

PUD WRITTEN DESCRIPTION
MOROCCO TOWN CENTER PUD

April 29, 2021

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 36.76 acres of property from PUD and RLD-60 to PUD to facilitate redevelopment of parcel located at 3800 St. Johns Bluff Road South (RE# 167461 0150) as more particularly described in Exhibit 1 (the “Property”).

The Property is located in the Suburban Area and is subject to a companion land use amendment to RC. A PUD was originally approved for the Property by Ordinance 97-52-E for the Morocco Shrine Auditorium which included event space, practice drill field, storage structures, short-term merchandise sale and display of boats and automobiles, RV camp ground, on-site security, and conservation land. Applicant proposes a unique infill redevelopment project in order to create a truly walkable intergenerational development with a mix of students, conventional apartment/condominium dwellers, and potentially seniors, in one condensed space with shared lifestyle amenities, retail, and entertainment. The project will feature a mix of vertically and horizontally integrated uses including commercial, restaurant, office, hotel, and arts and entertainment space. Public event and amenity space that is open to the community is included. The proposed redevelopment plan provides for the western boundary to remain undisturbed wetlands.

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	BP/CGC	IBP/CCG-1	Business park
East	MDR	RMD-D	Single-family residential
South	RPI/LDR	CRO/RLD-60	Student housing, Catholic student center, Jewish center, Pablo Creek Preserve
West	LDR	PUD/RLD-60	Multi-family residential

- B. Project name: Morocco Town Center.
 C. Project engineer: Alliant Engineering, Inc.
 D. Project developer: Morocco Acquisition, LLC.
 E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
 F. Current land use designation: PBF and LDR.
 G. Current zoning district: RLD-60 and PUD (Ordinance 97-52-E).
 H. Requested land use designation: RC.

- I. Requested zoning district: PUD.
- J. Real estate numbers: 167461 0150.

II. QUANTITATIVE DATA

The project is intended to provide for a broad mix of uses developed over time which may include residential, commercial, institutional, office and professional, and recreational uses as detailed herein. A conceptual site plan illustrating a sample mixed-use development scheme is filed herewith, and criteria for maximum unit count and square footage for the PUD are set forth below. The final unit count or square footage and location for any given use will be determined as the project is developed, subject to all density and mixed-use regulations for the RC land use category and site-specific text amendment for the Property as set forth in the Comprehensive Plan.

- A. Total acreage: 36.76 acres.
- B. Total number of dwelling/hotel units: Not more than 1,025 dwelling units. For purposes of density calculation, one dwelling unit is equal to two hotel units.
- C. Total amount of non-residential floor area: Not more than 115,000 square feet.

III. STATEMENTS

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

The proposed PUD adopts regulations of the CCG-1 zoning district with the following exceptions:

- 1. The following uses have been added or modified:
 - a. Structured and podium parking are added as a permitted uses.
 - b. Personal property storage facilities are not required to have a minimum lot size, yard requirements, or perimeter landscaping.
 - c. The Part 4 distance regulations applicable to game promotions or sweepstakes utilizing electronic equipment and drawings by chance are omitted.
 - d. Part 4 development regulations applicable to day care and care centers have been omitted.
 - e. Outside retail sales of holiday items shall not have a minimum lot size.
 - f. Restaurants may have outdoor sales and service and service of all alcoholic beverages by right, and the minimum distance from a church or school for such liquor license is waived.
 - g. Food trucks are explicitly permitted.

- h. Retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both is a permitted use.
 - i. Minimum distance requirements for liquor, beer and wine service are waived.
 - j. Retail sales and service of vehicles and service garages for minor or major repairs are not limited to franchised dealers.
 - k. Outside sales and service is included as a permitted use.
2. The following uses that would be permitted or permissible in the CCG-1 zoning district have been omitted:
 - a. Dancing entertainment establishments serving alcohol.
 - b. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
 - c. Crematories.
 - d. Adult arcade amusement centers operated by a licensed permit holder.
 - e. Buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
 - f. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses, provided all merchandise is stored within an enclosed building and no heavy machinery or heavy manufacturing is located on the premises.
 3. Height is increased to sixty-five (65) feet to permit the required density.
 4. Part 6 parking requirements are modified to provide for industry standard ratios, allow for shared parking within the PUD, and eliminate a maximum parking restriction.
 5. Part 12 landscaping requirements are modified to provided (1) internal buffering between uses and parcels shall not be required within the PUD due to the horizontal and vertical integration of the project; (2) one tree shall be planted for every forty (40) linear feet of frontage and may be clustered; and (3) structured parking shall not be deemed to be a vehicular use area for landscaping purposes.
- 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 owner of the Property will be responsible for the continued operation and maintenance of the areas and functions described herein as well as any facilities which are not to be provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted uses:

