

**PUD WRITTEN DESCRIPTION  
ST. JOHNS BLUFF PUD  
March 10, 2023**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 2.28 acres of property to allow for office and warehousing on the property located at 2516 and 2520 St. Johns Bluff Road South (RE#s 163716 0500 and 163716 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the RPI land use category, the Suburban Development Area, and is zoned CRO.

The Property is currently used by a veterinary hospital and has a separate single-family residence. A land use amendment is sought to modify the Property’s land use designation to BP. In conjunction with that request, this PUD is filed to permit office and warehousing as well as other uses permitted under the BP land use category under the 2045 Comprehensive Plan.

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	RPI	CRO	Undeveloped
East	BP	PUD (2000-175)	Medical office/Stormwater retention
South	PBF	PBF-1	JEA Electrical Station
West	RPI	CRO	Undeveloped

- B. Project name: St. Johns Bluff PUD.
- C. Project engineer: Solid Rock Engineering.
- D. Project developer: 2516 SJB LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: RPI.
- G. Current zoning district: CRO.
- H. Requested land use designation: BP.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 163716 0500 and 163716 0000.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 2.28 acres.
- B. Total amount of nonresidential square feet: Forty thousand (40,000) square feet.
- C. Maximum amount of residential units: Twenty (20) units per acre or as otherwise permitted within the BP land use category.

## **III. STATEMENTS**

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

This PUD generally adopts the IBP zoning district provisions but designates uses in Section IV.A.3.-9. as permitted uses, permits parking for office or veterinary uses at a minimum ratio of one (1) space per one thousand (1,000) square feet, permits all uses to park according to the ITE manual, and does not require internal buffering between uses on the Property.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

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. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- 2. Professional and business offices.
- 3. Animal hospitals, veterinary clinics, animal boarding places, dog parks, and other similar uses.
- 4. Service garages for minor or major repairs.
- 5. Personal property storage establishments, subject to the performance standards and development criteria set forth in Part 4, except that a lot size may be less than two (2) acres.

6. Outdoor storage accessory to a permitted use provided it is visually screened by a six (6) foot fence or wall not less than ninety-five percent (95%) opaque.
  7. Commercial retail and service establishments. Because commercial retail sales and service establishments and multi-family residential uses occupy fifty percent (50%) or less of the contiguous BP designated properties, commercial retail and service establishments may comprise up to 100% of the development.
  8. Market rate or workforce multi-family dwellings (including townhomes subject to Section 656.414) and associated amenities. Because commercial retail sales and service establishments and multi-family residential uses occupy fifty percent (50%) or less of the contiguous BP designated properties, multi-family uses may comprise up to 100% of the development.
  9. Fitness centers.
  10. Medical and dental or chiropractor offices and clinics.
  11. Hospitals.
  12. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
  13. Union halls.
  14. Manufacturer's agents and display rooms and building trades contractors.
  15. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
  16. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
  17. Vocational, technical, business, trade or industrial schools and similar uses.
  18. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
  19. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
  20. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- B. Permissible Uses by Exception:

1. Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.
2. Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
3. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
4. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

**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. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements.
  - a. Front – Twenty (20) feet.
  - b. Side – Ten (10) feet.
  - c. Rear – Ten (10) feet.
4. Maximum height of structures:
  - a. Thirty-five (35) feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for office and veterinary uses shall be at a minimum rate of 1 space per 1,000 square feet. Notwithstanding, all uses may be parked according to Part 6 of the Zoning Code or the applicable ITE standard determined at the discretion of the developer.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of St. Johns Bluff Road South, 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 IBP zoning district as set forth in Part 13 of the Zoning Code.
  - D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that internal buffering and landscaping between uses and/or parcels shall not be required.
  - E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
  - 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.

**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, and 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 1.1.12 - 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 like uses;
  - b. Creation of complementary uses;
  - c. Enhancement of transportation connections;
  - d. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - e. 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
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. Objective 3.2 - Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

11. Policy 3.2.2 – The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

12. 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.

**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 market-rate or affordable multi-family dwellings up to one hundred percent (100%) of the development. Applicant has requested a land use amendment to BP in conjunction with this PUD. Under the 2045 Comprehensive Plan, both market rate and affordable multi-family uses are permitted within the BP land use category up to a density of twenty (20) units per acre which may be increased within a TOD. Because commercial retail sales and service establishments and multi-family residential uses occupy fifty percent (50%) or less of the contiguous BP designated properties, multi-family uses may comprise up to 100% of the development.

**D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from St. Johns Bluff Road South. 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. The Property abuts a JEA electric station parcel and the other surrounding parcels are undeveloped. Across St. Johns Bluff Road is a stormwater facility and medical offices.

**F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.

**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.** The proposed PUD provides parking for warehouse, office and veterinary uses shall be at a minimum rate



of 1 space per 1,000 square feet. Notwithstanding, all uses may be parked according to Part 6 of the Zoning Code or the applicable ITE standard determined at the discretion of the developer.

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

**EXHIBIT F**  
**Land Use Table**

Total gross acreage	<u>2.28</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial/Office/Warehouse	<u>2.28</u> Acres	<u>100</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.