

## **Gateway Community Services PUD**

### **Written Description**

**August 1, 2025**

#### **IV. SUMMARY DESCRIPTION OF THE PROPERTY**

- A.** RE ## 065139 0010, 065139 0000, 091638 0000, 091640 0000, 089629 0000 & 089589 0000
- B.** Current Land Use Designation: CGC
- C.** Current Zoning District: CCG-2
- D.** Proposed Zoning District: PUD

#### **V. SUMMARY AND PURPOSE OF THE PUD/PLAN CONSISTENCY**

##### **A. Summary of Proposed Development**

Gateway Community Services, Inc. (the “Applicant”) proposes to rezone approximately 6 acres of property located north of Irene Street, south of Edison Avenue, east of Stockton Street and west of Claude Street from Commercial Community/General-2 (CCG-2) to Planned Unit Development (PUD). The property proposed for the rezoning is more particularly described in the legal description attached to this ordinance as **Exhibit “1”** (the “Property”) and shown on the Location Map attached to this PUD written description as **Exhibit “A.”** As described further below, this PUD zoning district (the “PUD”) is being sought to provide for the continuing existence and expansion of the existing Gateway Community Services campus located on the Property. The PUD shall be developed and maintained in accordance with this PUD Written Description and the site plan dated July 3, 2025, and attached to this ordinance as **Exhibit “4”** (the “Site Plan”).

The Property as it exists today includes a private non-profit drug and alcohol rehabilitation agency offering services including detoxification, residential, outpatient treatment programs for people of all ages, transitional recovery housing and more. This PUD is being sought primarily as a result of the Applicant’s planned expansion and redevelopment of its existing facilities on the Property.

The Property is within the Community/General Commercial (CGC) land use category and Urban Priority Development Area. No change is proposed to the land use category, and the permitted uses included herein are consistent with the CGC land use category.

##### **B. Surrounding Land Uses**

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Uses</u>
South	CGC, LI	CCG-2, IL	Irene Street, I-10, FDOT
East	CGC	CCG-2	FDOT
North	CGC	CCG-2	Short Street, Railway Track, Church, Professional and Business Offices
West	CGC, LI	CCG-2, IL	Stockton Street, Railway Track

## **VI. DESCRIPTION OF PERMITTED USES**

### **A. PUD Conceptual Site Plan**

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not necessarily define or correlate to ownership and do not subdivide the Property.

### **B. Permitted Uses**

#### *1. Permitted uses and structures.*

- a) Commercial retail sales and service establishments.
- b) All types of professional and business offices.
- c) Hotels and motels.
- d) Day care centers and care centers.
- e) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- f) Off-street commercial parking lots.

- g) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- h) Recycling collection points.
- i) Essential services, including water, sewer, gas, telephone, radio, cell towers, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- j) Private clubs.
- k) Mail center.
- l) Amenity/recreation center(s), which may include a pool, health/exercise facility, and similar uses.
- m) Churches, including a rectory or similar use.
- n) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- o) Schools, including but not limited to vocational, trade and business schools and similar uses.
- p) Restaurants with the outside sale and service of food.
- q) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4.
- r) Residential treatment facilities or emergency shelters.
- s) Medical, dental and/or chiropractor offices, clinics and centers, and similar uses, including but not limited to physical therapy, massage services (but not an adult massage parlor), doctor's offices, medical clinics, medical offices, imaging centers, free standing emergency room facilities (FSERs), and similar uses.
- t) Rescue missions.
- u) Employment offices and day labor pools.
- v) Art galleries, museums, community centers, dance, art or music studios.
- w) Adult congregate living facilities.

- x) Multi-family residential integrated with a permitted use.
  - y) Drug and alcohol rehabilitation facility for people of all ages, including services such as detoxification programs, outpatient treatment programs, medically supervised treatment, counseling, therapy, medication management, community services, education programs (public and private), and residential transitional recovery housing and similar uses.
  - z) Open space, green space, passive and active recreation space uses, including, but not limited to, recreational paths, trails, elevated skyways, bridges and pedestrian crossings between buildings, covered walkways, exercise courses, gardens, ponds, benches, picnic tables, shelters and associated community/recreational structures.
2. *Permissible uses by exception.* Those uses permitted by right (and not otherwise listed as a permitted use herein) and permitted by exception in the CCG-1 and CCG-2 zoning districts.

