

# PUD WRITTEN DESCRIPTION

## The Mission at McDuff PUD

April 28, 2026

### I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: This PUD proposes to rezone approximately 6.42 acres of property to allow for the City Rescue Mission to continue to provide holistic, wraparound services to those in need at the City Rescue Mission McDuff Campus, legally described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan filed as Exhibit E and adopted as Exhibit 4 (the “Site Plan”). The Property is located within the CGC, RPI and LDR land use categories, the Urban Priority Development Area, and is zoned CCG-2, CRO, CO, and RLD-60.

City Rescue Mission exists so that homeless and needy men, women, and families have their lives transformed spiritually, physically, and mentally for productive lifestyles. City Rescue Mission provides transitional housing, shelter care services, addiction and prison-diversion programs, job training, and other services at this location to prepare those in need for a productive lifestyle. In furtherance of their mission, City Rescue Mission seeks to expand the currently offered services and to construct several new buildings on the Property, including a new dorm/dining hall and transitional housing. Once complete, the proposed project will be a true catalyst in homeless and at-risk care and services within the City of Jacksonville.

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	CGC/LDR	CCG-2/RLD-60	Commercial/single-family
East	CGC	CCG-2	McDuff Ave S
South	CGC/RPI	CCG-1/CO/RMD-A	Single-family
West	LDR/CGC/ROS	RLD-60/CO/PBF-1	Single-family/Mallison Park

B. Project name: The Mission at McDuff PUD.

C. Project architect: Group 4 Design

D. Project developer: City Rescue Mission.

- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC, RPI, and LDR.
- G. Current zoning district: CCG-2, CRO, CO, and RLD-60.
- H. Requested land use designation: CGC.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 056946-0000, 056954-0000, 056958-0000, 056959-0000, 056960-0000, 056960-0010, 057253-0000, 057260-0000, 057294-0000, 057295-0000, 057304-0000, and 057305-0000.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 6.42 acres.
- B. Maximum amount of Rescue Mission/Homeless Center uses: None.
- C. Maximum amount of residential uses: As required by the 2045 Comprehensive Plan. On portions of the Property that abut LDR land use, density may be clustered away from the LDR boundary and shall not exceed twenty (20) dwelling units per acre within forty (40) feet of the abutting property line; there shall be no minimum density on such portions.

## **III. STATEMENTS**

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

This PUD permits Rescue Mission and Homeless Center uses, residential treatment facilities, emergency centers, and multi-family dwellings consistent with furthering City Rescue Mission's goal of assisting families with living productive lives. Other commercial uses consistent with the CGC land use category are permitted.

Specified setbacks are adopted for the exterior boundaries of the PUD while omitting internal yard, screening, and buffering requirements in recognition of the campus development pattern. Height is restricted at forty (40) feet unless provided for in the Site Plan. At final buildout, a minimum of one hundred (100) parking spaces shall be provided with no maximum. Parking spaces may be located on a different lot or parcel than the area to be served by the spaces. All parking spaces may be impervious materials. A minimum of one (1) loading space shall be provided. Perimeter landscaping adjacent to streets shall be a minimum of five (5) foot on average for each linear foot of vehicle use area frontage along a public right-of-way, exclusive of driveways. This requirement may be met by locating perimeter landscaping along non-

vehicle use areas so long as the total provided perimeter landscaping meets the five (5) foot on average requirement herein. Canopy trees may be clustered and located along any perimeter of the Property (within thirty (30) feet of the boundary) so long as the canopy trees, when added together, would amount to one (1) canopy tree for every fifty (50) linear feet of vehicle use area fronting public right-of-way. In recognition of City Rescue Mission's purpose, as well as the Property's location within the Urban Priority Area and proximity to Mallison Park and Center, on-site recreation and open space for transitional and/or permanent housing is not required.

- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

#### **IV. USES AND RESTRICTIONS**

A. Permitted Uses:

1. Rescue Mission and Homeless Center. These uses include, but are not limited to, facilities providing sleeping accommodations, personal hygiene, laundry, and food services on a short- and long-term basis for individuals and families. Other services such as counseling, health care services, substance abuse services, behavioral health clinics, mobile health unit parking stations, child care and adult care centers, employment services and job training, educational instruction, indoor and/or outdoor recreation activities, and other similar or compatible uses are likewise permitted.
2. Residential treatment facilities and emergency shelters.
3. Multi-family dwellings.
4. Commercial Retail Sales and Service Establishments.
5. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
6. Professional and business offices.
7. Indoor and/or outdoor fundraising events for nonprofit purposes.
8. Churches, including a rectory or similar use.
9. Schools.

10. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
11. Textile Recycling Collection Bins.
12. Fitness centers.
13. Medical and dental or chiropractor offices and clinics.
14. Union halls.
15. Manufacturer's agents and display rooms and building trades contractors.
16. Vocational, technical, business, trade or industrial schools and similar uses.
17. Day labor pools.
18. Essential services, including water, sewer, gas, telephone, radio and electric.

B. Permissible Uses by Exception: None.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 and any compatible accessory use to Rescue Mission and Homeless Center uses.

