

PUD WRITTEN DESCRIPTION

WALGREEN ROAD PUD

MARCH 14, 2022

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses:

Applicant proposes to rezone approximately 16.88 acres of property located at 0 Walgreen Road and 0 I-95 Expressway South (RE#s 027243 5000, 027241 0000, 027242 0000, 027243 0000) as more particularly described in Exhibit 1 (the “Property”) from IL and CCG-2 to PUD to facilitate relocation of the Sulzbacher Center from its Downtown location. To that end, the PUD allows for a combination of uses designed to provide needed assistance to the homeless and other at-risk populations.

Currently, the Property is vacant and undeveloped. Applicant intends to use the Property to provide comprehensive services including affordable housing, homeless center uses as generally defined under the Zoning Code, healthcare, education and job training, and related facilities designed to meet the needs of the target population. The City of Jacksonville has enacted Ordinance 2022-0054-E, which approved the issuance of a development order for development of affordable housing on the Property.

The Property is bounded to the north by railroad tracks and I-95 to the east. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	LI, CGC	IL, CCG-2	Railroad tracks, Beyel Brothers (crane & rigging services)
East	LI	IL	I-95
South	LI	IL, CCG-2	Jacksonville Job Corps Center, Warehouse
West	LI	IL	Jacksonville Job Corps Center

- B. Project name: Walgreen Road PUD.
- C. Project engineer: PQH Group.
- D. Project developer: I.M. Sulzbacher Center for the Homeless, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LI.
- G. Current zoning district: IL, CCG-2.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 027243 5000, 027241 0000, 027242 0000, 027243 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 16.88 acres.
- B. Maximum square feet of nonresidential uses: 350,000 square feet.

III. STATEMENTS

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

This PUD generally adopts IBP zoning regulations except as modified below:

- 1. The following are added as permitted uses:
 - a. Homeless center as generally defined under the Zoning Code.
 - b. Medical respite facilities.
 - c. Commercial retail sales and service establishments vertically or horizontally integrated with another permitted use.
 - d. Outdoor storage in conjunction with a permitted use.
- 2. Retail sales and service of alcoholic beverages has been omitted as a permissible use by exception.
- 3. Design guidelines are modified as follows:
 - a. Minimum lot area and width have been reduced to zero (0).
 - b. Parking is required at a minimum rate of one (1) space per one (1) unit as approved pursuant to City of Jacksonville Ordinance 2022-0054-E. For any other use, one (1) parking space per one thousand (1,000) gross square feet shall be provided. Such parking may be shared among uses with offsetting peak hours.
 - c. Separate loading spaces are not required provided that loading is conducted interior to the site.
 - d. Buffers required for an area of situational compatibility overlay zone are waived.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the city.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owners of the Property.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

1. Homeless center as generally defined under the Zoning Code, meaning a facility providing sleeping accommodations, personal hygiene, laundry and food services on a short and long term basis for individuals and families. Other services which may also be provided include, but are not limited to, counseling, health care services, substance abuse outpatient services, behavioral health clinics, mobile health unit parking stations, child care and adult care centers, employment services, educational instruction, and other ancillary uses such as an entertainment room for individuals and families at the homeless center.
 2. Commercial retail sales and service establishments vertically or horizontally integrated with another permitted use.
 3. Outdoor storage in conjunction with a permitted use.
 4. Medical and dental or chiropractor offices and clinics and medical respite facilities, including but not limited to, pharmacies in conjunction with such offices, clinics and facilities.
 5. Hospitals.
 6. Professional offices.
 7. Business offices.
 8. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
 9. Union halls.
 10. Warehousing.
 11. Wholesaling, distribution, manufacturing, fabrication, assembling of components, printing and similar uses.
 12. Manufacturer's agents and display rooms and offices of building trades contractor.
 13. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
 14. Vocational, technical, business, trade or industrial schools and similar uses, including but not limited to, industrial training kitchens.
 15. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
 16. Off-street parking lots, structured parking and parking garages.
- B. Permitted accessory uses: See Section 656.403.
- C. Permissible uses by exception:
1. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

2. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
3. Animal hospitals, veterinary clinics, animal boarding places, dog parks.
4. Fitness centers.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width and area: None.
2. Maximum lot coverage by all buildings and structures: Sixty-five percent (65%) with impervious surface ratios as required by Section 654.129.
3. Minimum building setback:
 - a. Front – twenty (20) feet.
 - b. Side – ten (10) feet.
 - c. Rear – ten (10) feet.
4. Maximum height of structures: Thirty-five (35) feet; provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.

B. Ingress, egress and circulation:

1. Parking requirements: Parking is required at a minimum rate of one (1) space per one (1) unit of affordable housing as approved pursuant to City of Jacksonville Ordinance 2022-0054-E. For any other use, one (1) space per one thousand (1,000) square feet of gross floor area shall be provided. There shall be no maximum restriction on the number of parking spaces provided. Parking may be provided in surface lots, structured parking facilities or garages and can be shared by uses with offsetting peak hours. Loading spaces for manufacturing or warehouse use shall be provided as required by Part 6 of the Zoning Code. For all other uses, separate loading spaces are not required; provided, however, that loading must be conducted on site and not within a public right of way. Bicycle parking shall be provided as required under Part 6 of the Zoning Code.
2. Vehicular access: Vehicular access to the Property shall be by way of Walgreen Road substantially as shown in the Site Plan. The final location of all access points and internal driveways are subject to the review and approval of the Development Services Division.
3. Pedestrian access: Pedestrian access shall be provided as required by the 2030 Comprehensive Plan.

