

## **PUD WRITTEN DESCRIPTION**

### **THE PHOENIX ARTS + INNOVATION DISTRICT PUD PHASE 2**

**January 10, 2024**

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

- A.** RE #: 044910-0000; 044911-0000; 044912-0000; 044914-0000; 044931-0000; 044936-0000; 044938-0005; 044941-0010; 044941-0060; 044942-0000; 055295-0000; 044932-0000; 044922-0005; & 044935-0000
- B.** Current Land Use Designation: CGC, LI
- C.** Proposed Land Use Designation: RC
- D.** Current Zoning Districts: PUD, IL
- E.** Proposed Zoning District: PUD

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

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

The Applicant proposes to rezone approximately 8.3 acres of property from Planned Unit Development (“PUD”) and Industrial Light (“IL”) to PUD. The property consists of multiple parcels generally bounded on the west by North Main Street, on the east by Liberty Street, on the north by 15th Street East and on the south by the Norfolk Southern rail line, although three of the parcels are just south of the rail line. The attached **PUD Boundary/Address Exhibit** shows all parcels and respective addresses within the PUD. The parcels are more particularly described in the legal description attached to this Ordinance as **Exhibit “1”** (the “Property”). The Property is within the Urban Priority Development Area, within an area of Industrial Situational Compatibility, and is designated as a Level 1 Economic Distress Area. Additionally, the parcel located at 2245 Main Street North (Re # 055295-0000) is located within the Springfield Overlay District. The Property is also located within a designated Opportunity Zone.

The Property as it exists today includes a mix of vacant warehouses and buildings along with a few open lots. As described below, the PUD zoning district is being sought for a unique infill redevelopment project that will feature a mix of commercial, entertainment, recreational, agricultural, light industrial/warehouse, office and similar uses that will be developed in phases. The owner of the Property (the “Owner”) plans to employ adaptive reuse concepts for many of the existing buildings and provide outdoor entertainment, retail, food and sports options to the surrounding community. When complete, the Property will integrate with the Emerald Trail for biking and similar forms of transportation and will include multiple pedestrian corridors with sections of the Property dedicated as open/green space.

The Property is located within the “Warehouse District” of the Urban Core Vision Plan (the “Plan”) adopted in June of 2010. The five guiding principles set out in the Plan are: (1) capitalize on the Urban Core’s uniqueness; (2) promote mixed-use/mixed income redevelopment and infill; (3) provide a variety of transportation choices; (4) provide for economic growth; and (5) expand, protect and enhance open space. The PUD furthers the goals of the Plan and aligns with the vision for the Warehouse District which is to connect Springfield with Main Street by adapting and repurposing the existing warehouses, surplus industrial buildings and vacant lots with a vibrant mixed-use development that will serve the Urban Core and beyond, as shown in the attached **3D Architectural Visualization Demonstrative Renderings** (note: the renderings are merely illustrative and not intended to serve as an accurate depiction of the redevelopment).

### **B. Vision/Mission**

The mission of Phoenix Arts & Innovation District (the “PHX District”) is to create a mixed-use urban destination, by sustainably building equity through community, arts & culture and providing a global platform for business incubation and innovation in Jacksonville’s Warehouse District neighborhood. The Owner seeks to co-create a community with artists, residents, visitors, cultural instigators and change makers in Jacksonville. Providing access to educational opportunities, innovative programming, technology and community events, the team intends on building a vibrant and diverse neighborhood that will promote community stability and create opportunity, vibrancy, economic uplift and financial success. Through a passion for regenerative redevelopment, the Owner envisions this as an urban revitalization project, which will reinvigorate livelihoods and economies, grow business opportunities for local companies and people, provide infrastructure for sustainable food options, and build quality of life, wellness, culture, and collective transformation.

### **C. Regional Commercial (RC) Land Use Category**

There is a companion land use amendment for this Property to change the 2045 Comprehensive Plan Future Land Use Map designation from Light Industrial (LI) and Community/General Commercial (CGC) to Regional Commercial (RC). The RC land use amendment includes a site-specific policy which will govern the 8.3-acre RC land use category site on the Future Land Use Map.

The RC land use category has scarcely been used in the City of Jacksonville (the “City”). According to the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, RC uses are intended to accommodate development and redevelopment of areas pursuant to a master plan that is implemented through a PUD. Inventive site planning and development concepts, adaptive reuse, infill development, and a flexible and creative integration of a mix of uses, including residential and non-residential, are encouraged within RC. City planning staff and the Owner are excited to make use of the innovative RC land use category at the Property in order to further the vision for the PHX District.

## **D. Master Plan**

The planners and engineers of Prosser, Inc. created the PHX District Master Plan covering the 8.3-acre Property (the “Master Plan”), which sets forth the Goals and Strategies as listed below. The Master Plan aims to foster a series of vibrant mixed uses within the historic core of the PHX District. The primary goal is to create a flexible development framework that provides resilient communities, vibrancy, economic uplift and financial success through the implementation of a mixed-use urban destination. The mixed-use district is intended to allow for shopfronts, sidewalk cafes, urban agriculture, and other commercial uses at the street level with wide sidewalks and canopy shade trees, overlooked by upper story residences and offices.

This PUD is intended to implement the Master Plan. The components of the Master Plan are incorporated into this PUD and the proposed redevelopment will be driven by both.

### **Objectives & Strategies of the Master Plan**

#### **Objective 1**

1. Articulate an innovative and dynamic public realm.

#### **Strategies**

- 1.1 Address street network to accommodate vehicles, pedestrians, café/street dining, on street parking and thermal comfort.
- 1.2 Provide comprehensive and interconnected park/open space improvements that link internal and external networks.
- 1.3 Develop an iconic “Central Park” urban park space.
- 1.4 Leverage and place the Emerald Trail to accommodate pedestrians and the needs of adjacent improvements.
- 1.5 Consider maximizing the use of public land for the Property’s use including easements, development agreements, and shared use.
- 1.6 Appropriately limit pavement widths, curb radii, driveway connections, and regulatory signage to achieve traffic calming and maximize pedestrian networks.
- 1.7 Improve the character and quality of the space between the curb and face of the building through streetscape design including streetscape furnishings, street trees, hardscape, and public art.

#### **Objective 2**

2. Address architectural improvements to support aesthetic, experiential, and financial elements critical to the project’s success.

### Strategies

- 2.1 Create “Build To” lines including supporting selective limitation of building limits extending to the property line.
- 2.2 Consider the use of arcades/breezeways/covered walkways to provide thermal comfort and architectural diversity.
- 2.3 To the extent possible, line all parking garages with commercial uses.
- 2.4 Extensive ground floor commercial is permissible on all building frontages.
- 2.5 Maximize the development of private land while balancing open/green space.
- 2.6 Incorporate carefully placed iconic architectural improvements to ensure the creation of a sense of place.
- 2.7 Consider a building height that relates to the pedestrian experience with the opportunity to increase height internal to the Property.