### **C. Lot and Yard Requirements**

The PUD will not have traditional lot and yard requirements for each parcel within the PUD, whether currently existing or created in the future, or internal setbacks between parcels. The below requirements shall be applied to the entire PUD site as a whole from the overall Property boundaries, without regard to internal property ownership boundaries which may exist, currently or in the future, among individual uses, users, tenants or owners.

- 1. *Minimum lot width*—None.
- 2. *Minimum lot area*—None.
- 3. *Maximum lot coverage by all buildings and structures.* None. The *maximum impervious surface ratio* shall be that required for the CCG-2 zoning district (85%).
- 4. *Minimum yard requirements.*
  - a. Front—None.
  - b. Side— None.
  - c. Rear—Eight (8) feet.

5. *Maximum height of structures.* Sixty-five (65) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty-five (65) feet.

Decorative rooftop structures, including screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

#### **D. Square Footage of New Building**

The Site Plan and other Exhibits attached to this PUD written description show a planned new building to be constructed generally in the southeastern corner of the Property. On the Site Plan and aforementioned Exhibits, the new building is labeled as being 62,600 square feet in size. This size is included for illustrative purposes only; it is neither a minimum nor a maximum. For example, the new building may be 45,000 square feet in size or 65,000 square feet in size, and nothing in this PUD application is prohibitive or restrictive in that regard.

#### **E. Accessory Uses and Structures for All Parcels**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures.

### **VII. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

#### **A. Access/Traffic Circulation**

Access will be provided as shown on the Site Plan via Osceola Street, Short Street, Irene Street and Stockton Street, a Collector road according to the Functional Highway Classification Map in the 2045 Comprehensive Plan. The location and design of the access points, turn/deceleration lanes and internal driveways, as shown on the Site Plan, may vary prior to development; provided, however, that the final design of the access points, potential connections, and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department. The interior access roads may remain private and will be maintained by the owner, an owners' association and/or a management company. As well, the internal access drives may be gated at the developer's or owner's option.

#### **B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

### **C. Parking, Loading & Bicycle Requirements**

Parking shall be provided within the PUD in accordance with Part 6 of the Zoning Code, with the following additional and superseding provisions:

1. Parking requirements shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses or parcels, required parking, including any required bicycle parking, may be provided “off-site” within the PUD, and may be shared with other uses, as long as the PUD in its entirety provides sufficient parking for all proposed uses taking into consideration the requirements herein. Parking standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses, users, and owners.
2. Regardless of how many actual parking spaces are depicted on the Site Plan and the various Exhibits attached to the PUD written description, a minimum of 203 parking spaces shall be required within the PUD, which shall include a total of 8 ADA compliant parking spaces, regardless of the size/square footage of the various buildings located on the Property. The Owner may provide more than 203 total parking spaces within the PUD.
3. Because the Property will be a secured, fenced and gated facility, no bicycle rack(s) and/or bicycle parking spaces are required in this PUD.
4. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking.
5. Up to thirty-five percent (35%) of the parking spaces may be compact spaces.
6. In lieu of the requirements in Section 656.607 of the Zoning Code, this PUD provides: Where parking spaces are adjacent to private sidewalks, such sidewalks shall be a minimum of six feet in width in order to accommodate vehicle overhang. Alternatively, a minimum two foot landscape strip may be provided adjacent to the curb. In such case the sidewalk may be reduced to four feet.

