

# Revised Exhibit 3

## WRITTEN DESCRIPTION

### Rosselle St PUD


8/25/2022

#### I. PROJECT DESCRIPTION

- A. PUD consists of four parcels on Rosselle Street, all together totaling 4.3 acres. The addresses are 2251, 2256, 2310, and 2342 Rosselle Street, Jacksonville, FL 32204. The existing uses of the site include office space, warehouse/storage space, and vacant land. The proposed uses for the site are to expand the current onsite operations of the owner's tenants.
- B. Project Name: Rosselle St PUD
- C. Project Architect/Planner: TBD
- D. Project Engineer: TBD
- E. Project Developer: Rosselle Properties LLC
- F. Current Land Use Designation: CGC and BP
- G. Requested Land Use: BP
- H. Current Zoning District: CCG-1 and PUD
- I. Requested Zoning District: PUD
- J. Real Estate Number(s): 091605 0010 (labeled as Parcel A on Site Plan), 091543 0010 (Parcel B), 091546 0010 (Parcel C), 091561 0010 (Parcel D)
- K. Surrounding land use designations, zoning districts, and existing uses are as follows:

	Land Use	Zoning	Use
North	CGC	CCG-2	I 10 - Interstate
South	RPI	CRO	Single Family Residential
West	CGC	CCG-1	Convenience Store/Gas Station
East	CGC	CCG-1	Single Family Residential, Multi-family Residential

## II. LAND USE TABLE

- A. Total Acreage: 4.35 Acres
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 60,600 sq ft
- 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. Maximum coverage of buildings and structures at ground level: No maximum requirement
- H. Impervious surface ratios as required by Section 654.129: As described in Section 654.129, the impervious surface ratios for PUD zoning districts shall be the impervious surface ratios for uses similar to the proposed uses, as determined by the Director of the Planning and Development Department 

## III. USES AND RESTRICTIONS

### A. Permitted Uses:

- (1) Commercial retail sales and service establishments as part of a mixed-use development
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Business and professional offices
- (4) Art galleries, museums, community centers, dance, art or music studios.
- (5) Vocational, trade or business schools and similar uses.
- (6) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (7) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (8) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).

(9) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.

(10) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.

(11) Personal property storage establishments meeting the performance development criteria set forth in Part 4.

(12) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(13) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(14) Churches, including a rectory or similar use.

(15) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

(16) Electrical contractor or similar trades to include but not limited to plumbing, hvac, mechanical, or general contractor including office, light fabricating, light manufacturing, packaging, and processing, all of which must be conducted indoors. Outside storage is allowed as an accessory to these uses when visually screened by an eight-foot fence or wall not less than 95 percent opaque.

(17) Single family residences

(18) Multi-family residences

(19) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted indoors and without outside storage or display

C. Permissible Uses by Exception: None.

D. Limitations on Permitted or Permissible Uses by Exception:


E. Permitted Accessory Uses and Structures:

(1) Residential facilities (including not more than one mobile home) located on the same premises as an Electrical Contractor (or similar) use for the use of watchmen or caretakers whose employment requires residence on the premises.

F. Restrictions on Uses: None.

#### IV. DESIGN GUIDELINES


##### A. Lot Requirements:

- (1) *Minimum lot area*: None, except as otherwise required for certain uses.
- (2) *Minimum lot width*: None, except as otherwise required for certain uses.
- (3) *Maximum lot coverage*: None, except as otherwise required for certain uses.  
Impervious surface ratio as required by Section 654.129.
- (4) *Minimum front yard*: None.
- (5) *Minimum side yard*: None.
- (6) *Minimum rear yard*: None
- (7) Outdoor storage of materials will not exceed 10 feet in height and will be visually screened by an eight-foot fence or wall not less than 95 percent opaque.
- (8) *Maximum height of structures*: Sixty feet on the parcel north of Rosselle St (RE: 091605-0010 and labeled as Parcel A) and thirty-five feet on parcels south of Rosselle St (RE's: 091543 0010/Parcel B, 091546 0010/Parcel C, 091561 0010/Parcel D) 

##### B. Ingress, Egress and Circulation:

- (1) *Parking Requirements*.
  - a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access*
  - a. Vehicular access to the Properties shall be by way of driveways on Rosselle St and Osceola St, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
  - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- (3) *Pedestrian Access*.
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

### C. Signage:

- (1) The CGC signage rights, as the property has historically enjoyed, will apply.
  - a. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
  - b. Wall signs are permitted. Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
  - c. One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
  - d. In lieu of the street frontage sign permitted in subsection (a) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (a) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in Sec. 656.1303 of the Zoning Code. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.
  - e. Directional signs shall not exceed four (4) square feet. 

