

PUD WRITTEN DESCRIPTION
1221 East 16th Street PUD
October 21, 2024

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 2.4 acres of property to facilitate revitalization of the original J. Allen Axson Elementary School located at 1221 East 16th Street and 0 East 17th Street (RE#s 113567 0010 and 113566 0500) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the PBF land use category, the Urban Priority Development Area, and is zoned PBF-1.

The Property is home to the original J. Allen Axson Elementary School that was constructed in 1912. Having been abandoned and left to blight, Applicant is filing this PUD to facilitate adaptive reuse of the building as a boutique hotel with a range of permitted commercial and residential uses. As a buffer from the noise and traffic of Martin Luther King Jr. Parkway, a personal property self-storage facility is contemplated on the eastern portion of the Property. The parcel located on the west side of Franklin Street (RE# 113566 0500) is proposed to be a surface parking lot to service the development (the “Parking Lot Parcel”).

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LI	IL	Railroad
East	LDR	RLD-60	MLK Jr. Parkway
South	MDR	RMD-A	Church / Single-family
West	MDR	RMD-A	Single-family

- B. Project name: 1221 East 16th Street PUD.
- C. Project Designer/Architects: Alegre & Associates and RAD Architecture.
- D. Project Owner/Developer: Jack Sun Villas, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: PBF.
- G. Current zoning district: PBF-1.

- H. Requested land use designation: CGC.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 113567 0010 and 113566 0500.

II. QUANTITATIVE DATA

- A. Total acreage: 2.4 acres.
- B. Maximum amount of commercial gross floor area: Two hundred thirty thousand (230,000) square feet.
- C. Maximum amount of residential units: One hundred forty-four (144) residential units.

III. STATEMENTS

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

This PUD generally adopts the CCG-1 zoning district with the following modifications:

1. Single family residential may be developed on the Parking Lot Parcel.
2. Multi-family residential is included as a permitted use subject to limitations.
3. Building trades contractors; adult arcade centers, including game promotion and sweepstakes utilizing electronic equipment; and dancing entertainment establishments serving alcohol are prohibited.
4. The minimum lot size for a school is reduced to one (1) acre.
5. Restaurants are permitted to have outside sales and service and service of all alcoholic beverages.
6. Hospital, medical clinic/office, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses are permitted.
7. Personal property storage establishments are exempt from Part 4 provided that units are accessed from the interior of the building.
8. Minimum yard requirements are waived.
9. Height up to ninety (90) feet is permitted along the expressway and up to sixty (60) feet for new construction on the remainder of the Property.
10. Minimum parking and loading parameters are established.

11. Perimeter and interior landscape requirements for vehicle use areas are established in consideration of the as-built environment.

B. Explanation of proposed deviations or waivers.

The proposed deviations and waivers are requested to facilitate redevelopment of the Property for a boutique hotel or other permitted uses within the existing built urban environment. The existing school structure was originally constructed in 1912. The built site conditions as well as the intent to provide mixed-use development create the need for these requests.

C. 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single family residential may be developed on the Parking Lot Parcel.
2. Multi-family residential dwellings, subject to the following requirements:
 - a. Single-use multi-family development is permitted when fifty percent (50%) or more of the contiguous CGC category land area within up to one quarter (1/4) of a mile radius is developed for non-residential uses.
 - b. Multi-family developments that do not comply with the single-use provision set forth in Section IV.A.1.a. above shall provide a mix of uses within the development site, and multi-family uses shall not exceed eighty percent (80%) of a development. The mix of uses shall be calculated utilizing gross floor area of each respective residential and nonresidential use.
3. Schools, which shall have a minimum lot size of one (1) acre but otherwise shall meet the Performance Standards and Development Criteria set forth in Part 4. Any other deviation that may be needed to permit a school shall be obtainable either through administrative deviation or minor modification as determined by the Planning and Development Department.
4. Commercial retail sales and service establishments.

5. Restaurants with outside sales and service and with sale and service of all alcoholic beverages for on or off premises consumption.
6. Professional and business offices.
7. Hotels, motels, short term rentals, including hostels with shared rooms and other commercial hospitality uses.
8. Commercial recreational or entertainment facilities such as bowling alleys, indoor or outdoor swimming pools, indoor skating rinks, movie theaters, and similar uses.
9. Art galleries, museums, community centers, dance, art or music studios.
10. Vocational, trade or business schools, private instruction schools, colleges, universities and similar educational uses.
11. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
12. Hospital, medical clinic/office, nursing homes, assisted living facilities, Adult Congregate Living Facility, group care homes, housing for the elderly or orphans and similar uses.
13. An establishment or facility which includes the retail sale and service of beer or wine for on- or off-premises consumption.
14. Personal property storage establishments, which shall be exempt from the performance standards and development criteria set forth in Part 4 provided storage unit access is from the interior of the building.
15. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

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, not in conjunction with a restaurant or hotel use.
2. Permanent or restricted outside sale and service, not in conjunction with a restaurant or hotel use, meeting the performance standards and development criteria set forth in Part 4.
3. Private clubs.
4. Billiard parlors.

