

PUD WRITTEN DESCRIPTION

1478 FLORIDA AVENUE PUD

February 17, 2022

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.15 acres of property located at 1478 Florida Avenue (RE# 114609 0000) as more particularly described in Exhibit 1 (the “Property”) from RMD-A to PUD.

Applicant intends to revitalize the Debs Store and add a two thousand six hundred (2,600) square foot building addition on the Property. The Debs Store structure was originally constructed in 1904 and first opened for business in 1921; unfortunately, the Debs Store closed, and the structure is currently experiencing blight and is in severe disrepair. Applicant, a non-profit organization serving the Jacksonville community, has partnered with Goodwill who will operate a retail grocery store featuring fresh ingredients on the first floor and its “Good Careers” program on the second floor, which is a no cost, full-service career center for jobseekers looking to develop sought-after skills. Further, Applicant has partnered with VyStar, who will provide a mini-branch with an on-site financial services specialist.

The services offered at the Property will provide much needed services to the surrounding residential community, which includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	MDR	RMD-A	Convenience store, single-family
East	MDR	RMD-A	Vacant, single-family, multi-family
South	MDR	RMD-A	Single-family
West	MDR	RMD-A	Single-family

- B. Project name: 1478 Florida Avenue PUD.
- C. Project engineer: Baker Design Build.
- D. Project developer: Lift Jax, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: MDR.
- G. Current zoning district: RMD-A.
- H. Requested land use designation: NC.
- I. Requested zoning district: PUD.

J. Real estate number: 114609-0000.

II. QUANTITATIVE DATA

A. Total acreage: 0.15 acres.

B. Total amount of non-residential floor area: Approximately 5,200 square feet.

III. STATEMENTS

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

The PUD adopts CN uses and design guidelines with the following exceptions:

1. Minimum lot area and width have been reduced.
2. No minimum front setback is required.
3. Five (5) off-street shared parking spaces shall be required for the proposed structure as depicted on the Site Plan.
4. One (1) under-the-canopy sign is permitted.
5. A minimum six (6) foot tall, eighty-five percent (85%) opaque fence is required along the western and southern boundaries of the Property.

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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

A. Permitted uses:

1. Medical and dental or chiropractor offices and clinics (but not hospitals).
2. Professional and business offices.
3. Multi-family residential vertically integrated with a permitted use on the ground floor.
4. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed forty thousand (40,000) square feet.
5. Service establishments such as barber or beauty shops, shoe repair shops, and similar uses.
6. Restaurants without drive-in or drive-through facilities.

7. Banks and ATMs without drive-through, and financial institutions, travel agencies and similar uses.
 8. Libraries, museums and community centers.
 9. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
 10. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
 11. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
 12. Employment office (but not a day labor pool).
 13. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
- B. Permitted accessory uses and structures:
1. As permitted pursuant to Section 656.403.
- C. Uses by Exception:
1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
 2. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
 3. An establishment or facility, which includes the retail sale of beer or wine for on-premises consumption.
 4. An establishment or facility, which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
 5. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
 6. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
 7. Day care centers meeting the performance standards and development criteria set forth in Part 4.
 8. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: 5,000 square feet.
2. Minimum lot width: Fifty (50) feet.
3. Maximum lot coverage by all buildings and structures: Fifty percent (50%). Impervious surface ratio as required by Section 654.129.
4. Minimum front building setback: None.
5. Minimum side building setback: None.
6. Minimum rear building setback: Ten (10) feet.
7. Maximum height of structures: Forty-five (45) feet.

B. Ingress, egress and circulation:

1. Parking requirements: A minimum of five (5) parking spaces shall be provided for the proposed structure totaling approximately 5,200 square feet as conceptually depicted on the Site Plan. One (1) adjacent, on-street loading space may be provided along East 5th Street as conceptually depicted in the Site Plan filed herewith.
2. Vehicular access: Vehicular access to and from the Property shall be by way of Florida Avenue and East 5th Street 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.
3. Pedestrian access: As required by the 2030 Comprehensive Plan.