### D. Landscaping

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, or as otherwise approved by the Planning Department.

### E. Utilities

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

### F. Wetlands

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

### G. Mechanical Equipment

Any and all mechanical equipment and rooftop appurtenances, including but not limited to HVAC units, vents wireless communication facilities, antennas, or satellite dishes, shall not be visible from street level. Any and all required or installed noise-producing equipment or appurtenances shall be designed, located, and adequately buffered to minimize the impact of noise on adjacent property outside of the PUD.

#### H. Building Design

Any planned improvements shall comply with the Riverside/Avondale Zoning Overlay and the historic district regulations set forth in Chapter 307 of the Ordinance Code.

### **V. 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.

**VI. STATEMENTS**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

The proposed PUD differs from the usual application of the Zoning Code because it allows for the four commonly owned parcels to be consolidated into one PUD zoning district, as opposed to the multiple zoning districts that exist now (PUD and CCG-1). The proposed PUD allows for mainly commercial business park permitted uses with a few additional industrial uses to support the existing businesses. The creation of a master plan development affords the efficient use of the land. Rosselle Properties LLC and its tenants will be responsible for the continued operation and maintenance of the areas contained within the PUD. Differentiations from the Zoning Code are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Permitted Uses	Sec. 656.399.21 of the Zoning Code (Riverside/Avondale Overlay) lists the permitted uses within the Overlay, mostly residential uses.	The proposed uses in this PUD include mainly commercial and business park uses.	Less desirable commercial uses were removed from the PUD. Single family and multifamily uses are included at the request of the community. Trades contractors are included as they currently exist within the boundary of the existing PUD on parcels B and C.
Buffer	Sec. 656.399.21 of the Zoning Code (Riverside/Avondale Overlay) requires a minimum ten-foot landscape buffer between non-residential and residential uses, including shrubs and groundcover that comprise at least 30 percent of the landscaped area.	All developed parcels within the PUD adjacent to residential uses have an existing 10ft or greater buffer. The existing buffers are a mixture of trees, not shrubs, and in some areas may not meet 30 percent groundcover in all sections adjacent to residential uses.	The PUD will require any parcel with outdoor storage to be visually screened by an eight-foot fence or wall not less than 95 percent opaque. Parcels C and D will meet this screening requirement in addition to having buffers greater than 10ft in length. The combination of the

			visual screening and buffer will be sufficient for the areas adjacent to residential uses.
Outdoor Storage	Sec. 656.399.29. of the Zoning Code (Riverside/Avondale Overlay) requires that outdoor storage be screened by a wall one foot higher than the largest object being screened, but not more than ten feet high, on all sides where access is not needed.	The proposed PUD will allow for outside storage not to exceed 10ft in height, as an accessory use to a trade’s contractor when visually screened by an eight-foot fence or wall not less than 95 percent opaque.	Parcel D currently has outdoor storage with an existing 6 ft fence. An 8 ft, 95 percent opaque fence will provide adequate screening for all the outdoor storage.
Off-Street Surface Parking	Sec. 656.399.29. of the Zoning Code (Riverside/Avondale Overlay) allows for off-street surface parking to be located on the side of a primary building frontage if the parking lot includes a 3ft high knee wall.	The proposed PUD will keep the parking lots on the side of the primary buildings of Parcels A, C, and D as is behind a decorative gate at least 6ft in height. The proposed PUD will also maintain any existing trees and shrub landscaping outside of the gate.	The decorative gate at least 6 ft in height provides added security and visual screening as compared to 3ft high knee wall.
Building Design	Sec. 656.399.34. of the Zoning Code (Riverside/Avondale Overlay) details building design standards for non residential building types, including façade, mass, and scale.	The proposed PUD will allow for the existing buildings on Parcels A, C, and D to remain as is.	All existing buildings were either constructed prior to the adoption of the Riverside/Avondale Overlay (Parcels A and D) or constructed in compliance with the previous PUD (Parcel C). Any planned improvements shall



			comply with the Riverside/Avondale Zoning Overlay and the historic district regulations set forth in Chapter 307 of the Ordinance Code.
Signage	Sec. 656.399.35 of the Zoning Code (Riverside/Avondale Overlay) details signage standards including allowable signage types and sizes.	The proposed PUD will allow for CGC signage rights, as the property has historically enjoyed, and as detailed below in the PUD Written Description.	CGC signage allows for appropriate advertising of the businesses currently occupying the buildings.