

WRITTEN DESCRIPTION

1057 Broward Road PUD
RE# 022106-0020
February 1, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 8.85 acres of property from CCG-1 to PUD. The site is the subject of a companion FLUM Amendment from CGC to CGC with a site specific text amendment to waive the 20% commercial requirement due to the existing commercial development in the area. The parcel is located in the northeast quadrant of Broward Road and Zoo Parkway.

The subject property is currently owned by Jax 1057 Broward LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently developed as a motel. Surrounding uses include: CGC/CCG-1 to the north (vacant); and CSV to the west across Broward Road (vacant timber). The site is bound by I-95 on the east and Zoo Parkway to the south.

Project Name: 1057 Broward Road PUD

Project Architect/Planner: Michael A. Byrd

Project Engineer: Michael A. Byrd

Project Developer: Shoreline Capital, LLC

II. QUANTITATIVE DATA

Total Acreage: 8.85

Total number of dwelling units: up to 230

Total amount of non-residential floor area: 24,840 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way: N/A

Total amount of land coverage of all buildings and structures: 110,931 s.f.

Phase schedule of construction (include initiation dates and completion dates)

Initiation 1 year Completion 2 years

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multi-family residential without an integrated permitted use
2. Commercial retail sales and service establishments
3. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
4. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry or manual car wash, mobile car detailing services, minor or major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
5. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
6. Fruit, vegetable, poultry or fish markets.
7. All types of professional and business offices.
8. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
9. Hotels and motels.

10. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
11. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
12. Boatyards.
13. Racetracks for animals or vehicles.
14. Adult entertainment.
15. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
16. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4
17. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
18. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
19. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
20. Private clubs.
21. Churches, including a rectory or similar use
22. Personal property storage establishments meeting the performance development criteria set forth in Part 4
23. Vocational, trade or business schools and similar uses
24. Banks, including drive-thru tellers, savings and loan institutions, and similar uses
25. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
26. 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
27. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

28. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, [Section 656.421](#) (Textile Recycling Bins).
29. Art galleries, museums, community centers, dance, art or music studios.
30. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
31. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
32. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4
33. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
34. Filling or gas stations with convenience store, with or without car washes, meeting the performance standards and development criteria set forth in Part 4. Notwithstanding Part 4, this use shall allow for outdoor service and seating and there shall be no maximum parking limitation

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.
2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
3. Residential treatment facilities and emergency shelters.
4. Multi-family residential integrated with a permitted use.
5. Crematories.
6. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
7. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
8. Automobile storage yards.
9. Bus, semi-tractor (but not trailer) or truck parking and/or storage.

10. Schools meeting the performance standards and development criteria set forth in Part 4.
11. Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
12. Nightclubs.
13. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
14. Billiard parlors.
15. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
16. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
17. Rescue missions.
18. Day labor pools.

C. Limitations on Permitted or Permissible Uses by Exception:

N/A

D. Permitted Accessory Uses and Structures:

See §646.403

IV. STATEMENTS

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

The PUD limits uses from usual Zoning Code application.

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.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None.
- (6) *Minimum rear yard:* 10 feet. Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 15 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.
- (7) *Maximum height of structures:* 60 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.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Broward Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- (3) *Pedestrian Access.*
 - a. As this is an infill site, there is no physical space to construct a sidewalk, as the property line directly abuts the entrance road; therefore, the sidewalk requirement shall be waived.

C. Signs.

- (1) Two (2) double faced or two (2) single faced signs not to exceed seventy-five (75) square feet in area and thirty-five (35) feet in height.
- (2) 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.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an

under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

(4) 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 approved by the Planning and Development Department.

E. Utilities:

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

F. Recreation and Open Space:

The recreation and open space requirements shall comply with §656.420, Zoning Code.

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 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.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.