### **Objective 3**

3. Incorporate a land use mix that supports the needs of the area and ensures the implementation of a viable mixed-use district.

### Strategies

- 3.1. Establish a framework for residential, office, retail, flex, adaptive reuse, and open space that allows for “live-work-play.”
- 3.2. Incorporate a strategy for flexible allocation of land uses mixes.
- 3.3. Emphasize residential uses by maximizing height and density where appropriate.

### **Objective 4**

4. Ensure a sensible framework for infrastructure is accommodated, documented, and sustainable.

### Strategies

- 4.1. Carefully calibrate utility infrastructure to needs with contingencies set for flexibility of phasing, use, and density.
- 4.2. Consider placement of new infrastructure to maintain aesthetics and functionality.
- 4.3. Remove all overhead electric, communications, and technology.
- 4.4. Incorporate extensive improvements to aged infrastructure, including but not limited to stormwater conveyance, curbs and asphalt.
- 4.5. Capitalize on favorable water and sewer infrastructure.
- 4.6. Incorporate and expand transit opportunities, including but not limited to working with transit authorities to provide appropriate transit access.
- 4.7. Potential Bus and autonomous TOD to be incorporated into the project and have a route through the PHX district.

- 4.8. Ensure that EV charging stations are considered as integral parts of the project.

### **Objective 5**

5. Incorporate green infrastructure as an integral part of the project.

#### Strategies

- 5.1. Establish a garden/urban agricultural component that gives back to and supports the community.
- 5.2. Incorporate solar energy generation improvements.
- 5.3. Establish a water harvesting strategy to support irrigation.
- 5.4. Consider a public education component related to the sustainable aspects of the district.
- 5.5. Maximize the use of native plant materials, edible landscapes, green roofs, rooftop farming, and vertical gardens.

### **Objective 6**

6. Ensure Public Art & Social Integration are a primary component to the identity of the district.

#### Strategies

- 6.1. Designate areas for public art, murals, and sculptures that exemplify the urban experience and themes consistent with the district.
- 6.2. Maintain ongoing programs and events that support the arts and community interactions.
- 6.3. Consider an “Artists In Residence” program.
- 6.4. Develop a comprehensive program that reaches out to the community in terms of art, food, business, and sustainable urban living.
- 6.5. Establish partnerships with local schools, universities, colleges, NGO’s and businesses to enhance public events/engagement through the arts. Andrew A. Robinson Elementary School and Springfield Middle School are in close proximity to the Property.
- 6.6. Incorporate public space that supports arts, entertainment, culinary events, and leisure.

### **Objective 7**

7. Assemble a responsible development and phasing approach that ensures success.

## Strategies

- 7.1. Establish a phasing approach that properly incorporates interim conditions supporting parking needs, infrastructure, and the mission and objectives of the project.
- 7.2. Strategically demolish certain buildings and remove existing improvements to ensure successful market conditions.
- 7.3. Establish a flexible phasing plan that meets regulatory standards.
- 7.4. Maximize reservation of utility infrastructure in place.
- 7.5. Partner with COJ to ensure a balanced approach to street improvements.

### **E. Interconnectivity and Emerald Trail**

The PUD will consist of an integrated system of pedestrian walkways, sidewalks, parks and paths, as depicted in the attached **Pedestrian Circulation Diagram**. This system will also incorporate and interconnect with the green space and open space on and adjacent to the PUD, as shown in the attached **Green & Open Space Diagram**.

Notably, the above-mentioned amenities will connect to the abutting portion of Segment #4, the S-Line Connector, of the Emerald Trail, which is currently being implemented in various parts of the City by Groundwork Jacksonville (“Groundwork”) and the City. The Applicant, the Owner, the City, Groundwork and JTA have met and agreed upon the future trail location near and adjacent to the Property. As shown in both the Pedestrian Circulation Diagram and the Green & Open Space Diagram, the Emerald Trail will traverse the Property along the southern side of the PUD and border the Property along the eastern side of the PUD. The Property’s activation will provide a pedestrian destination along the trail and could also serve as a trailhead.

Along and within the southern side of the PUD, the Emerald Trail will be located on RE # 045009-3000, a 2.01-acre parcel owned by the City, which is approximately sixty (60) feet wide and approximately .28 miles long, and which extends from Main Street N on the west to Liberty Street N on the east. Roughly 30% of this parcel already contains a section of the existing S-Line. Along the eastern border of the PUD, the Emerald Trail will be a side path along Liberty Street N.

The Applicant, the Owner, Groundwork and the City are actively communicating to decide which parties will be responsible for the design, construction and maintenance of the applicable portion of the Emerald Trail adjacent to and within the PUD. Further, the Owner and Groundwork desire to activate the public space located in the greenway next to the PUD through easements and agreements, so that it may include a usable space for residents and visitors of the PUD.

**F. 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	LI, PBF, MDR	IL, IBP, RMD-S, CCG-S, PBF-1	Springfield Middle School, warehouse/storage, vehicle repair, multi-family & single family residential
East	LI, HI	IL, IH	Warehouse/storage, light manufacturing, rail lines
North	LI, MDR	RMD-B, PUD, CCG-2	Multi-family and single family residential, commercial/retail
West	CGC, MDR	PBF-1, CCG-S, CCG-2	Andrew A. Robinson Elementary School, grocery store, warehouse/storage, light manufacturing, retail/convenience

**III. DESCRIPTION OF PERMITTED USES**

This section of the Written Description addresses items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage of all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

**A. PUD Conceptual Site Plan**

The attached **Ground Level Land Use Master Plan** depicts possible locations of permitted uses on the ground level within the PUD. The attached **Upper Level Land Use Master Plan** likewise shows possible locations of permitted uses on the upper levels within the PUD. Collectively, these two exhibits are referred to herein as the Site Plan (the “Site Plan”). The Site Plan shows the proposed PUD, including parcels, access points, internal drives and other features of the proposed development. Further, the attached **Existing Road Width Diagram** details the proposed roadway widths throughout the redevelopment.

The configuration of the development as depicted on the Site Plan is conceptual and revisions to the Site Plan, including the internal pedestrian circulation, may be required as the proposed development proceeds through final engineering (where required) and site plan review, subject to review and approval of the Planning and Development Department.

## **B. Permitted Uses**

The uses listed below apply to all locations within the PUD, unless otherwise specified herein.

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

- a) Open space, green space, passive and active recreation space uses, including, but not limited to, recreational paths, trails, skyways, exercise courses, gardens, ponds, benches, picnic tables, shelters, informational displays, kiosks, viewing areas, observation decks, habitat enhancement devices such as birdhouses and bat houses, and associated community/ recreational structures.
- b) Existing wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- c) Indoor and outdoor commercial retail sales and service establishments, which may include outdoor display areas.
- d) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.
- e) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria of Part 4 of the Zoning Code.
- f) Public and private art, including but not limited to murals, including wall and door murals, paintings, decorative creations and features on the exterior and interior of buildings and structures, sculptures, memorials, integrated architectural or landscape architectural work, community art, and similar uses.
- g) Art galleries, museums and community centers.
- h) Dance, martial arts, music, photography, gymnastics, karate, yoga, art and artist studios, workshops, workrooms, working spaces, installations, theaters, performance venues and similar uses.
- i) Indoor and outdoor amplified music.



