) of the gross land area in the PUD, and will comply with the standards in Section 34-348G)(3)(h), Jacksonville Beach Ordinance Code.

C. Access

- 1. Active recreation/amenities (including active recreational facilities such as an amenity/recreation center, pool, clubhouse, fitness/exercise facility, and similar uses) shall be provided as shown on the Site Plan. Such common recreation and usable open space comprises a minimum of twenty percent (20%) of the gross land area in the PUD, and will comply with the standards in Section 34-348G)(3)(h), Jacksonville Beach Ordinance Code.

D. Supplemental Standards

- 1. Unless otherwise provided herein, the Supplemental Standards provided in Chapter 34, Article VIII, Division 2, Jacksonville Beach Code of Ordinances, shall apply.
- 2.



E. Landscaping

1. Site clearing and landscape standards as provided in Chapter 34, Article VIII, Division 3, Jacksonville Beach Code of Ordinances, shall apply, with the following additional provision: landscape standards shall be applied within the PUD without regard to Parcel boundaries.

F. Parking

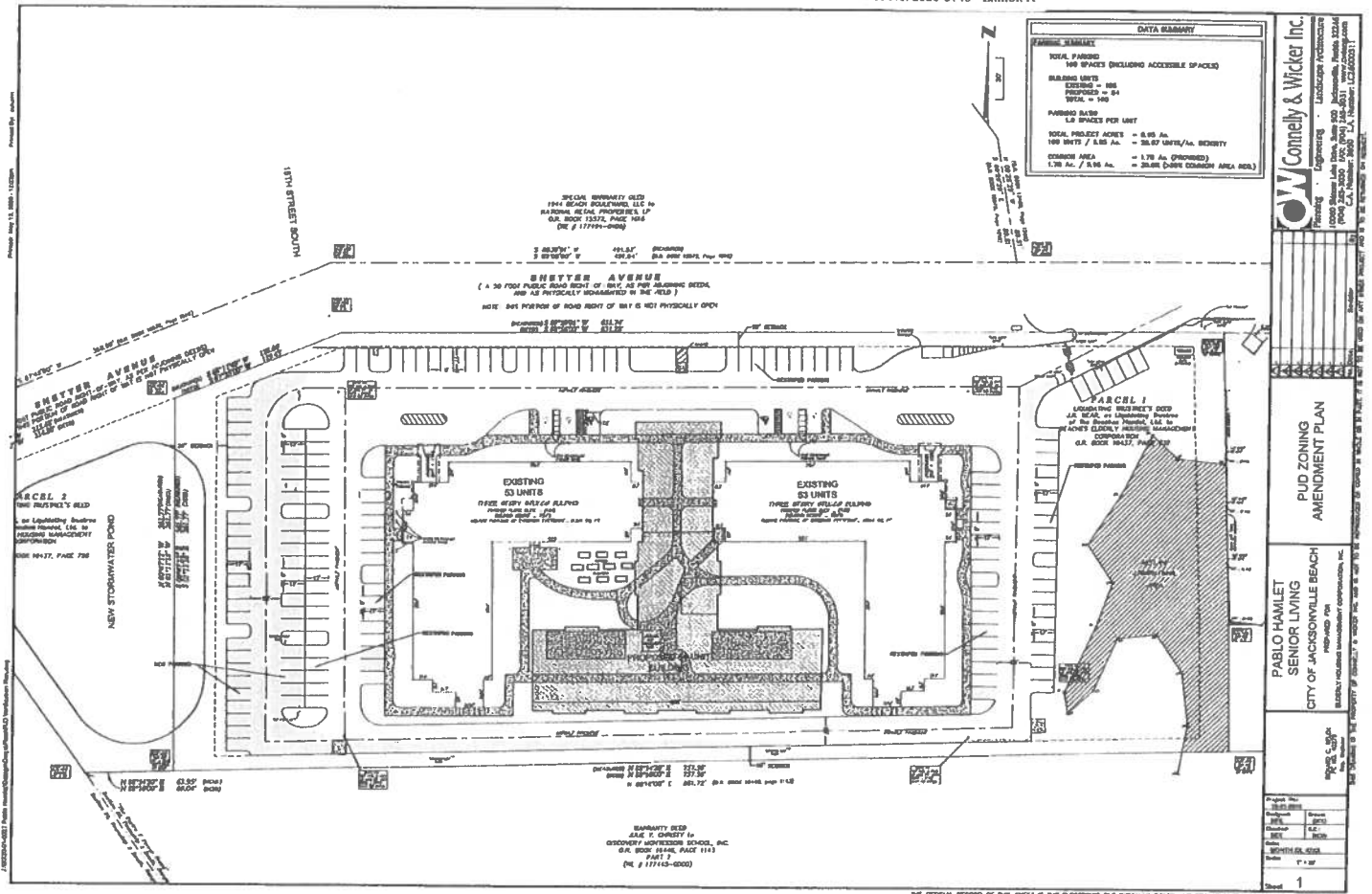
1. Parking will be provided at a ratio of one (1) space per residential unit, as shown on the Site Plan and Parking Tabulation key therein. For the proposed 160 residential units, 160 minimum parking spaces are required.
2. Parking for disabled persons will be provided as required in Chapter 34, Article VIII, Division 1, Jacksonville Beach Code of Ordinances.
3. Unless otherwise provided in this Section H, the provisions in Chapter 34, Article VIII, Division 1, Jacksonville Beach Code of Ordinances, shall apply.

