

**WRITTEN
DESCRIPTION
DMC PUD
2/20/2024**

I. PROJECT DESCRIPTION

- A. The site is located adjacent to the Southeast corner of the intersection of St. Johns Bluff Road and Saints Road at 2823 St Johns Bluff Road, Jacksonville, FL 32246. We are keeping the land use the same. The zoning will mainly stay consistent with the current IBP zoning but with the addition of a few CGC1 uses. The intensity will be controlled therefore staying in character with the corridor.
- B. Project Name: DMC PUD
- C. Project Architect/Planner: TBD
- D. Current Land Use Designation: BP
- E. Current Zoning District: IBP
- F. Requested Zoning District: PUD
- G. Real Estate Number(s): 163672 0000

II. QUANTITATIVE DATA

- A. Total Acreage: 1.62 acres
- B. Total number of dwelling units: N/A
- C. Maximum amount of non-residential floor area: 8,900 Square Feet
- D. Total amount of recreation area: 0
- E. Total amount of open space: 0
- F. Total amount of public/private rights of way: 0
- G. Total amount of land coverage of all buildings and structures: 8,900 Square Feet
- H. Phase schedule of construction (include initiation dates and completion dates): This project may be developed in Phases, initiation, and completion dates will be determined by market rate.

III. STATEMENTS

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

The PUD differs from the usual application of the Zoning Code in that it binds the applicant and successors to the PUD Written Description and Site Plan. This PUD differs by adding in some low-intensity CGC 1 uses.

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 property owner will maintain all areas and functions of the property.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Medical and dental or chiropractor offices and clinics.
- (2) Hospitals
- (3) Professional offices.
- (4) Business offices.
- (5) Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- (6) Union halls.
- (7) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (8) Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
- (9) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (10) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- (11) Vocational, technical, business, trade or industrial schools and similar uses.
- (12) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (13) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
- (14) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- (15) Commercial retail sales and service establishments
- (16) 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.

- (17) Art galleries, museums, community centers, dance, art or music studios.
- (18) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (19) 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.
- (20) Retail plant nurseries, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (21) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (22) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- (23) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1. All automobiles must be stored inside during off business hours.

B. Permissible Uses by Exception:

- (1) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
- (2) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (3) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (4) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.
- (5) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
- (6) Outside storage subject to the performance standards and development criteria set forth in Part 4.
- (7) Fitness centers.
- (8) 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.
- (9) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (10) Auto laundry or manual car wash.
- (11) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
- (12) Private clubs.
- (13) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- (14) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.

C. Limitations on Permitted or Permissible Uses by Exception: All of the permitted and permissible uses by exception in the CCG-1 District are subject to the following provisions unless otherwise provided for:

- (1) Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.
- (2) All automobiles must be stored inside during off business hours.
- (3) Permitted Accessory Uses and Structures:
 - (1) Those consistent with Section 656.403 of the Municipal Code.
- (4) Restrictions on Uses: All the permitted and permissible uses by exception are subject to the following unless otherwise provided for:
 - (1) They shall be conducted entirely within an enclosed building, except for outside storage approved by exception.
 - (3) Off-street parking shall comply with Part 12 Landscaping Requirements

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot requirement (width and area):* Width – 100 feet; Area – 10,000 square feet
- (2) *Maximum lot coverage:* None
- (3) *Minimum front yard:* None
- (4) *Minimum side yard:* None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.
- (5) *Minimum rear yard:* 10 feet.
- (6) *Maximum height of structures:* Thirty-five feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, with the following additional and superseding provisions:
 - *For all uses within this PUD, parking standards shall be applied taking into consideration the PUD as a whole. Shared parking is permitted to satisfy parking required for multiple uses within this PUD.*
 - *There shall be no limit or maximum number of parking spaces for any Parcel within the PUD or the PUD as a whole.*

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of St. Johns Bluff Road, as generally depicted on the PUD Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division of the Planning and Development Department.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs:

Each parcel within this PUD will be consistent with Part 13 Sign Regulations of the Zoning Code for the CCG-1 Zoning district. The overall PUD development will generally be consistent with Part 13, other than specified below. In accordance with Section 656.1320, *street frontage sign* or *street frontage signage* means a sign or signage which is allowed under Section 656.1302 and which is based on the street frontage of the real property where the sign is to be located.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, with the exception that no uncomplimentary use buffers shall be required for uses within the PUD. Uncomplimentary buffers shall only be applicable to the overall PUD boundaries.

E. Recreation and Open Space:

This PUD is a commercial use and does not require recreation space.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project will be beneficial to the surrounding neighborhood and community by allowing for a commercial retail development that will support the surrounding residential community and CRO zoning. This commercial development will be compatible with the surrounding uses as well as the PUD and RPI land uses across the street.

This PUD is consistent with 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 for this element and all applicable local, regional, State and federal regulations.

To comply with Ord. 2018-855-E: A description of specifically how the proposed Planned Unit Development differs from the usual application of the provisions of the Zoning Code, including but not limited to any departures from the requirements of the following parts: Supplementary Regulations; Off-Street Parking Regulations; Nonconforming Lots, Uses and Structures; Alcoholic Beverages; Excavations, Lakes and Borrow Pits; Regulations related to Airports and Lands Adjacent Thereto; Adult Entertainment and Service Facilities; Landscape and Tree Protection Regulations, and Sign Regulations. Any deviation or waiver of Zoning Code requirements proposed in an application, including any applicable zoning overlay, and any subdivision regulations, design standards or other requirements shall be identified in a separate enumerated section of the written description with an explanation given as to why each deviation or waiver is necessary. Failure of the applicant to disclose any deviations or waivers requested in this manner shall mean that the normal applicable Zoning Code provisions, zoning overlay, subdivision regulations, design standards or other requirements shall apply.