- j) Temporary and/or permanent structures such as outdoor or indoor beer gardens, restaurants, markets (including farmers markets and arts/crafts markets), modular service facilities, and similar uses, which may include the distribution of artisan or craft merchandise.
- k) Off-street commercial parking lots, including electric vehicle (EV) charging stations, meeting the performance standards and criteria set forth in Part 4 of the Zoning Code. If the subject parcel is within the boundaries of the Springfield Overlay, the parking lot will comply with the Springfield performance standards and development criteria set forth in Section 656.369 of the Zoning Code.
- l) Outdoor or indoor retail plant nurseries (but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
- m) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- n) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- o) Indoor and outdoor restaurants and/or similar venues including those with retail sale and service of food, beer, wine, and/or liquor for on-premises consumption. Within the PUD, such inside and outside sale and service must meet the performance standards and development criteria set forth in Part 4 of the Zoning Code. If permitted on City property, such inside and outside sale and service must meet the requirements of Part 8 (Downtown Sidewalk Cafes) of Chapter 250. Part 8 (Alcoholic Beverages) of the Zoning Code shall not apply to this use.
- p) An event, establishment or facility which includes the retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The requirements of Section 656.805 of the Zoning Code are waived with regard to on-premises consumption.

- q) Indoor and/or outdoor, rooftop, wall, and/or in ground farming, gardening, growing, hydroponics and/or other similar urban agricultural facilities, spaces and uses, including but not limited to both community gardens open to the public and private gardens.
- r) Indoor and outdoor floral, fruit, vegetable, produce, poultry, fish and meat markets, groceries and stores (especially those that will sell locally sourced products), including but not limited to both temporary and permanent farmers markets and food cooperatives.
- s) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
- t) Existing light manufacturing, processing (including food processing or butcher but not slaughterhouse), packaging or fabricating and assembling of components.
- u) Printing, publishing or similar establishments.
- v) All types of professional and business offices, and similar uses.
- w) Medical and dental or chiropractor offices and clinics.
- x) Service establishments catering to commerce and industry, including linen supply, laundry and drycleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- y) Schools, colleges, universities, vocational, technical, business, trade, art or industrial schools, artists/creatives studios and similar uses.
- z) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- aa) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- bb) Existing scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- cc) Existing building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.

- dd) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- ee) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- ff) Nursing homes, homes for the aged or orphans, assisted living facilities, independent living facilities, adult congregate living facilities (but not group care homes or residential treatment facilities) and similar facilities.
- gg) Churches, including a rectory or similar use.
- hh) Pharmacies and marijuana dispensaries.
- ii) Single-family dwelling units, multifamily dwelling units, townhomes subject to Section 656.414 of the Zoning Code, and live-work lofts and units, if otherwise permitted by the applicable Comprehensive Plan Future Land Use Map category, and consistent with the restrictions set forth in the RC land use category.
- jj) Nightclubs, dance halls, bars, billiard parlors, pool halls and lounges with or without the retail sale and service of all alcoholic beverages for on-premises consumption (but not adult entertainment establishments).
- kk) Private clubs.
- ll) An establishment or facility in which beer, wine, or other alcoholic beverages, as those terms are defined in Chapter 561 through Chapter 565, Florida Statutes, are produced for on-site consumption and off-site sales that meet the following criteria: (1) Beer production not to exceed 10,000 barrels (310,000 gallons), and off-site sales to a State licensed wholesaler not to exceed 75 percent of production; (2) An on-site retail sales and service area shall comprise at least ten percent of the gross square foot area of the facility; and (3) The on-site retail sales and service area shall be accessible from the main public entrance, identified for access by the public. Part 8 (Alcoholic Beverages) of this Chapter 656 shall not apply to this use.
- mm) Hotels and motels.
- nn) Fitness centers, gyms, spas and similar uses.
- oo) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

## 2. *Permissible Uses by Exception*

- a) Automated car washes or auto laundries.
- b) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- c) New wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- d) New light manufacturing, processing (including food processing or butcher but not slaughterhouse), packaging or fabricating and assembling of components, and similar uses.
- e) New building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- f) New scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

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

1. *Minimum lot requirements (width and area).*
  - a) Width – None
  - b) Area – None
2. *Maximum lot coverage by all buildings and structures.* None.
3. *Minimum yard requirements.*
  - a) Front – None
  - b) Side – None
  - c) Rear – None

### **D. Height**

Proposed building height limitations for the respective parcels within the PUD are depicted in the attached **Building Height and Key Setbacks Diagram**. Generally using a step-down approach, the PUD permits the tallest height in the most intensive areas of the PUD, with the shortest buildings and structures located adjacent to the existing residential uses in the area.

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

**E. Density**

Consistent with the provisions of the Future Land Use Element of the 2045 Comprehensive Plan governing RC Urban Priority Area uses, residential uses in the PUD shall not exceed a maximum density of one hundred (100) units per gross acre over the entire PUD site as a whole.

**F. Accessory Uses and Structures for All Parcels**

Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code, which may include but not be limited to water cisterns and storage tanks intended for stormwater capture and reuse, and similar uses.

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access/Traffic Circulation**

Vehicular access to the parcels within the PUD will be as shown on the PUD Conceptual Site Plan. The PUD can also be accessed by bicycle and on foot via the Emerald Trail.

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

The PUD will consist of an integrated system of pedestrian walkways, sidewalks, and paths. This system will also incorporate the Emerald Trail which will be located along the southern edge of the PUD. As described in more detail in Section II.E above, the Applicant, the Owner, the City, Groundwork and JTA have agreed upon the trail location within and near the PUD. The Owner, or its successors or assigns, shall grant all easements to the City/Groundwork/JTA necessary to build and maintain the Emerald Trail.

**C. Recreation/Open Space**

The Property and surrounding area currently have little to no green space. The goal of the redevelopment is to convert and utilize selected land as green/open space consisting of active and passive recreation areas, pocket parks, landscaped walking paths, trees, green space, wall and rooftop gardens, and similar uses.

While Policy 2.2.5 of the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code do not apply to the Property, active recreation will be provided within the PUD as a whole taking into account the integrated system of pedestrian walkways, sidewalks, parks, paths, amenity areas, recreation areas, green spaces and the portion of the Emerald Trail adjacent to the PUD, all as depicted in the aforementioned Pedestrian Circulation Diagram and the Green & Open Space Diagram detailed in Section II.E above.