## **V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Maximum impervious surface ratio of eighty-five percent (85%) which shall be calculated on a Property-wide basis.
3. Minimum yard requirements: The following yard requirements apply only to the exterior boundary lines of the PUD regardless of internal lot, parcel or road configurations:
  - a. Front (eastern boundary) – None.

- b. Side (north and south boundaries) – Five (5) feet, except that the transitional rescue mission housing south of Hunt Street shall maintain a twenty (20) foot setback to the west and south, as conceptually depicted in the Site Plan.
        - c. Rear (west boundary) – Five (5) feet.
    - 4. Maximum height of structures:
      - a. Forty (40) feet, unless provided for in the Site Plan.
- B. Ingress, Egress and Circulation:
  - 1. *Parking Requirements.* At final buildout of the proposed Rescue Mission as depicted in the Site Plan, a minimum of one hundred (100) parking spaces shall be provided with no maximum. Parking spaces may be located on a different lot or parcel than the area to be served by the spaces. All parking spaces may be impervious materials. A minimum of one (1) loading space may be provided.
  - 2. *Vehicular Access.* Vehicular access to the Property shall be substantially as shown on the Site Plan.
  - 3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for this development shall be consistent with the requirements for the CCG-1 zoning district as set forth in Part 13 of the Zoning Code; provided, however, that only non-illuminated or externally illuminated signage shall be permitted for any signage that is not located along McDuff Avenue.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that internal buffering, screening, and landscaping between uses, lots or parcels, and/or roads shall not be required. Perimeter landscaping adjacent to streets shall be a minimum of five (5) foot on average for each linear foot of vehicle use area frontage along a public right-of-way, exclusive of driveways. This requirement may be met by relocating perimeter landscaping (including required shrubs and trees) along non-vehicle use areas within the Property so long as the total provided perimeter landscaping meets the five (5) foot on average requirement herein. The gross area of the perimeter landscaping which exceeds the minimum requirements may be used to satisfy the interior landscape requirements. Canopy trees may be clustered and located along any perimeter of the Property (within thirty (30) feet of the boundary) so long as the canopy trees, when added together, would amount to one (1) canopy tree for every fifty (50) linear feet of vehicle use area fronting public right-of-way.
- E. Recreation and Open Space: In recognition of City Rescue Mission’s purpose, as well as the Property’s location within the Urban Priority Area and proximity to Mallison

Park and Center, on-site recreation and open space for transitional and/or permanent housing is not required.

- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Modifications: The Site Plan is conceptual in nature and subject to change. Changes to the location and configuration of stormwater facilities and other infrastructure, open space, wetlands, and recreation are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein. In the event of a conflict between the PUD written description and the Site Plan, the PUD written description shall control.

## **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

### *Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness 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 - 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 1.1.6 - 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 1.1.9 - Promote the use of Planned Unit Development (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. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
  - a. Potential for the development of blighting or other negative influences on abutting properties
  - b. Traffic Impacts
  - c. Site Access
  - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
  - e. Configuration and orientation of the property
  - f. Natural or man-made buffers and boundaries
  - g. Height of development
  - h. Bulk and scale of development
  - i. Building orientation
  - j. Site layout
  - k. Parking layout
  - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - a. Creation of complementary uses;
  - b. Enhancement of transportation connections;
  - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - 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.

8. Policy 1.2.8 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
- b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
- c. Subdivision (non-residential and residential) where:
  - i. The collection system of a regional utility company is greater than  $\frac{1}{4}$  mile from the proposed subdivision.
  - ii. Each lot is a minimum of  $\frac{1}{2}$  acre unsubmerged property.
  - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.

9. Goal 3 - 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.

10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

### *Housing Element*

11. Policy 1.8 - Homelessness. Assist the private sector and concerned public agencies to find shelter for homeless families and individuals through the implementation of the following policies.

12. Policy 1.8.3 - The City shall continue to assist nonprofit providers addressing homelessness and emergency services in finding funds for shelter which can bridge the gap between short-term emergency beds and longer-term transitional housing.
13. Objective 1.10 - The Land Development Regulations shall include opportunities for the siting of human services facilities within a variety of zoning districts, subject to compatibility requirements.
- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. **Allocation of residential land use.** This PUD permits multi-family development as well as other housing solutions for rescue mission and homeless center uses.
- D. **Internal compatibility.** The Site Plan addresses access and circulation within the Property. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. City Rescue Mission has existed on the Property for many years and is an integral part of the community. This rezoning seeks to continue the transformational services offered for those in need. Landscape buffers are utilized around the perimeter as depicted in the Site Plan.
- F. **Usable open spaces, plazas, recreation areas.** In recognition of City Rescue Mission's purpose, as well as the Property's location within the Urban Priority Area and proximity to Mallison Park and Center, on-site recreation and open space for transitional and/or permanent housing is not required. However, open space and recreation is intended to be offered at the Property as depicted in the Site Plan.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** At final buildout of the proposed Rescue Mission as depicted in the Site Plan, a minimum of one hundred (100) parking spaces shall be provided. Parking spaces may be located on a different lot or parcel than the area to be served by the spaces. All parking spaces may be impervious materials. A minimum of one (1) loading space may be provided.

- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.