

MCGHEE HEARTFELT WHOLENESS CENTER

PUD August 28, 2019

Written Description

The subject property identified as RE: 021561-0000 is comprised of approximately 62.00 front and 134.00 depth acres and is located on the east side of Highway U.S. 1 – New Kings Road in Jacksonville, Florida. The owners of the property are Carlos and Fadia McGhee, with the existing building to be occupied by the McGhee Heartfelt Wholeness Center, Inc. The purpose of this PUD is to allow for a Community Residential Home with up to 16 residences/beds.

I. DESCRIPTION OF PLAN & PHYSICAL SITE LOCATION

The McGhee Heartfelt Wholeness Center site PUD RE #021561-0000 contains approximately 0.1907 acres of land owned by Carlos and Fadia McGhee. The proposed PUD is located in Council District #10, Planning District #5, on the east side of Highway U.S. 1 (also known as New Kings Road) at the corner of Moncrief Road West and Moncrief-Dinsmore Road.

The proposed PUD will occupy an existing building for a Community Residential Home that will contain a maximum of 16 residents/beds. The building currently operates under RLD-60 zoning standards which allow for less than six (6) residents/beds, and has successfully provided residents/beds for returning citizens to Duval County since 2009. This veteran-owned small business operation is a strategic partner of “The First Coast Leadership Foundation – Jacksonville” for its housing piece, and historically has influenced the returning citizen transitional housing “best practices” goals within the City of Jacksonville (COJ) and the Jacksonville Sheriff’s Office (JSO) to successfully reduce the recidivism rate of offenders/ex-offenders within Duval County. With this highly successful rate of positive intervention and outcome in this neighborhood, there now exists a need for additional rooming and space availability. It is our desire to operate within the guidelines of our City ordinances, codes, policies, regulations and parameters. The proposed uses are essential and would be consistent with the current land use designation LDR that would allow a maximum of sixteen (16) residents/beds.

II. PLANNED UNIT DEVELOPMENT USE RESTRICTIONS

As shown on the conceptual site plan (subject to change) as Exhibit “H”, the property will use the existing building and site improvements for the Community Residential Home. A description of the permissible uses in the PUD is contained below.

A. Permitted Uses:

1. Community Residential Homes of up to 16 residents (Not meeting the meeting the performance standards and development criteria set forth in Part 4)

B. Minimum Lot Requirements: The proposed Community Residential Home will meet the following development standards and criteria:

Minimum Front Yard Setback:	20 feet from property line
Minimum Side Yard Setback:	5 feet from property line
Minimum Rear Yard Setback:	10 feet from property line
Minimum Lot Coverage:	50%
Maximum Building Height:	35 feet
Accessory Structures:	Setbacks (side and rear 5 feet)

C. Residential Parking and Loading: Since the residents will not have cars and they will depend on the bus lines to take them places, the one spaces per each four beds is unnecessary. However, the subject property will still be developed in accordance with Federal, State and local ADA standards. Additionally, lighting within the parking area and on the buildings will be placed so that it is directed away from the adjacent off-site residential uses.

D. Vehicular Access: Vehicular access to the property will be from Moncrief-Dinsmore Road existing driveway and Moncrief Road West by an existing driveway. The access easement is designed and constructed in accordance with City standards. The sidewalk from the Community Residential Home connects with the existing sidewalk along Moncrief Road West and Moncrief-Dinsmore Road.

III. DEVELOPMENT STANDARDS

A. Retention: No additional improvements with respect to stormwater will be required. The site is an existing site with building and parking. Therefore, no additional stormwater permitting will be required. If changes occur that trigger permitting, then the stormwater system would be required to meet the City of Jacksonville and all state and federal permitting requirements.

B. Utilities: All access easements and drainage improvements, as well as any other Public Works/Engineering related issues have been designed and constructed in accordance with the standards and specifications of the City of Jacksonville Public Works Department. The utilities are dedicated to JEA and the access maintained by the Community Residential Home permanently.

C. Wetlands: There are no wetlands located within this project.

IV. UNIT DEVELOPMENT DESIGN GUIDELINES

- A. Tree Protection and Landscape Buffers: Landscaping will not be modified unless required by the regulations and provisions of Part 12 of the Zoning Code. Currently there is a chain link fence along the northern property line between the project and a private owner. There are no plans for additional landscaping; however, any landscaping that is required by the Zoning Code will be added.
- B. Signage: One (1) double-faced or two (2) single-faced signs not to exceed twenty-four (24) square feet in area and six (6) feet in height will be allowed at the entrances to the subject property. All signs will be maintained by the Community Residential Home.
- C. Recreation: Not applicable because this proposed development is nonresidential.

V. SUCCESSORS IN TITLE

All successors in title to the property, or any portion of the property, shall be bound to all the development standards and conditions of this PUD, as contained herein and in the Ordinances approving the same.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT

The project design is in harmony with the general purpose and intent of the City of Jacksonville Zoning Code. The proposed project is compatible with similar communities in the area and the design and layout of the PUD:

1. Allows for a creative approach through the use of an existing building and site improvements.
2. Provides a more desirable environment than would be possible through strict application of the minimum requirements of the Zoning, than what would be required through a straight zoning.
3. Allows for an effective use of land, resulting in lower development cost.
4. Provides an environment that is characteristic of the surrounding areas.
5. Supports the retention of property values by providing housing needs and support for the surrounding business in the area.

6. Allows continuance of local and governmental partnerships in transitional housing piece “best practices” which has historically influenced the returning citizen population within our City, and more particularly on Jacksonville’s Northside.