#### **D. Landscaping/Landscaped Buffers**

Currently the site consists primarily of vacant warehouses with little to no landscaping and trees. As described in the summary in Section II of the written description, the intent of the PUD at buildout is to provide for a vibrant adaptive infill project with a goal of transforming the Property with mindful open/green space and to seamlessly incorporate the Emerald Trail and associated walking corridors into the design. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist.

Because development of the Property will be accomplished in phases, for purposes of the PUD, the existing site conditions shall be deemed compliant with all landscaping and tree protection requirements in Part 12 of the Zoning Code for a period of five (5) years following the adoption of the PUD. Improvements of the Property shall not trigger a requirement to bring any portion of the Property into compliance until that time, as further described in Section IV.H herein.

At the end of the five (5) year period, the PUD will meet Subpart C of Part 12 of the Zoning Code (Landscaping Requirements) as applicable to commercial and industrial districts, with an emphasis on the use of Florida-Friendly plant materials. However, many of the existing buildings will remain and will be readapted to new uses. Many of those buildings have zero (0) foot setbacks from the parcel property lines. Thus, perimeter landscaping requirements for those buildings will be waived or otherwise relaxed as necessary in order to allow for the redevelopment of the buildings subject to review and approval of the Planning Department.

As described in Section IV.J herein, some portions of the Property may be used for parking and/or loading during different phases of the project. Such parking uses shall also be exempt from the landscaping requirements for a period of five (5) years, except that any parcel which is developed or redeveloped and which is immediately adjacent to a residentially zoned use or district will provide the required perimeter landscaping as set forth in Part 12 of the Zoning Code within one (1) year of the issuance of a final certificate of occupancy, excluding any otherwise required buffer wall.

#### **E. Signage**

The purpose of these sign criteria standards is to create a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner while affording users the ability to install and utilize creative signage that incorporates artistic elements which reflect the nature of the PUD and the buildings contained therein. All project identity and directional signs shall be architecturally compatible with the buildings or areas they represented.

1. *Development Identity Monument Signs – Overall Site: Development Identity Monument Signs – Overall Site:* This PUD permits up to four (4) Development Identity Monument Signs within the PUD which shall be utilized to identify the overall development. These signs may be single or double sided and externally or internally illuminated or non-illuminated. These Development Identity Monument Signs shall be generally located along North Main Street, Liberty Street, 14<sup>th</sup> Street East, and 15<sup>th</sup> Street East. The signs will not exceed thirty-three (33) feet in height and two hundred (200) square feet (each side) in area. The Development Identity Monument Signs shall all contain the project name and/or logo, and may contain the names and logos of the tenants.
2. *Individual Parcel/Use Identity Monument Signs:* One single or double sided, externally or internally illuminated or non-illuminated street or railroad frontage sign per lot, not exceeding one square foot for each linear foot of street or railroad frontage, per street/railroad, up to a maximum size of one hundred (100) square feet shall be permitted provided that no sign is closer than two hundred (200) feet from any other sign.
3. *Other Signs – Overall Site:*
  - a. Wall signs are permitted.
  - b. Wall murals shall be permitted and may include names and logos of the project and/or users within the PUD.
  - c. Under canopy/wall blade signs are permitted. One (1) under the canopy sign/wall blade sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per sign.
  - d. Awning signs are permitted: One (1) awning sign per occupancy is permitted. Awning graphics shall not exceed ten (10) square feet with a maximum letter height of eight (8) inches.
  - e. Sculptures and 3D signs which may or may not include information regarding the owners, tenants and businesses within the PUD.
4. *Directional signs:* Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating major buildings, common areas, various building entries, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominantly vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

5. *Real Estate & Construction Signs:* Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.
6. *All signs – Overall Site:*
  - a. Because the PUD is an arts and innovation district, the identity and directional signs may reflect the creative nature of the area and/or the style of the buildings within the PUD.
  - b. Identity and directional signs may be located in structures or frames that are part of the architecture of a parcel. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.
  - c. Multiple tenants within one building or a series of buildings may be identified on a single sign. For signage purposes, the PUD is to be considered as a single development without regard to property ownership boundaries. Thus, individual parcels or lots which may own their sites in fee simple may have signage anywhere within the PUD even though such signage would otherwise be considered “off-site” pursuant to the Zoning Code.
7. *Temporary Banner Signs:* Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or Owner or developer and identify sales activities.
8. *Required Signage:* Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

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

Buildings, structures, and signage shall be architecturally compatible and in keeping with the unique character of the Warehouse District, as shown in the aforementioned 3D Architectural Visualization Demonstrative Renderings described in Section II.A herein.

#### **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. Waiver**

Sections 656.708 and 656.1209 of the Zoning Code are modified to the extent that improvements to the Property shall not trigger a requirement to bring any portion of the Property into compliance for a period of five (5) years following the adoption of the PUD.

Section 656.805 of the Zoning Code is hereby waived to the extent that all types of alcohol may be sold and served on the Property for on-premises and off-premises consumption.

## **I. Phasing**

Owner intends for the PUD to be developed in phases as the market dictates. That said, the Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. In either circumstance, the redevelopment will begin with the creation of outdoor spaces and the rehabilitation of some of the buildings for creative, office and retail space. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

Owner intends for the Property to be developed in the order detailed in and depicted on the attached **Estimated Phasing Diagram**. However, Owner reserves the right to advance any phase at any time.

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

There is limited parking on-site, with approximately 55 marked and unmarked spaces currently available. However, there are numerous on-street parking spaces available along with at least six (6) large surface parking lots available within two (2) blocks of the Property. Additionally, there are a number of JTA bus stops along Main Street near the Property.

The requirement for off-street loading spaces set forth in Section 656.605 of the Zoning Code is waived. Loading and trash removal will generally take place off-street at locations designated by the property owner(s) for such activities. The property owner(s) may request that the City, at its sole discretion, designate certain on-street parking spaces for commercial vehicle use only with time limits.

Some portions of the Property may be used for parking and/or loading during different phases of the project. Such parking uses shall be exempt from the landscaping requirements for a period of five (5) years, as further described in Section IV.H herein, except that any parcel which is developed or redeveloped and which is immediately adjacent to a residentially zoned use or district will provide the required perimeter landscaping as set forth in Part 12 of the Zoning Code within one (1) year of the issuance of a final certificate of occupancy, excluding any otherwise required buffer wall.

Bicycle parking will be provided throughout the site in accordance with the requirements of Part 6 of the Zoning Code.

The PUD permits a mix of on-street parking, off-street parking and structured and enclosed parking, including but not limited to, parking garages, parking decks, detached garages and carports, underbuilding parking, covered parking, surface parking and parking lots. Owner intends to provide parking within the PUD as depicted in the attached **Parking Mix Diagram**.