For reference, the parking that will be provided in this PUD is shown on the overall parking plan attached to this PUD written description as **Exhibit “B.”**

### **D. Landscaping**

Due to the urban, mixed-use nature of the existing facilities, the planned expansion and redevelopment described in this PUD, and existing and proposed easement rights which restrict plantings in certain locations, landscaping and buffering shall be provided in accordance with Part 12 of the City of Jacksonville Zoning Code, with the following additional and superseding provisions:

1. Landscaping standards shall be applied taking into consideration all proposed uses within the PUD and the entire PUD site as a whole. For individual uses, parcels, and vehicular use areas (VUAs), required landscaping may be provided “off-site” within the PUD and may be shared with other uses, parcels and VUAs, as long as the PUD in its entirety provides sufficient landscaping taking into consideration the requirements herein. Landscaping standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future.
2. The Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated mixed-use nature of this PUD, all internal uses within the PUD shall be deemed compatible with each other and no such buffers between such internal uses are required.
3. Some of the existing buildings on the Property have zero (0) foot setbacks from the parcel property lines. Thus, perimeter landscaping requirements for those buildings are hereby waived.
4. In lieu of the requirements in Section 656.1214(a) of the Zoning Code, this PUD requires that three percent (3%) of public VUAs used for off-street parking, employee parking, service drives, and access drives within the Property shall be landscaped.
5. Section 656.1214(d) of the Zoning Code requires that each row of parking spaces shall be terminated by a landscape island with inside dimensions of not less than five feet wide and 17 feet long, or 35 feet long if a double row of parking. Each terminal island shall contain one tree. Each side of the terminal island adjacent to a travel lane shall have a continuous six inch high curb of concrete or other appropriate permanent material. Terminal islands will be credited toward the satisfaction of the landscape area requirements of this Section.

This PUD does not require terminal islands adjacent to existing structures or for the existing parking lots adjacent to access points on Stockton Street. Also, due to existing and proposed easement rights which restrict plantings in certain locations, this PUD allows for the relocation of required terminal island trees.

6. In lieu of the requirements in Section 656.1215(a)(1) of the Zoning Code, this PUD requires that all VUAs which are not entirely screened by an intervening building from any abutting dedicated public street or approved private street shall contain a landscaped area of not less than two (2) square feet for each linear foot of VUA street frontage.
7. In lieu of the requirements in Section 656.1215(d) of the Zoning Code, this PUD permits the maximum width of driveways through the perimeter landscape area of the PUD to be forty (40) feet.

For reference, the landscaping and buffering that will be provided in this PUD is shown on the overall landscaping plan attached to this PUD written description as **Exhibit “C,”** which divides the Property into Lots A, B and C. The landscaping plan for Lot A is attached to this PUD written description as **Exhibit “D,”** the landscaping plan for Lot B is attached to this PUD written description as **Exhibit “E,”** and the landscaping plan for Lot C is attached to this PUD written description as **Exhibit “F.”**

#### **E. Signage**

Signage is permitted in accordance with Part 13 of the City of Jacksonville Zoning Code as applicable for the CCG-2 zoning district.

#### **F. Architectural Guidelines**

Buildings, structures, and signage within the PUD shall be architecturally compatible with each other.

#### **G. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

#### **H. Phasing**

Verifications of compliance or modifications may be sought for the entire Property, individual parcels, whether currently existing or created in the future, or portions of parcels, as they are developed. The PUD may be developed in phases as the market dictates. The Property may be developed in a single phase by a single developer, in multiple phases by a single developer, or in multiple phases by multiple developers.

#### **I. Waiver of Minimum Street Frontage**

A waiver of minimum street frontage, as detailed in Sections 656.133 and 656.407 of the Zoning Code, will not be required for the parcels, whether currently existing or created in the future, within the PUD.

#### **J. Lighting**

Lighting within the PUD shall be designed and arranged such that light shall be directed away from adjacent properties and toward/into the PUD.

#### **K. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.



#### **L. Utilities**

The Property is served by JEA.

### **VIII. JUSTIFICATION FOR THE PUD REZONING**

The Property as it exists today already contains Gateway Community services, a highly respected private non-profit drug and alcohol rehabilitation agency offering several services detailed above. This PUD will allow the Applicant to maximize the potential of the Property and expand its existing facilities in order to effectively continue providing important services to the community. The PUD provides for flexibility in site design and configuration that could otherwise not be accomplished through conventional zoning.