1. Multi-family residential.
2. College, university, vocational, trade and business schools and related uses including administration facilities and student housing.
3. Adult Congregate Living Facility, assisted living, memory care, skilled nursing, and similar facilities (but not group care homes or residential treatment facilities).
4. Hotels and motels.
5. Commercial retail sales and service establishments.
6. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
7. Professional and business offices.
8. Medical offices, clinics, ambulatory centers and physical rehabilitation facilities.
9. Restaurants including drive-through service, outdoor sales and service, and the retail sale and service of all alcoholic beverages.
10. Food trucks.
11. 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.
12. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, rock climbing gyms, movie theaters.
13. Gymnasiums, fitness centers, playgrounds, playfields, dog parks, open recreation areas and event space.
14. Art galleries, museums, community centers, dance, art or music studios.
15. Day care centers or care centers.
16. Churches, including a rectory or similar use.
17. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
18. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
19. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
20. Personal property storage establishments meeting the performance development criteria set forth in Part 4; provided, however, that there shall be no minimum lot size, yard requirements, or perimeter landscape requirements specific to such use.

21. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
22. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4; provided, however, that there shall be no minimum lot size required for such use.
23. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
24. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
25. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
26. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
27. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
28. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
29. Structured and podium parking.
30. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.

B. Permissible uses by exception:

1. Residential treatment facilities and emergency shelters.
2. Retail sales of new or used automobiles.
3. Service garages for minor or major repairs.
4. Auto laundry or manual car wash.
5. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
6. Blood donor stations, plasma centers and similar uses.
7. Private clubs.
8. Billiard parlors.
9. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
10. Schools meeting the performance standards and development criteria set forth in Part 4.
11. Nightclubs.

12. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
13. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4

C. Permitted accessory uses and structures: As permitted pursuant to Section 656.403.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: None, except as required for certain uses pursuant to Zoning Code.
2. Minimum lot width: None.
3. Minimum lot coverage: None, except as required for certain uses pursuant to Zoning Code.
4. Minimum front building setback: None.
5. Minimum side building setback: None.
6. Minimum rear building setback: None, except that a minimum setback of fifteen (15) feet shall be provided where adjacent to a residential district.
7. Maximum height of structures: Sixty-five (65) feet.

B. Ingress, egress and circulation:

1. Parking requirements: Required parking will be determined by a calculation pursuant to ITD or ULI standards, whichever is greater; or as otherwise approved by the Planning and Development Department. The project may provide for a mix of structured and surface parking with no maximum parking restriction. Parking within the PUD may be shared regardless of individual parcel ownership so long as the PUD in its entirety provides sufficient parking for all proposed uses taking into consideration offsetting hours of operation. Where individual parcel owners are involved, such shared parking may be provided “off-site” within the PUD and/or addressed by easement. Loading zones are provided throughout the project.
2. Vehicular access: Vehicular access to the Property shall be by way of St. Johns Bluff Road 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: Sidewalks have been established along the perimeter of the Property along St. Johns Bluff Road.

C. Signs: Signage shall comply with the provisions of Part 13 applicable to a CCG-1 zoning district.

- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that (1) internal buffering between uses and parcels within the PUD shall not be required due to the horizontal and vertical integration of the project; (2) one tree shall be planted for every forty (40) linear feet of road frontage and may be clustered; and (3) structured parking shall not be deemed to be a vehicular use area for landscaping purposes.
- 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. A lighting plan with fixture schedules and foot-candle diagram shall be provided at Verification of Substantial Compliance for review and approval.
- 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: Pursuant to the site-specific text amendment for this Property, development shall not encroach upon the wetlands located along the western portion of the Property.
- I. Waiver of Minimum Distance for a Liquor License: The minimum distance between the Property and a church or school as required by Section 656.805(c) of the Zoning Code is waived.

VI. 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. The PUD meets the following zoning and land use initiatives:

- 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:

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. 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.

2. 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.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
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 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
6. 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.
7. Policy 3.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to

provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

8. Policy 3.1.19 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall adopt criteria and standards in order to limit the location of single-family attached and multi-family housing units to the periphery of established single-family detached neighborhoods and non-residential nodes, along collectors, arterials, and rail transit corridors, unless the higher density residential development is a component of a mixed or multi-use project.