5. Nightclubs.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.
2. Swimming pools, cabanas, and other similar indoor or outdoor accessory uses incidental to a permitted or permissible use by exception.

D. Waiver of Minimum Distance for a Liquor License: Pursuant to Section 656.808, a hotel or motel with a minimum of one hundred (100) rooms and any restaurant use ancillary thereto holding a special liquor license shall not require a waiver of minimum distance for a liquor license location.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements:
 - a. Front – Zero (0) feet.
 - b. Side – Zero (0) feet.
 - c. Rear – Zero (0) feet.
4. Maximum height of structures:
 - a. Forty-five (45) feet consistent with the existing structure except that a new building constructed on the eastern edge of the Property along the Martin Luther King Jr. Parkway may be sixty (60) feet in order to provide visual and acoustic buffer from the highway.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.*
 - a. The following minimum parking requirements shall be provided:

- (1) Personal property self-storage: Three (3) parking spaces and one (1) loading space shall be provided for up to one hundred twenty (120,000) square feet of self-storage use.
 - (2) Hotel/motel/hospitality: Parking shall be provided at a rate of 0.85 spaces per room with no additional guest parking spaces required. Any ancillary commercial retail or service use, including an integrated restaurant, shall not require separately designated parking spaces.
 - (3) Parking may be shared for uses within the Property.
 - (4) Notwithstanding the above, any use may be parked according to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by Transportation Professionals for uses within the PUD, or as otherwise approved by the Planning and Development Department.
- b. There shall be no parking maximum for any proposed use.
 - c. The Parking Lot Parcel shall be permitted to serve the development.
 - d. Loading spaces are not required for hotel and/or multi-family uses provided that all loading must be performed on-site and not within the public right-of-way.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of East 17th Street, Franklin Street, and East 16th Street, substantially as shown on the Site Plan.
 3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for this development shall be consistent with the requirements for the CCG-1 zoning district as set forth in Part 13 of the Zoning Code.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, subject to the following modifications:
1. Vehicular use interior landscaping – A minimum ten percent (10%) of the interior vehicle use area shall be landscaped except that no interior landscaping shall be required on the Parking Lot Parcel.
 2. Perimeter landscaping around vehicular use areas – A minimum five (5) foot on average for the eastern parcel except where bicycle parking is provided as conceptually depicted on the Site Plan. For the Parking Lot Parcel, a minimum ten (10) foot buffer that includes a minimum six (6) foot/maximum eight (8) foot tall,

eighty-five percent (85%) opaque fence and landscape area shall be provided along boundaries abutting single-family development, and a minimum four (4) foot landscape area shall be provided along the rights-of-way. Fencing shall not be required for the Parking Lot Parcel boundary lines that abut rights-of-way but may be installed at Applicant's discretion.

3. Uncomplimentary use buffers and screening shall not be required unless otherwise provided herein.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. 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.
3. Policy 1.1.6 - 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 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. 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.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with

the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

8. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
 - c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
9. 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.
 10. Objective 3.2 - Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
 11. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

B. Consistency with the Concurrency Management System. All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

C. Allocation of residential land use.

This PUD permits multi-family housing consistent with the 2045 Comprehensive Plan for properties within the CGC land use category and the Urban Priority Area. Specifically, a maximum of one hundred forty-four (144) residential units are permitted, which is equivalent to sixty (60) units per acre. Single-use multi-family development is permitted when fifty percent (50%) or more of the contiguous CGC category land area within up to one quarter (1/4) of a mile radius is developed for non-residential uses. Multi-family developments that do not comply with the single-use provision set forth in Section IV.A.1.a. of this PUD shall provide a mix of uses within the development site, and multi-family uses shall not exceed eighty percent (80%) of a development. For purposes of this PUD, the mix of uses shall be calculated utilizing gross floor area of each respective residential and nonresidential use.

Based on the surrounding entitlements and development that are in existence today, the project would need to provide a mix of uses with multi-family residential uses not exceeding eighty percent (80%) of the development. Single-use multi-family uses are permitted if Applicant can demonstrate compliance with the applicable provisions herein.

Single-family development is permitted on the Parking Lot Parcel.

D. Internal compatibility. The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from East 17th Street, Franklin Street, and East 16th Street. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. External compatibility / Intensity of development. The proposed development is consistent with and complimentary to existing uses in the area. The Property abuts a railroad and Martin Luther King Jr. Parkway, a designated FDOT Expressway. The permitted commercial and residential uses create gradual transition from those intensive uses to the existing residential dwellings and church to the south and west of the Property.

F. Usable open spaces, plazas, recreation areas. Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.

G. Impact on wetlands. Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides parking at a minimum rate of three (3) parking spaces and one (1) loading space per one hundred twenty thousand (120,000) square feet of personal property self-storage uses, 0.85 spaces per hotel room with no guest parking or parking for ancillary commercial use, and permits all uses to park according to Part 6 or the applicable standard within the most recent edition of the ITE Parking Manual.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

Total gross acreage	<u>2.4</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>2.4</u> Acres	<u>100</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.