At the conclusion of the five (5) year parking exemption, parking spaces will be provided within the PUD as follows:

<u>Use, or Similar Use</u>	<u>Spaces</u>
Townhomes, duplexes, triplexes, quads, & similar uses	1 space per unit
Multi-family uses	1.2 spaces per unit
Housing for the elderly, independent living, assisted living	1 space per 2 units
Restaurants, cafes, & similar uses	3 spaces per 1,000 sq ft/gross floor area
Community center, meeting rooms, fitness center, recreational facility & similar uses	1 space per 1,000 sq ft/gross floor area
Professional and business offices, including medical & dental offices & clinics	1 space per 1,000 sq ft/gross floor area
Business, commercial & service Establishments	3 spaces per 2,000 sq ft/gross floor area
Industrial, wholesale, warehouse, storage & similar uses	1 space per 5,000 sq ft/gross floor area

Where a building includes a mix of uses, parking will be provided according to the applicable mix.

The Owner aspires for this redevelopment to become a Transit-Oriented Development (TOD). In the event the redevelopment becomes a TOD, the parking requirements within this PUD will be governed by the TOD standards.

**K. Lighting**

To minimize the effects of site lighting on any residential properties adjacent to but outside of the Property, directional site lighting fixtures will be utilized along the Property boundaries where they are adjacent to residential properties in order to cast light downward onto the PUD site.

**L. Stormwater Retention**

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

**M. Utilities**

The Property is served by JEA.

**V. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on January 5, 2024.

**VI. JUSTIFICATION FOR THE PUD REZONING**

This PUD allows for infill mixed-use development that would not otherwise be permitted in a conventional zoning district. The PUD furthers the goals of the Urban Core Vision Plan and will revitalize a blighted area in the urban core near downtown. Considering the urban nature of this site, the mixed-use nature of the proposed development, and the mix of uses abutting the Property, the proposed uses set forth in the PUD are appropriate and compatible with abutting and nearby development.

**VII. PUD DIFFERENCES FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the zoning code in the following respects:

Element	Ordinance 2023-0393-E/Zoning Code	Proposed PUD	Reasoning
Permitted Uses	As set forth in Ord. 2023-0393-E	<p>1. <i>Permitted uses and structures.</i></p> <p>a) Open space, green space, passive and active recreation space uses, including, but not limited to, recreational paths, trails, skyways, exercise courses, gardens, ponds, benches, picnic tables, shelters, informational displays, kiosks, viewing areas, observation decks, habitat enhancement devices such as birdhouses and bat houses, and associated community/recreational structures.</p> <p>b) Existing wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.</p>	To permit a wide variety and mix of uses consistent with the goals of the Urban Core Vision Plan.

		<p>c) Indoor and outdoor commercial retail sales and service establishments, which may include outdoor display areas.</p> <p>d) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.</p> <p>e) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria of Part 4 of the Zoning Code.</p> <p>f) Public and private art, including but not limited to murals, including wall and door murals, paintings, decorative creations and features on the exterior and interior of buildings and structures, sculptures, memorials, integrated architectural or landscape architectural work, community art, and similar uses.</p> <p>g) Art galleries, museums and community centers.</p> <p>h) Dance, martial arts, music, photography, gymnastics, karate, yoga, art and artist studios, workshops, workrooms, working spaces, installations, theaters, performance venues and similar uses.</p> <p>i) Indoor and outdoor amplified music.</p> <p>j) Temporary and/or permanent structures such as outdoor or indoor beer gardens, restaurants, markets (including farmers markets and arts/crafts markets), modular service facilities, and similar uses, which may include the distribution of artisan or craft merchandise.</p> <p>k) Off-street commercial parking lots, including electric vehicle (EV) charging stations, meeting the performance standards and criteria set forth in Part 4 of the Zoning Code. If the subject parcel is within the boundaries of the Springfield Overlay, the parking lot will comply with the Springfield performance standards and development criteria set forth in Section 656.369 of the Zoning Code.</p> <p>l) Outdoor or indoor retail plant nurseries (but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).</p> <p>m) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>n) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>o) Indoor and outdoor restaurants and/or similar venues including those with retail sale and service of food, beer, wine, and/or liquor for on-premises consumption. Within the PUD, such inside and outside sale and service must meet the performance standards and development criteria set forth in Part 4 of the Zoning Code. If permitted on City property, such inside and outside sale and service must meet the requirements of Part 8 (Downtown Sidewalk Cafes) of Chapter 250. Part 8 (Alcoholic Beverages) of the Zoning Code shall not apply to this use.</p> <p>p) An event, establishment or facility which includes the retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service meeting the performance standards and development</p>	
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		<p>criteria set forth in Part 4 of the Zoning Code. The requirements of Section 656.805 of the Zoning Code are waived with regard to on-premises consumption.</p> <p>q) Indoor and/or outdoor, rooftop, wall, and/or in ground farming, gardening, growing, hydroponics and/or other similar urban agricultural facilities, spaces and uses, including but not limited to both community gardens open to the public and private gardens.</p> <p>r) Indoor and outdoor floral, fruit, vegetable, produce, poultry, fish and meat markets, groceries and stores (especially those that will sell locally sourced products), including but not limited to both temporary and permanent farmers markets and food cooperatives.</p> <p>s) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>t) Existing light manufacturing, processing (including food processing or butcher but not slaughterhouse), packaging or fabricating and assembling of components.</p> <p>u) Printing, publishing or similar establishments.</p> <p>v) All types of professional and business offices, and similar uses.</p> <p>w) Medical and dental or chiropractor offices and clinics.</p> <p>x) Service establishments catering to commerce and industry, including linen supply, laundry and drycleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.</p> <p>y) Schools, colleges, universities, vocational, technical, business, trade, art or industrial schools, artists/creatives studios and similar uses.</p> <p>z) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.</p> <p>aa) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.</p> <p>bb) Existing scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>cc) Existing building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.</p> <p>dd) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>ee) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.</p>	
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		<p>ff) Nursing homes, homes for the aged or orphans, assisted living facilities, independent living facilities, adult congregate living facilities (but not group care homes or residential treatment facilities) and similar facilities.</p> <p>gg) Churches, including a rectory or similar use.</p> <p>hh) Pharmacies and marijuana dispensaries.</p> <p>ii) Single-family dwelling units, multifamily dwelling units, townhomes subject to Section 656.414 of the Zoning Code, and live-work lofts and units, if otherwise permitted by the applicable Comprehensive Plan Future Land Use Map category, and consistent with the restrictions set forth in the RC land use category.</p> <p>jj) Nightclubs, dance halls, bars, billiard parlors, pool halls and lounges with or without the retail sale and service of all alcoholic beverages for on-premises consumption (but not adult entertainment establishments).</p> <p>kk) Private clubs.</p> <p>ll) An establishment or facility in which beer, wine, or other alcoholic beverages, as those terms are defined in Chapter 561 through Chapter 565, Florida Statutes, are produced for on-site consumption and off-site sales that meet the following criteria: (1) Beer production not to exceed 10,000 barrels (310,000 gallons), and off-site sales to a State licensed wholesaler not to exceed 75 percent of production; (2) An on-site retail sales and service area shall comprise at least ten percent of the gross square foot area of the facility; and (3) The on-site retail sales and service area shall be accessible from the main public entrance, identified for access by the public. Part 8 (Alcoholic Beverages) of this Chapter 656 shall not apply to this use.</p> <p>mm) Hotels and motels.</p> <p>nn) Fitness centers, gyms, spas and similar uses.</p> <p>oo) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p>	
<p><b>Uses Permissible by Exception</b></p>	<p>As set forth in Ord. 2023-0393-E</p>	<p>2. <i>Permissible Uses by Exception</i></p> <p>a) Automated car washes or auto laundries.</p> <p>b) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>c) New wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.</p> <p>d) New light manufacturing, processing (including food processing or butcher but not slaughterhouse), packaging or fabricating and assembling of components, and similar uses.</p> <p>e) New building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed</p>	<p>To control and limit the number and location of certain uses.</p>