- C. Signs: Signage on the Property shall be consistent with the provisions of Part 13 of the Zoning Code for the IBP zoning district.
- D. Landscaping: Landscaping on the Property shall be provided as required by Part 12 of the Zoning Code. Buffer requirements for an area of situational compatibility overlay zone are waived to the extent they exceed the uncomplementary buffer standards set forth in Section 656.1216.
- E. Lighting: Project lighting on the Property shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- F. Recreation and open space: Recreation and open space shall be provided on the Property as required by the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the project shall be permitted on the Property. Water, sanitary sewer, and electric will be provided by JEA.
- H. Wetlands: Any development on the Property which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

II. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

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

The project obtains more efficient land use than would be possible through the strict application of the Zoning Code. The PUD allows for a variety of uses designed to assist at-risk populations and adopts site-specific design guidelines to maximize the efficient allocation of uses throughout the Property.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:

The PUD is compatible with the surrounding land uses and will improve the characteristics of the area. The overall purpose of the PUD is consistent and compatible with the Jacksonville Job Corps Center to the west of the Property, and the variety of uses, including the anticipated one hundred thousand (100,000) square foot manufacturing plant, is consistent with the general area.

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

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Goal 1 of the Future Land Use Element of the 2030 Comprehensive Plan – To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat of health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
3. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
5. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
 - a. The type of land uses(s), density, and intensity is consistent with the provisions of the land use category, particularly the category’s predominant land use;
 - b. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and

- c. The proposed development is compatible with surrounding existing land uses and zoning.
6. Policy 1.1.16 of the Future Land Use Element of the 2030 Comprehensive Plan – Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of like uses;
 - b. Creation of complementary uses
 - c. Enhancement of transportation connections;
 - d. Use of noise, odor, vibration, and visual/aesthetic controls; and/or
 - e. Other appropriate mitigation measure such as requirement for buffer zones and landscaping between uses.
7. Policy 1.1.24 of the Future Land Use Element of the 2030 Comprehensive Plan – The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
8. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
9. Policy 3.1.6 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the of the City's households as described in the Housing Element.
10. Objective 1.2 of the Housing Element of the 2030 Comprehensive Plan – The City shall increase the availability of affordable housing by assisting the private sector in reducing the cost of providing a diverse housing stock and in rehabilitating housing, which is affordable and available to all socioeconomic groups and special needs households, in order to ensure that approximately 19,000 additional dwelling units shall be added to the housing stock by 2030 to meet the needs of low and very low income households. The above needed dwelling units are based on the assumption that the ratio of low and very low income households remains constant at 37% of the total households. The number of affordable units provided will be higher if this ratio increases, and lower if the ratio decreases.
11. Policy 1.2.2 of the Housing Element of the 2030 Comprehensive Plan – The City shall continue to offer incentives to encourage the private sector to provide more housing in price ranges accessible to very low, low, and moderate income families.

12. Objective 1.3 of the Housing Element of the 2030 Comprehensive Plan – The City shall ensure that Land Development Regulations allow for the provision of sites for low and moderate income housing, manufactured homes, elderly housing, and group homes, in an amount equal to the needs indicated in Objective 1.2, utilizing both new locations and in-fill sites.
13. Policy 1.3.2 of the Housing Element of the 2030 Comprehensive Plan – The City shall facilitate the availability of housing for low and moderate income families by:
 - a. Increasing home ownership for low and moderate income families;
 - b. Renovating existing dwelling units for affordable rental units;
 - c. And building new affordable rental units.

Such funding sources as HOME, Community Development Block Grants (CDBG), State Housing Initiatives Partnership Program (SHIP), and private funding will be employed.

III. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** The PUD is consistent with the LI land use category of the 2030 Comprehensive Plan which permits IBP uses as a secondary zoning district. The residential use components are specifically authorized by section 125.01055, Florida Statutes, which permits the development of housing that is affordable on any parcel designated for industrial use. Notably, the proposed development satisfies numerous objectives of the 2030 Comprehensive Plan focused on developing housing options for targeted segments of the population as detailed above.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** Section 125.01055, Florida Statutes, specifically authorizes approval of the development of housing that is affordable on any parcel designated for industrial use. The City of Jacksonville has enacted Ordinance 2022-0054-E, which approved the issuance of a development order for development of affordable housing on the Property.
- D. **Internal Compatibility:** The PUD provides an integrated design and compatible uses within the Property. Specifically, PUD calls for a mixed-use project incorporating a multitude of comprehensive services designed to assist at-risk populations.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses. The overall purpose of the PUD is consistent and compatible with the Jacksonville Job Corps Center to the west of the Property, and the variety of uses, including the anticipated one hundred thousand (100,000) square foot manufacturing plant, is consistent with the general area.
- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by its respective owner.

- G. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD is consistent with the 2030 Comprehensive Plan.
- H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- I. **Listed Species Regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas:** The PUD provides sufficient parking to meet the unique population and demands of the uses contemplated herein.
- K. **Storm Water Retention:** The Property will feature adequate on-site stormwater retention.
- L. **Sidewalks, Trails, and Bikeways:** The PUD will provide sufficient pedestrian access as required by the 2030 Comprehensive Plan.