G. Environmental Standards

1. Stormwater shall be treated as described on Site Plan and will comply with the Environmental Standards provided in Chapter 34, Article VIII, Division 5, Jacksonville Beach Code of Ordinances.

H. Development Schedule

	<u>Start</u>	<u>Complete</u>
1. PUD Approval	4/15/2019	6/15/2019
2. Florida Housing Finance Corp. Application	9/1/2019	11/15/2019
3. Florida Housing Finance Corp. Award	11/15/2019	2/15/2020
4. Florida Housing Finance Corp. Appeals	2/15/2020	8/1/2020
5. Tax Credit Underwriting	8/1/2020	6/1/2021
6. Design, Engineering & Permitting	8/1/2020	6/1/2021
7. Construction	6/1/2021	8/1/2022



DATA SUMMARY	
<b>PARCEL SUMMARY</b>	
TOTAL PARCELS	106 SPACES (INCLUDING ACCESSIBLE SPACES)
EXISTING UNITS	106
PROPOSED UNITS	84
TOTAL UNITS	190
<b>PARKING DATA</b>	
1.6 SPACES PER UNIT	
TOTAL PROJECT ACRES	5.95 AC.
106 UNITS / 5.95 AC.	18.00 UNITS/AC. DENSITY
EXISTING AREA	1.78 AC. (PROPOSED)
1.78 AC. / 5.95 AC.	29.88 (DENSE EXISTING AREA AKA)

**SPECIAL EXEMPTION OLD**  
 1941 BEACH BOULEVARD, LLC vs  
 NATIONAL REAL PROPERTIES, LP  
 O.R. BOOK 13375, PAGE 1088  
 (DE # 177791-0000)

3 88.00' W  
 3 88.00' W  
 40.24' E  
 40.24' E

**SEVENTH AVENUE**  
 (A 50 FOOT PUBLIC ROAD RIGHT OF WAY, 25 FEET MEASURING BEHALF AND 25 FEET PHYSICALLY DEMONSTRATED IN THE FIELD)  
 NOTE: 245' PORTION OF ROAD RIGHT OF WAY IS NOT PHYSICALLY OPEN

PROPOSED 5' SETBACK TO 511.25'

**OW Connelly & Wicker Inc.**  
 Engineering / Architecture  
 10000 JACOBO ROAD, SUITE 200, JACKSONVILLE, FL 32256  
 TEL: 904.226.2600 FAX: 904.226.2601 WWW.OWCONNELLY.COM  
 L.A. NUMBER: 123456789

**PUD ZONING AMENDMENT PLAN**

**PABLO HAMLET SENIOR LIVING CITY OF JACKSONVILLE BEACH**

PREPARED BY: [Name]  
 DATE: [Date]

Scale: 1" = 40'

Sheet: 1