		<p>building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.</p> <p>f) New scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p>	
<b>Lot Requirements</b>	As set forth in Ord. 2023-0393-E	<ol style="list-style-type: none"> <li>1. Minimum lot requirements (width and area). <ol style="list-style-type: none"> <li>a) Width – None</li> <li>b) Area – None</li> </ol> </li> <li>2. Maximum lot coverage by all buildings and structures. None.</li> <li>3. Minimum yard requirements. <ol style="list-style-type: none"> <li>a) Front – None</li> <li>b) Side – None</li> <li>c) Rear – None</li> </ol> </li> </ol>	To permit flexibility in the development of the proposed mixed-use project.
<b>Height</b>	As set forth in Ord. 2023-0393-E	<p>Proposed building height limitations for the respective parcels within the PUD are depicted in the attached Building Height and Key Setbacks Diagram. Generally using a step-down approach, the PUD permits the tallest height in the most intensive areas of the PUD, with the shortest buildings and structures located adjacent to the existing residential uses in the area.</p> <p>Decorative rooftop structures, including screening, mechanical equipment, agricultural equipment, rooftop gardens and farms, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.</p>	To allow for development consistent with the market.
<b>Density</b>	As set forth in Ord. 2023-0393-E	Consistent with the provisions of the Future Land Use Element of the 2045 Comprehensive Plan governing RC Urban Priority Area uses, residential uses in the PUD shall not exceed a maximum density of eighty (80) units per gross acre over the entire PUD site as a whole.	To allow for development consistent with the market.
<b>Signage</b>	As set forth in Ord. 2023-0393-E	<p>The purpose of these sign criteria standards is to create a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner while affording users the ability to install and utilize creative signage that incorporates artistic elements which reflect the nature of the PUD and the buildings contained therein. All project identity and directional signs shall be architecturally compatible with the buildings or areas they represented.</p> <ol style="list-style-type: none"> <li>1. Development Identity Monument Signs – Overall Site: Development Identity Monument Signs – Overall Site: This PUD permits up to four (4) Development Identity Monument Signs within the PUD which shall be utilized to identify the overall development. These signs may be single or double sided and externally or internally illuminated or non-illuminated. These Development Identity Monument Signs shall be generally located along North Main Street, Liberty Street, 14th Street East, and 15th Street East. The signs will not exceed thirty-three (33) feet in height and two hundred (200) square feet (each side) in area. The Development Identity Monument Signs shall all contain the project name and/or logo, and may contain the names and logos of the tenants.</li> <li>2. Individual Parcel/Use Identity Monument Signs: One single or double sided, externally or internally illuminated or non-illuminated street or railroad frontage sign per lot, not exceeding</li> </ol>	To permit signage consistent with the proposed mixed use development.

		<p>one square foot for each linear foot of street or railroad frontage, per street/railroad, up to a maximum size of one hundred (100) square feet shall be permitted provided that no sign is closer than two hundred (200) feet from any other sign.</p> <p>3. Other Signs – Overall Site:</p> <p>a. Wall signs are permitted.</p> <p>b. Wall murals shall be permitted and may include names and logos of the project and/or users within the PUD.</p> <p>c. Under canopy/wall blade signs are permitted. One (1) under the canopy sign/wall blade sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per sign.</p> <p>d. Awning signs are permitted: One (1) awning sign per occupancy is permitted. Awning graphics shall not exceed ten (10) square feet with a maximum letter height of eight (8) inches.</p> <p>e. Sculptures and 3D signs which may or may not include information regarding the owners, tenants and businesses within the PUD.</p> <p>4. Directional signs: Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating major buildings, common areas, various building entries, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominantly vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>5. Real Estate &amp; Construction Signs: Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.</p> <p>6. All signs – Overall Site:</p> <p>a. Because the PUD is an arts and innovation district, the identity and directional signs may reflect the creative nature of the area and/or the style of the buildings within the PUD.</p> <p>b. Identity and directional signs may be located in structures or frames that are part of the architecture of a parcel. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>c. Multiple tenants within one building or a series of buildings may be identified on a single sign. For signage purposes, the PUD is to be considered as a single development without regard to property ownership boundaries. Thus, individual parcels or lots which may own their sites in fee simple may have signage anywhere within the PUD even though such signage would otherwise be considered “off-site” pursuant to the Zoning Code.</p> <p>7. Temporary Banner Signs: Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or Owner or developer and identify sales activities.</p> <p>8. Required Signage: Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.</p>	
<p><b>Parking, Bicycle Parking &amp; Loading</b></p>	<p>As set forth in Ord. 2023-0393-E</p>	<p>There is limited parking on-site, with approximately 55 marked and unmarked spaces currently available. However, there are numerous on-street parking spaces available along with at least six (6) large surface parking lots available within two (2) blocks of the Property. Additionally, there are a number of JTA bus stops along Main Street near the Property.</p>	<p>To provide for sufficient parking, bicycle parking and loading for the proposed uses while acknowledging that there is limited opportunity to provide for on-site parking.</p>