C. Signs: Signage shall comply with the Part 13 provisions applicable to the CN zoning district. One (1) under-the-canopy sign not exceeding eight (8) square feet in area is permitted; provided, however, 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. Multiple tenant tiles are permitted on any street frontage sign.

D. Landscaping: A minimum six (6) foot tall, eighty-five percent (85%) opaque fence shall be provided along the western and southern boundaries. The remaining requirements for uncomplementary use buffers provided in Part 12 of the Zoning Code shall not apply.

E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.

F. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.

- G. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer, and electric will be provided by JEA.
- H. Wetlands: Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:

This PUD will allow for the revitalization and reuse of the Debs Store, which had served the surrounding community before experiencing severe blight and disrepair. The Property will be used for a variety of community services, including the sale of fresh groceries and the offering of employment and financial services that would otherwise be unavailable under its current zoning.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:

The PUD is compatible with the surrounding land uses and will improve the characteristics of the area. The surrounding area is primarily medium density single-family homes, and the PUD allows a variety of consistent and compatible uses. The United States Department of Agriculture (“USDA”) Food Access Research Atlas (the “Atlas”) indicates that the Property is located within an area where a significant number or share of residents are more than one half (0.5) of a mile away from the nearest supermarket selling fresh groceries. Nearby areas to the north of the Property are designated by the Atlas of having a significant number or share of residents farther than one (1) mile away from the nearest grocery store. The East Jax Neighborhood Action Plan also recognizes that residents generally must travel outside of the neighborhood for goods and services, including grocery stores. The granting of this PUD will assist in alleviating the food scarcity in the area and provide convenient, walkable access to fresh food and employment and financial services in the surrounding community.

- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

- 1. Goal 1 of the Future Land Use Element of the 2030 Comprehensive Plan – To ensure that the character and location of land uses optimize the combined potentials for

economic benefit and enjoyment 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 of the Future Land Use Element of the 2030 Comprehensive Plan – 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 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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 of this element and all applicable local, regional, State and federal regulations.
5. Objective 2.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City’s blighted areas, and those areas threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods.
6. Policy 2.2.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.
7. Policy 2.2.6 of the Future Land Use Element of the 2030 Comprehensive Plan – Use financial and regulatory incentives and local participation in related state and federal programs to encourage redevelopment and maintenance of declining areas. Develop regulatory incentives through the Planning and Development Department that will

relax local site development standards in redevelopment areas and target neighborhoods in order to enhance the market feasibility of redevelopment projects. Such standards shall not adversely affect the existing cultural framework and character of the area nor result in any redevelopment or development approvals that are contradictory to community improvement efforts.

8. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
9. Objective 6.3 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.
10. Objective 1.4 of the Historic Element of the 2030 Comprehensive Plan – The City of Jacksonville shall establish and improve property values, and thus the tax base of local landmarks and local historic districts by encouraging property owners to maintain and improve buildings, grounds, streetscape and vistas and encouraging settlement and revitalization of established neighborhoods.

VII. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** The uses proposed herein are consistent with the NC land use category of the 2030 Comprehensive Plan.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** The Property is consistent with land use allocations under the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The Property provides an integrated design and compatible uses within the Property. The PUD permits for complementary uses in one location, providing convenient and accessible community services.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses. The surrounding land use is MDR, with most of the properties used as single-family homes. The PUD allows for much needed services that are consistent and compatible with the surrounding community.
- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by Applicant.

- G. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD is consistent with the 2030 Comprehensive Plan for the NC land use category.
- H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- I. **Listed Species Regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas:** The PUD provides sufficient off-street parking for the Property taking into consideration the unique nuances of the community and the availability of on-street parking.
- K. **Sidewalks, Trails, and Bikeways:** Pedestrian access shall comply with the 2030 Comprehensive Plan.