

PUD WRITTEN DESCRIPTION
MAX LEGGETT PUD
February 26, 2025

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 0.49 acres of property to permit a minor service garage on the property located at 0 Hyatt Road (RE# 106266 0050) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the RPI land use category, the Urban Development Area, and is zoned PUD pursuant to Ordinance 2022-77 (the “2022 PUD”).

The Property is currently undeveloped, but other parcels within the 2022 PUD are developing for a mix of uses, including a quick service restaurant immediately west of the Property. In continuing to provide a mix of uses and wide array of services, this PUD is filed to permit an automobile service garage and otherwise adopts the commercial uses within the CCG-1 zoning district. Companion to this PUD application is a land use amendment to CGC to permit the proposed use.

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	PUD (2022-77)	Undeveloped
East	CGC	CCG-2	Main Street North
South	CGC	PUD (2020-16)	Max Leggett Parkway/Gas station
West	RPI	PUD (2022-77)	Undeveloped (planned quick service restaurant)

- B. Project name: Max Leggett PUD.
- C. Project engineer: BGE, Inc.
- D. Project developer: Driven Brands Holdings, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: RPI.
- G. Current zoning district: PUD (Ordinances 2022-77).
- H. Requested land use designation: CGC.

- I. Requested zoning district: PUD.
- J. Real estate number: 106266 0050.

II. QUANTITATIVE DATA

- A. Total acreage: 0.49 acres.
- B. Proposed gross floor area: One thousand seven hundred six (1,706) square feet.
- C. Maximum gross floor area: None, subject to the design guidelines within this PUD.

III. STATEMENTS

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

This PUD generally adopts the 2022 PUD and the CCG-1 zoning district, but permits service garages for minor and major repairs, provided that all work is conducted indoors and no outside storage is allowed. Parking for service garages shall be at a minimum rate of two (2) spaces per one thousand (1,000) square feet of floor area.

- B. Explanation of proposed deviations or waivers.

This PUD is sought to permit service garages, which are ordinarily permissible by exception within the CCG-1 zoning district. Parking is reduced based on the user's business model which requires customers stay in their cars for service. The proposed ratio is consistent with the demands of the use in other Jacksonville locations.

- C. 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 and/or a HOA, CDD, or similar entity 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. Service garages for minor and major repairs, provided that all work is conducted indoors and no outside storage is allowed.
2. Commercial retail sales and service establishments.
3. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.

4. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
5. Hotels and motels.
6. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
7. Art galleries, museums, community centers, dance, art or music studios.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
10. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
11. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
12. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
13. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
16. Personal property storage establishments meeting the performance development criteria set forth in Part 4.

17. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
18. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
19. Churches, including a rectory or similar use.
20. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
21. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
22. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
23. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
24. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
25. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
26. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permitted Accessory Uses and Structure: Pursuant to Section 656.403.

C. Permissible Uses by Exception:

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.

3. Residential treatment facilities and emergency shelters.
4. Multi-family residential integrated with a permitted use.
5. Crematories.
6. Auto laundry or manual car wash.
7. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
8. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
9. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
10. Blood donor stations, plasma centers and similar uses.
11. Private clubs.
12. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
13. Billiard parlors.
14. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
15. Schools meeting the performance standards and development criteria set forth in Part 4.
16. Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
17. Nightclubs.
18. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
19. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

20. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width and area: None.
2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. The maximum impervious surface ratio shall be eighty-five percent (85%).
3. Minimum yard requirements:
 - a. Front – None.
 - b. Side – None.
 - c. Rear – Ten (10) feet.
4. Maximum height of structures: Sixty (60) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for service garages shall be at a minimum rate of two (2) spaces per one thousand (1,000) square feet of floor area, and designated loading spaces shall not be required because the proposed building is less than five thousand (5,000) square feet. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of shared cross access with the western adjacent parcel which connects to Hyatt Road, as conceptually shown on the Site Plan.
3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for this development shall be consistent with the requirements for the CCG-1 zoning district as set forth in Part 13 of the Zoning Code. Any signage permitted under the 2022 PUD is likewise permitted in this PUD.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, except that uncomplementary buffers shall not be required and other landscaping provisions within the 2022 PUD are likewise adopted in this PUD.

- 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.
- H. Modifications: The Site Plan is conceptual in nature and subject to change. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein. In the event of a conflict between the PUD written description and the Site Plan, the PUD written description shall control.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

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

Future Land Use Element

- 1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
- 2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- 3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be

served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

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

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

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
 - c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
 10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

- 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 allows integrated multi-family dwellings by exception, consistent with the CCG-1 zoning district.

- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Vehicular access to the Property shall be by way of shared cross access with the western adjacent parcel which connects to Hyatt Road, as conceptually shown on the Site Plan.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. A quick service restaurant is currently under development at the corner of Hyatt Road and Max Leggett Parkway, and a Gate carwash is constructed on the opposite side of Max Leggett Parkway. Both are commercial uses complementary to a minor service garage. Additionally, the proposed use will be an amenity to the residents in the area, including the Note Apartment complex which is north of the Property.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be 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.** Parking for service garages shall be at a minimum rate of two (2) spaces per one thousand (1,000) square feet of floor area, and designated loading spaces shall not be required. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

Total gross acreage	<u>0.49</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u> </u> D.U.	
Multiple family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u> </u> D.U.	
Commercial	<u>0.49</u> Acres	<u>100</u> %
Industrial	<u> </u> Acres	<u> </u> %
Other land use (Hospital and related uses)	<u> </u> Acres	<u> </u> %
Active recreation and/or open space	<u> </u> Acres	<u> </u> %
Passive open space	<u> </u> Acres	<u> </u> %
Public and private right-of-way	<u> </u> Acres	<u> </u> %

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.