		<p>The requirement for off-street loading spaces set forth in Section 656.605 of the Zoning Code is waived. Loading and trash removal will generally take place off-street at locations designated by the property owner(s) for such activities. The property owner(s) may request that the City, at its sole discretion, designate certain on-street parking spaces for commercial vehicle use only with time limits.</p> <p>Some portions of the Property may be used for parking and/or loading during different phases of the project. Such parking uses shall be exempt from the landscaping requirements for a period of five (5) years, as further described in Section IV.H herein, except that any parcel which is developed or redeveloped and which is immediately adjacent to a residentially zoned use or district will provide the required perimeter landscaping as set forth in Part 12 of the Zoning Code within one (1) year of the issuance of a final certificate of occupancy, excluding any otherwise required buffer wall.</p> <p>Bicycle parking will be provided throughout the site in accordance with the requirements of Part 6 of the Zoning Code.</p> <p>The PUD permits a mix of on-street parking, off-street parking and structured and enclosed parking, including but not limited to, parking garages, parking decks, detached garages and carports, underbuilding parking, covered parking, surface parking and parking lots. Owner intends to provide parking within the PUD as depicted in the attached Parking Mix Diagram.</p> <p>At the conclusion of the five (5) year parking exemption, parking spaces will be provided within the PUD as follows:</p> <table border="1"> <thead> <tr> <th data-bbox="574 1045 1052 1073"><u>Use, or Similar Use</u></th> <th data-bbox="1052 1045 1146 1073"><u>Spaces</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="574 1098 1052 1178">Townhomes, duplexes, triplexes, quads, &amp; similar uses per unit</td> <td data-bbox="1052 1125 1146 1152">1 space</td> </tr> <tr> <td data-bbox="574 1203 1052 1255">Multi-family uses spaces per unit</td> <td data-bbox="1052 1203 1146 1230">1.2</td> </tr> <tr> <td data-bbox="574 1281 1052 1360">Housing for the elderly, independent living, assisted living per 2 units</td> <td data-bbox="1052 1308 1146 1335">1 space</td> </tr> <tr> <td data-bbox="574 1386 1052 1438">Restaurants, cafes, &amp; similar uses per 1,000 sq ft/gross floor area</td> <td data-bbox="1052 1386 1146 1413">3 spaces</td> </tr> <tr> <td data-bbox="574 1463 1052 1568">Community center, meeting rooms, fitness center, recreational facility &amp; similar uses 1 space per 1,000 sq ft/gross floor area</td> <td data-bbox="1052 1539 1146 1566"></td> </tr> <tr> <td data-bbox="574 1593 1052 1698">Professional and business offices, including medical &amp; dental offices &amp; clinics per 1,000 sq ft/gross floor area</td> <td data-bbox="1052 1642 1146 1669">1 space</td> </tr> <tr> <td data-bbox="574 1745 1052 1824">Business, commercial &amp; service Establishments per 2,000 sq ft/gross floor area</td> <td data-bbox="1052 1772 1146 1799">3 spaces</td> </tr> <tr> <td data-bbox="574 1850 1052 1875">Industrial, wholesale, warehouse, storage</td> <td data-bbox="1052 1850 1146 1875"></td> </tr> </tbody> </table>	<u>Use, or Similar Use</u>	<u>Spaces</u>	Townhomes, duplexes, triplexes, quads, & similar uses per unit	1 space	Multi-family uses spaces per unit	1.2	Housing for the elderly, independent living, assisted living per 2 units	1 space	Restaurants, cafes, & similar uses per 1,000 sq ft/gross floor area	3 spaces	Community center, meeting rooms, fitness center, recreational facility & similar uses 1 space per 1,000 sq ft/gross floor area		Professional and business offices, including medical & dental offices & clinics per 1,000 sq ft/gross floor area	1 space	Business, commercial & service Establishments per 2,000 sq ft/gross floor area	3 spaces	Industrial, wholesale, warehouse, storage		
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		<p>&amp; similar uses 1 space per 5,000 sq ft/gross floor area</p> <p>Where a building includes a mix of uses, parking will be provided according to the applicable mix.</p> <p>The Owner aspires for this redevelopment to become a Transit-Oriented Development (TOD). In the event the redevelopment becomes a TOD, the parking requirements within this PUD will be governed by the TOD standards.</p>	
<b>Recreation</b>	As set forth in Ord. 2023-0393-E	<p>The Property and surrounding area currently have little to no green space. The goal of the redevelopment is to convert and utilize selected land as green/open space consisting of active and passive recreation areas, pocket parks, landscaped walking paths, trees, green space, wall and rooftop gardens, and similar uses.</p> <p>Active recreation will be provided within the PUD as a whole taking into account the integrated system of pedestrian walkways, sidewalks, parks, paths, amenity areas, recreation areas, green spaces and the portion of the Emerald Trail adjacent to the PUD, all as depicted in the aforementioned Pedestrian Circulation Diagram and the Green &amp; Open Space Diagram detailed in Section II.E above.</p>	To allow for creative and flexible alternatives to the active recreation and open space that would otherwise be required in an area that has little to active recreation and open space at this time while also allowing for time to implement the master plan for the property.
<b>Landscaping</b>	As set forth in Ord. 2023-0393-E	<p>Currently the site consists primarily of vacant warehouses with little to no landscaping and trees. As described in the summary in Section II of the written description, the intent of the PUD at buildout is to provide for a vibrant adaptive infill project with a goal of transforming the Property with mindful open/green space and to seamlessly incorporate the Emerald Trail and associated walking corridors into the design. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist.</p> <p>Because development of the Property will be accomplished in phases, for purposes of the PUD, the existing site conditions shall be deemed compliant with all landscaping and tree protection requirements in Part 12 of the Zoning Code for a period of five (5) years following the adoption of the PUD. Improvements of the Property shall not trigger a requirement to bring any portion of the Property into compliance until that time, as further described in Section IV.H herein.</p> <p>At the end of the five (5) year period, the PUD will meet Subpart C of Part 12 of the Zoning Code (Landscaping Requirements) as applicable to commercial and industrial districts, with an emphasis on the use of Florida-Friendly plant materials. However, many of the existing buildings will remain and will be readapted to new uses. Many of those buildings have zero (0) foot setbacks from the parcel property lines. Thus, perimeter landscaping requirements for those buildings will be waived or otherwise relaxed as necessary in order to allow for the redevelopment of the buildings subject to review and approval of the Planning Department.</p> <p>As described in Section IV.J herein, some portions of the Property may be used for parking and/or loading during different phases of the project. Such parking uses shall also be exempt from the landscaping requirements for a period of five (5) years, except that any parcel which is developed or redeveloped and which is immediately adjacent to a residentially zoned use or district will provide the required perimeter landscaping as set forth in Part 12 of the Zoning Code within one (1) year of the issuance of a final certificate of occupancy, excluding any otherwise required buffer wall.</p>	To allow for creative and flexible alternatives to the green space/landscaping that would otherwise be required in an area that has little to no landscaping and green space at this time while also allowing for time to implement the master plan for the property.

<b>Waiver</b>	As set forth in Ord. 2023-0393-E	Sections 656.708 and 656.1209 of the Zoning Code are modified to the extent that improvements to the Property shall not trigger a requirement to bring any portion of the Property into compliance for a period of five (5) years following the adoption of the PUD.  Section 656.805 of the Zoning Code is hereby waived to the extent that all types of alcohol may be sold and served on the Property for on-premises and off-premises consumption.	To allow for creative and flexible alternatives while also allowing for time to implement the master plan for the property.
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**VIII. DEVELOPMENT TEAM**

- A. Developer: FOC Fund Manager QOZB LLC (d.b.a. Future of Cities)
- B. Planner/Engineer: Prosser, Inc.
- C. Architect: JAA Architecture
- D. Landscape Architect: Prosser, Inc.
- E. Agent/Attorney: Rogers Towers, P.A.

