

**PUD WRITTEN DESCRIPTION
820 BARNETT STREET PUD
March 30, 2026**

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Chiller Medic, Inc. (“Applicant”) proposes to rezone approximately 0.90 acres of property to facilitate subdivision on the existing office development located at 842, 838, 834, 830, 820 and 0 Barnett Street, Jacksonville, FL 32209 (RE#s 076656 0000, 076656 0020, 076661 0000, 076661 0010, 076662 0010, and 076665 0000) 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 MDR land use category, the Urban Priority Development Area, and is zoned RMD-A. The companion land use amendment requests the BP land use category.

The primary parcel consists of a warehouse that was constructed in the 1950s with undeveloped parcels to the north and south of the warehouse that have historically been used for parking. This PUD is filed to permit Applicant to move his residential and commercial heating and air conditioning business into the building. Applicant also plans to utilize the remaining parcels for outdoor storage and parking with appropriate fencing and landscape investments to improve consistency and compatibility with the residential properties in the area.

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	MDR	RMD-A	Residential/Warehousing
East	LI	IL	Warehousing
South	MDR/CGC	RMD-A/CCG-2	Church/Residential/Warehousing
West	MDR	RMD-A	Residential

- B. Project name: 820 Barnett Street PUD.
- C. Project engineer: A. R. Kenyon Company.
- D. Project owner: MBRE of Jax LLC, LKJ Land Trust.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: MDR.
- G. Requested land use designation: BP
- H. Current zoning district: RMD-A.

I. Requested zoning district: PUD.

J. Real estate number: 076656 0000, 076656 0020, 076661 0000, 076661 0010, 076662 0010, and 076665 0000

II. QUANTITATIVE DATA

A. Total acreage: 0.90 acres.

B. Proposed amount of building square footage: Approximately 15,000 square feet as built. Additional square footage is permitted if buildings are constructed on the vacant parcels.

III. STATEMENTS

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

This PUD generally adopts the IBP zoning district to provide a transitional use between the light industrial to the east and residential uses in the area with a few provisions to account for existing site conditions. Outside storage is permitted with appropriate screening. The existing on-site parking areas do not need to be screened from the right-of-way and the limitation on driveway width is removed. Parking is determined on a Property-wide basis without a limit on the maximum number of spaces. Separately designated loading spaces are not required. Landscaping requirements for the existing building are reduced. Signage and landscaping are determined on a Property-wide basis, irrespective of individual boundary lines and subject to guidelines regarding illumination of signs and screening of outside storage yards.

B. Explanation of proposed deviations or waivers.

The PUD unifies the properties so that signage, landscape and parking are determined project wide. Outside storage is an existing nonconforming use on the site and is permitted in this PUD with requirements to provide fencing and landscaping that do not exist today. The as-built condition of the existing building does not allow sufficient space for perimeter and vehicle use area landscaping that would be required for new construction. Likewise the existing building does not provide a designated loading area. Internal illumination of signs shall be limited to the frontage along Barnett Street so as to not disturb the residential neighborhood. Finally, there shall be no maximum driveway width requirement to account for existing conditions.

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 and/or a POA or similar entity 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. 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, and building trades contractor offices, including outside storage that is screened from the right-of-way as required by Part 4.
8. Manufacturer's agents and display rooms.
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).

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.

C. Permissible Uses by Exception:

1. Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.
2. Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
3. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
4. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
5. 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.
6. Animal hospitals, veterinary clinics, animal boarding places, dog parks.
7. Fitness centers.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width and area: None.
2. Maximum lot coverage by all buildings: None. Maximum impervious surface ratio shall be eighty-five percent (85%) and shall be calculated on a Property-wide basis.
3. Minimum yard requirements:
 - a. Front – None.
 - b. Side – Ten (10) feet.
 - c. Rear – Ten (10) feet.

- d. Yard measurements shall be calculated on a Property-wide basis.
4. Maximum height of structures: Thirty-five (35) feet, 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. This measurement shall be based on the overall Property boundaries and not individual boundaries in the event of subdivision.
- B. Ingress, Egress and Circulation:
1. *Parking Requirements.* Parking shall be provided pursuant to Part 6; provided, however, parking shall be determined on a Property-wide basis without regard to subdivision boundary lines and there shall be no maximum parking requirement. Parking spaces may be located on a different lot or parcel or land they are intended to serve and do not require a landscaped pedestrian connection from the parking lot to the entrance or entrances. Separately designated loading spaces are not required.
 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Barnett Street, Union Street West, and Logan Street, as conceptually shown on the Site Plan. There shall be no maximum driveway width requirement to account for existing conditions, except for driveways providing access to outside storage yards.
 3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for this development shall be consistent with the requirements for the IBP zoning district. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership, or frontage. Internal illumination of signs shall be limited to the frontage along Barnett Street.
- D. Landscaping: There shall be no vehicular use area (VUA) perimeter or interior landscaping requirements to account for existing conditions of the Property. Perimeter landscaping around outside storage yards shall be provided as required pursuant to Part 12 of the Zoning Code. Buffer standards relating to uncomplementary land uses and zoning shall be provided as required pursuant to Part 12 of the Zoning Code on the undeveloped parcels but are not required for the existing structure. Landscaping shall be determined on a Property-wide basis without regard to subdivision boundary lines. Outside storage yards shall be screened by a perimeter fence that is a minimum of six (6) feet tall and ninety-five percent (95%) opaque as depicted in the site plan. Outside storage yards do not require interior landscaping within the storage yard.
- 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.
- H. Subdivision: Changes to property boundary lines that are conceptually depicted in the Site Plan may be changed without a need to modify this written description or the Site Plan. The Property may be subdivided in any number of ways, and all forms of subdivision and ownership are permitted in this PUD, including as depicted in the Site Plan, condominium ownership within any individual building, or individual buildings owned by different entities with all common areas owned and maintained by a POA or other entity. There shall be no timeline by which the Property is subdivided.
- I. Modifications: The Site Plan is conceptual in nature and subject to change. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.

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. 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 does not permit multi-family uses, although the BP land use category permits multi-family uses under certain circumstances.
- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Barnett Street, Union Street West, and Logan Street. Location of the access points shown on the Site Plan as well as final design of the access points are 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 existing warehouse has existed on the site since for more than fifty years and has historically used the undeveloped parcels for parking and storage. This PUD generally adopts the IBP zoning district with provisions to account for the existing use and protections to serve as an appropriate transitional area between the IL to the east and RMD-A to the west.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan.
- 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.** Parking shall be provided pursuant to Part 6; provided, however, parking shall be determined on a Property-wide basis without regard to subdivision boundary lines and there shall be no maximum parking requirement. Parking spaces may be located on a different lot or parcel or land they are intended to serve and do not require a landscaped pedestrian connection from the parking lot to the entrance or entrances. Separately designated loading spaces are not required consistent with the historic use of the property.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.