### **IX. PUD DIFFERENCES FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects:

1. It binds the owner and successor(s) to this Written Description and the PUD Site Plan, unless modified.
2. It provides for site-specific access requirements.
3. It provides for site-specific lot and yard requirements.
4. It includes variations from the parking standards otherwise applicable to accommodate the design of this PUD and satisfy the actual needs of the proposed uses.
5. It provides for site-specific landscaping and buffering requirements due to the unique configuration of the Property, existing facilities and surrounding rights of way.
6. It provides for a waiver of minimum street frontage for the parcels within the PUD.
7. And it limits permitted uses on the property, as compared to those uses permitted in the CGC land use category.

### **X. MISCELLANEOUS**

#### **A. Names of Development Team**

- Applicant: Gateway Community Services, Inc.
- Engineer: Taylor & White, Inc.
- Landscape Architect: Janet O. Whitmill, R.L.A., Inc.
- Agent/Applicant: Rogers Towers, P.A.

#### **B. Land Use Table**

A Land Use Table is attached to this ordinance as **Exhibit “F.”**

### **C. Pre-Application Conference**

A pre-application conference was held regarding this application on July 7, 2025.

## **XI. PUD REVIEW CRITERIA**

- A. Consistency with the Comprehensive Plan.** As described above, uses proposed herein are consistent with the CGC Urban Priority Area land use category of the 2045 Comprehensive Plan.

### **FLUE 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.

### **FLUE Objective 1.3**

Continue to improve coordination between transportation and land use planning in order to optimize transportation system capacity, promote quality site design, and facilitate access to employment and daily goods and services.

### **FLUE Policy 1.1.9**

Promote the use of Planned Unit Developments (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.

### **FLUE Policy 1.1.24**

The City will encourage the use of such smart growth practices as:

1. Interconnectivity of transportation modes and recreation and open space areas;
2. A range of densities and types of residential developments;
3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown;
6. Use of site design features that engage and enhance the pedestrian experience abutting collector roads and higher (public art, social connection, recreation and open spaces, pedestrian entries and transparency); and
7. Create walkable neighborhoods.

**FLUE Policy 2.10.3**

The Land Development Regulations and Code of Subdivision Regulations shall be amended to include urban development characteristics to ensure consistency with the intent of the land use categories and development areas. Development located within commercial categories, Business Park, and High Density Residential designations within the Urban Area and Urban Priority Area shall incorporate urban development characteristics.

**FLUE Objective 3.2**

Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

**FLUE Policy 3.2.2**

The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

**FLUE Policy 3.2.6**

The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

**FLUE Policy 3.2.14**

The City has established and will continue to implement design guidelines through the Planning and Development Department that will encourage development and redevelopment of the City's major office and commercial activity centers as pedestrian places (e.g., signage, landscaping, public art, public spaces).

**FLUE Policy 3.2.27**

Compatibility of new non-residential developments or high density residential developments with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor.

**B. Consistency with the Concurrency Management System**

The PUD will comply with the Concurrency and Mobility Management System.

**C. Internal Compatibility**

The PUD provides for integrated design and compatible uses within the PUD. The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval by the City Traffic Engineer.

**D. External Compatibility/Intensity of Development**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. As explained above, the proposed PUD is compatible in intensity with the surrounding zoning districts and property uses.

**E. Maintenance of Common Areas and Infrastructure**

All common areas and infrastructure, including internal roadways and stormwater systems, among other things, will be maintained by the owner, a maintenance company and/or one or more owners' association(s).

**F. Impact on Wetlands**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

# EXHIBIT F

PUD Name

**Gateway Community Services PUD**

## Land Use Table

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Total gross acreage	<b>6</b> Acres	100 %
Amount of each different land use by acreage		
Single family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Multiple family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Commercial	<b>6</b> Acres	<b>100</b> %
Industrial	<b>0</b> Acres	<b>0</b> %
Other land use	<b>0</b> Acres	<b>0</b> %
Active recreation and/or open space	<b>0</b> Acres	<b>0</b> %
Passive open space	<b>0.6</b> Acres	<b>10</b> %
Public and private right-of-way	<b>0</b> Acres	<b>0</b> %
Maximum coverage of buildings and structures	Sq. Ft.	%