**IX. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit “F.”**

**X. PUD REVIEW CRITERIA**

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

**FLUE Policy 1.1.16**

The Downtown Investment Authority (DIA) or the Office of Economic Development (OED) shall offer economic incentives, greater marketing assistance, etc. to induce development to locate in the Urban Core, North, Northwest, and Southwest Planning Districts of the City rather than in the more congested areas of Greater Arlington and Southeast Planning Districts.

**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 1.2.8**

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

**FLUE Policies 1.5.1**

The City shall protect the natural environment in part by implementing incentives to locate future urban growth into existing urbanized areas.

**FLUE Policy 1.6.4**

To interconnect various pedestrian routes within and among commercial projects, the Land Development Regulations shall be revised to require the use of an unobstructed pedestrian zone in between the roadway and the building façade along commercial corridors within the Urban Priority Area and Urban Area or some other alternative regulatory criteria that creates a safe and attractive pedestrian environment, consistent with the City's Design Guidelines and Best Practices Handbook.

**FLUE Objective 2.2**

The City shall establish, maintain and implement neighborhood improvement strategies to combat and prevent blight.

**FLUE Policy 2.2.7**

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.

**FLUE Policy 2.2.16**

The Office of Economic Development shall encourage development of targeted catalyst projects to facilitate revitalization in economically challenged areas. These projects should be located along commercial corridors and/or at commercial nodes.

**FLUE Objective 2.10**

Promote the development of complementary uses that include cultural, recreational, and vertically integrated commercial and residential components, by encouraging and incentivizing urban development characteristics in order to reduce the negative impacts of urban sprawl.

**FLUE Policy 2.10.1**

The City shall incorporate, in the Land Development Regulations, a system of incentives to promote development and redevelopment opportunities through mixed and multi-use projects.

**FLUE Policy 2.10.2**

The City shall include incentives in the development review process to encourage residential development with supporting uses such as retail, restaurant, recreation and open space that relate physically and visually to nearby areas of the City through a design concept, which includes, but is not limited to:

1. Residential development with a full range of urban uses and support facilities; and
2. Physically connected neighborhoods bound together by pedestrian paths and public spaces.

**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 Policy 3.1.1**

The City shall eliminate incompatible land uses or blighting influences from potentially stable, viable residential neighborhoods through active code enforcement and other regulatory measures.

**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 3.2.9**

The City shall encourage redevelopment and revitalization of rundown strip commercial areas through incentives such as the use of residential density credits for infill and mixed use development.

**FLUE Policy 3.2.10**

The City shall continue to establish public/private partnerships and revitalization strategies that include incentives for private reinvestment in under-utilized commercial areas.

**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 3.2.15**

The City shall where feasible, increase open space in site designs beyond what is currently specified by Zoning Code through site design techniques (e.g., clustering of structures), in order to promote a park-like quality in non-residential developments.

**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.

**ROS Objective 1.3**

The City shall increase its pedestrian path and greenway and trail systems and develop strategies to ensure that these systems are included in new park development.

**ROS Policy 1.3.2**

The City, through the Recreation and Community Services Department, shall develop strategies for the acquisition or lease of linear parks for pedestrian paths and greenway and trail systems. These facilities shall be developed as a network connecting residential areas, schools and parks where land is available through purchase or easement.

**ROS GOAL 6**

To promote economic prosperity within the City through increased recreational facility development.

**ROS Policy 6.1.4**

The Recreation and Community Services Department shall plan recreational development in such areas as the Urban Core where open space is limited and where recreation development may be used to encourage the redevelopment of deteriorated or blighted areas.

**ROSE Policy 6.1.5**

The Recreation and Community Services Department shall work with other agencies to explore areas and methods to provide recreation areas to revitalize older neighborhoods.

**ROS Objective 8.3**

The City shall improve its visual attractiveness, both through positive measures of orderly development and beautification and through consistent efforts to avoid, remove, or diminish the impact of unsightly features.

**B. Consistency with the Urban Core Vision Plan.**

The proposed PUD and the mix of uses provided for therein furthers the goals of the Urban Core Vision Plan.

**Guiding Principle One: Capitalize on the Urban Core’s Uniqueness:** The Property is located within the Warehouse District of the Urban Core. The area currently consists of primarily vacant warehouses and light industrial buildings. The area is unique in that it serves to connect Springfield to Main Street. The PUD proposes uses consistent with the vision for the Warehouse District by readapting many of the existing buildings, engaging the nearby residents and creating a true community neighborhood. The goal of the PUD is to create a distinctive sense of place by underscoring the unique character of the area.

**Guiding Principle Two: Promote Mixed-Use/Mixed-Income Redevelopment and Infill:** The PUD proposes a mixed-use infill development which will vertically integrate uses within building. The project includes redevelopment of now vacant buildings. Where the buildings are unique and can be rendered habitable, they will remain. Where they are unsafe or lack character, they will be removed and could be replaced with activated space as either open space, active recreation, or a new mixed use building.

**Guiding Principle Three: Provide a Variety of Transportation Choices:** The PUD will incorporate the Emerald Trail and multiple pedestrian corridors. Additionally, the PUD is adjacent to Main Street which includes numerous JTA bus stops. While there are a number of parking lots near the Property, the primary mode of transportation throughout the PUD is envisioned to be pedestrian. As detailed in Section IV.J above, the Owner desires for this redevelopment to become a TOD.

**Guiding Principle Four: Provide for Economic Growth:** As set forth in the description of the Warehouse District in the Plan, the area currently consists primarily of vacant warehouses and light industrial buildings. The PUD will revitalize the area and create safe spaces for businesses, creatives, and offices to co-exist and thrive. By activating the area, the desire is to foster the transformation of the area and attract consumers from all across Northeast Florida.

**Guiding Principle Five: Expand, Protect and Enhance Open Space:** The Warehouse District currently has very little green space. As discussed above, the PUD proposes to set aside open green spaces and parks for active and passive recreation available to visitors as well as the surrounding residents. The Emerald Trail will be incorporated into the plan with the addition of numerous pocket parks and green spaces on the trail itself in addition to green space and parks on the Property.

- C. **Consistency with the Concurrency Management System.** The PUD will comply with the Concurrency and Mobility Management System.
- D. **Internal Compatibility.** The PUD provides for integrated design and compatible uses within the PUD.
- E. **External Compatibility/Intensity of Development.** The PUD proposes uses and which are compatible with surrounding uses.

- F. Maintenance of Common Areas and Infrastructure.** All common areas and infrastructure will be maintained by the Owner, maintenance company and/or one or more owners' association(s).
- G. Usable Open Space, Plazas, Recreation Areas.** See above.
- H. Impact on Wetlands.** There are no known wetlands on site. However, 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 in size, so a listed species survey is not required.
- J. Parking Including Loading and Unloading Areas.** See above.
- K. Sidewalks, Trails, and Bikeways.** See above.